

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 13 SEPTEMBER 2023  
REPORT OF THE ASSISTANT DIRECTOR (PLANNING)

6/2023/0944/VAR

FORMER THREE VALLEYS WATER SITE (NOW PEREGRINE WAY) BISHOPS RISE  
HATFIELD

VARIATION OF CONDITION 2 (APPROVED PLANS) AND REMOVAL OF CONDITION  
16 (KISSING GATE) ON PLANNING PERMISSION S6/2012/1790/S73B

APPLICANT: ARMSTRONG RIGG PLANNING

**1 Site Description**

- 1.1 The site is located within to the east of Bishops Rise, South of Haseldine Meadows, west of Sycamore Avenue. The site area is approximately 2.4 hectares and the surrounding area is predominantly residential.
- 1.2 An alleyway runs across the north of the site and the north-east part of the application site borders the Roe Hill Park.
- 1.3 Two kissing gates to the north-east of the site allowed access into Roe Green Park from the site. These gates have since been removed with the respective areas fenced off.
- 1.4 The fencing is approximately 1.8m in height and comprised of close boarded timber fencing. The fencing north of the site is untreated and the fencing situated further south to the site is treated with a both a wood stain in a copper colour as well as a grey paint which matches the respective boundary treatments in the area.
- 1.5 The fencing further north to the site is adjacent to an alleyway that leads either into Roe Hill Park or Bishops Rise, and the fencing to the south of the site is situated at the end of a pathway which leads into Roe Hill Park.

**2 The Proposal**

- 2.1 The proposal is for the retention of the above-mentioned fencing following the removal of two kissing gates.
- 2.2 The gates were secured by condition 16 in application S6/2012/1790/S73B. The condition was initially included in the approvals to allow residents direct access into Roe Hill Park under approved applications S6/2011/2837/DE and S6/2008/2052/OP.
- 2.3 One gate was removed over 6 years ago and fenced off, with the other kissing gate removed and fenced off in April 2020. The applicant advises the gates were

removed following requests from residents after a series of criminal and anti-social incidents.

2.4 The proposal seeks to retain the fenced off access points.

### **3 Reason for Committee Consideration**

3.1 This application is presented to the Development Management Committee because it has been called-in by Councillor Timothy Rowse.

### **4 Relevant Planning History**

4.1 Application Number: S6/1995/0141/FP  
Decision: Granted  
Decision Date: 25 April 1995  
Proposal: Granted

4.2 Application Number: S6/1999/1165/FP  
Decision: Granted  
Decision Date: 11 February 2000  
Proposal: Installation of modular office building

4.3 Application Number: S6/2003/0455/FP  
Decision: Granted  
Decision Date: 20 May 2003  
Proposal: Change of use of training and meeting centre to offices

4.4 Application Number: S6/2008/2052/OP  
Decision: Approval subject to S106  
Decision Date: 23 January 2009  
Proposal: Outline application for residential development to provide 103 residential units including landscaping and highway works, following demolition of existing buildings and works associated with Three Valleys Water (all matters reserved)

4.5 Application Number: S6/2011/2254/PA  
Decision: Approval subject to S106  
Decision Date: 11 January 2012  
Proposal: Outline application for residential development to provide 103 residential units including landscaping and highway works following demolition of existing building and works associated with Three Valleys Water, including the reduction of the percentage of affordable housing to be provided (now to be 30%) and a change in the mix of tenure

4.6 Application Number: S6/2011/2837/DE  
Decision: Granted  
Decision Date: 23 March 2012  
Proposal: Details of reserved matters (Outline application for residential development to provide 103 residential units including landscaping and highway works, following demolition of existing buildings and works associated with Three Valleys Water) (all matters reserved) of planning permission S6/2008/2052/OP

4.7 Application Number: S6/2012/1790/S73B

Decision: Granted

Decision Date: 22 November 2012

Proposal: Variation of condition 2 (approved plans) from planning permission S6/2012/2837/DE - Details of reserved matters (Outline application for residential development to provide 103 residential units including landscaping and highway works, following demolition of existing buildings and works associated with Three Valleys Water) (all matters reserved) of planning permission S6/2008/2052/OP

4.8 Application Number: S6/2012/1789/S73B

Decision: Approval subject to S106

Decision Date: 22 November 2012

Proposal: Variation of condition 4 (storey height) from planning permission S6/2011/2254/S73B - Details of reserved matters (Outline application for residential development to provide 103 residential units including landscaping and highway works, following demolition of existing buildings and works associated with Three Valleys Water) (all matters reserved) of planning permission S6/2008/2052/OP

4.9 Application Number: S6/2013/1920/FP

Decision: Granted

Decision Date: 29 October 2013

Proposal: Development of 5 residential apartments to incorporate a Grade II Listed Mural to side elevation in place of 2 houses (approved under S6/2012/1790/S73B) and substitution of 1 two storey unit with 1 two and a half storey units.

## **5 Relevant Planning Policy**

5.1 National Planning Policy Framework (NPPF)

5.2 Welwyn Hatfield District Plan 2005 (District Plan)

5.3 The Welwyn Hatfield Draft Local Plan Proposed Submission (August 2016) Incorporating The Proposed Main Modifications (January 2023) (Draft 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 Hatfield as designated in the Welwyn Hatfield District Plan 2005.

## **7 Representations Received**

7.1 The application was advertised by means of neighbour notification letters and site notices. In total 47 representations have been received, comprising 25 objections together with 19 in support of the proposal and 3 comments. All

representations received are published in full on the Council's website and are summarised below:

### *Objections*

- The removal of the gates has made it difficult, longer and inconvenient for residents, especially those with limited mobility, children and dogs, to access Roe Hill Park
- The quickest route to Roe Hill Park is through an alleyway which does not feel safe as it is unlit, littered, has overgrown vegetation, limited visibility, vermin, drug and alcohol use, and people urinating,
- Blocking off the gates has not prevented anti-social behaviour in the area and people have climbed over the fences
- A resident-only access could be implemented, utilising a fob or coded access
- The gates were removed without consulting residents
- The gates allowed an additional fire exit point for residents in the area
- The closure of the gates has resulted in further reliance on private vehicle to make journeys to open recreational space and journeys to school
- The proposal contravenes Policy OS3 and the Council requires new residential development to provide play and open spaces for residents on site or provide provision elsewhere

### *Support*

- The gates invited antisocial behaviour into the area, such as a stabbing, loitering, eggs being thrown, people urinating, dog fouling, litter, vermin, drug and alcohol use etc and this has reduced significantly since the gates were removed.
- Since the closure of the gates, residents no longer feel unsafe, intimidated or worried to live in their homes
- The closure of the gates only adds a few minutes extra onto the journey of entering Roe Hill Park
- Residents were consulted on the closure of the gates and the decision was made to close the gates by the management company
- A key fob or coded entry wouldn't be possible due to the cost and management implications
- The gates were noisy and kept breaking

## **8 Consultations Received**

### 8.1 Hertfordshire Constabulary:

- There are numerous reports to the police regarding antisocial behaviour and crime in the area. Since the gates have been closed however, the reported crime has been reduced significantly. Due to the demonstrable reductions in crime, the closure of the gates is supported.

### 8.2 No response was received from the following consultees:

- Affinity Water
- WHBC Landscapes team
- HCC Historic Environment Advisor

- HCC Rights of Way
- Hatfield Town Council
- The Ramblers Association

## **9 Analysis**

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

- 1. Principle of development**
- 2. Quality of design and impact on the character of the area**
- 3. Residential amenity**
- 4. Other considerations**

### **1. Principle of the development**

9.2 The application site benefits from planning permission granted under S6/2012/1790/S73B and has since been implemented and completed.

9.3 The proposal does not alter the use of the site and therefore the principle of the fencing is acceptable, subject to other material considerations being satisfactorily addressed.

### **2. Quality of design and impact on the character of the area**

District Plan Policies D1 and D2 aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area. These objectives are broadly consistent with the Council's Emerging Local Plan and the aims of the NPPF which considers that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. District Plan Policy D7 requires the design of new development to contribute to safer communities, to help with the reduction of the fear of crime.

9.4 The kissing gates allowed people to pass through by moving a hinged gate that swings between two shutting posts. The gates were made of and finished in galvanised steel.

9.5 The fencing erected in place of the gates is close boarded wooden fencing and is approximately 1.8m in height.

9.6 The fencing to the north of the site is untreated. The fencing positioned to the south of the site features two different treatments – a brown staining to the right side and grey paint to the left side when facing the fencing from inside the site. The different treatments appear in keeping with the front boundary treatments featured on No. 14 and No. 16 Peregrine Way.

9.7 Due to substantial vegetation between the site boundaries and Roe Hill Park, there are limited views of the fencing to the south of the site from Roe Hill Park. Views of the fencing to the north of the site are visible when entering or leaving

Roe Hill Park via an alleyway parallel to the north of the site due to limited screening and its positioning adjacent to the alleyway.

- 9.8 The design and scale of the fencing does not detract from the character and appearance of the area and appears in keeping with the residential setting of the site.
- 9.9 While the finish of the fencing varies, the location and respective finish of the fencing does not detrimentally harm the character or appearance of the area of which the fencing is located within.
- 9.10 Overall, it is considered that fencing is acceptable in terms of quality of design and impact on the character of the area and would not be contrary to local or national design policies.

### **3. Residential amenity**

- 9.11 Policy D1 of the District Plan, in conjunction with the SDG, outlines that development will be required to provide a good standard of amenity for buildings and external open spaces. Policies SP9 and SADM3 of the Emerging Local Plan state development proposals should make provision where appropriate for pedestrians through safe, accessible, direct and convenient design and layout of routes, with places accessible, permeable, well connected and easy to move through for all of society.
- 9.12 Paragraph 92 of the NPPF states decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible to ensure that crime and disorder, as well as fear of crime, does not undermine the quality of life or community cohesion, through the use of well-designed, clear and legible pedestrian routes which encourage the active and continual use of public areas.
- 9.13 Paragraph 130 of the NPPF states decisions should ensure that development creates places that are safe, inclusive and accessible where crime and disorder, and fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 9.14 Under application S6/2008/2052/OP which established the principle of the development for the site, the gates are briefly discussed and it is stated '*north east access to the open area has been encouraged.*' The conditions requiring the gates and colour of the gates have been included throughout the application history but there has been no additional discussion in subsequent applications for the inclusion of the gates.
- 9.15 The gates provided two direct and convenient accesses into Roe Hill Park from the application site, also allowing users of Roe Hill Park the same level of access into the application site.
- 9.16 Roe Hill Park is dedicated as Urban Open Land (UOL 167). SADM17 states UOL are vital to the form, character and quality of the built-up area. The provision of open space is a key concept of Garden City Masterplanning, which was incorporated into New Towns
- 9.17 Roe Hill Park is a substantially sized area with plenty of open space. Contained within Roe Hill Park is the Roe Hill Hall with car parking, equipment for both

children and adult recreation located to the north-east of the site, and grass pitches for cricket, rugby, football and junior football.

- 9.18 The majority of dwellings within the application site are afforded private amenity space and Roe Hill Park is the closest open and public amenity space for residents of the application site.
- 9.19 An alleyway running parallel to the north of the application site from Bishops Rise also provides access to Roe Hill Park and is now the most direct way for residents to access Roe Hill Park from the application site.
- 9.20 Comments from some residents of the site state that the closure of the gates has resulted in accessing Roe Hill Park more difficult and inconvenient, as the alleyway is inconvenient, does not feel safe and is subject to antisocial behaviour.
- 9.21 Other comments from the residents of the site state that those who were not residents of the site were using the gates to access the site to which a considerable degree of antisocial behaviour then followed.
- 9.22 The Hertfordshire Constabulary Designing Out Crime officer has commented in support of the fencing, and has stated that since the closure of the gates reports of crime and antisocial behaviour in the area have reduced considerably.
- 9.23 As a result of the closure of the gates, residents of the site would have to leave the application site to access the alleyway to then access Roe Hill Park. It is acknowledged this increases the distance and subsequently journey time for residents to access Roe Hill Park when compared to using the gates. Approximate distances are demonstrated in the appendices at the end of the report and show routes from the fencing which are approximately 0.3 miles. Such a distance would take an average person approximately 6 minutes to walk.
- 9.24 From a recent site visit, it was noted that there was some litter accruing within the considerable vegetation that lines the alleyway. No other antisocial behaviour was noted during this site visit.
- 9.25 The alleyway has views enabling the user to see the majority of the alleyway at any one time, and given the season of the site visit, while the vegetation was substantial, it did not prevent a user from utilising the alleyway. The alleyway has a consistent smooth surface and is suitable for use by those with limited mobility, wheelchairs and pushchairs.
- 9.26 The journey time from the application site to Roe Hill Park via the alleyway is longer than if the gated accesses remained. However, the journey time into Roe Hill Park from the site using the alleyway was not overly complex or unduly time-consuming.
- 9.27 It is acknowledged that the most direct routes from the application site into Roe Hill Park were the gates. However, the alleyway to the north of the site provides a route that is considered safe, convenient and direct to Roe Hill Park.
- 9.28 It is therefore considered that the proposed retention of the fencing would not unduly impact the amenity of residents of the site.

#### **4. Other considerations**

##### *i) Alternative proposal*

- 9.29 Comments have been received regarding implementing a direct access into Roe Hill Park which can only be used by residents, such as a fob access. Such a scheme has not been proposed as part of this development and further comments outline issues regarding the cost and management implications of installing such a scheme. In any event, this application does not propose an alternative method, and as such, a determination must be made on the basis of the proposal as submitted.

#### **5. Reimposition of conditions**

- 9.30 As a Section 73 (variation) 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.
- 9.31 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. It is considered that the variation from the approved permission by this application would not materially change the considerations that were set out in S6/2012/1790/S73B.
- 9.32 Application S6/2012/1790/S73B was granted planning permission subject to 20 planning conditions and application DSC/2017/S006/S007 confirms compliance with the conditions.
- 9.33 Conditions 3 to 7 are pre commencement conditions and conditions 1, 2 and 8-20 have no requirement for details to be submitted.
- 9.34 The relevant conditions will therefore be updated to reflect the information approved.

#### **10 Conclusion**

- 10.1 The main matters for consideration in this application relate to ease of access/egress in/out of the site, and public safety, and this is supported by the representations made.
- 10.2 Hertfordshire Constabulary are in support of the fencing and confirm that there has been a reduction in reports of crime and antisocial behaviour since the closure of the gates.
- 10.3 Local and national policy emphasises the importance of access to good standard amenity space and external open spaces. Safe, convenient and direct routes should ensure such spaces are easy to access with routes easy to move through for all of society.



- 10.4 It is acknowledged that the most direct routes from the application site into Roe Hill Park were the gates. However, the alleyway to the north of the site provides a route that is considered safe, convenient and direct to Roe Hill Park.
- 10.5 On the basis that a safe, convenient and direct access to Roe Hill Park is still available to residents from the site, and the introduction of the fencing has resulted in a reduction in reports of crime and antisocial behaviour to Hertfordshire Constabulary, it is considered that the public benefits of the scheme outweigh the harms, and the retention of the fencing should be approved.

## **11 Recommendation**

- 11.1 It is recommended that planning permission be approved subject to the following conditions:

1. The materials of the external surfaces of the development hereby permitted must be in accordance with the details submitted and approved under application S6/2012/1696/DS. Subsequently, the approved materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of maintaining the character and visual amenity of the area, in accordance with the Welwyn Hatfield District Plan 2005; the draft Local Plan; and the National Planning Policy Framework.

2. The drainage scheme must remain in accordance with the details submitted and approved under application S6/2012/1696/DS. The approved scheme shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To reduce the risk and impact of flooding by ensuring the satisfactory storage and disposal of surface water from the site; and to ensure surface water can be managed in a sustainable manner in accordance with Policy R7 and R10 of the Welwyn Hatfield District Plan 2005; Policy SADM14 of the draft Local Plan; and the National Planning Policy Framework

3. The access and area set aside for car parking and turning areas must remain in accordance with the details submitted and approved under application S6/2012/1696/DS. The approved access and layout shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure the satisfactory access into the site and the permanent availability of the parking and manoeuvring areas in the interests of highway safety in accordance with Policy D1, D2 and M14 of the Welwyn Hatfield District Plan 2005; SADM2 of the Local Plan; and the National Planning Policy Framework.

4. (a) 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. 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, another tree or shrub shall be planted at the same place and that tree or shrub

shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree shrub or hedge shall be undertaken in accordance with details to be approved in writing by the Local Planning Authority to comply with the recommendation of British Standard 5837:2012 before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit within 20 metres of the retained trees and shrubs.

In this condition, retained tree or shrub, means an existing tree or shrub, as the case may be, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of [five years] from [the date of the occupation of the building for its permitted use].

REASON: To protect the existing trees, shrubs and hedgerows in the interest of maintaining the character and amenity of the area and minimising the impact of development in terms of ecology, biodiversity and climate change in accordance with the Welwyn Hatfield District Plan 2005; the draft Local Plan; and the National Planning Policy Framework.

5. The boundary treatments shown in approved drawings and implemented on plots 13 and 14 and eastern boundaries of plots 9 and 12 must retain close boarded fencing no lower than 1.8 metres unless otherwise agreed in writing with the Local Planning Authority.

REASON: In order to protect the outdoor amenities of occupiers of those dwellings and to prevent a noise nuisance arising from the adjoining Engine House and Network Power Transformer in accordance with policy R19 of the Welwyn Hatfield District Plan 2005.

6. The bicycle storage must remain accordance with the approved details under approved application S6/2012/1790/S73B.

REASON: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with Policies M6 and M8 of the Welwyn Hatfield District Plan 2005; Policy SADM3 of the Draft Local Plan; and the National Planning Policy Framework.

7. The bin storage must remain accordance with the approved details under approved application S6/2012/1790/S73B.

REASON: To ensure a satisfactory standard of refuse and recycling provision and to protect the residential amenity of adjoining and future occupiers in accordance with Policies IM2, R5 and D1 of the Welwyn Hatfield District Plan 2005; Policy SADM12 of the Draft Local Plan; and the National Planning Policy Framework.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-

enacting that Order with or without modification) the garage accommodation on the site shall not be used for any purpose, other than for the parking of private vehicles and shall not be converted into additional residential accommodation, unless otherwise approved by the Local Planning Authority.

REASON: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users in accordance with policy M14 of the Welwyn Hatfield District Plan 2005.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification)), no development within Classes A, B and C (excluding (c)(ii) solar panels and photovoltaics) of Class C) shall take place unless permission is granted on an application made to the Local Planning Authority

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Class E of Part 1 of Schedule 2 shall take place within plots 2, 13, 14, 16, 17, 19, 21, 22, 29, 30, 33, 34, 39, 43, 44, 45, 47, 50, 67, 68, 70, 72, 73, 90, 95, 100 and 103 as identified on drawing 8263 A12K, unless permission is granted on an application made to the Local Planning Authority.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Class D of Part 1 of Schedule 2 shall take place, with the exception of plot numbers 24-27 inclusive where permitted development rights are retained, unless permission is granted on an application made to the Local Planning Authority.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

#### DRAWING NUMBERS

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

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
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A13	D	PROPOSED BOUNDARY TREATMENTS	3 May 2023
A12	L	PROPOSED SITE LAYOUT (SHOWING PLOT ROOF PLANS)	18 May 2023
A13	F	PROPOSED BOUNDARY TREATMENTS	18 May 2023
4819/002	B	Site Location Plan	
4819/021		Planning Application Plan	
4819/020	B	HOUSING TENURE	
8276/A12	L	PROPOSED SITE LAYOUT (SHOWING PLOT ROOF P	
8276/A37	B	PLANS, SECTIONS AND ELEVATIONS - PLOTS 10 TO 12	
8276/A38	B	PLANS, SECTIONS AND ELEVATIONS - PLOTS 13 TO 14	
8276/A39/1	B	PLANS - PLOTS 15 TO 23	
8276/A39/2	B	SECTIONS AND ELEVATIONS - PLOTS 15 TO 23	
8276/A40	B	PLANS, SECTIONS AND ELEVATIONS - PLOTS 24 TO 25	
8276/A41	B	PLANS, SECTIONS AND ELEVATIONS - PLOTS 26 TO 27	
8276/A42/1	B	PLANS - PLOTS 28 TO 35	
8276/A42/2	B	SECTIONS AND ELEVATIONS - PLOTS 28 TO 35	
8276/A43	B	PLANS, SECTIONS AND ELEVATIONS - PLOTS 36 TO 37	
8276/A44	B	PLANS, SECTIONS AND ELEVATIONS - PLOTS 38 TO 40	
8276/A45/1	C	PLANS - PLOTS 41 TO 45	

8276/A45/2	C	SECTIONS AND ELEVATIONS - PLOTS 41 TO 45
8276/A46	B	PLANS, SECTIONS AND ELEVATIONS - PLOTS 46 TO 48
8276/A47	B	PLANS, SECTIONS AND ELEVATIONS - PLOTS 49 TO 51
8276/A48	B	PLANS, SECTIONS AND ELEVATIONS - PLOTS 52 TO 53
8276/A49/1	B	PLANS - PLOTS 66 TO 74
8276/A49/2	B	SECTIONS AND ELEVATIONS - PLOTS 66 TO 74
8276/A50	B	PLANS, SECTIONS AND ELEVATIONS - PLOTS 87 TO 88
8276/A51	B	PLANS, SECTIONS AND ELEVATIONS - PLOTS 89 TO 91
8276/A52	B	PLANS, SECTIONS AND ELEVATION - PLOTS 92 TO 93
8276/A53/1	B	PLANS - PLOTS 94 TO 101
8276/A53/2	B	SECTIONS AND ELEVATIONS - PLOTS 94 TO 101
8276/A54	B	PLANS, SECTIONS AND ELEVATIONS - PLOTS 102 TO 103 - VALIDATED 23/08/12 (DMS Info Document: 715517 Page No(s): 1)
8276/A60	B	PLANS - PLOTS 54 TO 65 - VALIDATED 23/08/12 (DMS Info Document: 715518 Page No(s): 1)
8276/A61	B	SECTIONS AND ELEVATIONS - PLOTS 54 TO 65 - VALIDATED

		23/08/12 (DMS Info Document: 715520 Page No(s): 1)
8276/A62	B	PLANS - PLOTS 75 TO 86 - VALIDATED 23/08/12 (DMS Info Document: 715522 Page No(s): 1)
8276/A63	B	SECTIONS AND ELEVATIONS - PLOTS 75 TO 86 - VALIDATED 23/08/12 (DMS Info Document: 715526 Page No(s): 1)
8276/A70	B	SITE SECTIONS - VALIDATED 23/08/12 (DMS Info Document: 715529 Page No(s): 1)
BNL18228- 11 Sheet 1 of 4		LANDSCAPE PROPOSALS - SHEET 1 - VALIDATED 23/08/12 (DMS Info Document: 715533 Page No(s): 1)
BNL18228- 11 Sheet 2 of 4		LANDSCAPE PROPOSALS - SHEET 2 - VALIDATED 23/08/12 (DMS Info Document: 715534 Page No(s): 1)
BNL18228- 11 Sheet 3 of 4		LANDSCAPE PROPOSALS - SHEET 3 - VALIDATED 23/08/12 (DMS Info Document: 715535 Page No(s): 1)
BNL18228- 11 Sheet 4 of 4	1	LANDSCAPE PROPOSALS - SHEET 4 - VALIDATED 23/08/12 (DMS Info Document: 715536 Page No(s): 1)
GB11_071_ 05/002	D	ROAD SETTING OUT AND ACCESS WORKS - 1 OF 3 - VALIDATED 23/08/12 (DMS Info Document: 715542 Page No(s): 1)
GB11_071_ 05/003	C	ROAD SETTING OUT - 2 OF 3 - VALIDATED

GB11_071_ 05/004	C	ROAD SETTING OUT - 3 OF 3
GB11_071_ 05/005	A	ROAD LONGSECTIONS 1 OF 2
GB11_071_ 05/006		ROAD LONGSECTIONS 2 OF 2
GB11_071_ 05/010	A	SITE LEVELS AND DRAINAGE LAYOUT 1 OF 3
GB11_071_ 05/011	A	SITE LEVELS AND DRAINAGE LAYOUT 2 OF 3
GB11_071_ 05/012	A	SITE LEVELS AND DRAINAGE LAYOUT 3 OF 3
GB11_071_ 05/013	A	ADOPTABLE DRAINAGE BELOW S.38 ROAD - 1 OF 2
GB11_071_ 05/014	A	ADOPTABLE DRAINAGE BELOW S.38 ROAD - 2 OF 2
GB11_071_ 05/015	A	ADOPTABLE DRAINAGE BELOW PRIVATE ROAD

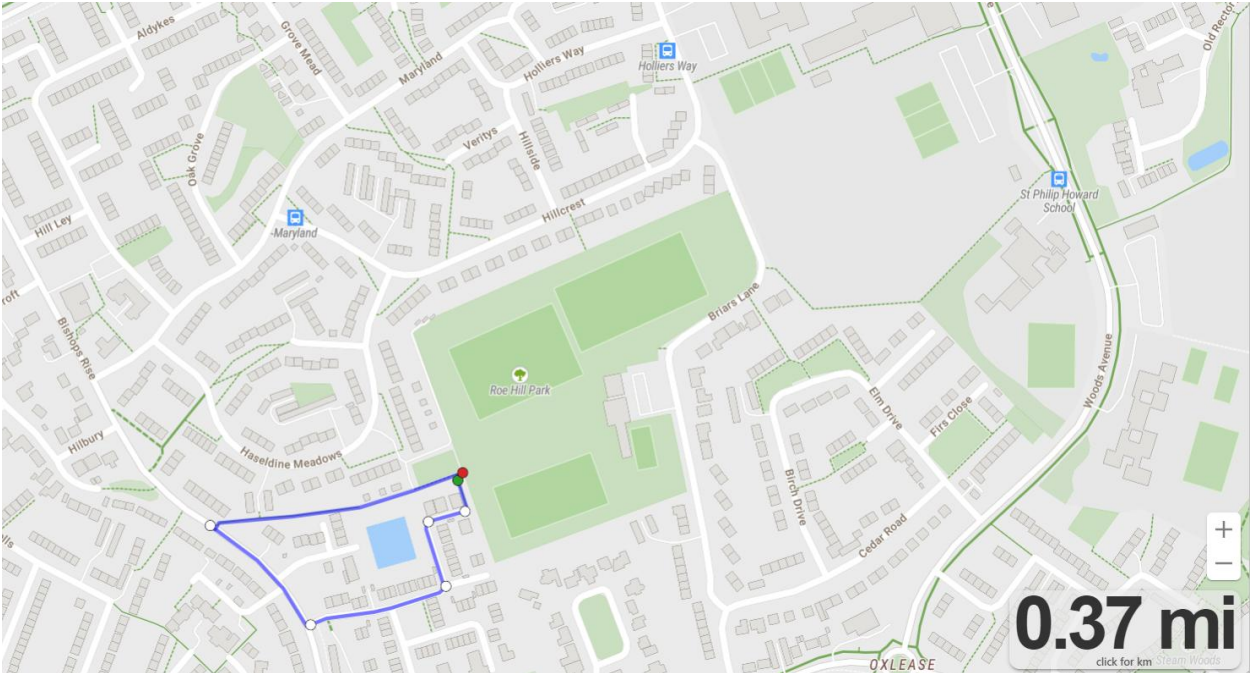
REASON: To ensure that the development is carried out in accordance with the approved plans and details.

#### POSITIVE AND PROACTIVE STATEMENT

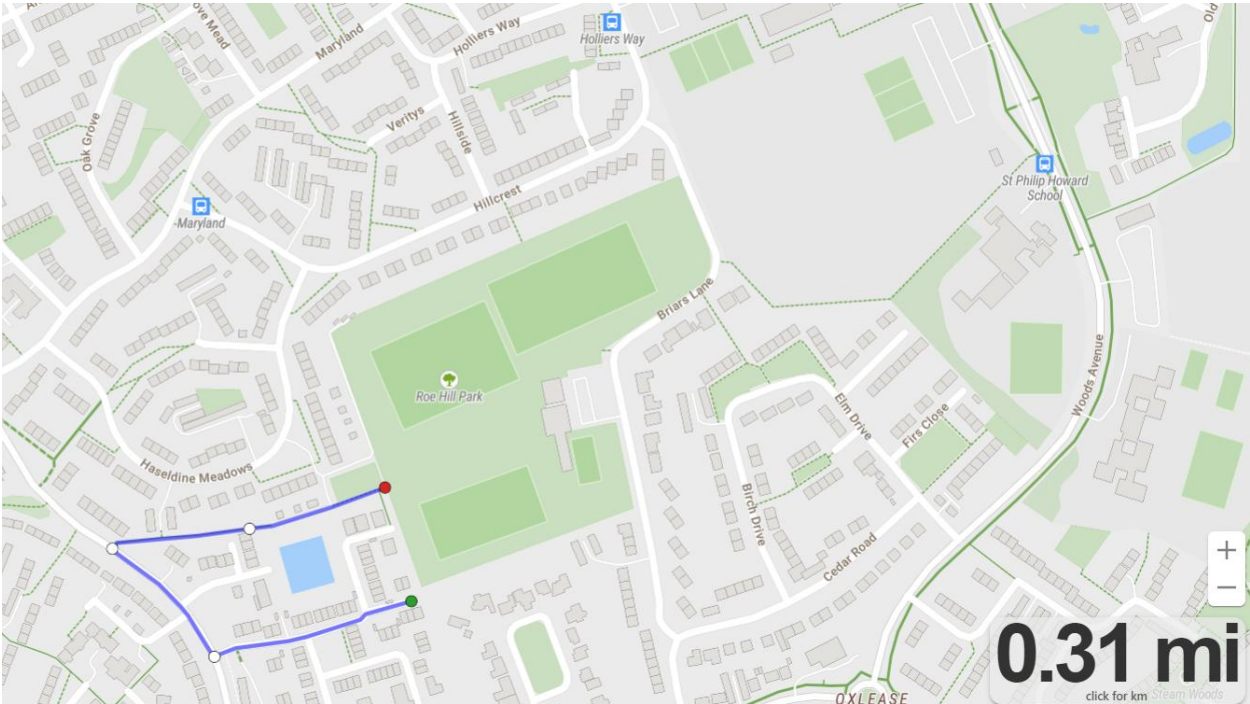
The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan.

Name: Kirsty Shirley (Development Management)  
Date: September 2023

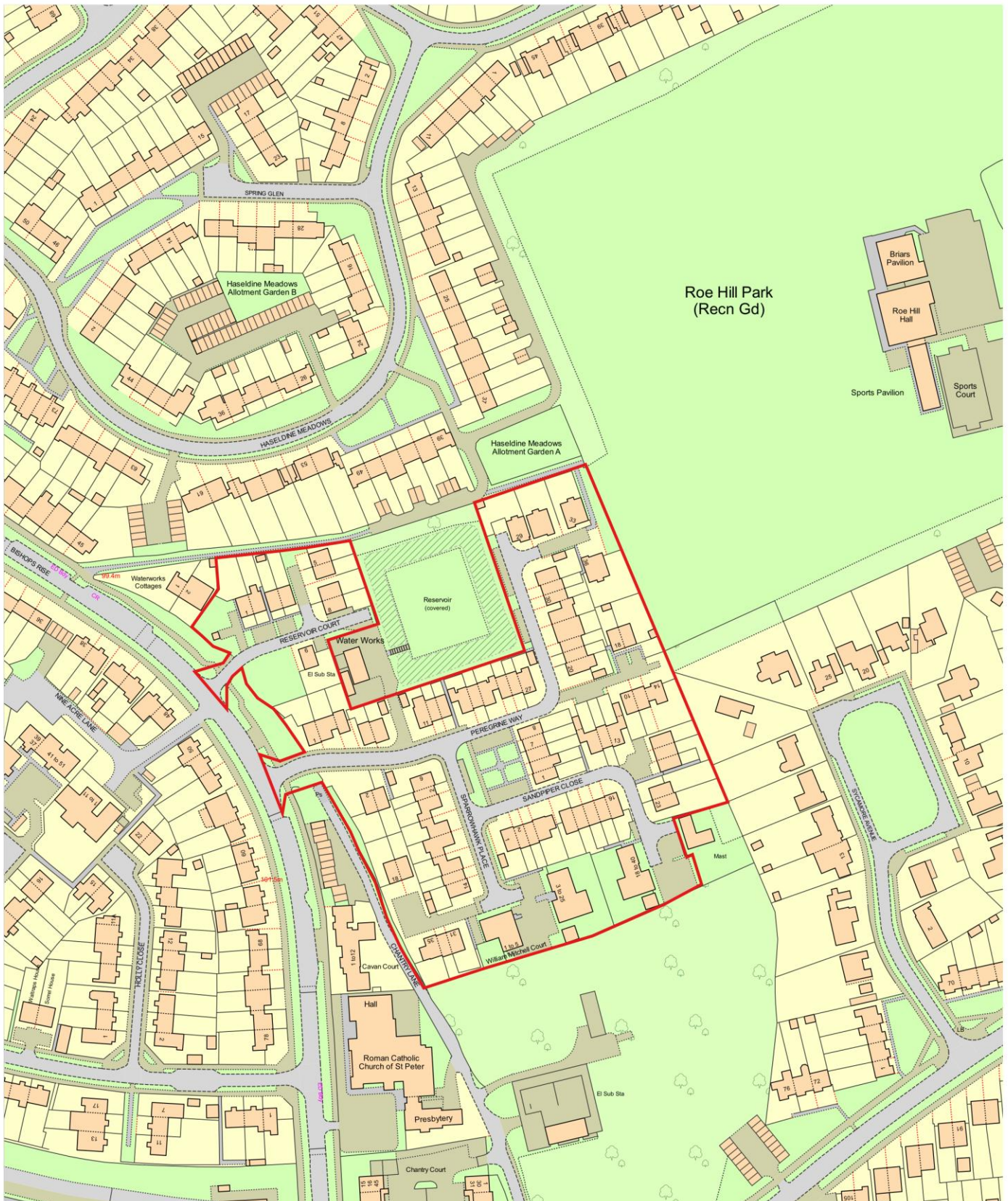
Appendix 1 – Distance from north fencing




Appendix 2 – Distance from south fencing







 <p><b>WELWYN HATFIELD</b></p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE</p>	<p>Former Three Valleys Water site (now Peregrine Way) Bishops Rise Hatfield</p>		Scale: DNS
			Date: 31-08-2023
Development Management Committee	6/2023/0944/VAR	Drawn: Jessica Moore	
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