

Welwyn Hatfield Borough Council  
Campus East  
The Campus  
Welwyn Garden City  
Hertfordshire  
AL8 6AE

1 December 2022

Dear Sir/Madam,

## **Hatfield Plot 5610 – Planning Application** **Welwyn Hatfield Borough Council**

We write on behalf of our client Cambria Property Investments Limited who wish to submit a Planning Application for the proposed development of Plot 5610, Gypsy Moth Avenue, Hatfield Business Park, Hatfield, AL10 9BS ('the Site').

The description of development of the submitted application is as follows:

*“Erection of two industrial units for light industrial processes (E(g)(iii)) / general industrial (B2) / storage & distribution purposes (B8) and ancillary office space, with associated parking, access and supporting infrastructure.”*

The proposals have benefited from pre-application consultation with Welwyn Hatfield Borough Council ('WHBC') planning officers.

The material considerations and significant benefits surrounding the proposed development as set out within the enclosed Planning and Economic Statements are considered to weigh favourably in the planning balance and it is therefore respectfully requested that Planning Permission be granted.

The following application documents and plans have been prepared to support the submission:

Planning Application Document	Author
Planning Application Form	Sphere25 LLP
Site Location Plan	SRA Architects
Architectural Plans: <ul style="list-style-type: none"> <li>• Existing Site Plan</li> <li>• Existing Site Sections</li> <li>• Proposed Site Plan</li> <li>• Proposed Site Plan with Easements</li> <li>• Building A – Proposed Ground Floor Plan</li> <li>• Building A – Proposed First Floor Plan</li> <li>• Building A – Proposed Roof Plan</li> <li>• Building A – Proposed Elevations 1</li> <li>• Building A – Proposed Elevations 2</li> <li>• Building A – Proposed Sections</li> <li>• Building B – Proposed Ground Floor Plan</li> <li>• Building B – Proposed First Floor Plan</li> <li>• Building B – Proposed Roof Plan</li> <li>• Building B – Proposed Elevations 1</li> <li>• Building B – Proposed Elevations 2</li> <li>• Building B – Proposed Sections</li> <li>• Proposed Site Sections</li> </ul>	SRA Architects
Landscaping Plans: <ul style="list-style-type: none"> <li>• Landscape Masterplan</li> <li>• Planting Plan</li> </ul>	Macgregor Smith

Supporting Application Document	Author
Planning Statement	Sphere25 LLP
Economic Statement	Sphere25 LLP
Design and Access Statement (DAS) <i>including Landscaping Strategy</i>	SRA Architects <i>Macgregor Smith</i>
Ecological Appraisal	Ecology Solutions
Arboricultural Impact Assessment (AIA)	EnviroArb-Solutions
Proposed Drainage Strategy	Eastwood Consulting Engineers
Phase 2 Ground Investigation Report	Ian Farmer Associates
Written Scheme of Investigation for an Archaeological Excavation	Cotswold Archaeology
Acoustic Impact Assessment	Hawkins Environmental
Air Quality Assessment	Hawkins Environmental
Energy Statement	D&d Building Services Consulting Engineers

Proposed External Lighting Plan and External Lighting Information	D&d Building Services Consulting Engineers
Transport Statement	i-Transport
Travel Plan	i-Transport

I would be grateful if you could confirm that the enclosed submission pack is sufficient to meet the Council's validation requirements. The planning application fee of £23,963 has been paid by bank transfer directly to Planning Portal.

In the meantime, if you have any questions or require any additional information, please do not hesitate to contact me or Peter Jeffery (Peter.Jeffery@sphere25.co.uk).

Yours faithfully

**Jon Turner**  
**Associate Director**  
[jon.turner@sphere25.co.uk](mailto:jon.turner@sphere25.co.uk)