

Tracy Harvey
Head of Development Control

Reply to address below:

Our Ref:S6/2009/2514/DS

25th June 2010

MR D OLIVER
BOVIS HOMES LTD
CENTRAL REGION
HIGHWAY POINT
BROMWICH COURT
GORSEY LANE
COLESHILL
B46 1JU

Dear Sir,

Town and Country Planning Act 1990. Town and Country Planning (General Development Procedures) Order 1995

RE: DISCHARGE OF CONDITIONS OF PLANNING PERMISSION S6/1999/1064/OP AND S6/20090891/MA at BOVIS DEVELOPMENT SALISBURY VILLAGE COMET WAY HATFIELD

Further to my letter dated the 10th June 2010, I can confirm that the information submitted in respect of the following conditions is now acceptable to the council.

S6/1999/1064/OP

Outline application for the mixed use redevelopment of the Hatfield Aerodrome site in accordance with the adopted masterplan. Approved 29/12/00.

Condition 5: Prior to the commencement of development on any part of any phase of the development, details of the construction of any storage facilities for oils, fuels or chemicals shall be submitted to and approved in writing by the Local Planning Authority and any such facilities shall be constructed in accordance with the details so approved.

REASON: In the interests of the visual character of the area and to minimize the potential for pollution on the site.

Details relating to the construction of any storage facilities for oils, fuels or chemicals on the site were set out in your letter dated the 2nd March 2010. Further to this, drawing number HAT4-02-101B, submitted by Bovis on the 21st June 2010, also sets out the location of both Bovis Homes Ltd and Taylor Wimpey site compounds and storage areas. I can confirm that the information submitted in respect of this condition, is acceptable to us, and that this condition can therefore be discharged. Please be aware however that any such facilities should be constructed in accordance with the approved details.

Condition 17: Prior to the commencement of development, schemes for:-

- i) the routing of construction traffic and equipment to and from the site and the provision of appropriate vehicle cleaning facilities and,
- ii) the restriction of permissible hours of construction operations on noise sensitive parts of the site, shall be submitted to and approved in writing by the Local Planning Authority. All construction operations on the site shall take place strictly in accordance with the schemes so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenity of the area and the free flow of traffic on adjacent highways.

In your email dated the 24th June 2010, you attach a plan showing the routing of the construction traffic to and from the site. You have also confirmed, in a separate email, similarly dated the 24th June, that whilst initially the roads were being swept for 2 hours every afternoon, Bovis have now increased the frequency of road sweeping, at the request of the council, so that the roads are now being swept for 2 hours in the morning and then 2 hours in the afternoon every day. Furthermore, your email goes on to say that during muck shift operations the road sweeper will be working all day, and that in wet weather the site manager is able to call off the road sweeper to again operate all day. In addition to this, the email also states by way of information, that Bovis have also agreed with Goodman to review and adjust as necessary this frequency and length of sweeper movements.

With regards to hours of working, your letter dated the 19th November 2010 states that hours of work on the site will be between 8:00am and 5:30pm Monday to Friday and 8:00am to 1.00pm on Saturday with no work to be carried out on Sundays and Public Holidays.

Whilst the details submitted in respect of this condition are acceptable to us, we will continue to monitor its implementation on the site to ensure that Bovis Homes Ltd and Taylor Wimpey are according with the details submitted.

Condition 24: There shall be no open storage, including storage of building materials, topsoil, or other arisings, on the site other than in compounds or areas specifically set aside for this purpose, the details of which shall be shown on a plan which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the maintenance of a satisfactory visual appearance of the site.

The site compound and storage area locations for both Bovis Homes and Taylor Wimpey are shown on plan HAT4-02-101B, submitted on the 21st June 2010. In your letter dated the 2nd March 2010 you state that all Bovis Homes Ltd compound setups are the same and that there are no elements on this development that require a variation from Bovis Homes standard site compound. A specification of the compound and its appearance are also provided as part of your letter dated the 2nd March 2010. Given this, I can confirm that the information submitted to council in respect of this condition is acceptable to us, and that this condition can therefore be discharged.

S6/2009/0891/MA

**Residential development of 164 dwellings with access roads and landscaping.
Approved 07/06/10**

Condition 8: Prior to the commencement of development, details of litter bins to be provided on the development, including their proposed locations and timing of provision, shall be submitted to and approved in writing by the local planning authority. The bins thereby approved shall be provided and retained on site in accordance with the approved scheme.

REASON: To provide proper facilities for litter disposal in the interests of visual and residential amenity.

In your email dated the 21st June 2010 you confirm that Bovis will be following the advice of the council's client services dept (as set out in my email dated the 18th May 2010) by providing a dog waste bin and a litter bin on both the LEAP (central square) and at the access point by Hangar Square which leads on to the existing cycle path/ footpath, and that a further litter bin will also be provided at the access point near the east square which leads on to the existing cycle path/ footpath. Your email also confirms that the litter and dog bins to be provided are in line with the council's specification, also set out in my email dated the 18th May 2010. Drawing number HAT402 108 shows the location and detail of the litter and dog bins to be provided, and I can confirm that the information submitted in respect of this condition is acceptable to the council. Please be aware however, that these bins should be provided prior to the occupation of the site, and that until adoption, Bovis Homes should arrange for them to be emptied on a regular basis. Given this, we will continue to monitor the implementation of this condition, until the bins have been put in on the site.

Yours faithfully

Miss R Morgan
Planning Projects Officer

NOTE: You are advised that you have a period of 6 months from the date of this letter to appeal against the refusal of details of any of the above conditions. Appeals should be on a form available from the Planning Inspectorate at www.planning-inspectorate.gov.uk or

3/14 Eagle Way, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.