



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

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – APPROVAL

S6/2003/957/DE

RESIDENTIAL DEVELOPMENT OF 322 DWELLINGS AND ASSOCIATED INFRASTRUCTURE. (WORKS PURSUANT TO OUTLINE APPROVAL S6/1999/1064/OP)

at: PHASE 3, FORMER HATFIELD AERODROME, OFF COMET WAY, HATFIELD,

Agent Name And Address

BOVIS HOMES LTD,
FAO GAVIN HERD,
CENTRAL REGION,
BROMWICH COURT,
HIGHWAY POINT, GORSEY LANE,
COLES HILL
B46 1JU

Applicant Name And Address

ARLINGTON PROPERTY
DEVELOPMENTS LTD,
ARLINGTON HOUSE,
ARLINGTON BUSINESS PARK,
THEALE,
READING,
BERKS
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 give **APPROVAL** to the siting, design, external appearance and landscaping of, and means of access to the development which were reserved for subsequent approval in the outline planning permission at the above mentioned location in accordance with the drawings submitted by you with your application received on 20/06/2003.

1. Before construction works commence on site, full details or samples of the materials to be used in the external construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the external appearance of the development is not detrimental to the character of the locality.

2. Reserved matters have not been discharged in relation to landscaping, and a full landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the approved scheme shall be subsequently implemented in accordance with Condition 6 of outline planning permission S6/1999/1064/OP dated 29th December 2000.

REASON

To enhance the visual appearance of the development.

Continuation...

3. Prior to commencement of development a scheme of noise amelioration measures relating to the dwellings on Plots 437,438 and 490 to 537 inclusive to include the erection of a noise barrier and bund on the northern site boundary and suitable forms of glazing and ventilation to her dwellings themselves shall be agreed in writing with the Local Planning Authority. The approved measures shall be implemented in full prior to the first occupation of the dwellings to which they relate

REASON

To prevent an unacceptable level of noise nuisance to occupiers of the new dwellings

4. Prior to the commencement of development, details of suitable gateway features at all boundaries of adoptable highway with private drives shall be agreed in writing with the Local Planning Authority and the agreed features shall be constructed in full, prior to the first occupation of any dwellings served off the sections of road to which they relate.

REASON

In the interests of pedestrian and highway safety

INFORMATIVE

No development shall commence until the details of a system for minimising the quality of water drawn from the public supply have been submitted to and approved in writing by the Local Planning Authority.

To reduce to impact of the development on the water environment in the interest of sustainable development

APPROVED PLAN NUMBER(S):

HAT3/02/100 Rev E & 6894/1 & CF1000/1 Rev A & CF1000/2 Rev A & CF2000/1Rev A & CF2000/2 Rev A & CF2001/1 & HAT/02/AF03vt & HAT3/02/AF03vt & HAT3/02/AF03vt & FLATA/B 01 & FLAT A/B 02 & FLAT A/B 03 & FLAT A/B 04 & FLAT A/B 05 & CT3005 01 C1 & A327VT 01 C1 A & A327VT 13 C1 A & A33OVT & A330VT & A330/hippVT & A330VT/hippVT & CT4002/01 Rev A & CT4002/02 Rev A & CT4002/03 Rev A & CT4002/04 Rev A & CT4002/05 Rev A & CT4002/06 Rev A & A449 01 R1 A & A449 03 R1 A & A450 01 R1 C & A450 03 R1 C & A528 01 C1 A & A528 01 C1 A & A529 01 R1 B & A529 03 R1 B & A539 01 R1 C & A539 03 R1 C & A602 01 R1 A & A602 07 R1 A & CF03VT 1/2 Rev A & CF03VT 2/2 & A208/1VT 01 C1 A & SB2.2 VT & SH2.6 & Hat1/02/SH3.2 & SH4.3 vt & SF1.3VT & SF1.3VT 03 C1

Date: **23/10/2003**



Chris Conway
Chief Planning and Environmental Health Officer