

PLANNING STATEMENT

RETROSPECTIVE PLANNING APPLICATION
FOR RETENTION OF MODIFIED LAND LEVELS AND FURTHER
LAND REMODELLING TO AGREED CONTOURS
AT
WARRENWOOD MANOR, HORNBEAM LANE, ESSENDON.

This application follows the grant of planning consent Ref: SG/2009/2574/FP and SG/2012/2656/573B for the retention and alteration of the existing stables, landscaping and all other ancillary works.

Discussions have been held with William Myers and Charles Allingham of Welwyn Hatfield Borough Council's Enforcement Department and following a meeting with them on site on Tuesday 10 March 2015 it was agreed formal applications to regularise the unauthorised works would be submitted.

Alterations to Land Levels

In purchasing the land and part constructed buildings at the above, the applicant inherited the material arising from the previous owner's excavations and demolition works which were spread widely across the site in untidy mounds of differing sizes.

Materials have been reused where appropriate and the numerous piles of excavated soil have been carefully spread over parts of the land to minimise impact within the Green Belt. Further works are necessary to complete this process and return the natural contours of the land and these are included within this retrospective planning application for the Council's approval.

In support of our application, the Senior Enforcement Officer has requested submission of a topographical study of the site demonstrating land levels prior to alteration or, if this is not possible, a detailed Ordnance Survey map of the site from before the alterations took place.

No drawings were prepared prior to commencement of the works and our application therefore includes historic OS data provided by "Promap OS Terrain 5 Contours" which has been added to the site location plan included within the application. Please note the providers of this data advise the listed vertical accuracy of this data is within 1.5m in urban areas.

PNA

May 2015

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