

4 April 2023



Ashley Ransom
Planning Department,
Welwyn Hatfield Borough Council,
The Campus,
Welwyn Garden City,
AL8 6AE

Laura Fletcher-Gray
E: laura.fletchergray@savills.com
DL: +44 (0) 20 3320 8253

33 Margaret Street
London W1G 0JD
T: + 44 (0) 20 7499 8644
F: + 44 (0) 20 7495 3773
savills.com

Dear Ashley,

**LAND TO THE NORTH EAST OF KING GEORGE V PLAYING FIELDS, NORTHAW ROAD EAST, CUFFLEY, HERTFORDSHIRE, EN6 4RD
DISCHARGE OF CONDITION 8 (ARBORICULTURAL METHOD STATEMENT) OF OUTLINE PLANNING PERMISSION S6/2015/1342/PP**

I write on behalf of Bellway Homes (North London) Ltd to submit an application for the approval of details pursuant to Condition 8 (Arboricultural Method Statement) of outline planning permission S6/2015/1342/PP.

1. Description of Development

Outline planning permission was granted on the 31st March 2022 for the following development:

“Outline planning application for residential development of up to 121 dwellings, associated infrastructure and a change of use from agricultural land to an extension of the King George V playing field. All matters reserved except for new vehicular access to serve the site, the provision of surface water discharge points and the levels of development platforms. “

Following approval of the outline application, an application for approval of Reserved Matters has subsequently been submitted on 27th August 2022 (LPA Ref No. 6/2022/1774/RM). The application is currently live and pending determination.

2. Conditions

The planning permission sets out several conditions which require the submission and approval of details by the Local Planning Authority.

Condition 8

“No development shall commence until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development must not be carried out other than in accordance with the approved statement. The Arboricultural Method Statement must include:

- a) A specification for the pruning of trees to be retained in order to prevent accidental damage by construction activities;*
- b) The specification of the location, materials and means of construction of temporary protective fencing and/or ground protection in the vicinity of trees to be retained, in accordance with the recommendations of the current edition of BS 5837 “Trees in relation to construction”, and details of the timing and duration of its erection;*

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD





- c) The specification of the routing and mean of installation of drainage or any underground services within the Root Protection Area (RPA) and/or canopy spread of retained trees;*
- d) The details and method of construction of any other structures such as boundary walls within the Root Protection Area (RPA) and/or canopy spread of retained trees;*
- e) The details of any proposed alterations to existing ground levels within the Root Protection Area (RPA) and/or canopy spread of retained trees; and*
- f) Provision for the supervision, by an appropriately qualified arboricultural consultant, of any works within the root protection areas of trees to be retained.”*

3.Application Documents

The application has been submitted online via the Planning Portal (Ref: PP-12071269) and comprises the following:

- Application form;
- Cover letter and;
- Arboricultural Method Statement, prepared by HDA

A payment of £141 has been made to the Planning Portal to cover the application and administration fee.

I trust the enclosed is sufficient to promptly validate the application. However, should you have any queries, please do not hesitate to contact either myself or my colleague George Daniel (George.daniel@savills.com) if you have any queries.

Yours sincerely,



Laura Fletcher-Gray
Associate Director

Enc. As listed
Cc Bellway Homes.