

Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

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**WELWYN
HATFIELD**

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. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

2. Applicant Details

Postcode	<input type="text"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Robin"/>
Surname	<input type="text" value="Moxon"/>
Company name	<input type="text" value="Arlington Business Parks GP Limited"/>
Address line 1	<input type="text" value="2 Waterside Drive"/>
Address line 2	<input type="text" value="Arlington Business Park"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Theale"/>
Country	<input type="text"/>
Postcode	<input type="text" value="RG7 4SW"/>
Primary number	<input type="text" value="07795331929"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="robin.moxon@arlington.com"/>

4. Site Area

What is the measurement of the site area?
(numeric characters only).

Unit

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

Vacant site forming part of the former Hatfield Aerodrome

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

Part of the former Hatfield Aerodrome

When did this use end
(if known)?
DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Materials

Does the proposed development require any materials to be used?

Yes No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):

Not applicable

Description of proposed materials and finishes:

Please refer to the supporting application plans

Roof

Description of existing materials and finishes (optional):

Not applicable

Description of proposed materials and finishes:

Please refer to the supporting application plans

Windows

Description of existing materials and finishes (optional):

Not applicable

Description of proposed materials and finishes:

Please refer to the supporting application plans

Doors

Description of existing materials and finishes (optional):

Not applicable

Description of proposed materials and finishes:

Please refer to the supporting application plans

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Not applicable

Description of proposed materials and finishes:

Please refer to the supporting application plans

7. Materials

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Not applicable
Description of proposed materials and finishes:	Please refer to the supporting application plans

Lighting	
Description of existing materials and finishes (optional):	Not applicable
Description of proposed materials and finishes:	Please refer to the supporting application plans

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

2018-22 S-100 Rev.E - Ground Floor Site Plan
2018-22 A-140 Rev.E - East Showroom Complex - Plans
2018-22 B-150 Rev.C - Workshop A and B - Plans
2018-22 B-155 Rev.B - Workshop A and B and East Showrooms - Roof Plans
2018-22 C-160 Rev.D - Workshop C and West Showroom - Ground Floor Plan
2018-22 C-165 Rev.D - Workshop C and West Showroom - Ground Floor Mezzanine Plan
2018-22 C-170 Rev.D - Workshop C and West Showroom - First Floor Plan - Upper Showroom and Secure Car Storage
2018-22 C-180 Rev.D - Workshop C and West Showroom - Second Floor Plan - Secure Car Storage and Display
2018-22 C-190 Rev.A - Workshop C and West Showroom - Third Floor Roof Plan - Rooftop Car Parking and Plant
2018-22 D-195 Rev.C - Valet Building and Outbuildings - Plans and Elevations
2018-22 A-220 Rev.E - East Showroom Complex - Elevations
2018-22 B-230 Rev.D - East Showroom and Workshop Complex - Workshop A and B - Elevations
2018-22 C-240 Rev.E - Workshop C and Showroom - Elevations
2018-22 A-310 - East Showroom and Workshop Complex - Sections
2018-22 C-330 Rev.C - Workshop C and West Showroom - Sections
1226-001 - Landscape General Arrangement Plan
1226-003 - Vegetation Retention and Removal Plan
1226-201 - Planting Plan 1 of 2
1226-202 - Planting Plan 2 of 2
1226-401 - Typical Detail - Tree in Soft
1226-402 - Tree Protective Fencing Detail
1226-010 - Site Section A-A' - Existing and Proposed Condition
1226-011 - Site Section B-B' - Existing and Proposed Condition
1226-012 - Site Section C-C' - Existing and Proposed Condition
1226-013 - Site Section D-D' - Existing and Proposed Condition
1226-014 - Site Section E-E' - Existing and Proposed Condition
1226-015 - Site Section F-F' - Existing and Proposed Condition
1226-016 - Site Section G-G' - Existing and Proposed Condition
P5100-SPIE-XX-00-DR-E-6311_P01 - External Lighting Scheme
Design and Access Statement
Design and Access Statement - Landscape Section

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

9. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes No

Please provide information on the existing and proposed number of on-site parking spaces

9. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	271	271
Cycle spaces	0	34	34

10. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If 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 required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

12. Biodiversity and Geological Conservation

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Please refer to the accompanying Flood Risk Assessment and Drainage Strategy

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Please refer to supporting plan ref: 2018-22 D-195 Rev.C - Valet Building and Outbuildings - Plans and Elevations

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

The Waste Management Compound has been sufficiently sized to allow for the separate storage and collection of recyclable waste.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? Yes No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered Yes to the question above please add details in the following table:

17. All Types of Development: Non-Residential Floorspace

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B1 (a) - Office (other than A2)	0	0	639	639
B2 - General industrial	0	0	7434	7434
B8 - Storage or distribution	0	0	7907	7907
Other	0	0	4457	4457
Total	0	0	20437	20437

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Will the proposed development require the employment of any staff?

Yes No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Proposed employees			122

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	David
Surname	Elmore
Reference	Pre-application Meetings

Date (Must be pre-application submission)

08/03/2019

Details of the pre-application advice received

Pre-application meeting to discuss the principle of the use and agree the list of application plans/documents required to validate the planning application. An initial pre-application meeting also took place on 21/06/2018

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Arlington Business Parks GP Limited
Number	
Suffix	
House Name	
Address line 1	1230 Parkview
Address line 2	Arlington Business Park
Town/city	Reading
Postcode	RG7 4SA
Date notice served (DD/MM/YYYY)	07/06/2019

25. Ownership Certificates and Agricultural Land Declaration

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)