

# **DRAFT STATEMENT OF COMMON GROUND**

Between:

**Heronslea Group  
&**

**Welwyn Hatfield Borough Council**

In Respect of:

**Northaw Equestrian Centre  
Northaw Road West  
Northaw  
Potters Bar  
EN6 4NT**

PINS Reference:

**APP/**

Local Planning Authority Reference:

**S6/2015/1159/MA**

Date:

**January 2016**



## 1.0 INTRODUCTION

- 1.1 This Statement has been prepared jointly between the Heronslea Group (the ‘Appellants’), and Welwyn Hatfield Borough Council (WHBC) (the ‘local planning authority’) (LPA), in respect of an appeal against the refusal of Planning Application Ref: S6/2015/1159/MA at Northaw Equestrian Centre, Northaw Road West.
- 1.2 A separate Statement of Common Ground on highways matters is being prepared between Heronslea and Hertfordshire County Council (HCC) (as the local highway authority). The LPA is not a party to this document and also Hertfordshire Ecology
- 1.3 In order to assist the Inspector, this joint Statement provides a summary of the following key details relating to the appeal site and proposed development:
- The appeal site, surrounding area & planning history;
  - The appeal application;
  - Description of proposed development;
  - Relevant planning policy & guidance;
  - Matters not in dispute;
  - Matters in dispute;
- 1.4 It is anticipated that there may be a future addendum to the Statement of Common Ground to deal with anticipated but as yet unpublished material or events in the context of the LPA statements.

## 2.0 THE APPEAL SITE, SURROUNDING AREA & PLANNING HISTORY

### Appeal Site & Surrounding Area

- 2.1 The appeal site is a 1 hectare site.
- 2.2 The site is a rectangular area of land located on the road frontage with Northaw Road West, about 175 metres east of the junction with Park Road. The site is currently a mixture of hard surfacing, buildings and landscaping and is used as a Riding/Equestrian Centre. The site is laid out with a number of ménages, storage bays and storage containers for offices and ancillary facilities on its southern boundary. There is a substantial brick wall and hedge on the Northaw Road West frontage. The area is well developed and located within the metropolitan Green Belt.
- 2.3 The site includes the following:
- Residential House
  - a number of stables
  - Barns
  - Listed barn
  - Car storage area
  - Three access points
  - Outdoor Ménages
  - Flood lighting
  - Covered storage
  - Garage
  - Substantial hardstanding and internal roads
  - Ancillary Structures

## Planning History

- 2.4 The site has an extensive planning history. Planning permission for the use of the site as livery stables and riding school with ménage was granted in 1995 under ref. S6/1995/0545/FP. The full planning history of the site is set out below:

S6/2015/1160/LB – Conversion of barn to dwelling which includes the insertion of a first floor, seven roof lights windows and doors and windows at ground floor level.

S6/2014/1314/S73A - Variation of condition 2 (agricultural occupancy) of planning permission S6/1987/0013/FP. No Decision

S6/2014/0082/LUE - Certificate of lawfulness for continued use of building as single dwelling house. Refused

S6/2013/2275/MA - Erection of two stable blocks and office together with retention of existing hardsurfacing - Refused

S6/2013/1910/MA - Erection of two stable blocks and office together with retention of existing hardsurfacing - Refused

S6/2013/0670/EA - Operational Development - Formation of hardstanding/development taking place to the rear of the barn - Withdrawn

S6/2012/2461/FP - Erection of two stable blocks. Refused

S6/2009/0566/FP - Erection of replacement dwelling following demolition of existing dwelling. Refused.

S6/2006/1 1 23/AG - Erection of open fronted barn for storage of hay. Approved.

S6/1995/0545/FP Permanent use as livery stables and. riding school with ménage (variation to condition 1 of Planning Permission S6/0319/93/FP which restricted permission to temporary period). Approved.

S6/1995/0089/FP -~ Erection of flood lighting to existing ménage. Approved.

S6/1993/031 9/FP - Use of existing stables (with permission for stabling bloodstock horses) for livery and riding school and formation of ménage (exercise area). Approved.

S6/1 992/0238/FP Change of use of a) an agricultural workshop and b) an agricultural barn, for the stabling of-bloodstock horses. Approved.

S6/1991/0957/FP - Single stored rear extension. Approved.

S6/1991/0362/FP - Erection of car port and entrance porch. Refused. Appeal - Porch allowed, car port dismissed ( would appear the carport may have been later built under permitted development)

S6/1991/0371/FP - Single stored side extension. Refused. Appeal dismissed.

S6/1988/0301/FP - Erection of detached garage. Approved.

S6/1987/001 3/FP Detached agricultural workers dwelling with parking space Approved.

S6/1985/0390 Site for dwelling for agricultural worker. Refused.

S6/1980/0044 - Change of use of farm building to dwellings of agricultural workmen. Approved

S6/1980/0043 - Cattleyard and storage building for beef unit. Approved

S6/1979/0720/LB Demolition of existing dwelling. Approved

S6/1979/0151/LB Demolition of existing buildings and erection of dwellinghouse. Refused

S6/1 974/0646 Change of use of farm buildings to dwellings for agricultural workmen. Approved.

### 3.0 APPEAL APPLICATION

#### Application Process

3.1 The appeal application was subject to a number stages:

- Pre application submitted 2nd April 2015
- Pre application meeting 20th April 2015
- Public consultation 21st May 2015
- Application submitted 28th May 2015
- Pre application report received 15 June 2015
- Amended plans submitted 4 August 2015
- Application made valid 29 May 2015
- Listed Building Consent Refused 9<sup>th</sup> December 2015
- Full Application decision 23rd December 2015

#### 3.2 Planning Application

3.3 The appeal application was submitted by the Appellants on the 29<sup>th</sup> May 2015 and was given the LPA reference (S6/2015/1159/MA). It sought full planning permission for the following:

3.4 **“Conversion of barn to residential dwelling and erection of 14 dwelling houses following demolition of structures.”**

3.5 However, it should be noted the description was amended by the Council prior registration, and this is incorrect as the proposals is for 13 new build dwellings and the conversion of the listed building.

3.6 The documents submitted with the original appeal application are listed in **Appendix 1** and are as follows:

Submitted with original application 29 <sup>th</sup> May 2015	
Description	Author
Application Form	Héronslea
Planning Statement (Including Design and Access Statement)	Héronslea
Statement of Consultation	Héronslea

HL-001 Location Plan May 2015	Heronselea
HL-002 Topographical Survey May 2015	Heronselea
HL-003 Existing Elevations 1 May 2015	Heronselea
HL-004 Existing Elevations 2 May 2015	Heronselea
HL-005 Existing Elevations 3 May 2015	Heronselea
HL-006 Existing Elevations 4 May 2015	Heronselea
HL-007 Existing Elevations 5 May 2015	Heronselea
HL-008 Site Plan May 2015	Heronselea
HL-009 House Type 1 (Plot 2, 10, 12) May 2015	Heronselea
HL-010 House Type 2 (Plot 1, 5, 9, 11) May 2015	Heronselea
HL-011 House Type 3a (Plot 6) May 2015	Heronselea
HL-012 House Type 3b (Plot 3) May 2015	Heronselea
HL-013 House Type 4 (Plot 4,7,8) May 2015	Heronselea
HL-014 House Type 5a (Plot 13) May 2015	Heronselea
HL-015 House Type 5b (Plot 14) May 2015	Heronselea
HL-016 House Type 5c (Plot 15, 16) May 2015	Heronselea
HL-017 House Type 6 (Plot 17) May 2015	Heronselea
Arboricultural Report (May 2015)	DCCLA
LP/NFNH/020 A Landscape Plan May 2015	DCCLA
Ecological Appraisal (May 2015)	ACD
Historic Environment Desk-Based Assessment (May 2015)	ASE
Flood Risk Assessment (May 2015)	EAS
Transport Statement (May 2015)	EAS
Heritage Statement (THA REF: 2015/5067)	The Heritage Advisory

3.7 Application for listed building Consent also submitted and given reference S6/2015/1160/LB

3.8 Following the submission of the planning application, the Pre-Application Report was received late from the LPA, this raised a number of concerns. In response to Officer requests and discussion with Council, the scheme was revised and the description of the scheme was amended:

**Conversion of barn to residential dwelling and erection of 13 dwelling houses following demolition of structures.**

3.9 the following information was subsequently submitted:

Information Submitted 4 <sup>th</sup> August 2015	
Application Form	Heronselea
Planning Statement (Including Design and Access Statement)	Heronselea



Statement of Consultation	Héronslea
HL-001 Location Plan July 2015	Héronslea
HL-002 Topographical Survey July 2015	Héronslea
HL-003 Existing Elevations 1 July 2015	Héronslea
HL-004 Existing Elevations 2 July 2015	Héronslea
HL-005 Existing Elevations 3 July 2015	Héronslea
HL-006 Existing Elevations 4 July 2015	Héronslea
HL-007 Existing Elevations 5 July 2015	Héronslea
HL-008 Site Plan July 2015	Héronslea
HL-009 House Type 1a (Plot 1) July 2015	Héronslea
HL-010 House Type 1b (Plot 2) July 2015	Héronslea
HL-011 House Type 2 (Plot 3,4,5) Floor Plans July 2015	Héronslea
HL-012 House Type 2 (Plot 3,4,5) Elevations July 2015	Héronslea
HL-013 House Type 3 (Plot 6) July 2015	
HL-014 House Type 4 (Plot 7) July 2015	Héronslea
HL-015 House Type 5a (Plot 8,11) July 2015	Héronslea
HL-016 House Type 5b (Plot 10) July 2015	Héronslea
HL-017 House Type 6 (Plot 9,12,13) July 2015	Héronslea
HL-018 House Type 7 (Plot 14) July 2015	Héronslea
Flood Risk Assessment (Updated July 2015)	EAS
Transport Statement (Updated July 2015)	EAS
Heritage Statement (THA REF: 2015/5067b) June 2015	The Heritage Advisory

It should be noted that the incorrect number of units is stated on the decision notice and officers report

<b>Additional information Submitted 7<sup>th</sup> September 2015:</b>	
Arboricultural Report (May 2015)	DCCLA
LP/NFNH/020 A Landscape Plan May 2015	DCCLA
Ecological Appraisal (May 2015)	ACD

3.10 1

<b>Additional information Submitted 10<sup>th</sup> November 2015:</b>	
Email Response to Conservation, Highways and Drainage Comments	Héronslea
SK03 REV B	EAS

3.11

<b>Additional information Submitted 22<sup>nd</sup> December 2015:</b>	
SK09	EAS

3.12

3.13 As set out in the Officer's Report to Committee, the following sets out a summary of the key consultee

comments on the application proposals as determined:

Consultee	Summary Response
<b>Hertfordshire County Council Archaeology</b>	None received
<b>Environment Agency</b>	No objection
<b>Hertfordshire County Council transport, Programs and Strategy</b>	Objection is raised to the proposal
<b>Lead Local Flood Authority</b>	No objections subject to relevant conditions
<b>Welwyn Hatfield Environmental Health</b>	No objection subject to relevant conditions
<b>Historic England</b>	None received
<b>Welwyn Hatfield Client Services</b>	No objection
<b>Hertfordshire County Council Environment Resources</b>	No objection subject to relevant conditions
<b>Welwyn Hatfield Landscape and Ecology</b>	No objection subject to relevant conditions

3.14 The appeal application was refused by officers.

3.15 The Decision Notice was issued on 23<sup>rd</sup> December 2015 and provides the following Reasons for Refusal:

- 1) *By virtue of its location and its remoteness from existing services and facilities and, in particular, from existing infrastructure in the area, the proposal is contrary to the settlement strategy of the Council and represents an environmentally unsustainable form of development. Furthermore, the proposal would result in the loss of 15 jobs at the site and therefore fails to support the existing rural economy. This is not outweighed by the limited economic benefits that would arise during construction of the development. In this regard the development is also economically unsustainable. As such, the proposal is contrary to Saved Policies SD1, H1, H2, RA16, GBSP1 and GBSP2 of the adopted Welwyn Hatfield District Plan 2005 and the 'golden thread' of the National Planning Policy Framework which seeks to achieve sustainable development.*
- 2) *The proposed development results in harm to physical and visual aspects of openness of the Green Belt, encroaches residential form into the countryside and fails to assist in urban regeneration by encouraging the recycling of derelict and other urban land. As such*

- the proposal results in harm to openness and contravenes the purposes of including land within the Green Belt that would be significantly greater than that of the existing use of the site. As such the proposal represents inappropriate development within the Green Belt. The Local Planning Authority considers that very special circumstances do not exist to outweigh the harm caused, by reason of its inappropriateness and the other harm identified. Accordingly the proposal is contrary to the National Planning Policy Framework, policies RA17, GBSP1 and GBSP2 of the adopted Welwyn Hatfield District Plan 2005 and Welwyn Hatfield District Plan Supplementary Design Guidance 2005 (Statement of Council Policy).*
- 3) *The proposed conversion of the listed barn to a residential unit would, by virtue of the perforation of the exterior walls with a large number of residential features and by the subdivision of the large expanse of the volume of the building to form internal rooms and a first floor, erode the key characteristics of this heritage asset. The setting of the listed building would also be significantly and demonstrably harmed by the residential design and layout of the proposed units and the loss of the existing buildings, which are more rural in nature and appropriate to their immediate setting than those proposed. This would have a deleterious impact on the special traditional, rural and historic interest of the building and is considered to amount to substantial harm to the designated heritage asset. The Local Planning Authority does not consider there to be substantial public benefits arising from the proposal that would outweigh the harm caused to the significance of the listed building nor are all of the remaining criteria of paragraph 133 of the Framework met. As such, the proposal is not of high quality design and is not in accordance with Section 12 of the National Planning Policy Framework and Policy D1 of the Welwyn Hatfield District Plan 2005.*
  - 4) *The residential nature and layout of the development, particularly towards the south of the site, introduces an incongruous urban feature within the immediate area. The urbanisation of this site is considered to result in an unacceptable erosion of the demonstrable physical attributes within the Landscape Character Area and would neither conserve, strengthen, maintain or enhance the wider surrounding area. As such, the proposal fails to represent a high quality of design and is contrary to policies D1, D2 and RA10 of the adopted Welwyn Hatfield District Plan 2005, Welwyn Hatfield District Plan Supplementary Design Guidance 2005 (Statement of Council Policy) and Sections 7 and 11 of the National Planning Policy Framework.*
  - 5) *Insufficient information has been provided within the application to establish whether or not there is any agricultural demand for the agriculturally tied unit at the site. It is therefore not possible to establish whether the land serviced in conjunction within this tied unit would be appropriately managed following the buildings removal from the site. The proposal therefore cannot be properly considered against Policy RA20 of the Welwyn Hatfield District Plan 2005.*
  - 6) *The applicant has failed to satisfy the aims of the plan to secure the proper planning of the area by failing to ensure that the development proposed would provide financial contributions towards open space, play equipment and bin/recycle provision which are necessary for the grant of planning permission. The applicant has failed to provide a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) relating to the above contributions. The Local Planning Authority considers that it would be inappropriate to secure the financial contributions by any method other than a legal agreement and the proposal is therefore contrary to Policies M2, M4 and IM1 of the Welwyn Hatfield District Plan 2005.*
  - 7) *Insufficient information has been provided within the application to establish whether or not the proposed development would result in harm to biodiversity at the site. As such, an appropriate assessment in terms of the Habitats Regulations cannot take place. The proposal therefore cannot be properly considered against Policy R11 of the Welwyn Hatfield District Plan 2005, the relevant Sections of the National Planning Policy*

*Framework and the requirements of the Natural Environment and Rural Communities Act 2006.*

- 8) *The proposed development would involve the repositioning of a speed reduction feature (mini-roundabout) to a location where there is an increased likelihood of interaction with pedestrians and vehicles. The absence of any deflection through the mini-roundabout would also reduce the effectiveness of this feature. Furthermore, the proposed pedestrian crossing facility would encourage pedestrians to cross at a point immediately after the proposed mini- roundabout. This would significantly compromise pedestrian and vehicular safety. As such, the proposal would result in unacceptable impacts in terms of highway safety and is contrary to Policy D1 of the Welwyn Hatfield District Plan 2005.*

## 4.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

4.1 The appeal application seeks planning permission for the erection of 13 new build dwellings and the conversion of the listed building.

4.2 The proposed scheme comprises the following elements:

- The erection of 13no. dwellings comprising a mix of 5no x 3-bed houses, and 8no. x 4-bed houses;
- Conversion of the listed barn to form a residential unit.
- Demolition of the existing buildings and structures part from the listed barn;
- Creation of an amenity area park, with circular path;
- Vehicular and pedestrian access from Northaw Road West;
- Implementation of off-site Highway Works adjacent to the site on Northaw Road West;
- S106 financial contributions towards local Infrastructure.

4.3 A Section 106 Agreement Heads of Terms have been agreed in liaison with the Council, in the event of the appeal being allowed. Details of this are set out in Section 6 of this Statement. Discussions between the parties have reached an advanced stage and a completed S106 will be submitted as soon as it has been signed.

## 5.0 RELEVANT PLANNING POLICY & GUIDANCE

- 5.1 It is agreed that the following statutory provisions and policies are of particular relevance to the consideration of this appeal.
- 5.2 Section 38(6) of the **Planning and Compulsory Purchase Act 2004** and section 70(2) of the **Town and Country Planning Act 1990**.
- 5.3 **Planning (Listed Building and Conservation Areas) Act 1990** - Particular regard must be had to Section 72 of the Act which states that in the exercise of planning powers within a conservation area, the decision maker is required to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. There is no statutory duty relating to the setting of conservation areas.
- 5.4 The Act outlines in Section 66 that in considering whether to grant planning permission for development that affects a listed building or its setting the decision maker shall have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.

### **National Planning Policy**

- 5.5 The **National Planning Policy Framework (NPPF)** sets out the Government's planning policies for England and how these should be applied. It is a material consideration in the determination of this appeal.
- 5.6 The following sections are particularly relevant to the determination of this appeal:

#### Achieving Sustainable Development

Section 1 (Building a strong, competitive economy)

Section 4 (Promoting sustainable transport)

Section 6 (Delivering a wide choice of high quality homes)

Section 7 (Requiring Good Design)

Section 8 (Promoting Healthy Communities)

Section 9 (Protecting Green Belt)

Section 10 (Meeting the challenge of climate change, flooding and coastal change)

Section 11 (Conserving and enhancing the natural environment)

Section 12 (Conserving and enhancing the historic environment)

Plan-making

Decision Taking

- 5.7 The National **Planning Practice Guidance (PPG)**, which was launched on the 6<sup>th</sup> March 2014, also contains relevant guidance and will be referred to as necessary. In particular, the following sections are of relevance to the appeal:

ID 16: Advice on Appeals

ID 20: Before Submitting an Application

ID 25: Community Infrastructure Levy

ID 18a: Conserving and Enhancing the Historic Environment

ID 15: Consultation and pre-decision matters

ID 10: Design

ID 21b: Determining a Planning Application

ID 7: Flood Risk and Coastal Change

ID 2a: Housing and Economic Development Needs

ID 3: Housing and Economic land availability assessment

ID 12: Local Plans

ID 14: Making an Application

ID 8: Natural Environment

ID 41: Neighbourhood Planning

ID 37: Open space, sports and recreation facilities, public rights of way and local green space

ID 23b: Planning Obligations

ID 42: Travel plans, transport assessments and statements in decision-taking

ID 21a: Use of Planning Conditions

ID 34: Water supply, wastewater and water quality

### **Local Policy**

- 5.8 The **Welwyn Hatfield District Plan**, was adopted in 2005; a number of its policies were saved until the adoption of a new Local Plan. It covers the period to 2011 and therefore there are no housing supply policies or settlement boundaries in place which address housing needs beyond 2011.
- 5.9 Paragraph 215 of the National Planning Policy Framework (NPPF) is considered to apply to the current Local Plan.<sup>1</sup> This means that the weight to be given to the other saved policies of the current

Local Plan depends upon their degree of consistency with regard to the Framework.

5.10 It is stated by the appellant that the Council cannot demonstrate a 5 year supply, in accordance with the requirements of the Framework, and that in the context of paragraph 49 of the Framework all of the policies for the supply of housing or effect housing delivery in the adopted Local Plan are out of date.

5.11 The following Saved Local Plan policies are considered relevant to the appeal and listed in the 'Reasons for Refusal' include:

- D1 Quality of Design
- D2 Character and Context
- D8 Landscaping
- GBSP1 Definition of the Green Belt
- GBSP2 Towns and Specified settlements
- H1 New Housing Development
- H2 Location of Windfall Residential Development
- IM2 Planning Obligations
- M14 Parking Standards for New Development
- M4 Developer Contributions
- R1, Maximising the use of previously developed land
- R11 Biodiversity and Development
- R2 Contaminated Land
- R29 Archaeology
- R7 Protection of Ground and Surface Water
- RA2 Development in Settlements in the Green Belt
- RA10 Landscape Regions and Character Areas
- RA16 Rural Employment and Diversification
- RA17 Re-Use of Rural Buildings
- RA20 Permanent Agricultural Dwellings
- SD1 Sustainable Development

5.12 The following Supplementary Planning Documents are also particularly relevant to the consideration of this appeal, as set out in the 'Reasons for Refusal':

- Planning Obligations SPD (February 2012)
- Supplementary Design Guide (February 2005)



### **Other Material Considerations**

#### *Emerging Welwyn Hatfield Local Plan now-2032*

- 5.13 The Council The Council is currently working on a new Local Plan, however it is yet to publish its draft plan as result the work to date carries little material weight in the consideration of this appeal.

#### *Emerging Northaw and Cuffley Neighbourhood Plan*

- 5.14 Northaw and Cuffley was designated as a Neighbourhood Plan area on 25<sup>th</sup> September 2014. At the time of the LPA's decision on the appeal application, it is agreed that the Neighbourhood Plan had yet to be published, even in draft form and as such had not reach the Regulation 14 stage of statutory consultation as per the Neighbourhood Planning (General) Regulations 2012.
- 5.15 Neither the LPA nor the Parish Council have published details a production time table or comprehensive documents, as such limited to no weight can be given to the neighbourhood plan to this application.

## **6.0 MATTERS NOT IN DISPUTE**

### ***Housing Mix and Affordable Housing Provision***

- 6.1 The scheme provides for an appropriate mix of units to enable a balanced community and responds to local needs. The proposal is above the threshold for affordable housing provision .
- 6.2 It is agreed that the acceptable proportion of the dwellings will be built to ‘Lifetime Mobility Standards’ and that this requirement can be secured through condition.

### ***Trees***

- 6.3 Subject to appropriately worded conditions, it is considered that the proposal would not result in any unacceptable direct or indirect impact to trees.

### ***Previously Developed Land***

- 6.4 Paragraph 89 states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt, unless it falls within one of the exceptions set out. One exception (bullet point 6) states that previously developed land (PDL) can be partially or completely redeveloped subject to development not having a greater impact in terms of the openness of the Green Belt and the purposes of including land within it than the existing use. The buildings on the site are used in connection to the equestrian centre and the site constitutes previously developed land.

### ***Contamination***

- 6.5 No objection has been raised by the Council in regards of risk from contamination, subject to appropriate condition.

### ***Flood Risk and Drainage***

- 6.6 The development, being in Flood Zone 1, would result in a low risk of flooding and no objection has been raised by the Environment Agency or Anglian Water in this respect. Agreement was reached with the Hertfordshire County Council Suds Team subject to condition.

### ***Surface Water Drainage***

- 6.7 The Environment Agency have raised no objection to the appeal proposal, subject to a condition that requires details of the surface water drainage scheme, based upon the context of the submitted

drainage strategy. Agreement was reached with the Hertfordshire County Council Suds Team It is agreed that there is no objection from the Council in relation to surface water drainage subject to condition.

## 7.0 MATTERS IN DISPUTE

7.1 The matters raised by the Reasons for Refusal that remain unresolved between the parties at this time and will be considered at the Inquiry are as follows:

- Whether the appeal proposal would prejudice the openness of the Green Belt and encroach in the countryside and fail to assist urban regeneration;
- Whether the appeal proposal would harm the listed barn
- Whether the appeal site is a sustainable location;
- Whether the proposed off-site highways works to the Hill Road/Barn Lane junction would provide a safe and convenient access for all people and whether the proposed development would create a severe impact on the highway network;
- Whether sufficient information has been submitted to demonstrate the house is tied to other nearby agricultural land.;
- Whether sufficient information has been submitted to demonstrate no harm to biodiversity;
- Whether there was a justification to refuse the application;
- Whether in the absence of the anticipated 106 obligation the proposed development makes adequate provision for towards open space, play equipment and bin/recycle provision
- Whether sufficient information and scheme has been submitted to demonstrate vehicle and pedestrian safety .

Signed by: Simon Warner, Planning Manager

Signed by:

**On behalf of:** Heronslea Group Ltd

**On behalf of:** Welwyn Hatfield Borough Council

Date: 6<sup>th</sup> January 2016

Date: