

Part I

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(Hatfield South West)

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 14TH APRIL 2022
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE)

6/2022/0059/VAR

HIGH VIEW NEIGHBOURHOOD CENTRE HIGH VIEW HATFIELD AL10 9DE

VARIATION OF CONDITION 6 (UPDATED PLAN REFERENCES FOR
LANDSCAPING DETAILS), 13 (UPDATED PLAN REFERENCES FOR LANDSCAPING
DETAILS), 14 (UPDATED PLAN REFERENCE FOR CAR CHANGING POINTS IN
REVISED TRAVEL PLAN), 26 (DEVELOPMENT CARRIED OUT IN ACCORDANCE
TO REVISED TRAVEL PLAN), 27 (DEVELOPMENT CARRIED OUT IN
ACCORDANCE TO REVISED PARKING STRATEGY) AND 35 (AMENDED PLAN LIST
TO REFLECT NEW PLANS) ON PLANNING PERMISSION 6/2021/0529/VAR

APPLICANT: MR JONATHON WALTON

1 Site Description

- 1.1 The site is located in South Hatfield on the eastern side of Bishops Rise. It has an area of 2.0 hectares and comprises part of a neighbourhood centre dating from the late 1950s which includes a parade of retail and other commercial units at Hill View Shopping Centre, providing local shopping facilities and services for the community, a four storey block of flats, public spaces, including an existing paved area to the front of St John's Church, storage and industrial units, garage areas and parking courts.
- 1.2 In July 2020 planning permission under reference 6/2019/1067/MAJ was granted for the redevelopment of the site to provide 18 retail units (Class A1, A2, A3, A5, B1 and sui generis) a Doctors' Surgery (Flexible use class A1, A2, A3, A5, and D1) 146 residential units (Class C3) new public open space including children's play area, new public square, associated parking, highways and drainage works and public realm improvements following demolition of existing.
- 1.3 In June 2021, a variation of condition application was approved under reference 6/2021/0529/VAR for the variation of the approved plans on planning permission 6/2019/1067/MAJ comprising changes to: Cycle path extended to be continuous along High View, the footpath material to be changed to Tarmac on the shared cycle and footpath, ground floor layouts – lobbies to cycle stores added in Blocks B, C, D and E and paved terraces added to the back of private houses.

2 The Proposal

- 2.1 Permission is now sought to vary conditions 6, 13, 14, 26, 27 and 35 on planning permission 6/2021/0529/VAR.

2.2 Below is a list of the conditions to be varied by this application:

- Condition 6 Hard and Soft Landscaping
- Condition 13 Local Equipped Area of Play (LEAP)
- Condition 14 Electric Car Charging Points
- Condition 26 Travel Plan
- Condition 27 Car Club Spaces
- Condition 35 Approved Drawing Numbers

2.3 This application, submitted under Section 73 of the Town and Country Planning Act, seeks to substitute a range of approved plans with new plans which include a number of revisions. The changes to the plans can be summarised as follows:

- Revisions to the Parking Strategy to reflect an amended allocation of parking spaces, comprising a change from designated commercial spaces to shared commercial and residential parking (no loss of parking spaces from previous approval)..
- Changes to the internal street layout to control access to private areas by imposition of automatic, fob operated, bollards to create a private parking area outside the Controlled Parking Zone (CPZ) and a raised table for traffic calming.
- Introduction of a temporary bin collection point for the houses on Harrier Way.
- Amended landscaping detail to reflect the above revisions.

2.4 All other parts of the development remain unchanged and so the previous approval remains relevant apart from references in regards to the changes requested in this application.

2.5 Section 73 applications allow applicants to vary one or more conditions attached to a planning permission. This results in a new permission with one or more conditions from an extant permission varied or removed.

2.6 In determining an application under this section, Officers have to have regard to the development plan and all other material considerations, but the principle of development should not be re-assessed since that is not an issue in relation to the variation of the condition.

3 Reason for Committee Consideration

3.1 This application is presented to the Development Management Committee because the application is a major development and the Borough Council has an interest in the land/property which is the subject of the application.

4 Relevant Planning History

4.1 Application Number: 6/2019/1067/MAJ

Decision: Granted

Decision Date: 9th July 2020

Proposal: Redevelopment of part of the Hill-Top shopping centre at High View to provide 18 retail units (Class A1, A2, A3, A5, B1 and sui generis) a Doctors' Surgery (Flexible use class A1, A2, A3, A5, and D1) 146 residential units (Class C3) new public open space including children's play area, new public square,

associated parking, highways and drainage works and public realm improvements following demolition of existing

- 4.2 Application Number: 6/2020/1064/PN14
Decision: Prior Approval Not Required
Decision Date: 17th June 2020
Proposal: Prior approval for demolition of High View buildings and garages
- 4.3 Application Number: 6/2020/2590/FULL
Decision: Granted
Decision Date: 2nd February 2021
Proposal: Temporary car park associated with the High View redevelopment to provide for staff and deliveries to existing retail units through the construction period
- 4.4 Application Number: 6/2021/0529/VAR
Decision: Granted
Decision Date: 29th June 2021
Proposal: Variation of approved plans on planning permission 6/2019/1067/MAJ comprising changes to: Cycle path extended to be continuous along High View, the footpath material to be changed to Tarmac on the shared cycle and footpath, ground floor layouts – lobbies to cycle stores added in Blocks B, C, D and E and paved terraces added to the back of private houses
- 4.5 Application Number: 6/2021/3529/FULL
Decision: Under consideration
Decision Date:
Proposal: Temporary change of use of Units 1 & 2 of Block B1, as permitted by planning permission 6/2021/0529/VAR, from residential use (Class C3) to commercial use (Class E)

5 Relevant Planning Policy

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Welwyn Hatfield District Plan 2005 (District Plan)
- 5.3 Draft Local Plan Proposed Submission 2016 (Emerging Local Plan)
- 5.4 Supplementary Design Guidance 2005 (SDG)
- 5.5 Supplementary Planning Guidance, Parking Standards 2004 (SPG)
- 5.6 Interim Policy for Car Parking Standards and Garage Sizes 2014 (Interim Car Parking Policy)

6 Site Designation

- 6.1 The site lies within the town of Hatfield as designated in the Welwyn Hatfield District Plan 2005.

7 Representations Received

- 7.1 The application was advertised by means of a press notice, neighbour notification letters and site notices. In total three representations have been received, comprising one objection together with two comments. All representations received are published in full on the Council's website and are summarised below:

Objections

- Parking was the subject of most contention when the original plan for this development was submitted. The revised plan will further exacerbate the parking issues that the existing planning approval has already caused.
- The revised plan proposes that the already very limited shared parking is further reduced to make space for Car Club parking.
- It would be more appropriate to reduce the private parking to make space for any Car Club parking.
- Aside from this Electric charging points should be made available free of charge for the shared use areas rather than restricted to Car Club members.
- The entire parking plan for the site needs revisiting in light of this to ensure there is sufficient provision for the development.

Comments

- What exactly are the proposed changes? It is not clear by the proposal amendment document.
- Two-way traffic on that road, plus a cycle lane may be rather narrow considering that there will be regular delivery lorries for the shops.
- The parking for retail being shared with residents is a great cause for concern.
- Had the understanding that the spaces for retail were going to be time restricted but no mention of this and the residents will simply use all the spaces.
- Making High View one way is going to cause issues at the Northdown Road junction which is already frequently seeing surface damage due to size of vehicles going through which will increase with this plan.

8 Consultations Received

- 8.1 The following have responded advising that they have no objections to the proposal in principal, subject to conditions or obligations being applied:
- WHBC Landscape and Ecology
 - WHBC Parking Services- See comments below in 10.11 &10.12
- 8.2 The following have responded advising that they have objections to the proposal:
- HCC Transport Programmes and Strategy
- 8.3 No response was received from the following consultees:
- HCC Historic Environment Advisor
 - HCC Rights of Way
 - The Ramblers' Association
 - WHBC Client Services

9 Town/Parish Council Representations

9.1 No response has been received from Hatfield Town Council.

10 Analysis

10.1 The main planning issues to be considered in the determination of this application are:

- 1. Quality of design and impact on the character of the area**
- 2. Residential amenity**
- 3. Highways and parking considerations**
- 4. Planning obligations**
- 5. Re-imposition of conditions**

1. Quality of design and impact on the character of the area

10.2 It is a material consideration that the application site benefits from planning permission granted under application 6/2019/1067/MAJ (and varied under application 6/2021/0529/VAR). The principle of development should not be re-assessed since that is not an issue in relation to the variation of the conditions.

10.3 It is proposed to vary conditions 6, 13, 14, 26, 27 and 35 of application 6/2020/3441/VAR to allow for the approved scheme to be altered in regard to its allocation of parking spaces, internal street layout, temporary bin collection point on Harrier Way and landscaping as detailed above.

10.4 The Council's Landscaping Team have advised that the amendments to the landscaping, which have come about due to the revisions to the Parking Strategy and changes to the internal street layout, will not have an adverse effect on the quality of the landscaping.

10.5 The proposed changes are limited in scope and will have no significant impact on the appearance of the completed development. On this basis, the proposed changes to the approved scheme are considered to be minor and would not compromise the overall quality of the development or harm the character of the area. As such, the variation from the approved permission proposed by this application would not be contrary to local or national design policies and there is no objection in this regard.

2. Residential amenity

10.6 The proposed changes to the approved scheme are not considered to result in any significant impact on residential amenity over and above that which has already been assessed under the previous applications in terms of loss of light, overbearing impact or impact on outlook to the occupiers/users of those buildings. Therefore, the assessment of impact to residential amenity remains unchanged since the grant of planning permission 6/2020/3441/VAR.

10.7 The comments received from neighbouring residents are acknowledged, however, these relate to parking issues which are considered separately from residential amenity.

3. Highways and parking considerations

- 10.8 In terms of parking, paragraph 105 of the NPPF states that if setting local parking standards authorities should take into account the accessibility of the development, the type, mix and use of the development, availability of public transport, local car ownership levels and the overall need to reduce the use of high emission vehicles.
- 10.9 Policy M14 of the District Plan 2005 and the Parking Standards Supplementary Planning Guidance (SPG) use maximum standards and are not consistent with the NPPF and are therefore afforded less weight. In light of the above, the Council have produced an interim Policy for Car Parking Standards that states that parking provision will be assessed on a case by case basis and the existing maximum parking standards within the SPG should be taken as guidance only. This means that higher or lower car parking standards than those set out in the SPG can be proposed and determined on a case by case basis taking into account the relevant circumstances of the proposal, its size context and its wider surroundings.
- 10.10 There are no changes to the number of residential units and the commercial floor area is also the same as the approved scheme.
- 10.11 The submitted covering letter states that detailed discussions have taken place between the applicant and WHBC Parking Services. Parking Services have been consulted throughout the design process to ensure that the scheme can be effectively managed post development. The proposed layout will add flexibility for both visitors and residents and will be simpler to use. The number of car parking spaces will remain the same and the new layout will allow Parking Services to signpost the CPZ area clearer and thus providing further clarity on designation of parking spaces in the area. The addition of the bollards to the entrance of the private area on Harrier Way is welcomed as this ensures there is a physical barrier to prevent other vehicles from accessing this space, therefore, these bays will not require to be managed as a part of the CPZ. Parking Services recommend that the active EV bays located in retailer spaces in Phase 2 area are moved to shared parking in Hiltop Way so that these are available to all motorists and that some of passive EV chargers located in private area are moved to shared bays within Phase 2 and Phase 3 areas, preferably to shared bays in Hiltop Way.
- 10.12 Overall this proposal is supported as this parking strategy is much improved and will allow Parking Services to manage the parking here more efficiently and effectively using a CPZ which will be beneficial for residents and visitors to the area.
- 10.13 The applicant states in the submitted covering letter that whilst the previously approved Parking Strategy was acceptable from a planning policy position, in discussing the management of the parking proposed with the Council's Parking Services Team with a view to the creation of a Controlled Parking Zone (CPZ), it became evident that the approved Parking Strategy could not be successfully implemented. The agent has however not stated the reason why this would not be successfully implemented.

- 10.14 The revised Parking Strategy is fundamentally a redistribution of the approved parking layout. However, it results in some minor physical changes, namely the imposition of automatic, fob operated, bollards to create a private parking area outside the CPZ, a raised table for traffic calming and the creation of a bin collection point for the houses to be used on bin day only.
- 10.15 Other highway considerations such as access, impact on a right of way and service arrangements will remain as per the approved scheme.
- 10.16 The Highway Authority have been consulted on the application and object to the proposal for the following reasons:
- 10.17 'The developer has submitted a section 278 application to the Highways Implementation team, and this is still going through Design Reviews. The latest Design Review examined a Stage 2 Road Safety Audit, which has been undertaken by the Highway Authority to check the suitability of the designs proposed. This Audit has raised a number fairly significant concerns, and the Highway Authority is expecting further design changes to be made to the road and parking layouts as a result.
- 10.18 Some of the plans submitted as part of this variation of condition application have already been superseded by the developer's latest section 278 plans. As such, if the Local Planning Authority (LPA) were to grant these variations, they would relate to plans which are already out of date.
- 10.19 Furthermore, it is likely that all of the highway-related plans will include a number of changes going forward as the s278 progresses, and overall it would seem premature for the applicant to be applying for variations in advance of Technical Approval being issued for the section 278.'
- 10.20 As such, the Highway Authority object to this planning application.
- 10.21 Whilst the objection raised by the Highway Authority is acknowledged, the Council also acknowledges that this application is critical for Lovell, the applicants, and the Council, in order to progress the Controlled Parking Zone (CPZ) in advance of marketing the houses in phase 1.
- 10.22 As such, it is therefore considered that this application should be/ can still be determined in order to progress the site.
- 10.23 It is considered that by granting planning permission for this application, the control would still remain with the Highway Authority with regards to the detailed design of the layout through the section 278 process. Once the Highway Authority are satisfied with the detail of the section 278 application, a further application would be submitted to the planning department to supersede any out-of-date plans that require updating.
- 10.24 No further consideration to highways / parking is given as the assessment remains unchanged since the granting of 6/2020/3441/VAR, with the proposed amendments considered acceptable and therefore no objections are raised in regards to Policy M14 of the District Plan; the SPG Parking Standards; the Council's Interim Policy for Car Parking Standards; and the NPPF.

4. Planning obligations

10.25 The NPPF sets out that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be sought where they meet all of the following tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended):

- Necessary to make the development acceptable in planning terms
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

10.26 The Council has not adopted a Community Infrastructure Levy and therefore where a planning obligation is proposed for a development, The Community Infrastructure Levy Regulations 2010, which came into effect from 6 April 2010, has introduced regulation 122 which provides limitations on the use of planning obligations.

10.27 The grant of permission under S73 of the Planning Act results in a new planning permission which may be implemented independently of the original grant of permission (6/2019/1067/MAJ) and the subsequent Variation of Condition application (6/2020/3441/VAR).

10.28 These permissions contained a number of planning conditions which may need to be repeated with the grant of a new permission for essentially the same development.

10.29 A range of community and other benefits were also secured by a S106 legal agreement. A S106 Supplemental Deed will potentially be required to bind this new permission to the existing S106 that was signed on 9th July 2020.

5. Re-imposition of conditions

10.30 As a S73 application effectively creates a new permission which can be implemented on its own it is important that an assessment is made to any material changes that the proposed development would have when compared to the application that it seeks to vary.

10.31 In relation to conditions, case law outlines that when issuing a permission after a condition had been removed or amended, that permission should refer to all the terms of the original permission to avoid the possibility of the permission being interpreted as having no conditions or only those that were amended.

10.32 It is considered that the variation from the approved permission proposed by this application would not materially change the considerations that were set out within the decision from 6/2020/3441/VAR.

10.33 Application reference 6/2020/3441/VAR was granted planning permission subject to 35 planning conditions which must be re-imposed where they remain in accordance with the tests set out in the NPPF.

10.34 In addition to the above, since the granting of the extant permissions of 6/2019/1067/MAJ and 6/2020/3441/VAR, several conditions have been discharged. The relevant conditions will therefore be updated to reflect the information approved under the following discharge of condition applications:

- 10.35 Condition 1 (construction management plan) has been discharged under application 6/2020/1814/COND. An amended planning condition can ensure that the development will not be carried out other than in accordance with the approved details.
- 10.36 Condition 2 (site waste management) has been discharged under application 6/2020/1815/COND. An amended planning condition can ensure that the development will not be carried out other than in accordance with the approved details.
- 10.37 Condition 3 (tree protection) has been discharged under application 6/2020/1816/COND. An amended planning condition can ensure that the development will not be carried out other than in accordance with the approved details.
- 10.38 Condition 4 (ground remediation measures) has been discharged under application 6/2020/1830/COND. An amended planning condition can ensure that the development will not be carried out other than in accordance with the approved details. A further discharge of condition application has recently been submitted under reference 6/2022/0345/COND for approval of the verification report. This application is still under consideration.
- 10.39 Condition 5 (cycle storage) has been discharged under application 6/2020/2169/COND. An amended planning condition can ensure that the development will not be carried out other than in accordance with the approved details.
- 10.40 Condition 7 (future management arrangements for streets) has been discharged under application 6/2021/1977/COND. An amended planning condition can ensure that the development will not be carried out other than in accordance with the approved details.
- 10.41 Condition 11 (sound insulation commercial premises) has been discharged under application 6/2020/2220/COND. An amended planning condition can ensure that the development will not be carried out other than in accordance with the approved details.
- 10.42 Condition 12 (accessible housing provision) has been discharged under application 6/2020/1936/COND. An amended planning condition can ensure that the development will not be carried out other than in accordance with the approved details.
- 10.43 Condition 13 (Local Equipped Area of Play (LEAP)) has been discharged under application 6/2020/1831/COND. An amended planning condition can ensure that the development will not be carried out other than in accordance with the approved details. Condition 13 is also to be varied within this current application.
- 10.44 Condition 14 (electric car charging points) has been discharged under application 6/2020/1938/COND. An amended planning condition can ensure that the development will not be carried out other than in accordance with the approved details. Condition 14 is also to be varied within this current application.
- 10.45 Condition 15 (noise prevention measures) has been discharged under application 6/2020/2221/COND. An amended planning condition can ensure that

the development will not be carried out other than in accordance with the approved details.

- 10.46 Condition 17 (bird and bat boxes) has been discharged under application 6/2020/2170/COND. An amended planning condition can ensure that the development will not be carried out other than in accordance with the approved details.
- 10.47 Condition 19 (external lighting details) has been discharged under application 6/2021/2429/COND. An amended planning condition can ensure that the development will not be carried out other than in accordance with the approved details.
- 10.48 Condition 26 (travel plan) has been discharged under application 6/2021/2519/COND. An amended planning condition can ensure that the development will not be carried out other than in accordance with the approved details. Condition 26 is also to be varied within this current application.
- 10.49 Condition 27 (car club spaces) has been discharged under application 6/2021/1979/COND. An amended planning condition can ensure that the development will not be carried out other than in accordance with the approved details. Condition 27 is also to be varied within this current application.
- 10.50 Condition 32 (waste water upgrades) has been discharged under application 6/2021/1859/COND. An amended planning condition can ensure that the development will not be carried out other than in accordance with the approved details.
- 10.51 Condition 34 (first users of commercial units plan) has been discharged under application 6/2021/1980/COND. An amended planning condition can ensure that the development will not be carried out other than in accordance with the approved details.

11 Conclusion

- 11.1 The proposed revisions are limited in scope and will have no significant impact on the appearance of the completed development or upon the amenities of its occupiers and users.
- 11.2 The amendments are considered to be acceptable, however as a new grant of permission, a number of conditions from the previous planning permission will need to be re-imposed and the development must be bound by the same obligations as the 9th July 2020 S106 obligation to ensure that the same controls and benefits are achieved by the development.
- 11.3 Subject to conditions and a planning obligation, the proposal would have no significant adverse impact upon the character and appearance of the area or the amenity of neighbouring occupiers. The proposal has also been found acceptable in relation to impact on the highway, parking and other material considerations. Accordingly and for the reasons given, the proposal is recommended for approval.

12 Recommendation

12.1 It is recommended that planning permission be approved subject to the conditions listed below.

1. Works on site shall be carried out in accordance with the Lovell Construction Strategy & Management Plan dated July 2020 (Your Ref: L486220-LP-00-XX-RP-B-0702 Construction Strategy and Management Plan Final Construction) approved by Welwyn Hatfield Council 22 September 2020 under application 6/2020/1814/COND.

2. REASON: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018) and the National Planning Policy Framework.

3. Works on each phase of development shall be carried out in accordance with the Lovell Site Waste Management Plan dated July 2020 (your Ref: L486220-LP-00-XX-RP-P-0707_Site Waste Management Plan Final Construction AB) approved by Welwyn Hatfield Council 14 September 2020 under application 6/2020/1815/COND. The Management Plan as approved shall be implemented throughout the demolition and construction period.

REASON: To ensure measures are in place to minimise waste generation and maximise the on-site and off-site reuse and recycling of waste materials, in accordance with Hertfordshire Waste Core Strategy and Development management Policies DPD 2012 and the Welwyn Hatfield District Plan Policy R5.

4. Trees and planting shown to be retained/protected in the Greengage Arboricultural Tree Constraints Plan 551125jrAug19_TCPpr_FV.2 shall be protected in accordance with the Arboricultural Method Statement and Tree Protection Plan by Greengage dated May 2020 and approved by Welwyn Hatfield Council 25 September 2020 under application 6/2020/1816/COND. The approved tree protection measures shall be in place before works on that phase are begun and shall remain in place for the duration of works on that phase of the development.

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with Policies D8 and R17 of the Welwyn Hatfield District Plan 2005.

5. Ground remediation shall be carried out in accordance with the approved Remediation Strategy and Verification Plan (Ref: GE17140-RSVP-JUL20, Version 2.0), produced by Geo-Environmental Services Ltd and dated 17 July 2020 and the Qualitative Piling Risk Assessment (Ref: GE17140-QPRA-JUL20, Version 2.0) approved by Welwyn Hatfield Council 24 September 2020 under application 6/2020/1830/COND.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D (below) has been complied with in relation to that contamination.

The approved remediation scheme in each phase of the development must be carried out in accordance with its terms prior to the occupation of development on each phase. The Local Planning Authority must be given two weeks written notification of commencement and completion of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

E. Long Term Monitoring and Maintenance A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Welwyn Hatfield District Plan policy R2.

6. The provision of secure cycle parking for each residential dwelling shall be secured in accordance with drawing numbers L486220 - LBA - A - GF - DR - A – 4226 Rev C1; L486220 - LBA - A - GF - DR - A – 422 Rev C1; L486220 - LBA - A - GF - DR - A – 4228 Rev C1; L486220 - LBA - A - GF - DR - A – 4229 Rev C1; L486220 - LBA - A - GF - DR - A – 4230 Rev C1; L486220 - LBA - 00 - GF - DE - A - 7550 Rev C1 (house Bin and Cycle Store); Bikedock Solutions Two Tier Bike Rack - With Gas Strut (BDS) and your document headed Planning Condition 6 Cycle Storage Details project J:\3515C High View, as approved by Welwyn Hatfield Council 16 March 2021 under application 6/2020/2169/COND. The approved cycle storage facilities shall be

installed prior to the first occupation of each dwelling to be served by the cycle storage facility.

REASON: To ensure the provision of secure long term cycle storage for each dwelling on the site in accordance with Welwyn Hatfield District Plan Policy M6.

7. Hard and soft landscaping shall be carried out in accordance with the approved drawings:

- L486220-LBA-XX-XX-DE-L-2301 - Typical Paving Details -01
- L486220-LBA-XX-XX-DE-L-2302 - Typical Paving Details -02
- L486220-LBA-XX-XX-DE-L-3001 - Softwork Details -01
- L486220-LBA-XX-XX-GA-L-2000 - Proposed General Arrangement Plan
- L486220-LBA-XX-XX-GA-L-2001 - Hard Landscape Plan
- L486220-LBA-XX-XX-GA-L-2002 - Soft Landscape Plan – Trees
- L486220-LBA-XX-XX-GA-L-2012 - Soft Landscape Plan – Planting
- L486220-LBA-XX-XX-GA-L-2052 - Landscape Detail Area 3 - Cul-de-sac Four Houses
- L486220-LBA-XX-XX-GA-L-2053 - Landscape Detail Area 4 - Bishop Rise Streetscape
- L486220-LBA-XX-ZZ-SP-L-Q31- Paving/Planting/Fencing/Site furniture
- L486220-LBA-XX-ZZ-SP-L-Q28 – Topsoil and soil ameliorants
- L486220-LBA-XX-ZZ-SP-L-Q30 – Seeding/turfing
- L486220-LBA-XX-XX-GA-L-4000 – Adopted highway soft landscape plan and detail
- L486220-ISS-XX-OO-DR-C-3511 01- Proposed external works plan roundabout area
- L486220-D-017 P18- Proposed Landscape Plan
- L486220-D-524 P5- Landscape Detail Area 1- Church Square
- L486220-D-525 P7- Landscape Detail Area 2- Hill Top Square

As approved by Welwyn Hatfield Council 9 March 2021 under application 6/2020/1937/COND and within this application to represent the updated parking layout.

REASON: To ensure a high quality landscape plan is incorporated into the development in the interest of the amenity value of the development in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005.

PRIOR TO OCCUPATION

8. Future management and maintenance of the proposed streets within the development shall accord with the details as approved by Welwyn Hatfield Council 23 August 2021 under application 6/2021/1977/COND.

The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

REASON: To ensure satisfactory development and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in

accordance with Policies 5 and 22 of Hertfordshire's Local Transport Plan (adopted 2018) and the National Planning Policy Framework.

9. Prior to the first occupation / use of any part of the development identified in the application plans and supporting documentation as Phase 1 of the development, the amendments to High View along its' length and shown on the approved plan shall be provided to the specification of the Highway Authority.

REASON: To ensure satisfactory works to the highway and access into and through the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018) and the National Planning Policy Framework.

10. Prior to the first occupation / use of any part of the development identified by the applicants as Phase 2 of the development, vehicular access shall be provided and thereafter retained at the position shown on the approved plans. Arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

REASON: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018) and the National Planning Policy Framework.

11. Prior to the first occupation / use of each phase of the development hereby permitted the proposed on-site car and cycle parking / servicing / loading, unloading /turning /waiting areas as required for each element shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and shall be retained thereafter for that specific use.

REASON: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018) and the National Planning Policy Framework.

12. Sound insulation options for the commercial premises within each phase shall accord with the details contained in RBA Acoustics Technical Note 10191.ATN01.IBF.0 dated 18 August 2020 as approved by Welwyn Hatfield Council 8 December 2020 under application 6/2020/2220/COND. Each unit shall not be occupied until the detailed sound insulation scheme has been implemented in accordance with the approved details.

REASON: To protect the occupants of nearby residential properties from noise disturbance in accordance with Welwyn Hatfield District Plan policy R19.

13. The delivery of accessible housing for each phase or block shall accord with the details shown on drawing numbers L486220-LBA-00-ZZ-DR-A-4210-T01- Part M4 (2) Compliance Plan-1st & 2nd Floor Plan; L486220-LBA-00-ZZ-DR-A-4211-T01- Part M4 (2) Compliance Plan-3rd & 4th Floor Plan and L486220-LBA-XX-XX-SA-A-5300-Residential Accommodation & Area Schedule (NIA) approved by Welwyn Hatfield Council 21 September 2020 under application 6/2020/1936/COND.

a) At least 20% of all new dwellings will meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' the delivery of which should be distributed across market and affordable tenures.

b) For each block all units specified as M4(2) in the agreed schedule and plans shall be implemented in accordance with that approval for that block and in compliance with the corresponding part of the Building Regulations in that regard.

c) Written verification of implementation of units in para b) will be supplied to the local planning authority within 30 days of the practical completion of the block it forms part of.

REASON: To ensure that suitable housing is provided to households in need of accessible or wheelchair housing in accordance with Policies D1, H10 of the Welwyn Hatfield District Plan 2005.

14. The detailed plans and specifications of the proposed Local Equipped Area of Play (LEAP) located within phase 3 of the development shall be constructed in accordance with the details approved by Welwyn Hatfield Council 26 October 2020 under application 6/2020/1831/COND and within this application to represent the updated parking layout, and made available for public use before the occupation of the 140th dwelling permitted and shall thereafter remain open for use by residents and the wider public.

Those approved details comprising Drawing Numbers

- L486220-LBA-XX-XX-DE-L-2302 - Typical Paving Details -C02
- L486220-LBA-XX-XX-DE-L-2601 - Landscape Furniture Details - C01
- L486220-LBA-XX-XX-DE-L-2602 - Landscape Furniture Details -02
- L486220-LBA-XX-XX-DE-L-2603 - Landscape Furniture Details -03
- L486220-LBA-XX-XX-DE-L-2802 - Boundary Treatment Details -C02
- L486220-LBA-XX-XX-DE-L-2804 - Boundary Treatment Details -04
- L486220-LBA-XX-XX-DE-L-3001 - Softwork Details -01
- L486220-LBA-XX-XX-GA-L-2005 - Landscape Furniture and Play Plan
- L486220-D-525 P7- Landscape Detail Area 2- Hill Top Square

REASON: In order to ensure an on-site high quality play facility for the site commensurate with its size and level of population in accordance with the requirements of District Plan Policy OS3.

15. The electric car charging points shown on approved drawing number L486220 - LBA - XX - XX - GA - L – 2010 revision C01 and approved by Welwyn Hatfield Council 12 October 2020 under application 6/2020/1938/COND and within this application to represent the updated parking layout shall be installed as approved prior to first occupation within each phase.

REASON: To ensure that the spaces are provided in the interests of highway safety in accordance with the National Planning Policy Framework.

16. The noise prevention measures/details approved by Welwyn Hatfield Council 4 May 2021 under application 6/2020/2221/COND shall be implemented

before any part of the residential accommodation within that phase of the development hereby approved is occupied.

The noise prevention measures shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014. If opening windows leads to internal noise levels exceeding the levels within BS8233, then mechanical ventilation will need to be installed. Any associated mechanical ventilation will need to meet the ventilation requirements found within The Noise Insulation Regulations 1975.

Outdoor amenity areas will need to meet the 55dB WHO Community Noise Guideline Level with mitigation measures provided where required to meet this level.

The measures/details approved by Welwyn Hatfield Council comprise the following: -

- 10191.RP01.EBF.0.11082020.CLB (High View, Hatfield - External Building Fabric Report)
- L486220-RA-A-GF-DR-M-5200 - Ground Floor- Drainage and Ventilation Services Layout
- L486220-RA-A-01-DR-M-5201 - First Floor- Drainage and Ventilation Services Layout
- L486220-RA-B-03-DR-M-5203-Block B1 - Third Floor Drainage and Ventilation Services Layout
- Zehnder ComfoAir 155 WM
- Central Extract MEV

REASON: To protect the occupants of nearby residential properties from noise disturbance in accordance with the requirements of Policies D1, D2 and R19 of the Welwyn Hatfield District Plan 2005.

17. Noise from plant and equipment associated with the commercial elements of the development shall be 10dB (LAeq) below the background noise level (LA90) when measured at the nearest residential properties (5dB below the background noise level if evidence is provided which shows that no tonality is present).

REASON: To protect the occupants of nearby residential properties from noise disturbance in accordance with the requirements of Policies D1, D2 and R19 of the Welwyn Hatfield District Plan 2005.

18. Bird and Bat boxes shall be provided within the development site in accordance with details approved by Welwyn Hatfield Council 16 March 2021 under application 6/2020/2170/COND. That information, comprising your drawing numbers L486220 - LBA - C - XX - EL - A – 1305 Rev C2 and L486220 - LBA - C - XX - EL - A – 1304 Rev C2.

The Bird and Bat box provision on each relevant block shall be installed in accordance with the approved details before the first occupation of each relevant block.

REASON: To make provision for the loss of and enhancement of the bird and bat nesting and roosting opportunities in the site in accordance with Policy R11 of the Welwyn Hatfield District Plan.

19. There shall be no deliveries to or from the business premises hereby permitted outside the hours of 07:00 – 19:00 Mondays to Saturdays, nor at any time on Sundays, Bank or Public Holidays unless an individual delivery plan serving the individual business unit has first been submitted to and approved in writing by the Local Planning Authority. Deliveries to and from that business unit shall thereafter adhere to the times specifically agreed for that business premise.

REASON: To protect the occupants of nearby residential properties from noise disturbance in accordance with the requirements of Policies D1, D2 and R19 of the Welwyn Hatfield District Plan 2005.

20. External lighting installations in each phase shall accord with the details as approved by Welwyn Hatfield Council 28 October 2021 under application 6/2021/2429/COND.

REASON: To protect the amenity of residential occupiers in the near vicinity of the development in accordance with the objectives of Policies D1, D2 and R20 of the Welwyn Hatfield District Plan.

21. Prior to occupation of any individual commercial unit(s) for hot food consumption on the premises (café or restaurant) or for takeaway hot food delivery, details of any air ventilation, extraction and odour control systems shall be submitted to and approved in writing by the Local Planning Authority. Such details must include the height, position, design and materials of any chimney or extraction vent to be provided in connection with the development.

The proposed system will need to adhere to the Defra guidance on the Control of Odour and Noise from Commercial Kitchen Extract Systems. The individual unit shall not be occupied until the facilities have been provided in accordance with the approved details.

REASON: To protect the amenities of the occupiers of residential accommodation in the vicinity from fumes and odours and in accordance with the objectives of Policies D1, D2 and R19 of the Welwyn Hatfield District Plan.

22. Prior to first occupation of each block, waste bins/bin storage facilities shall have been provided as shown within the submitted approved application plans and retained thereafter.

REASON: To ensure that each block is adequately serviced and the area does not suffer any detriment from the storage arrangements for waste and to achieve a high standard of development in accordance with the requirements of Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

23. Landscaping in respect of each phase or block shall be carried out in the first planting and seeding seasons following the occupation of each phase or block, and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005.

24. No retained tree or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree or shrub be pruned other than in accordance with the approved plans and particulars hereby approved.

(a) Any topping or lopping approved shall be carried out in accordance with British Standard 3998:2010 (Tree Work).

(b) If any retained tree or shrub is removed, uprooted or destroyed or dies, an equivalent tree or shrub shall replace it within the next planting season.

This condition will cease to have effect on the date 5 years from the date of work commencing on site.

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

25. The development permitted by this planning permission shall be carried out in accordance with the principles of the approved surface water drainage assessment carried out by Iesis Structures, reference SE1327-ISS-XX-XX-RPC-71047.01, revision R8, dated April 2019 and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 7.7 l/s during the 1 in 100 year event plus 40% of climate change event.

2. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year rainfall event plus climate change event providing a total storage volume in permeable paving with sub-base areas, rain gardens, attenuation tanks.

3. Discharge of surface water from the private drainage network into the Thames Water sewer network via four connection points.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with policies R9 of the Welwyn Hatfield District Plan 2005.

26. Upon completion of the development works an updated, detailed management and maintenance plan for all the SuDS features and structures

included within the drainage strategy must be submitted to the Local Planning Authority for its approval and it shall include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime. This should include as-built drawings of all SuDS features and the final drainage layout.

REASON: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with District Plan Policy R9.

27. The Travel Plan approved by Welwyn Hatfield Council on the 4 October 2021 under application 6/2021/2519/COND shall be implemented before any part of that phase or block of the development hereby approved is occupied, in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

REASON: To ensure that the development is sustainable in accordance with Policy M3 (Green Travel Plans) of the Welwyn Hatfield District Plan 2005.

28. The provision of designated parking spaces for a car club on site shall accord with the details as approved by Welwyn Hatfield Council 28 October 2021 under application 6/2021/1979/COND and within this application to represent the updated parking layout, prior to first occupation within each phase or block of the development.

The approved car club spaces shall be provided in accordance with the approved details and thereafter the spaces shall be used for car club parking and for no other purpose.

REASON: To protect the amenities of local residents and road users and to support sustainable and efficient transport modes for the development.

29. Any premises used as a cafe/restaurant and as a hot food takeaway hereby approved shall only be open to the public between 07:00 hrs and 23:00 hrs. Any members of public remaining in the buildings must have left the premises by 23:30 hours.

REASON: In order to protect the living conditions of local residents, in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005.

30. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no enlargement to the dwelling houses hereby permitted under Schedule 2, Part 1, Class A or Class B of the Order.

REASON: To secure a high standard of design and appearance in this prominent development and because the dwelling houses are sited on modest plots which would easily become overdeveloped if uncontrolled extensions were built resulting in harm to the character and design of the development in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan and the National Planning Policy Framework.

31. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no building, structure or enclosure erected within the dwelling house curtilage other than those expressly authorised by this permission.

REASON: To secure a high standard of design and appearance in this prominent development and because the dwelling houses are sited on modest plots which would easily become overdeveloped if additional structures were built in gardens resulting in harm to the character and design of the development in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan and the National Planning Policy Framework

32. External materials used in the construction of the buildings hereby permitted shall accord with the details specified on the approved plans.

REASON: In order to ensure a high standard of design and appearance in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan.

33. Wastewater measures in each phase shall accord with the details as approved by Welwyn Hatfield Council the 26th July 2021 under application 6/2021/1859/COND.

Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

REASON: The development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient confirmed capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents in accordance with the National Planning Policy Framework.

34. The sustainability measures outlined in the accompanying/approved Stroma Sustainability Statement reference 10-18-71079 SS1 and dated 26 April 2019 shall be implemented entirely as approved.

REASON: In order to ensure a high level of sustainable performance within the buildings and development hereby permitted and in accordance with Policy SD1 of the Welwyn Hatfield District Plan and policy SP10 of the Welwyn Hatfield District Council Draft Local Plan (Proposed submission August 2016).

35. First use/users of the ground floor commercial units within each phase shall accord with the details as approved by Welwyn Hatfield Council the 28th September 2021 under application 6/2021/1980/COND.

Thereafter those unit(s) initially identified for use in the A1 Retail Use Class shall not benefit from the flexible uses applied for, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) neither shall those units initially occupied in A1 retail use be changed to other uses under Schedule 2, Part 3

Classes D, G, J and M Class of the Order without the express planning permission of the Local Planning Authority. t

REASON: In order to ensure the A1 retail function of the High View neighbourhood centre remains and is not lost/diluted by flexible changes of use to A1 retail premises that might otherwise be undertaken or as permitted development under Schedule 2, Part 3 Classes D, G, J and M Classes of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) and in preserve the retail function of the neighbourhood centre in accordance with the objectives of TCR23 of the Welwyn Hatfield District Plan 2005 and Policy SADM4 of the Draft Local Plan Proposed Submission August 2016.

DRAWING NUMBERS

36. The development/works shall not be started and completed other than in accordance with the approved plans and details:

The Plan Number	Revision Number	Details	Received Date
L486220-D-523	p8	Site Wide Levels	18 February 2021
L486220-D-001	4	Site Location Plan	18 February 2021
L486220-D-002	7	Existing Site Plan	18 February 2021
L486220-D-004	3	Existing Parking Plan	18 February 2021
L486220-D-011	p16	Proposed Site Plan	18 February 2021
L486220-D-018	p12	Proposed Phase 1 Plan	18 February 2021
L486220-D-019	p12	Proposed Phase 2 Plan	18 February 2021
L486220-D-100	p9	Proposed Block A Ga Ground Floor First Floor And Roof Plan	18 February 2021
L486220-D-101	p9	Proposed Block B1 Ga Ground Floor Plan	18 February 2021
L486220-D-103	p12	Proposed Block B2 Ga Ground Floor Plan	18 February 2021
L486220-D-105	p9	Proposed Block C Ga Ground Floor Plan	18 February 2021
L486220-D-	p14	Proposed Block D Ga	18 February 2021

107		Ground Floor Plan	
L486220-D-109	p13	Proposed Block E Ga Ground Floor Plan	18 February 2021
L486220-D-522	p8	Proposed Landscape Softworks	18 February 2021
L486220-D-521	p8	Proposed Landscape Hardworks	18 February 2021
L486220 - D - 520	p7	Landscape Plan-External Car charging points	15 April 2020
L486220 - D - 123	p8	Proposed Block B2- Elevations and section	15 April 2020
86220 - D - 126	p8	Proposed Block D- Elevations and section	15 April 2020
3515-D-010	3	Proposed Demolition Plan	15 May 2019
3515-D-526	1	3515-D-526-Landscape Detail 3 area - Cul-de-sac four houses	26 July 2019
51355/4		Topographical Survey	15 May 2019
3515-D-244	7	Block D1 Flat Plot 76,82,88,94-1B2P	9 May 2019
3515-D-243	7	Block D1 Flat Plot 75,81,87,93-2B4P	9 May 2019
3515-D-242	7	Block D1 Flat Plot 74,80,86,92-2B4P	9 May 2019
3515-D-241	7	Block D1 Flat Plot 73,79,85,91-1B2P	9 May 2019
3515-D-240	7	Block D1 Flat Plot 72,78,84,90-1B2P	9 May 2019
3515-D-232	7	Block C1 Flat Plot 54,57,60-2B4P	9 May 2019
3515-D-231	7	Block C1 Flat Plot 53,56,59-2B4P	9 May 2019
3515-D-230	7	Block C1 Flat Plot 52,57,60-2B4P	9 May 2019
L486220 - D - 223	p8	Block B2 Flat Plot 35,43,51-2B4P	15 April 2020
L486220 - D - 222	p8	Block B2-Flat Plot 34,42,50-1B2P	15 April 2020
L486220 - D	p8	Block B2 Flat Plot 29, 30, 31, 32, 33, 37, 38, 39, 40,	15 April 2020

- 221		41, 45, 46, 47, 48 & 49 - 1B2P	
L486220 - D - 220	p8	Block B2 Flat Plot 28,26,44-2B4P	15 April 2020
3515-D-215	7	Block B1 Flat Plot 09,15,21,27-2B4P	9 May 2019
3515-D-214	7	Block B1 Flat Plot 08,14,20,26-2B4P	9 May 2019
3515-D-213	7	Block B1 Flat Plot 07,13,19,25-2B4P	9 May 2019
3515-D-212	7	Block B1 Flat Plot 06,12,18,24-2B4P	9 May 2019
3515-D-211	7	Block B1 Flat Plot 05,11,17,23-2B4P	9 May 2019
3515-D-210	7	Block B1 Flat Plot 04,10,16,22-2B4P	9 May 2019
3515-D-201	6	Proposed 3B5P House Plans & Elevations-Type 2	9 May 2019
3515-D-200	6	Proposed 3B5P House Plans & Elevations-Type 1	9 May 2019
L486220 - D - 130	p7	Proposed Block E- Elevations and section	15 April 2020
L486220 - D - 128	P7	Proposed Block E- Elevations and section	15 April 2020
L486220 - D - 127	P7	Proposed Block D- Elevations and section	15 April 2020
L486220 - D - 125	P7	Proposed Block C- Elevations and section	15 April 2020
L486220 - D - 124	P7	Proposed Block C- Elevations and section	15 April 2020
L486220 - D - 122	P7	Proposed Block B2- Elevations and section	15 April 2020
L486220 - D - 121	P7	Proposed Block B1- Elevations and section	15 April 2020
L486220 - D - 120	P7	Proposed Block A- Elevations and section	15 April 2020
L486220 - D - 110	P8	Proposed Block E-Upper Floors and Roof Plan	15 April 2020
L486220 - D - 108	P8	Proposed Block D-Upper Floors and Roof Plan	15 April 2020

L486220 - D - 106	P8	Proposed Block C-Upper Floors & Roof Plan	15 April 2020
L486220 - D - 105	P8	Proposed Block C-Ground Floor Plan	15 April 2020
L486220 - D - 104	P8	Proposed Block B2-Upper Floors & Roof	15 April 2020
L486220 - D - 100	P8	Proposed Block A-Ground Floor Plan	15 April 2020
L486220 - D - 101	P8	Proposed Block B1-Ground Floor Plan	15 April 2020
L486220 - D - 102	P8	Proposed Block B1-Upper Floors & Roof Plan	15 April 2020
L486220 - A - D - 050	P10	Proposed Street Elevations-Sections 1-6	15 April 2020
L486220 - A - D - 050	P10	Proposed Street Elevations-Sections 1-6	15 April 2020
3515-D-265	7	Block E Flat Plot 125,131,137-1B2P	9 May 2019
3515-D-264	7	Block E Flat Plot 124,130,136-2B4P	9 May 2019
3515-D-263	7	Block E Flat Plot 123,129,135-2B4P	9 May 2019
3515-D-262	7	Block E Flat Plot 122,127,133-2B4P	9 May 2019
3515-D-261	7	Block E Flat Plot 121,127,133-2B4P	9 May 2019
3515-D-260	7	Block E Flat Plot 120,126,132-1B2P	9 May 2019
3515-D-255	7	Block D2 Flat Plot 101,107,113,119-2B4P	9 May 2019
3515-D-254	7	Block D2 Flat Plot 100,106,112,118-1B2P	9 May 2019
3515-D-253	7	Block D2 Flat Plot 99,105,111,117-1B2P	9 May 2019
3515-D-252	7	Block D2 Flat Plot 98,104,110,116-2B3P	9 May 2019
3515-D-251	7	Block D2 Flat Plot 97,103,109,115-2B3P	9 May 2019
3515-D-250	7	Block D2 Flat Plot 96,102,108,114-2B3P	9 May 2019

3515-D-245	7	Block D1 Flat Plot 77,83,89,95-1B2P	9 May 2019
51355/1		Topographical 1	15 May 2019
51355/3		Topographical 3	15 May 2019
51355/2		Topographical 2	15 May 2019
51355/4		Topographical Survey	15 May 2019
L486229- ISS-A-GF- DR-C-3001	P02	Block A roposed Drainage Plan	24 July 2019
L486229- ISS-B1-GF- DR-C-3002	P02	Block B1 Proposed Drainage Plan 2	24 July 2019
L486229- ISS-B2-GF- DR-C-3003	P02	Block B2 Proposed Drainage Plan	24 July 2019
L486220- ISS-C-GF- DR-C-3004	P02	Block C Proposed Drainage Plan	24 July 2019
L486220- ISS-D-GF- DR-C-3005	P02	Block D Proposed Drainage Plan	24 July 2019
L486220- ISS-E-GF- DR-C-3006	P02	Block E Proposed Drainage Plans	24 July 2019
L486220- ISS-E-GF- DR-C-3007	P02	Proposed Drainage Plan Showing Suds Implementation	24 July 2019
L486220- ISS-XX-GF- DR-C-3101	P01	Typical Drainage Details	24 July 2019
L486220-D- 011	P16	Proposed Site Plan	11 January 2022
L486220-D- 013	P9	Proposed Highways & Access Plan	11 January 2022
L486220-D- 014	P10	Proposed Parking & Services Plan	11 January 2022
L486220-D- 015	P10	Proposed Land Use Plan	11 January 2022
L486220-D- 016	P11	Proposed Character Areas Plan	11 January 2022

L486220-D-020	P12	Proposed Phase 3 Plan	11 January 2022
L486220-D-030	P15	Proposed Tenure Plan - Ground Floor	11 January 2022
L486220-D-032	P16	Proposed Tenure Plan - Third Floor And Roof Plan	11 January 2022
L486220-A-D-040	P16	Proposed Mix Plan - Ground Floor	11 January 2022
L486220-A-D-041	P14	Proposed Mix Plan - First & Second Floor	11 January 2022
L486220-A-D-042	P14	Proposed Mix Plan - Third Floor & Roof Plan	11 January 2022
3515-D-001	4	Site Location Plan	18 February 2021
L486220-ISS-XX-GF-DR-C-3310	P02	Proposed S104 Drainage To Be Offered For Adoption	24 July 2019
L486220-ISS-XX-GF-DR-C-3311	P01	Proposed S104 Sheet 1/3	24 July 2019
L486220-ISS-XX-GF-DR-C-3312	P02	Proposed S104 Sheet 2/3	24 July 2019
L486220-ISS-XX-GF-DR-C-3313	P02	Proposed S104 Sheet 3/3	24 July 2019
L486220-ISS-XX-GF-DR-C-3314	P01	Proposed S104 Drainage To Be Offered For Adpotion Phase 1	24 July 2019
L486220-ISS-XX-GF-DR-C-3315	P01	Proposed S104 Drainage To Be Offered For Adpotion Phase 2	24 July 2019
L486220-ISS-XX-GF-DR-C-3316	P01	Proposed S104 Drainage To Be Offered For Adpotion Phase 3	24 July 2019
3515-D-526	1	Landscape Detail 3 area - Cul-de-sac four houses	25 July 2019

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

POSITIVE AND PROACTIVE STATEMENT

37. The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan.

INFORMATIVES

1. The planning authority has determined the application on the basis of the information available to it but this does not warrant or indicate that the application site is safe or stable or suitable for the development proposed, or that any nearby land is structurally stable. The responsibility for safe and suitable development rests upon the developer and/or land owner and they should take expert advice from properly qualified experts to ensure that the historic chalk mining activities in the area will not adversely affect the development.
2. Part 3, Class V of The Town and Country Planning (General Permitted Development) (England) Order 2015 permits a change of use of a building or other land from a use permitted by planning permission granted on an application, to another use which that permission would have specifically authorised when it was granted. You are advised that the flexible uses hereby permitted are authorised at any time up to 10 years from the date of the commencement of the permission, subject to Conditions of this permission that restrict the use. At any given time during the 10 year flexible period the use can change to another use within the flexible categories, but can only have one flexible use at any time. Once the 10 year period ends no further flexible uses can occupy the site and the last known use will become the lawful use of the site.
3. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-andpavements/businessand-developer-information/business-licences/businesslicences.aspx> or by telephoning 0300 1234047.
4. It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-andpavements/businessand-developer-information/business-licences/businesslicences.aspx> or by telephoning 0300 1234047
5. It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times

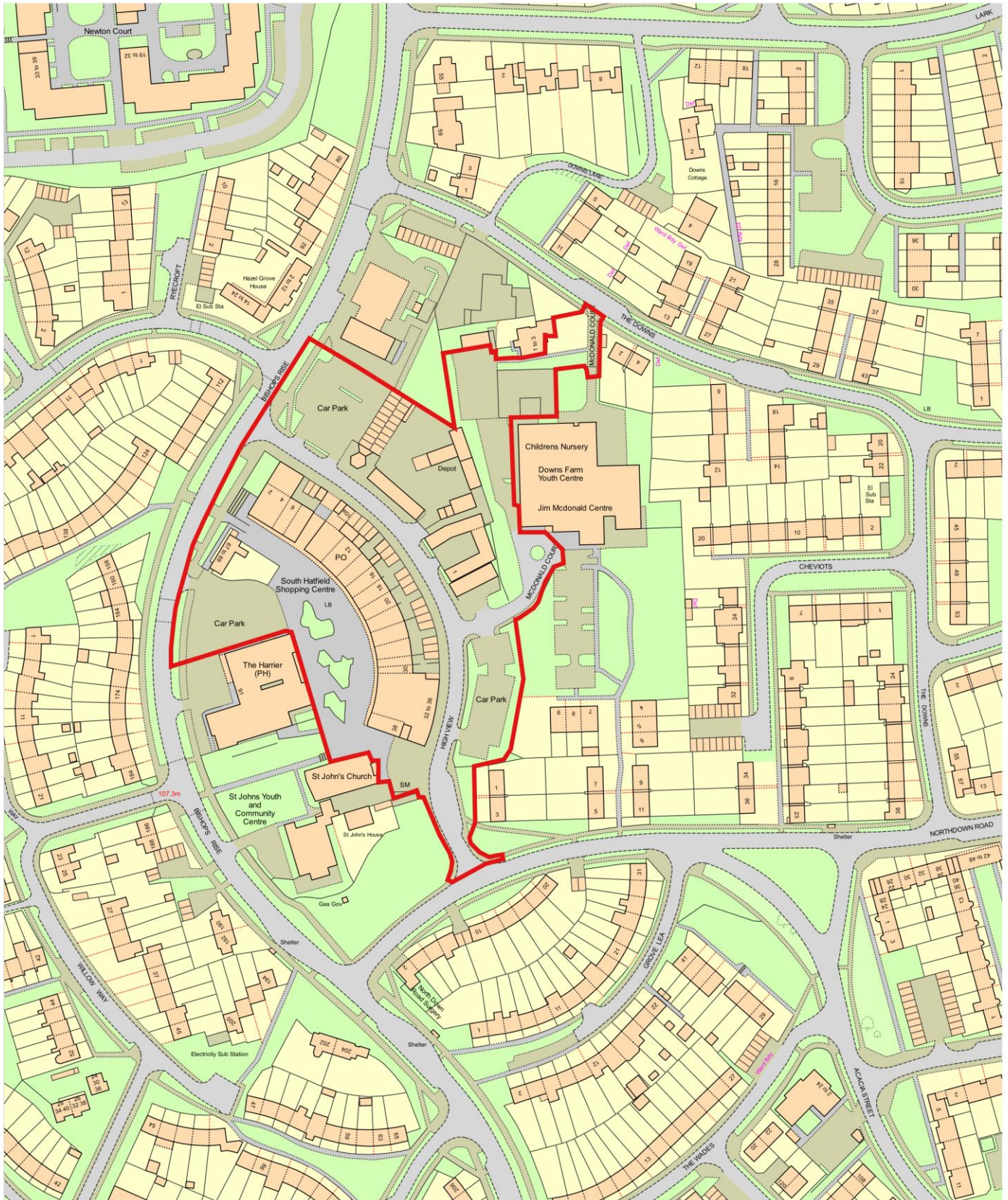
to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highwaysroads-and-pavements.aspx> or by telephoning 0300 1234047.


6. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roadsandpavements/business-and-developer-information/developmentmanagement/highwaysdevelopment-management.aspx> or by telephoning 0300 1234047.
7. The applicant is advised that all routes with the exception of High View itself associated with this development will remain unadopted and the developer should put in place a permanent arrangement for long term maintenance. At the entrance of the new estate the road name plate should indicate that it is a private road to inform purchasers of their future maintenance liabilities. Further information is available via the website www.hertfordshire.gov.uk/services/transtreets/highways/ or by telephoning 0300 1234047.
8. The applicant should be advised that they are not authorised to carry out any work within the Public Highway and that to do so they will need to enter into a legal agreement with the Highway Authority (NRSW agreement). This consent is separate and additional to any planning permission that may be given. Before proceeding with the proposed development, the applicant shall obtain the requirements and permission for the associated placement of apparatus within the adjacent verge as part of the proposal via the HCC website www.hertfordshire.gov.uk/about-the-council/freedom-of-information-and-councildata/open-data-statistics-about-hertfordshire/what-our-priorities-are-and-how-we-are-doing/highways-plans-and-strategies.aspx#DynamicJumpMenuManager_1_Anchor_5 or by telephoning 0300 123440047. This should be carried out prior to any new apparatus is placed within the highway.
9. In respect of Abnormal Loads the applicant is directed to ensure that operators conform to the provisions of The Road Vehicles (Authorisation of Special Types) (General) Order 2003 Schedule 5 of Schedule 9, part 1 in ensuring that the Highway Authority is provided with notice of such movements, and that appropriate indemnity is offered to the Highway Authority. Further information is available via the website www.gov.uk/government/publications/abnormal-load-movements-application-and-notification-forms or by telephoning 0300 1234047.

10. A Travel Plan for the development consisting of a written agreement with the County Council which sets out a scheme to encourage, regulate, and promote green travel measures for owners, occupiers, and visitors to the Development in accordance with the provisions of the County Council's 'Travel Plan Guidance for Business and Residential Development', which is subject to an overall sum of £6,000 payable before occupation of the development. This 'evaluation and support contribution' is to cover the County Council's costs of administrating and monitoring the objectives of the Travel Plan and engaging in any Travel Plan Review. Indexation of this figure will be based on the Consumer Price Index from the date planning is granted to the date the contribution is paid. The applicant's attention is drawn to Hertfordshire County Council's guidance on residential/commercial Travel Plans: www.hertfordshire.gov.uk/services/highwaysroads-and-pavements/businessand-developer-information/developmentmanagement/highwaysdevelopmentmanagement.aspx#DynamicJumpMenuManager_1_Anchor_5 Our Travel Plan team can provide further advice at travelplan@hertfordshire.gov.uk

Ashley Ransome (Development Management)

Date: 18th March 2022



 <p>WELWYN HATFIELD</p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE</p>	<p>HIGH VIEW NEIGHBOURHOOD CENTRE HIGH VIEW HATFIELD AL10 9DE</p>		<p>Scale: DNS</p>
	<p>Development Management Committee</p>		<p>Date: 01-04-2022</p>
<p>6/2022/0059/VAR</p>		<p>Drawn: C Gooding-Williams</p>	
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