Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

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Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Na	ame, Address aı	nd Contact Details			
Title: Mr	First Name:	Robin		Surname:	Moxon
Company name:	Arlington Business	Parks GP Limited			
Street address:	2 Waterside Drive				
	Theale		Telephone numb	er:	
			Mobile number:		
Town/City:	Reading		Fax number:		
Country:	UK		Email address:		
Postcode:	RG7 4SW				
Are you an agent	acting on behalf of th	ne applicant?	○ Yes ⊚ N	lo	
2. Agent Name	, Address and C	Contact Details			
No Agent details w	ere submitted for thi	s application			
3. Description	of the Proposal				
		ment including any change of use		a. cvcle park	ing, boundary treatment, landscaping, lighting and
access.					5. , , , . g, . g.m.g a
Has the building, v	work or change of us	e already started?	No		

4. Site Addres	ss De	etails																			
Full postal addre	ess of t	he site (in	ıcluding fı	ıll posto	code v	where a	availab	le)	Desc	cription:											
House:			Sı	uffix:	[]													
House name:	Plot 5	5000						Ī													
Street address:	Hatfie	eld Busine	===== ess Park					Ī													
								Ī													
								ĺ													
Town/City:	Hatfie	eld						ĺ													
Postcode:	AL10	9EZ						1													
								٦													
Description of lo (must be comple																					
Easting:	5212	68																			
Northing:	2091	01						Ī													
5. Pre-applica	ation	Advice																			
Has assistance	or prior	advice b	een soug	ht from	the lo	ocal aut	hority	about th	his app	lication?				•	Yes	Q N	0				
If Yes, please co	mplete	e the follo	wing infor	mation	abou	t the ac	dvice y	ou were	e given	(this will	help	the au	thori	ty to	deal w	ith this	applic	ation	more	efficiently	·):
Officer name:																					
Title: Mr		First nan	ne:	Andrev	N							Surnan	ne:	Mar	ngham						
Reference:		Pre-app	lication M	leeting																	
Date (DD/MM/Y)	YYY):	01/03/2	017	(Must	t be p	re-appli	ication	submis	ssion)												
Details of the pre																					
Agreement to the pre-application																ission.	Agreei	nent	to th	e proposed	k
6. Pedestrian	and '	Vehicle	Access	s Roa	ıds a	nd Ri	ahts	of Wa	av												
or r oddotrian	unu	V 01111010	710000	,a	iuo u		90	o. ma	- y												
Is a new or altere	ed veh	icle acces	ss propos	ed to or	r from	the pu	blic hig	ghway?	•							0	Yes	•	No		
Is a new or altere	ad nad	lestrian ad	coss pro	nosed t	o or fi	rom the	nublic	s highw	(2)/2								Yes	(0)	No		
								, mgmw	ay:								103		140		
Are there any ne	ew pub	lic roads t	o be prov	rided wi	ithin th	ne site?	?									0	Yes	•	No		
Are there any ne	w pub	lic rights o	of way to !	be prov	ided v	within o	r adjad	cent to t	the site	e?						0	Yes	•	No		
Do the proposals	s requi	re any div	ersions/e	xtinguis	shmer	nts and	or cre	ation of	f rights	of way?						0	Yes	•	No		
												'									
7. Waste Stor	age a	and Col	ection																		
De the alone in a		4 4				II = -4' =	- 	-4-0									V		NI-		
Do the plans inc	-		o store ar	iu aid tr	ne col	nection	oi was	ile (•	Yes	0	No		
If Yes, please properties of Designated refu				be pro	ovided	on site	e. Plea	se refe	r to the	supporti	ng S	Site Plar	າ.								
Have arrangeme																	Yes		No		
If Yes, please pr			101 IIIE 5E	parate	SiUIA	ye anu	COIICU	JOH OH	coyuldi	DIE WASIE						9	169		INU		
ii i es, piease pi	oviue (acidiis.																			

7. Waste Storage and Collection
A separate recycling storage area is to be provided within the site. Please refer to the supporting Site Plan.
8. Authority Employee/Member
With respect to the Authority, I am: (a) a member of staff (b) an elected member Do any of these statements apply to you? Yes No (c) related to a member of staff (d) related to an elected member
9. Materials
Please state what materials (including type, colour and name) are to be used externally (if applicable): Boundary Treatments - description:
Description of existing materials and finishes:
Please refer to submitted Design and Access Statement and Application Plans Description of <i>proposed</i> materials and finishes:
Please refer to submitted Design and Access Statement and Application Plans
Doors - description:
Description of existing materials and finishes:
N/A
Description of <i>proposed</i> materials and finishes:
Please refer to submitted Design and Access Statement and Application Plans
Lighting - description: Description of existing materials and finishes:
N/A
Description of <i>proposed</i> materials and finishes:
Please refer to submitted Design and Access Statement and Application Plans
Roof - description: Description of existing materials and finishes:
N/A
Description of <i>proposed</i> materials and finishes:
Please refer to submitted Design and Access Statement and Application Plans
Vehicle Access - description:
Description of existing materials and finishes:
N/A
Description of proposed materials and finishes:
Please refer to submitted Design and Access Statement and Application Plans
Walls - description: Description of existing materials and finishes:
N/A
Description of <i>proposed</i> materials and finishes:
Please refer to submitted Design and Access Statement and Application Plans
Windows - description:
Description of existing materials and finishes:
N/A Description of proposed materials and finishes:
Description of proposed materials and finishes:
Please refer to submitted Design and Access Statement and Application Plans
Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No
If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

9. Materials			
Please refer to submitted Design and	Access Statement and Application Pla	ans	
10. Vehicle Parking			
J			
Please provide information on the exist	ting and proposed number of on-site p Existing number	parking spaces: Total proposed (including spaces	Difference in
Type of vehicle	of spaces	retained)	spaces
Cars	0	97	97
Cycle spaces Disability spaces	0	10	10
Disability spaces			0
11. Foul Sewage			
Please state how foul sewage is to be	disposed of:		
Mains sewer	Package treatment plant	Unknown	
Septic tank	Cess pit	Other	
_	·		
Are you proposing to connect to the ex		Yes No Unknown	
If Yes, please include the details of the Please refer to the supporting Flood R		awings and state references for the plan	s)/drawing(s):
Please relei to the supporting Flood N	isk Assessment and Drainage Strate(ay	
12. Assessment of Flood Risk			
Is the site within an area at risk of flood	ling? (Refer to the Environment Agen	cy's Flood Map showing	
flood zones 2 and 3 and consult Environments for information as necessity	nment Agency standing advice and y		
requirements for information as necess	oary.)		
If Yes, you will need to submit an appro	opriate flood risk assessment to consi	der the risk to the proposed site.	
Is your proposal within 20 metres of a	watercourse (e.g. river, stream or bec	k)?	
Will the proposal increase the flood risl	c alsowhora?		○ Yes No
·			Yes No
How will surface water be disposed of			
Sustainable drainage system	Main sewer	✓ Pond/lake	
Soakaway	Existing watercourse		
13. Biodiversity and Geologica	l Conservation		
		r further information on when there is a re nearby and whether they are likely to be	
Having referred to the guidance notes, application site, OR on land adjacent to		e following being affected adversely or co	nserved and enhanced within the
a) Protected and priority species			
Yes, on the development site	Yes, on lan	d adjacent to or near the proposed devel	opment No
b) Designated sites, important habitats	or other biodiversity features		
Yes, on the development site	•	d adjacent to or near the proposed devel	opment No
c) Features of geological conservation	importance		

As Existing Use Please describe the current use of the site:		nent site				Yes,	n land adjacent to or near the propo		elopinel	nt	•	No
/acant Brownfield Site stres site currently vacant? Yes, please describe the last use of the site: The site forms part of the former Haffield Aerodrome When did this use and (if known) (DDMMYYYY)? Total the proposal involve any of the following? Yes, you will need to submit an appropriate contamination assessment with your application. and which is known to be contaminated? And where contamination is suspected for all or part of the site? Yes © No And where contamination is suspected for all or part of the site? Yes © No Trees and Hedges For there trees or hedges on the proposed development site? For the first expert the site of the proposed development site that could influence the evolopment or might be important as part of the local landscape character? Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is expected the survey should contain, in accordance with the current. BSS837: Trees in relation to design, demolition and construction - Recommendation 5. Trade Effluent For Residential Units	4. Existing Use											
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Social Rented Housing - Pr	oposed					Social	Rented Housing - E	xisting				
		Num	ber of be	drooms					Num	ber of be	edrooms	_
	1	2	3	4+	Unknow			1	2	3	4+	Unknow
Bedsits/Studios						Bedsits	/Studios					
Cluster Flats						Cluster	Flats					
Flats/Maisonettes						Flats/M	aisonettes					
Houses						Houses						
Live-Work Units						Live-Wo	ork Units					
Sheltered Housing						Shelter	ed Housing					
Unknown						Unknov	'n					
Proposed Social Housing To	al]	Existing	Social Housing Total	al				
Intermediate Housing - Pro	posed					Interme	ediate Housing - Ex	isting				
		Num	ber of be	drooms					Num	ber of be	edrooms	
	1	2	3	4+	Unknow			1	2	3	4+	Unknow
Bedsits/Studios						Bedsits	/Studios					
Cluster Flats						Cluster	Flats					<u> </u>
Flats/Maisonettes						Flats/M	aisonettes					
Houses						Houses		+				+
Live-Work Units							ork Units	+				
Sheltered Housing							ed Housing					
Unknown						Unknow		+				
	-			<u> </u>	1						-	-
Proposed Intermediate Hous	ing Total					Existing	Intermediate Housin	ng Total				
Key Worker Housing - Prop	osed					Key Wo	orker Housing - Exi	sting				
		Num	ber of be	drooms					Num	ber of be	edrooms	_
	1	2	3	4+	Unknow			1	2	3	4+	Unknow
Bedsits/Studios						Bedsits	/Studios					
Cluster Flats						Cluster	Flats					
Flats/Maisonettes						Flats/M	aisonettes					
Houses						Houses						
Live-Work Units						Live-Wo	ork Units					
Sheltered Housing						Shelter	ed Housing					
Unknown						Unknow		+				
		ļ			1				ļ			7
Proposed Key Worker Housin	ng Total					Existing	Key Worker Housin	g Total				
8. All Types of Deve	elopme	ent: No	n-resi	dentia	l Flooi	pace						
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	•											
				,								
oes your proposal involv	e the los	ss, gain	or chan	ge of us	e of non	esidential floorspace?			(Yes	Q N	lo
						vietie a green	Gross internal	Total	l gross r	iew	Ne	t additior
							orspace to be	interna	al floors	pace		ss intern
Use	Class/typ	pe of us	е			floorenaco	t by change of		ed (incli			oace folk
						ruare metres) US	e or demolition quare metres)		ges of u are metr			velopme iare meti
31 (a) - Office (other than	n A2)					0	0	+	1,550	-,	(540	1,550
88 - Storage or distribution						0	0	-	4,878			4,878
otal						0	0		6,428			6,428
						, l		1				· ·
	itutione	and hos	tels, ple	ase add	itionally	dicate the loss or gain	of rooms:					
or hotels, residential inst	itutions				i .	sting rooms to be los	. h., T. !	oms propo	I			

19. Employment				
If known, please complete the following in	formation regarding employees:			
	Full-time	Part-time	Equivalent number of full-	-time
Existing employees			0	
Proposed employees			179	
20. Hours of Opening				
No Hours of Opening details were submitte	e for this application			
21. Site Area				
What is the site area? 1.21	hectares			
22. Industrial or Commercial Pro	cesses and Machinery			
Please describe the activities and process Please include the type of machinery which	ch may be installed on site:		ncluding plant, ventilation or air cor	nditioning.
Sorting and Distribution of magazine sub-	· · · · · · · · · · · · · · · · · · ·			
Is the proposal for a waste management of this is a landfill application you will need	to provide further information before	YesNoYour application can be det	ermined. Your waste planning auth	ority should
make clear what information it requires on	its website.			
23. Hazardous Substances				
	10	0 V 0 V		
Is any hazardous waste involved in the pr	oposai?	◯ Yes ⊚ No		
A. Toxic substances			Amount held on site	
				Tonne(s
B. Highly reactive/explosive substance	es		Amount held on site	
				Tonne(s
C. Flammable substances (unless spec	cifically named in parts A and B)		Amount held on site	
				Tonne(s
24. Site Visit				
24. Oile Visit				
Can the site be seen from a public road, p	ublic footpath, bridleway or other pub	lic land?	Yes O No	
If the planning authority needs to make ar	appointment to carry out a site visit,	whom should they contact?	(Please select only one)	
The agent The applicant	Other person			
25. Certificates (Certificate A)				
	<u></u>			
•	Certificate of Owners lanning (Development Management Pro	cedure) (England) Order 201		
I certify/The applicant certifies that on the day 2	.1 days before the date of this application r	nobody except myself/the appli	cant was the owner (owner is a person	with a

relates is, or is part of, an a	-	ft to run) of any part of the land to which olding" has the meaning given by refere	• • •			• •
Person role:	APPLICANT	Declaration date:	27/0	3/2017]	Declaration made
drawings and additional	l information. I/we confirm that	described in this form and the acco , to the best of my/our knowledge, a uine opinions of the person(s) givin	any facts state		Date	27/03/2017