

Tracy Harvey
Head of Development Control

Reply to address below:

Our Ref:S6/2009/2514/DS

27TH August 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 S6/2009/0891/MA at PHASE 4 BOVIS DEVELOPMENT SALISBURY VILLAGE COMET WAY HATFIELD

Further to our recent telephone conversations I can confirm that the information submitted in respect of the following condition 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 21: No part of any phase of the development shall commence until details of the necessary on and off-site drainage works for that phase have been submitted to and approved in writing by the Local Planning Authority. No works which result in the discharge of foul or surface water from the site shall be commenced until the off-site drainage works referred to above have been completed.

REASON: To ensure the proper drainage of the site.

Drawing number HAT4-5-601E (Engineering Layout - High Level Attenuation), together with the relevant calculations, was submitted to both the council and the Environment Agency by Bovis Homes, on the 17th March 2010, to discharge condition 21. The submission shows the positioning of a swale on the LEAP (Central Square) in the approved scheme, in order to deal with surface water drainage issues on this site.

Further to this, copies of the engineering layout's with a notation showing the proposed link pipe to the high level attenuation in the LEAP (Drawing Number 600E Engineering Layout Sh1 and Drawing Number 601G Engineering Layout Sh 2) and a plan showing details of the proposed hydrobrake chamber (Drawing Number HAT4-5-911B - S10 Control Chamber Detail) were also submitted by Bovis Homes, to both the council and the Environment Agency, on the 31st March 2010. Here, Bovis also confirmed that the proposed swale will only hold approximately 300mm of water on the 1 in 100 year rainfall event plus 30% climate change allowance.

The Environment Agency confirmed to the council on the 12th April 2010 that they were happy with the details submitted in respect of condition 21 and that it could therefore be discharged. However, the council still had some concerns about the proposed location of the swale, and given this a meeting was convened between Bovis Homes and Welwyn Hatfield Borough Council on the 28th June 2010.

Following discussions on the size, design and purpose of the swale, it was agreed that the position and size of swale was acceptable in principle providing more detailed plans were provided showing a cross section of the swale, and how the area would be landscaped.

Drawing number Hat-03-108, submitted to the council on the 5th July 2010, provides a section through the proposed public open space in the central LEAP area of the approved scheme. The plan shows the location of the swale (which is no more than a 'slight depression') in relation to the other elements of the public open space, along with the proposed bulb planting in this area (which Bovis have since confirmed in an email dated the 12th August 2010 will be planted in the grass).

Further to this, I can confirm that the proposals as set out in the above details and drawings are acceptable to the council and that this condition can therefore now be discharged.

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.