



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

PLANNING DECISION NOTICE – PERMISSION

S6/1999/1064/OP

DEMOLITION OF EXISTING (UNLISTED) BUILDINGS, REMOVAL OF RUNWAY AND OTHER HARD STANDING AREAS AND REDEVELOPMENT FOR THE FOLLOWING PURPOSES: AS A BUSINESS PARK COMPRISING USES WITHIN USE CLASS B1, B2, B8 AND SUI GENERIS USE; HOUSING; NEW UNIVERSITY CAMPUS (USE CLASS D1 AND D2) TO INCLUDE REPLACEMENT DE HAVILLAND SPORTS AND SOCIAL CLUB AND ASSOCIATED PLAYING FIELDS; TWO HOTELS; PRIMARY SCHOOL AND ASSOCIATED FACILITIES; DISTRICT CENTRE; WORKS OF CONVERSION TO ENABLE RECREATION USE OF EXISTING LISTED HANGAR; AVIATION HERITAGE CENTRE. TOGETHER WITH ASSOCIATED HIGHWAY, TRANSPORT AND SERVICE INFRASTRUCTURE (INCLUDING A STRATEGIC TRANSPORT CORRIDOR), LANDSCAPING AND OPEN SPACE, DIVERSION OF ELLENBROOK. MEANS OF ACCESS TO BE DETERMINED

at: LAND AT HATFIELD AERODROME, COMET WAY, HATFIELD

Agent Name And Address

SCOTT BROWNRIGG & TURNER,
F.A.O. M STUTCHBURY,
No 1 ST AUGUSTINE'S YARD,
GAUNTS LANE,
BRISTOL
BS1 5DE

Applicant Name And Address

ARLINGTON PROPERTY DEVELOPMENTS
LTD,
ARLINGTON HOUSE,
ARLINGTON BUSINESS PARK,
THEALE,
READING
RG7 4SA

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT**, in accordance with the provisions of Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995, the development proposed by you in your outline application received with sufficient particulars on 11/30/1999 and shown on the plans accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design and external appearance of the building(s) and the means of access thereto and the landscaping of the site which shall have been approved by the Local Planning Authority in respect of any

Continuation ...

phase of the development before any part of that phase within the development is commenced.

REASON

To comply with the provisions of Regulation 7 (1) of the Town and Country Planning General Development Order 1988.

2. Application for approval in respect of all matters, including details relating to any part of any phase within the development, reserved in Condition 1 above shall be made to the Local Planning Authority within a period of 10 years commencing on the date of this notice. The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-

- i) the expiration of a period of 12 years commencing on the date of this notice.
- ii) the expiration of a period of 2 years, commencing on the date upon which final approval is given by the Local Planning Authority, or in the case of approval given on different dates, the final approval of the last such matter to be approved.

REASON

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The details submitted in accordance with Condition 1 hereof shall include:-

- i) existing and proposed ground levels and the finished floor levels of any buildings
- ii) details of car parking and cycle storage provision
- iii) details of boundary treatments
- iv) the design of street furniture
- v) details of the provision, in all non-residential buildings, of showers and lockers for use by cyclists.

REASON

To ensure that adequate parking facilities are available within the site and that there is no detriment to the safety of the adjoining highways and to enhance the visual appearance of the development.

4. Prior to the commencement of any part of the development, proposals for the provision of facilities for the minimisation, management and recycling of waste, and, in the case of residential development, the provision of bin stores, composting bins and water butts, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the details so approved.

REASON

In the interests of sustainable development.

5. Prior to the commencement of development on any part of any phase of the development, details of the construction of any storage facilities for oils, fuels or chemicals shall be submitted to and approved in writing by the Local Planning Authority and any such facilities shall be constructed in accordance with the details so approved.

REASON

In the interests of the visual character of the area and to minimize the potential for pollution on the site.

Continuation ...

6. Every phase of the development shall be carried out in accordance with a landscaping scheme which shall be submitted to the Local Planning Authority as part of the reserved matters referred to in Condition 1 above and the scheme shall be approved in writing by the Local Planning Authority before any part of that phase within the development commences. The scheme shall show:-

- i) which existing trees, shrubs and hedges are to be retained or removed.
- ii) which new planting is proposed, together with details of species, size and method of planting.
- iii) what measures are to be taken to protect both new and existing landscaping during and after development.

The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the relevant phase of the development, and any trees or plants which, within a period of 5 years from completion of that phase die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON

To enhance the visual appearance of the development.

7. Prior to the commencement of development, plans shall be submitted to and approved in writing by the Local Planning Authority which shall show:-

- i) the phasing of development on site
- ii) the principal transport infrastructure, including a strategic transport corridor and pedestrian and cycle routes through the site, and associated structural landscaping
- iii) the general alignment and width of the Spine Road through the site and the location of any roundabouts and junctions with that road
- iv) major open spaces, principal gateways, green links and structural landscaping, including sustainable habitat creation, within the site
- v) a strategy for the use, within the site, of any excavated material, including minerals, arising as a result of construction works and the re-use of materials arising from the removal of the runway and any demolition on the site.

The development shall be implemented in accordance with the plans so approved unless otherwise agreed in writing with the Local Planning Authority.

REASON

To ensure the satisfactory planning of the area in accordance with the adopted Hatfield Aerodrome Supplementary Planning Guidance.

8. Prior to the commencement of the development hereby permitted a programme for the construction or provision of the following works shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Agency and the Local Highway Authority:-

- i) the signalisation of the A1(M) Junction 3 Roehyde roundabout, as generally shown in principle on drawing no: F8CSB/13L, including the signalisation of the University of Hertfordshire access from the A1001 and the provision of a footway/cycleway link between Roehyde and Comet Roundabouts alongside the A1001;
- ii) the signalisation of The Comet/Bishops Square roundabouts, as generally shown in principle on drawing no: F8CSB/80M, including the provision of a footway/cycleway link between Comet Roundabout and the Galleria access alongside the A1001;
- iii) the signalisation of the Galleria access and the Gatehouse junction, as generally shown in principle on drawing no: F8CSB/70J, including the provision of a footway/cycleway link between the Galleria access and Green Lanes roundabout alongside the A1001;
- iv) the improvement of the Green Lanes roundabout, as generally shown in principle on drawing no: F8CSB/30H;
- v) the signalisation of A1(M) Junction 4, Jack Oldings Roundabout, as generally shown in principle on drawing no: F8SCB/43L, and;
- vi) provision of a bus route through the application site from Ellenbrook Roundabout through the District Centre to the A1001 as set out in the Supplementary Planning Guidance for the site.

Continuation ...

Prior to the commencement of each of these works, detailed designs, including accident analysis relating to those works, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Agency and the Local Highways Authority and the works so approved shall be carried out in full in accordance with the approved programme unless otherwise agreed in writing by the Local Planning Authority.

REASON

So as not to prejudice the safety and free flow of traffic on the A1(M) and A1001 (T).

9. Prior to the commencement of development, a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of any contamination present, and to determine its potential to pollute. The method and extent of this site investigation shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the work and details of appropriate mitigation measures, including provisions for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall then proceed in strict accordance with the measures so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To prevent pollution of the environment.

10. Prior to the commencement of development within the residential area indicated on drawing no: SBT/11940/TP103 Rev. B, a plan showing the location of open spaces and strategic landscaped areas and the layout of pedestrian and cycle links and the major roads shall be submitted to and approved in writing by the Local Planning Authority. Development within the residential area shall be carried out in accordance with the plan so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To enable the Local Planning Authority to ensure that development is carried out in accordance with the objective of the adopted Hatfield Aerodrome Supplementary Planning Guidance.

11. Prior to the commencement of development within the Business Park indicated on drawing no: SBT/11940/TP103 Rev. B, a plan showing the location of the various employment uses, including provision for small units, shall be submitted to and approved in writing by the Local Planning Authority and development within the Business Park shall be carried out in accordance with the plan so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To enable the Local Planning Authority to ensure that development is carried out in accordance with the objective of the adopted Hatfield Aerodrome Supplementary Planning Guidance.

12. Prior to the commencement of development of any part of the District Centre indicated on drawing no: SBT/11940/TP103 Rev. B, a key plan showing the main land uses and the layout, form and landscaping of the District Centre, including provision of a bus

Continuation ...

interchange and its items of public art, shall be submitted to and approved in writing by the Local Planning Authority and development of the District Centre shall be carried out in accordance with the plan so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To enable the Local Planning Authority to ensure that development is carried out in accordance with the objective of the adopted Hatfield Aerodrome Supplementary Planning Guidance.

13. Prior to the commencement of development, and notwithstanding the submitted drawing no: 6560/50 A, full details of a scheme for the deculverting of Ellenbrook/Nast Hyde Brook and the construction and landscaping of the balancing lakes hereby permitted, together with a landscape and ecological management plan for the area, shall be submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall provide for Buffer Zones a minimum of 10 metres wide alongside the Ellenbrook, Nast Hyde Brook and any other surface water features, shall be implemented in all respects prior to the occupation of any buildings on the site and the area shall be managed thereafter in accordance with the approved management plan unless otherwise agreed in writing by the Local Planning Authority.

REASON

To protect and enhance the aquatic environment.

14. Prior to the commencement of development of any part of the area indicated for University use on submitted drawing no: SBT/11940/TP103 Rev. B, a key plan showing the main land uses, areas to which the public shall have access and the layout, form and landscaping of the area shall be submitted to and approved in writing by the Local Planning Authority and development of the University area shall be carried out in accordance with the plan so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To enable the Local Planning Authority to ensure that development is carried out in accordance with the objective of the adopted Hatfield Aerodrome Supplementary Planning Guidance.

15. Prior to the commencement of any part of the development, a scheme and programme for the relocation of the De Havilland Sports and Social Club shall be submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall be provided in accordance with the approved programme.

REASON

To ensure the retention of social facilities in the area.

16. No buildings on the site shall be demolished nor any part of the runway removed until a record of those buildings has been secured in accordance with a programme which shall have been submitted to and approved in writing by the Local Planning Authority.

Continuation ...

REASON

To ensure adequate recording of features of local historical interest.

17. Prior to the commencement of development, schemes for:-

- i) the routing of construction traffic and equipment to and from the site and the provision of appropriate vehicle cleaning facilities and,
 - ii) the restriction of permissible hours of construction operations on noise sensitive parts of the site,
- shall be submitted to and approved in writing by the Local Planning Authority. All construction operations on the site shall take place strictly in accordance with the schemes so approved unless otherwise agreed in writing by the Local Planning Authority.

Date : 12/29/2000



Chris Conway
Chief Planning Officer



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BS1 5DE

Applicant Name And Address

ARLINGTON PROPERTY DEVELOPMENTS
LTD,
ARLINGTON HOUSE,
ARLINGTON BUSINESS PARK,
THEALE,
READING
RG7 4SA

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT**, in accordance with the provisions of Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995, the development proposed by you in your outline application received with sufficient particulars on 11/30/1999 and shown on the plans accompanying such application, subject to the following conditions:-

18. No development shall take place within any part of the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be have been submitted to and approved, in writing, by the Local Planning Authority.

Continuation ...

REASON

To ensure adequate investigation and recording of features of archaeological interest.

19. None of the development hereby permitted shall be commenced until a statement of the method of working for the drainage system has been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the approved method statement.

REASON

To prevent pollution of the water environment.

20. No soakaways shall be constructed either in contaminated ground or such that they penetrate the water table, and they shall not, in any event, exceed 3 metres in depth below existing ground level.

REASON

To prevent pollution of groundwater.

21. No part of any phase of the development shall commence until details of the necessary on and off-site drainage works for that phase have been submitted to and approved in writing by the Local Planning Authority. No works which result in the discharge of foul or surface water from the site shall be commenced until the off-site drainage works referred to above have been completed.

REASON

To ensure the proper drainage of the site.

22. No storage of materials shall take place at any time within 10 metres of the banks of Nast Hyde Brook.

REASON

To prevent pollution of the Nast Hyde Brook.

23. All car parking, cycle storage, turning, manoeuvring and loading spaces approved in accordance with Condition 1 hereof shall be provided and available for use prior to the occupation of the buildings to which they relate, and shall be retained and kept available for those purposes at all times thereafter.

REASON

To ensure that adequate parking facilities are available within the site and that there is no detriment to the safety of the adjoining highways.

24. There shall be no open storage, including storage of building materials, topsoil, or other arisings, on the site other than in compounds or areas specifically set aside for this purpose, the details of which shall be shown on a plan which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure the maintenance of a satisfactory visual appearance of the site.

Continuation ...

25. With the exception of street lighting, there shall be no external lighting of the development hereby permitted other than in accordance with a detailed scheme which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of the visual amenity of the area.

26. No buildings constructed within the area indicated for University use on submitted drawing no: SBT/11940/TP103 Rev B shall be brought into use until the proposed student residential accommodation is completed and available for occupation, unless otherwise agreed in writing by the Local Planning Authority.

REASON

In the interests of the amenities of the area.

Date : **12/29/2000**

A handwritten signature in black ink, appearing to read 'Chris Conway', with a stylized flourish at the end.

Chris Conway
Chief Planning Officer