



Our Ref: 333100205/A3/KV

Date: 28th November 2023

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

APPLICATION SUBMITTED VIA PLANNING PORTAL

Documents sent to: planning@welhat.gov.uk

Dear Sir / Madam

OUTLINE PLANNING APPLICATION

Former Hook Estate and Kennels, Coopers Lane Road / Firs Wood Close, Northaw

Planning Portal Reference: PP-12631884

We write on behalf of our Clients, Swing Ltd, and and enclose an outline planning application for the above site under the following description of development:

“Outline planning application with all matters reserved except for primary means of access for C2 (extra care) dwellings, ancillary community facilities, extensive landscaping, and access from Coopers Lane Road.”

The outline application proposes the delivery of an extra care community of up to 150 new homes on previously developed land which formerly comprised the Hook Estate and Kennels.

The application is accompanied by the the plans and documents as set out in the table below:

<u>Plan</u>	<u>Reference</u>
Site Application Boundary	SK01 Rev R9
Site Access Visibility Splay	SK023 R1
Illustrative Masterplan	SK23 R2
Land Use and Heights Parameter Plan	SK026 R1
Building Heights Plan	JNY11265-RPS-0100 005 Rev B
Landscape GA Plan	100 Rev A
Topographical Survey	100/001

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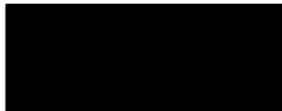
<u>Documents</u>	<u>Consultant</u>
Air Quality Assessment	IDOM
Application Forms	Stantec
Arboricultural Impact Assessment	ADAS
Archaeology Desk Based Assessment	RPS
BNG Technical Note	AAe
BNG Toolkit	AAe
Design and Access Statement	LSH
Ecological Benefits Assessment	AAe
+ Breeding Bird Report	Aspect
+ Protected Species Report – Amphibians	Aspect
+ Protected Species Report – Bats	Aspect
+ Protected Species Report – Botany	Aspect
+ Protected Species Report – Dormouse	Aspect
+ Protected Species Report – Invertebrates	Aspect
+ Protected Species Report – Reptiles	Aspect
Economic Impact Assessment	LSH
Energy Statement	RPS
Flood Risk and Drainage Assessment	IDOM
Green Belt Assessment	Pegasus
Geo-Environmental Assessment	IDOM
Heritage Statement	Cogent
Landscape and Visual Impact Assessment	RPS
Noise Assessment	IDOM
Planning Statement	Stantec
Previously Developed Land Statement	LSH

<u>Documents</u>	<u>Consultant</u>
Specialist Housing Need Report	Stantec
Sustainability Statement (including waste)	RPS
Statement of Community Involvement	BECG
Transport Assessment incorporating Travel Plan	RPS

The Council has previously confirmed that the development does not represent 'EIA development' through the issue of a Screening Opinion; and pre-application consultation was carried out with Mr Mark Peacock.

We trust you have sufficient information to validate this planning application however if you have any queries, please do not hesitate to contact me.

Yours faithfully,



KATHRYN VENTHAM

Director

on behalf of Stantec UK Ltd

Enclosed: