

DATED 19th DECEMBER 1996

HATFIELD BUSINESS PARK LIMITED

UNILATERAL PLANNING OBLIGATION

relating to
Plot 5000 Hatfield Business Park
Manor Road Hatfield Hertfordshire

AT(413)/663216



GOULDENS
SOLICITORS

22 Tudor Street London EC4Y 0JJ
Tel 0171 583 7777 Fax 0171 583 3051

THIS DEED is made the 19th day of December 1996

By **HATFIELD BUSINESS PARK LIMITED** of Arlington House Arlington Business Park
Theale Reading RG7 4SA ("the Owner")

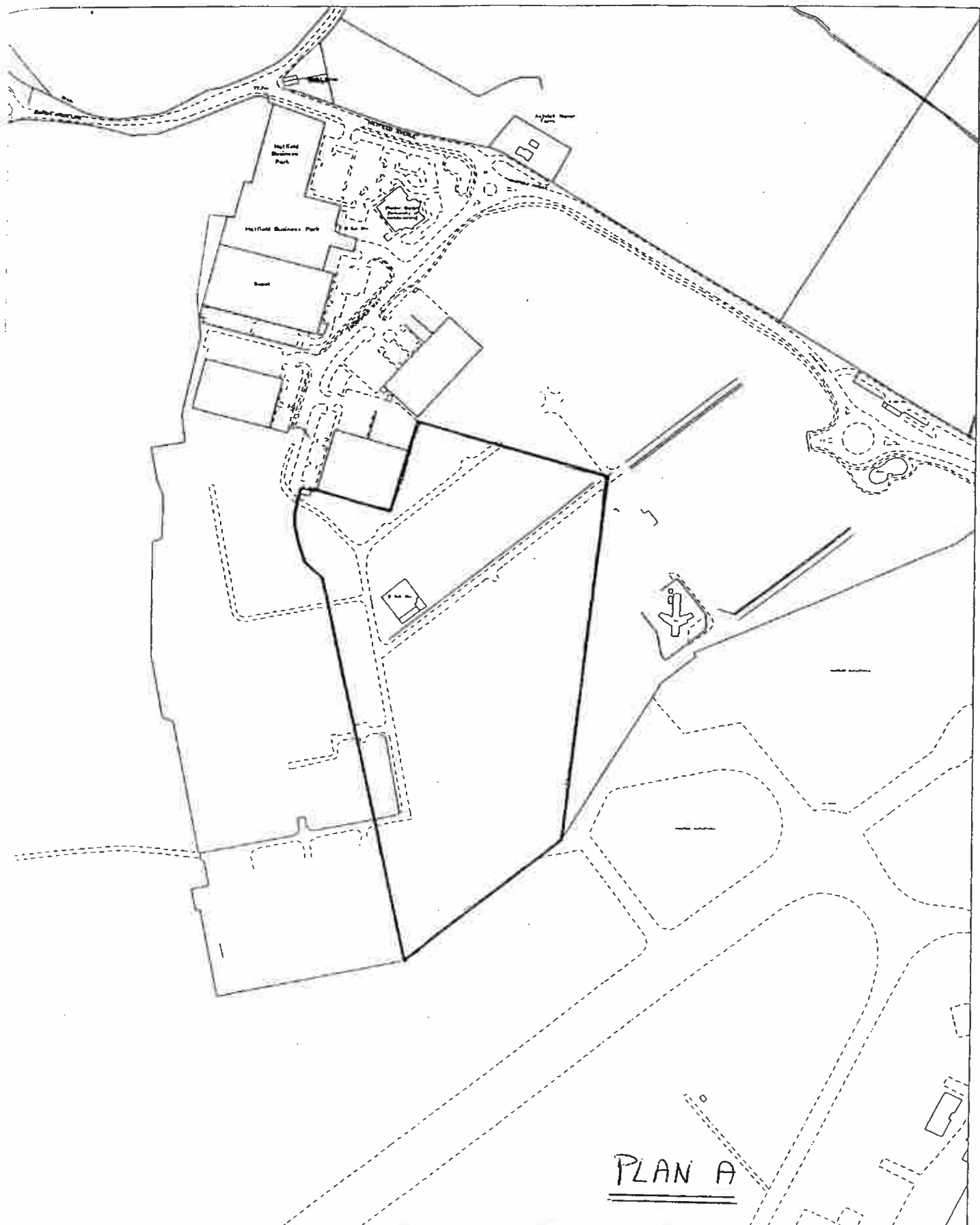
RECITALS

1. **WELWYN HATFIELD DISTRICT COUNCIL** ("the Council") is the Local Planning Authority for the purposes of this Deed for the area within which the land described in the First Schedule ("the Land") is situated and by whom the obligations contained in this Deed are enforceable
2. The Owner is a person interested in the land as the freehold owner thereof
3. A Section 106 Agreement dated 12th May 1992 has been made in respect of the development of the land shown edged red on Plan B annexed hereto ("the Manor Road Site") pursuant to outline planning application Reference S6/0223/91/0P which Agreement has been varied by two supplemental agreements dated 26th February 1993 and 17th May 1996 ("the Existing Agreement")
4. An application dated 7th October 1996 ("the Planning Application") has been made to the Council for permission to develop the Land in the manner and for the uses set out in the Planning Application and in the plans specifications and particulars deposited with the Council and forming part of the Planning Application more particularly set out in the Second Schedule ("the Development")
5. (i) The Council having indicated that it is minded to grant planning permission pursuant to the Planning Application for the Development for the reasons set out in the Report to the Planning Transportation and Policy Committee of the Council of 21st November 1996 attached hereto
(ii) the Owner having accepted that the amount of floorspace to be used for Class B8 within the Development on the Land would cause the maximum proportion of floorspace for that class permitted by the Existing Agreement on the Manor Road Site to be exceeded

the Owner is therefore prepared to give this Planning Obligation by way of response to the Council

NOW THIS DEED is made in pursuance of Section 106 of the Town and Country Planning Act 1990 and is a planning obligation for the purposes of that section and **WITNESSES** as follows:-

1. The Owner covenants with the Council to observe the restrictions specified in the Third Schedule
2. The Owner covenants with the Council to perform the obligation specified in the Fourth Schedule
3. It is declared as follows:-
 - 3.1 The Obligations in this Deed shall be enforceable in accordance with the provisions of section 106(3) of the Town and Country Planning Act 1990
 - 3.2 No person shall be liable for breach of a covenant contained in this Deed after he shall have parted with all interest in the Land or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant prior to parting with such interest
 - 3.3 The covenant contained in this Deed shall take effect only upon the date specified by the Owner or subsequent developer in a written notice served upon the Council as the date upon which the Development is to be commenced or if no such notice is served the actual date on which the Development was begun within the meaning of Section 56 of the Town and Country Planning Act 1990
 - 3.4 If the planning permission granted pursuant to the Planning Application shall expire before the Development is begun as defined above or shall at any time be revoked this Deed shall forthwith determine and cease to have effect
 - 3.5 Nothing in this Deed shall prohibit or limit the right to develop any part of the Land or the Manor Road Site in accordance with a planning permission (other than one relating to the Development as specified in the Planning Application) granted (whether or not on appeal) after the date of this Deed
 - 3.6 This Deed is a local land charge and shall be registered as such



PLAN A

**ELWYN
ATFIELD
COUNCIL**

**HATFIELD BUSINESS PARK
FROBISHER WAY, HATFIELD.**

DRAWN	DATE
M. Walker	12/11/96
SCALE	1: 5000
DRAWING NO.	
1	

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APPLICATION FOR PLANNING PERMISSION
OR FOR APPROVAL OF RESERVED MATTERS

This form should be submitted in triplicate with six copies of the plans (see notes 2 & 3 of the notes for guidance) and the appropriate Section 27 Certificate.

I/WE HEREBY APPLY TO THE COUNCIL FOR PLANNING PERMISSION/APPROVAL OF RESERVED MATTERS IN RESPECT OF THE DEVELOPMENT SPECIFIED IN THIS APPLICATION AND THE PLANS ACCOMPANYING IT.

Signed ... C. J. Senior Date 7 October 1996

On behalf of McConnel Properties & Hatfield Business Park Ltd (if acting as agent)

PART 1 - GENERAL PARTICULARS - TO BE COMPLETED IN EVERY CASE

<p>(JOINT) 1. APPLICANT (block letters) McConnel Properties Ltd Hatfield Business Park Ltd The Priory Richard Hill Little Billing Northampton NN3 9AG</p> <p>Arlington House Arlington Business Park Theale Reading RG7 4SA</p>	<p>AGENT (if any) (to whom correspondence is sent)</p> <p>Name: Burks Green & Partners</p> <p>Address: Sherwood House Sherwood Avenue Newark Notts</p> <p>Tel No: NG24 1QQ</p>
<p>2. For what are you seeking permission of approval? (Please give a full description of the proposal and the purpose for which the land and/or buildings are to be used. If your proposal involves residential development, please specify the number and type(s) of residential unit(s))</p>	<p>Construction of new Distribution Centre, Offices and Ancillary Functions</p>
<p>3. Address or location of the land or building involved in the application.</p>	<p>Hatfield Business Park</p>
<p>4. Is the application accompanied by a fee? (See note 4 of the notes for guidance of applicants and the schedule of current fees). If NO, please indicate your reason for not doing so.</p>	<p>YES/NOX _____ If yes state amount £ 8000</p>
<p>5. What is the area of the whole of the site involved in the application?</p>	<p>_____ sq meters or 10.76 hectares</p>
<p>6. Does the applicant own or control any adjoining land?</p>	<p>Hatfield Business Park Ltd YES/NOX If yes, - y identify by blue colouring on the site plans. McConnell Properties Ltd-No</p>

in the case of existing buildings, owner, prospective purchaser, lessee, weekly tenant etc.

- (b) When was that interest obtained?
- (c) If the applicant is a lessee, how many years of the lease remain?

- (a) Hatfield Business Park
McConnell Properties Ltd - Pur
- (b) 1992
- (c) N/A

<p>3. ANSWER THIS QUESTION YES OR NO Does your proposal involve the erection or extension of a building?</p>	<p><input type="checkbox"/> YES</p> <p>If NO, go straight to question 12. If YES, please answer all of the following questions</p>
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<p>4. ANSWER THIS QUESTION YES OR NO Is the application one for the approval of matters reserved by an earlier outline planning permission?</p>	<p><input type="checkbox"/> NO</p> <p>If YES, indicate the date and number of the outline permission</p> <p>Date: Ref No:</p>
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<p>10. ANSWER THIS QUESTION YES OR NO Does the application seek outline permission only?</p>	<p><input type="checkbox"/> NO</p> <p>If NO, <u>all</u> the details 1-5 below <u>must</u> be included for the application to be accepted</p>
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<p>11. Please indicate which of the following details are included in the application and which are not.</p>	<p>1. Siting of the building(s) included/not included</p> <p>2. Design included/not included</p> <p>3. External appearance (including materials) included/not included</p> <p>4. Means of access included/not included</p> <p>5. Landscaping (N.B includes walls and fences - see Note 1 of the notes for guidance for definition) included/not included</p>
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<p>12. ANSWER THIS QUESTION YES OR NO Is your application one for the renewal of a permission previously granted for a temporary period? (see note G(iii) of the schedule of fees)</p>	<p><input type="checkbox"/> NO</p> <p>If YES, indicate the date and reference of the previous permission</p> <p>Date: Ref No:</p>
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<p>13(a) For what purpose(s) are the land and/or buildings now used? Give details if more than one used and if in residential use, state number of unit(s)</p> <p>(b) What is the total floor area of the existing buildings?</p> <p>(c) If land/buildings vacant, what were the last known uses and when did those uses cease?</p>	<p>(a) VACANT</p> <p>(b) N/A sq metres</p> <p>(c) Aerospace design and production</p>
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to the proposals involve?

STATE YES OR NO

(a) New buildings other than extensions to an existing building?

YES

If YES, state the floorspace proposed
39,990 sq metres
(see note 4 of Notes for Guidance).

(b) Change of use of land?

YES

If YES, state the area involved
107,583 sq metres

(c) Change of use of building?

NO

If YES, state the floorspace involved
sq metres

(d) An extension to an existing building?

NO

If YES, state the floorspace of:-
1. Existing sq metres
2. Extension sq metres

(e) The demolition of any existing building or part of a building?

NO

If YES, state the floorspace demolished
sq metres and/or number of dwelling units lost

<p>15. What number of cars can be garaged or parked on the site at present and what total number is proposed in this application?</p>	<table border="1"> <thead> <tr> <th rowspan="2">Existing</th> <th colspan="2">Garage Park</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Proposed Total</td> <td>N/A</td> <td>343</td> </tr> </tbody> </table>	Existing	Garage Park		N/A	N/A	N/A	Proposed Total	N/A	343
Existing	Garage Park									
	N/A	N/A	N/A							
Proposed Total	N/A	343								
<p>16. How is access to be obtained to the site for:</p> <p>17. If the proposal involves alteration of an existing access, please specify those alterations?</p>	<p>(i) Pedestrians?) New Access) from</p> <p>(ii) Vehicles?) Infrastructure</p> <p>(i) Pedestrians?) N/A</p> <p>(ii) Vehicles?)</p>									
<p>ACCESS ARRANGEMENTS SHOULD BE CLEARLY SHOWN ON THE SUBMITTED PLAN</p>										
<p>18. How will sewage and rain water disposal be dealt with?</p>	<p>Sewage:) To Infrastructure drainage</p> <p>Rain Water:)</p>									
<p>19. Will any existing trees be felled or lopped or existing hedges removed? (delete as applicable)</p>	<p>YES/NO If YES, please indicate all work on submitted plans and give brief details: See survey drawing 12497/A0/120A</p>									
<p>20. What materials (type and colour) are to be used in the external appearance of walls, roofing and fences?</p>	<p>Walls: Profile metal cladding and composite cladding in oyster & mountain Blue</p> <p>Roofing: Profiled metal cladding - Goosewing Grey</p> <p>Fencing/means of Palisade enclosure:</p>									

PART 2: ADDITIONAL INFORMATION REQUIRED IN RESPECT OF INDUSTRIAL, COMMERCIAL, SHOPPING OR OFFICE PROPOSALS

- 21 (a) State name(s) of firm(s) who will occupy the site. If unknown at this time, indicate NOT KNOWN (a) Booker Belmont Wholesale
 (b) If a firm is named, is it already established at the site subject of this application. State YES or NO (b) No
 (c) If NO, give present address and state the intentions in respect of the premises that are to be vacated. (c) Not known

- 22 Give details of the existing floorspace and of the total proposed floorspace (including any of that which is existing and which is to be retained) in the following uses: In this question, floorspace means gross floorspace as defined in note 4 of the notes for guidance of applicants.

including retained floorspace

	Existing	Proposed
(a) All floorspace of all buildings on the site	(a))	39 990 m ²
(b) Industrial floorspace	(b))	2965m ²
(c) Office floorspace	(c))	3385m ²
(d) Retailing floorspace	(d)) N/A	N/A
(e) Storage	(e))	N/A
(f) Warehousing (see schedule to the Town and Country Planning (Use Classes) Order).	(f))	33 640m ²
(g) Remaining floorspace not falling within (a) - (f)	(g))	N/A

- 23 In respect of an industrial or commercial premises describe:
 (a) the process to be carried on, the end product and the type of plant or machinery to be installed (a) N/A
 (b) the specific function of the proposed building in relation to the processes in (a) (b) Storage and Distribution of food, non food, wines, spirits and tobacco

24 How many people are employed on the site now and what total do you anticipate will be employed if the development proceeds? Please specify any other activities.

	Existing		Total Proposed		
	Male	Female	Male	Female	
	N/A	N/A	Office	54	27
	N/A	N/A	Industry	318	56
	N/A	N/A			

- 25 What is the type, volume and proposed means of disposal of any trade effluents and refuse Vehicle wash-discharge to foul drainage

- 26 Will any materials be kept or produced of a toxic, flammable, explosive or otherwise potentially hazardous nature? If YES, state materials and approximate quantities. Not known (Possibly aerosols in relatively small quantities)

WELWYN HATFIELD COUNCIL
PLANNING, TRANSPORTATION & ECONOMIC DEVELOPMENT POLICY COMMITTEE
21ST NOVEMBER 1996
REPORT OF THE CHIEF PLANNING OFFICER

PT&EDP 21.11.96
PART I
ITEM NO 11
FOR DECISION
CPO

S6/0800/96/FP

ERECTION OF REGIONAL DISTRIBUTION CENTRE (CLASS B8)
WITH ANCILLARY OFFICES, VEHICLE PARKING AND VEHICLE
MAINTENANCE UNIT

AT HATFIELD BUSINESS PARK, FROBISHER WAY, HATFIELD

(Hatfield North)

APPLICANT: MCCONNELL PROPERTIES LTD/HATFIELD BUSINESS PARK LTD

1.0 INTRODUCTION

- 1.1 The application site is an area of land of 10.76 ha located centrally within the former British Aerospace Dynamics site, to the east of the building presently under construction for the Securicor Distribution Centre.
- 1.2 The proposal is for a regional distribution centre comprising a warehouse building with a storage floorspace of 33640m² and ancillary offices of 3385m². A separate vehicle maintenance building of 2965m² is proposed.

The warehouse building would be 360m long by 95m wide with a maximum height of some 17m.

338 car parking spaces would be provided to the south of the building adjoining the south-eastern Business Park boundary, with 127 articulated lorry parking spaces distributed around the site.

Vehicular access would be from a new roundabout at the southern end of Frobisher Way (the estate road which already serves the Royal Mail, Halla and Securicor sites).

The vehicular maintenance building would be located close to the site entrance and would measure approximately 30m by 22m, with a ridge height of 10m.

A landscaping strip of between 5m and 9m is shown around the edge of the site, with larger landscaped areas at the site entrance.

- 1.3 The intended occupier of the development is Booker Belmont Wholesale Ltd, whose principal business is the wholesale distribution of foodstuffs.

It is estimated that the total development would eventually provide direct employment for approximately 450 people. This figure would be made up of 276 'semi-skilled' warehouse jobs, 90 drivers, 42 clerical posts and the remainder (47) in supervisory, administrative, engineering or management positions. The warehouse would operate on a 24 hour basis using a three-shift system.

The supporting information submitted with the application suggests that relocation of employees from other Booker sites would be limited and that most of the jobs at the site would be filled by local recruitments.

2.0 PLANNING POLICIES

- 2.1 Welwyn Hatfield District Plan 1993 - Policies EMP1, EMP2 (Employment Areas)

Proposed Alterations No 1 - Deposit Version January 1996 - British Aerospace Inset Policies BAe2, BAe5.

- 2.2 Hertfordshire County Structure Plan 1992 - Policy 65 (Provision for employment development).

3.0 REPRESENTATIONS RECEIVED

- 3.1 The application has been advertised in the local press and a site notice displayed.

Neighbouring commercial occupiers, and the residents of Ashwick Manor Farm and Manor Road, have been notified individually by letter.

- 3.2 At the time of writing, one letter has been received, from the Hatfield Garden Village Residents Association, supporting the potential for employment creation through the development, but requiring that earlier commitments by the developer to tree replanting and increased bunding close to Manor Road be implemented prior to the construction of this development.

4.0 DISCUSSION

- 4.1 The application site is within an Employment Area designated as EA/7 in the adopted District Plan and EA(D) in the British Aerospace inset to the proposed Alterations.

The majority of the site also falls within the boundary of the outline planning permission S6/0223/91/OP granted in May 1992. This permission was subject to a legal agreement containing, amongst other provisions, a restriction on the mix of uses between Classes B1, B2 and B8, and a limit on the total gross floorspace to be erected on the former Dynamics site.

At the time of the Securicor application (S6/0053/96/FP), determined earlier this year, it was found that part of the development proposed under that application extended beyond the original boundary of the land covered by the legal agreement. The Securicor application was therefore permitted subject to a supplementary agreement which extended the relevant boundary to all the land within the Employment Area. Consequently the present application site, though it extends beyond the boundaries of the outline permission, is wholly subject to the provisions of the agreement.

- 4.2 The agreement specifies a total gross floorspace limit for the redevelopment of the Dynamics site of 89 423m². The construction of the present proposal would take the total floorspace erected to 76 156m², still within the gross limit. The agreement also states, however, that the proportion of the total floorspace falling within Class B8 should not exceed 18%, unless the amount of floorspace falling within Class B1 is reduced to compensate.

Since the maximum for B1 floorspace is 50%, the absolute maximum proportion for B8 is 50% plus 18% ie 68%. (60808 sq.m.).

The implementation of the present application would result in this figure being exceeded. The proportion of total floorspace as B8 would be between 71% (63490 sq.m.) 72433 sq.m.) and 81%, (72433 sq.m.) depending on whether the two vacant speculative units with B1c/B2/B8 consents are used for B8 purposes. In any event the application could not be approved within the framework of the Section 106 agreement as it presently stands.

I will return to the question of whether a variation to the agreement should be entered into, following consideration of the technical aspects of the application.

- 4.3 The building itself, as described in 1.2 above, is of course very large in plan, and its ridge height would be some 2.5m greater than that of the Securicor building.

Due to the location of the building away from the northern and western boundaries of the Business Park, however (it would be separated by the Securicor site from the boundary with the open countryside), I do not consider that it would appear overly dominant or intrusive in the landscape. Landscaping is proposed to cover 20% of the plot area, with a concentration around the site entrance and a 9m strip along the south-eastern Business Park boundary, and this is adequate in my view for this location.

The total number of car parking spaces shown to be provided is 338 and, taking into account the shift-based system of warehouse operation, this appears to be sufficient to allow for the number of people likely to be on site at any one time (although well short of the 1143 spaces theoretically required by the Council's adopted standards). A cycle shed is shown within the parking area and a bus service to the Business Park is currently available during the day and early evening.

- 4.4 The principal technical issue of concern is in fact the traffic generation potential of the development, but, as the figures above suggest, this type of warehousing development generates significantly less car traffic than the equivalent floorspace of B1 or B2 uses.

At the time of writing I have not received the written responses of the County Council's Transportation Section or the Highways Agency, however I understand from discussions with these parties that no objection will be raised on traffic impact grounds since the proposed floorspace falls within the total floorspace limit of 100,000 sq m contained in the existing Section 106 Agreement. The concern regarding traffic is therefore principally an environmental one arising from the large number of heavy goods vehicles using the development, particularly when considered in conjunction with the HGV traffic for the Securicor development. At certain times of day each of the two developments would be generating an HGV movement every minute and whilst these busiest times do not coincide with the general 'rush-hour' they do include a period between 5 and 7 in the morning. Given that a 24 hour operation is proposed, there is likely to be some level of commercial vehicle activity at other 'unsocial' hours also.

- 4.5 I am satisfied, on advice from the highway authorities which is subject to their written confirmation, that the highway network has the physical capacity to accommodate the proposed traffic, however I would take the view that, in the event of planning permission being granted, some small-scale works of additional landscaping should take place between the Business Park access road and the old Manor Road to provide a degree of alleviation of any potential disturbance to neighbouring residents.

- 4.6 I now return to the question of the existing Section 106 Agreement covering the development of the Dynamics site, as detailed in 4.2 above.

This Agreement was concluded in 1992, at a time when a major concern was to limit the proportion of office-type B1(a) and (b) class development owing to a perceived over-provision of such floorspace at the time, and to the greater traffic generation implications of such uses. Although the normal 18% maximum proposed for B8 floorspace was based on the proportion existing in the previous British Aerospace buildings, it was not a primary object of the Agreement to limit the amount of B8 floorspace within the approved gross maximum.

The proportion of the total gross floorspace falling within Class B8 would increase to at least 71% if the present proposal were to be implemented, and this greatly exceeds what was originally envisaged. It clearly also has implications for the type of jobs to be provided at the Business Park; total employment at the Park would include a greater proportion of low skilled warehousing jobs and fewer opportunities for skilled workers in light or general industry.

Notwithstanding this, the number of jobs to be provided by the present proposal is significant, and given the original purposes of the Agreement as detailed above, I consider that it would be reasonable to vary the Agreement to allow for the additional B8 floorspace proposed in the current application.

5.0 RECOMMENDATION

- 5.1 In the light of the above report I recommend that planning permission is granted subject to a variation to the existing Section 106 Agreement covering the Dynamics site to increase the maximum proportion of B8 floorspace to allow for the present proposal, and to require the provision of tree replanting and enhanced bunding between the estate access road and the old Manor Road, also to the following conditions;

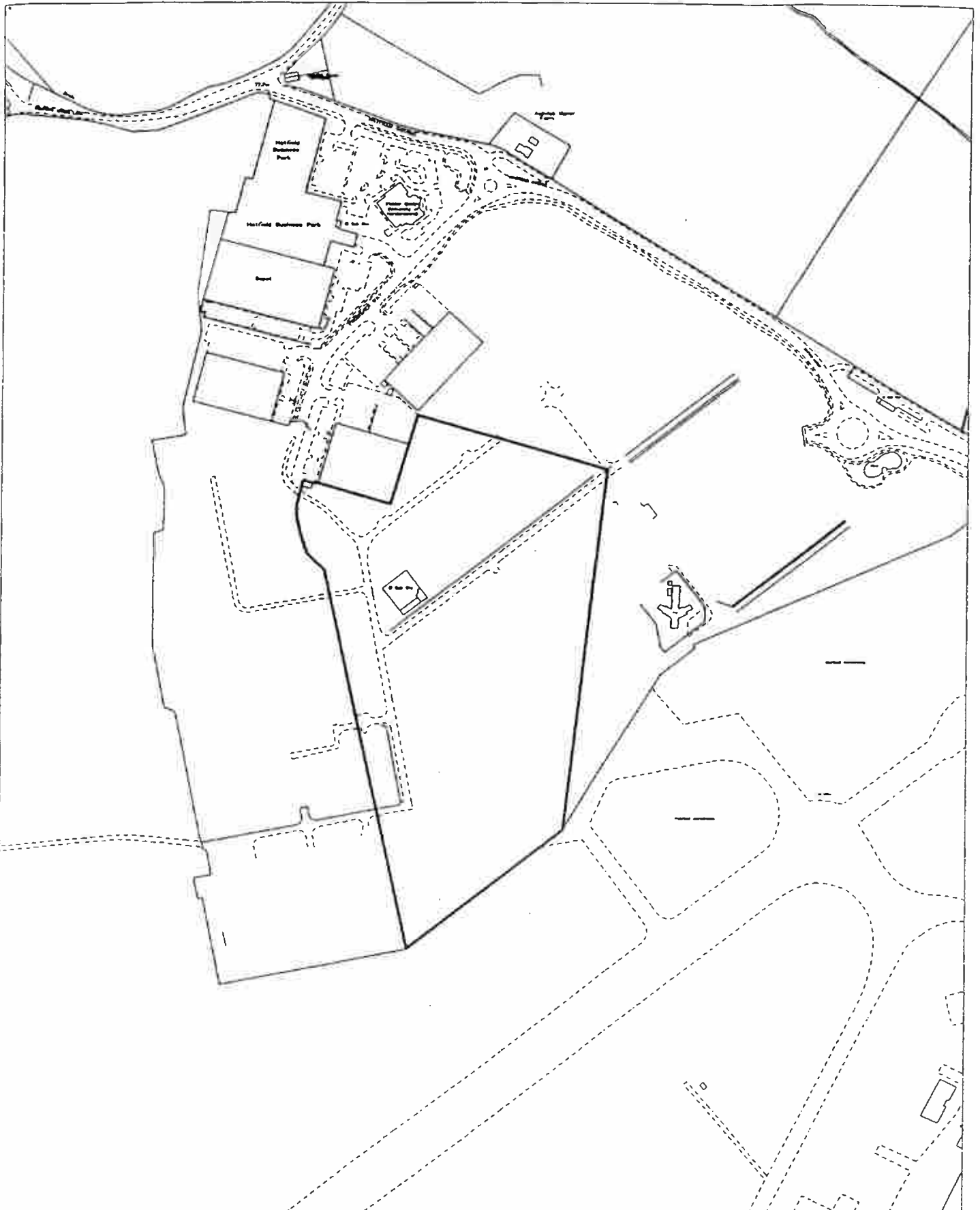
1. SC01 - TIME LIMIT - FULL PERMISSION
2. SC14 - LANDSCAPE IMPLEMENTATION
3. SC19 - MATERIALS - DETAILS TO BE SUBMITTED
4. SC24 - PARKING MAINTAINED
5. No external lighting to the development shall be installed without the prior written approval of the Local Planning Authority having been obtained to the type and position of any such lighting units.
REASON: In the interest of visual amenity.

6. Surface water drainage works shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency before the development commences.
REASON: To prevent the increased risk of flooding.

BACKGROUND PAPERS

Planning Application S6/0800/96/FP

NOVEMBER 1996



WELWYN
HATFIELD
COUNCIL

HATFIELD BUSINESS PARK
FROBISHER WAY, HATFIELD.

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DRAWN	DATE
M. Walker	12/11/96
SCALE	1: 5000
DRAWING NO.	
1	

IN WITNESS whereof these presents have been duly executed as a Deed by the Owner hereto the date and year first before written.

FIRST SCHEDULE

All that land and property known as Plot 5000 Hatfield Business Park Manor Road Hatfield Hertfordshire shown edged red on the Plan A annexed hereto

SECOND SCHEDULE

Planning application No. S6/0800/96/FP dated 7th October 1996 a copy of which is annexed hereto

THIRD SCHEDULE

1. The Owner hereby covenants with the Council that the amount of gross floorspace permitted within the Development shall henceforth be regarded by it as contributing towards and shall not be regarded by it as being in addition to the Maximum Gross External Floorspace permitted by the Existing Agreement and referred to and defined therein
2. The Owner shall procure that no amount of floorspace shall be used on the Land for Class B8 use other than that permitted by the planning permission granted pursuant to the Planning Application
3. For the avoidance of doubt the Owner ^{agrees} ~~shall procure~~ that for the purpose of the proper interpretation of Clause 5 of the Existing Agreement the proportion of the Maximum Gross External Floorspace referred to and defined in the Existing Agreement which may be used for any purpose falling within Class B2 and/or for Class B1(c) of the Use Classes Order shall not exceed nineteen per centum (19%) and that the proportion of the Maximum Gross External Floorspace referred to and defined in the Existing Agreement

Consent

for any purpose falling within Class B8 of the Use Classes Order shall not exceed thirty one per centum (31%) but that in all other respects the provisions of Clause 5 of the Existing Agreement shall remain in full force and effect as if made in relation to the Development and the Land

FOURTH SCHEDULE

The Owner shall procure that within the first planting season after the date that the Development is commenced within the meaning of Section 56 of the Town & Country Planning Act 1990 the works of tree planting and bunding shown on the MacGregor Smith drawing No. 17050-41 annexed hereto or such other amended or substituted drawing as may be agreed with the Council shall be carried out and that full details of the species and the number of plants within each species to be planted shall be agreed in writing with the Council before such works are commenced unless such details have been approved by the Council prior to the signing hereof

THE CORPORATE SEAL OF
HATFIELD BUSINESS PARK LIMITED
was affixed to this Deed in the presence of

)
)
)



DATED 19th December 1996

**HATFIELD BUSINESS
PARK LIMITED**

**UNILATERAL
PLANNING OBLIGATION**
relating to
Plot 5000 Hatfield Business Park
Manor Road Hatfield Hertfordshire

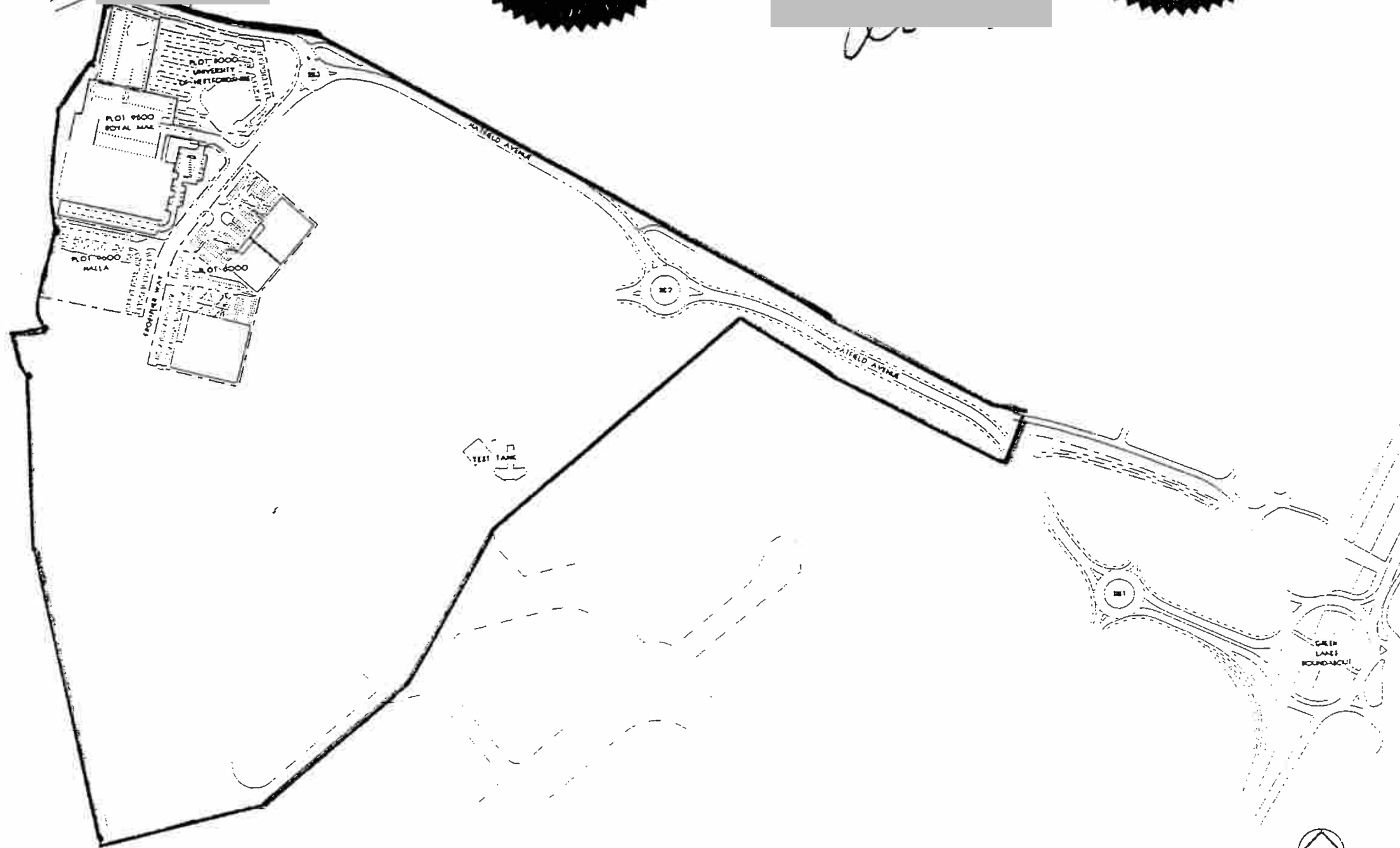
THE COMMON SEAL OF THE
CLERICAL MEDICAL & GENERAL
LIFE ASSURANCE SOCIETY
WAS HEREUNTO AFFIXED IN THE PRESENCE OF

Authorized Officer

Authorized Officer

Director of Law and Administration

PLAN B



MANOR ROAD SITE BOUNDARY
MANOR ROAD ALONGSIDE ROYAL MAIL
(P.O. 1500)

SBT
ARCHITECTS

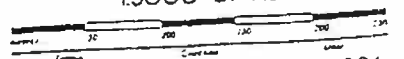
Architects & Town Planners Ltd
Longton Priory
Portsmouth Road Guildford
Surrey GU2 5RA England
Telephone +44 (0)1483 588886
Facsimile +44 (0)1483 575830

ARLINGTON SECURITIES PLC

HATFIELD BUSINESS PARK

MANOR ROAD SITE BOUNDARY
PLAN 1

1:5000 of A3



RT 12MAR96

0460 100 A

Chairman of the Council

Authorized Officer

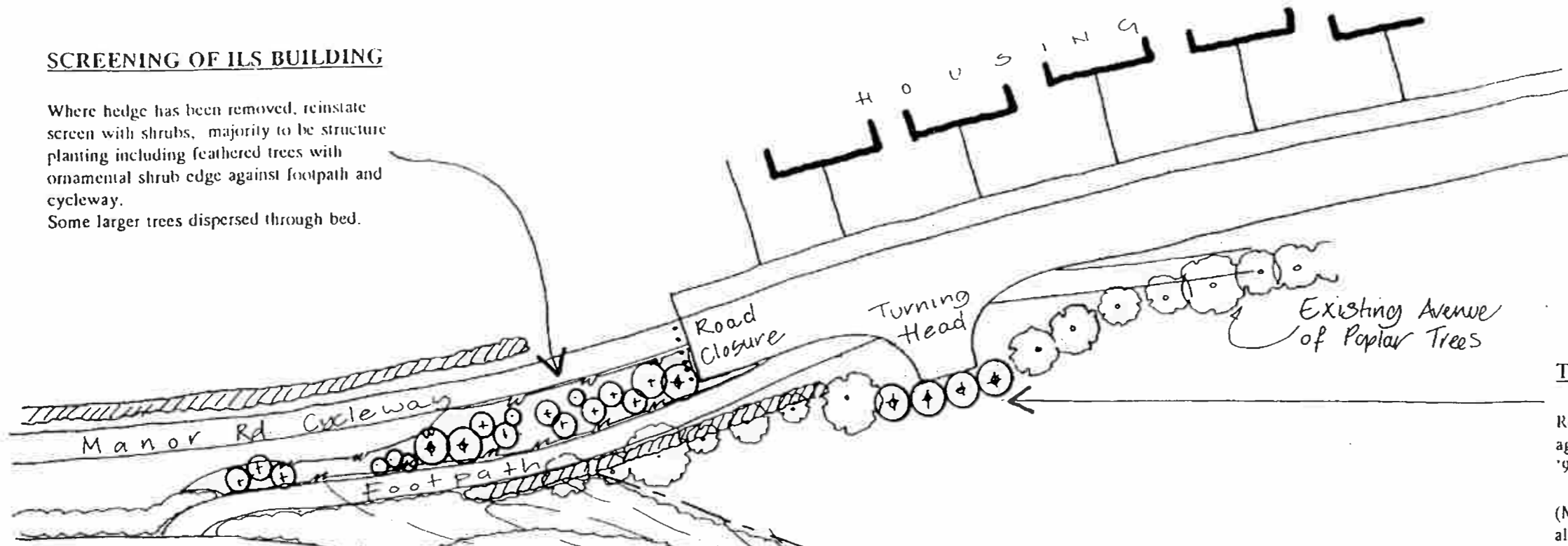
THE COMMON SEAL
BARCLAYS NOMINEES (GEORGE YACON) LIMITED WAS
HEREUNTO AFFIXED IN THE PRESENCE OF

61740

PLAN B

SCREENING OF ILS BUILDING

Where hedge has been removed, reinstate screen with shrubs, majority to be structure planting including feathered trees with ornamental shrub edge against footpath and cycleway.
Some larger trees dispersed through bed.

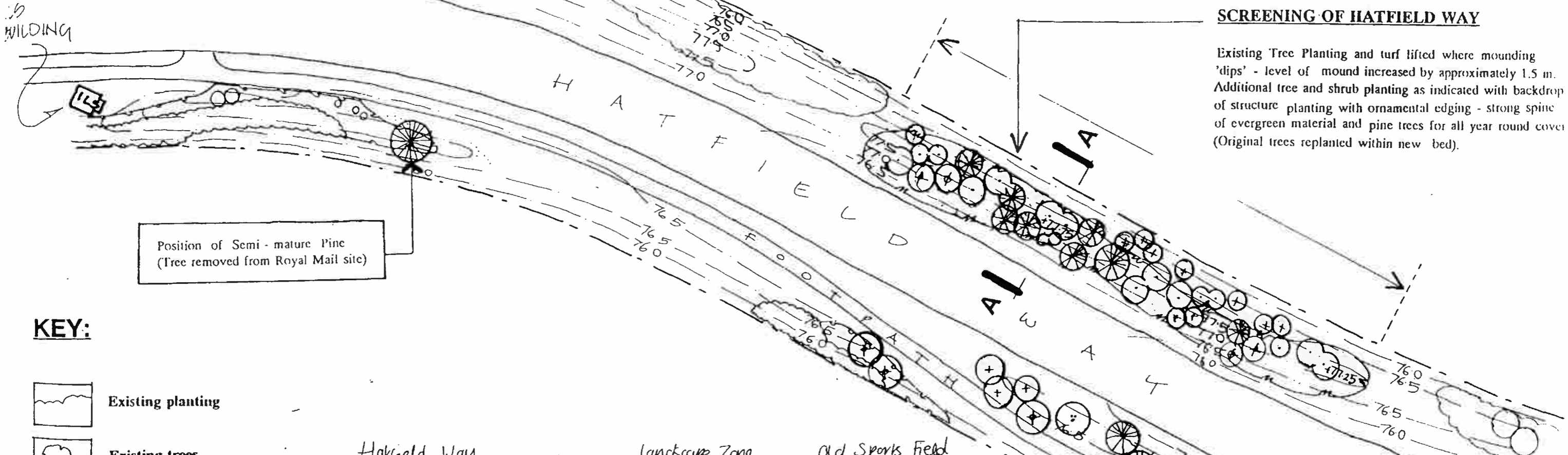


TURNING HEAD

Reinstatement of four Poplar trees as previously agreed and costed - planting going ahead in Spring '94.
(Making good of grass areas adjacent to turning head also to be undertaken)

SCREENING OF HATFIELD WAY

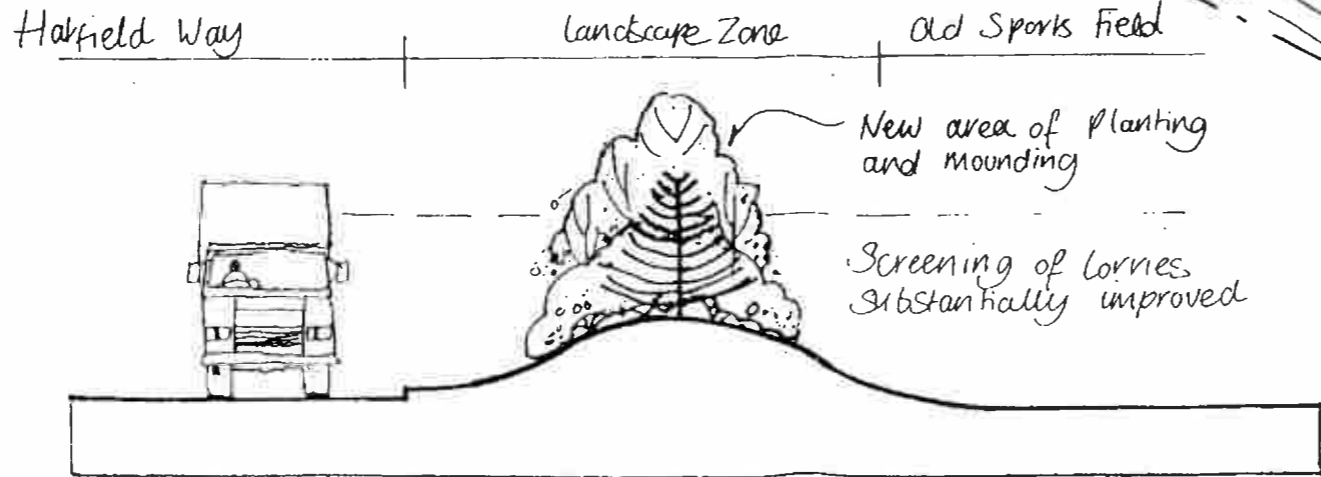
Existing Tree Planting and turf lifted where mounding 'dips' - level of mound increased by approximately 1.5 m. Additional tree and shrub planting as indicated with backdrop of structure planting with ornamental edging - strong spine of evergreen material and pine trees for all year round cover (Original trees replanted within new bed).



Position of Semi-mature Pine
(Tree removed from Royal Mail site)

KEY:

- Existing planting
- Existing trees
- Proposed shrub planting (structure and ornamental)
- Proposed tree planting
- Site boundary
- Contours (0.5 m Intervals)

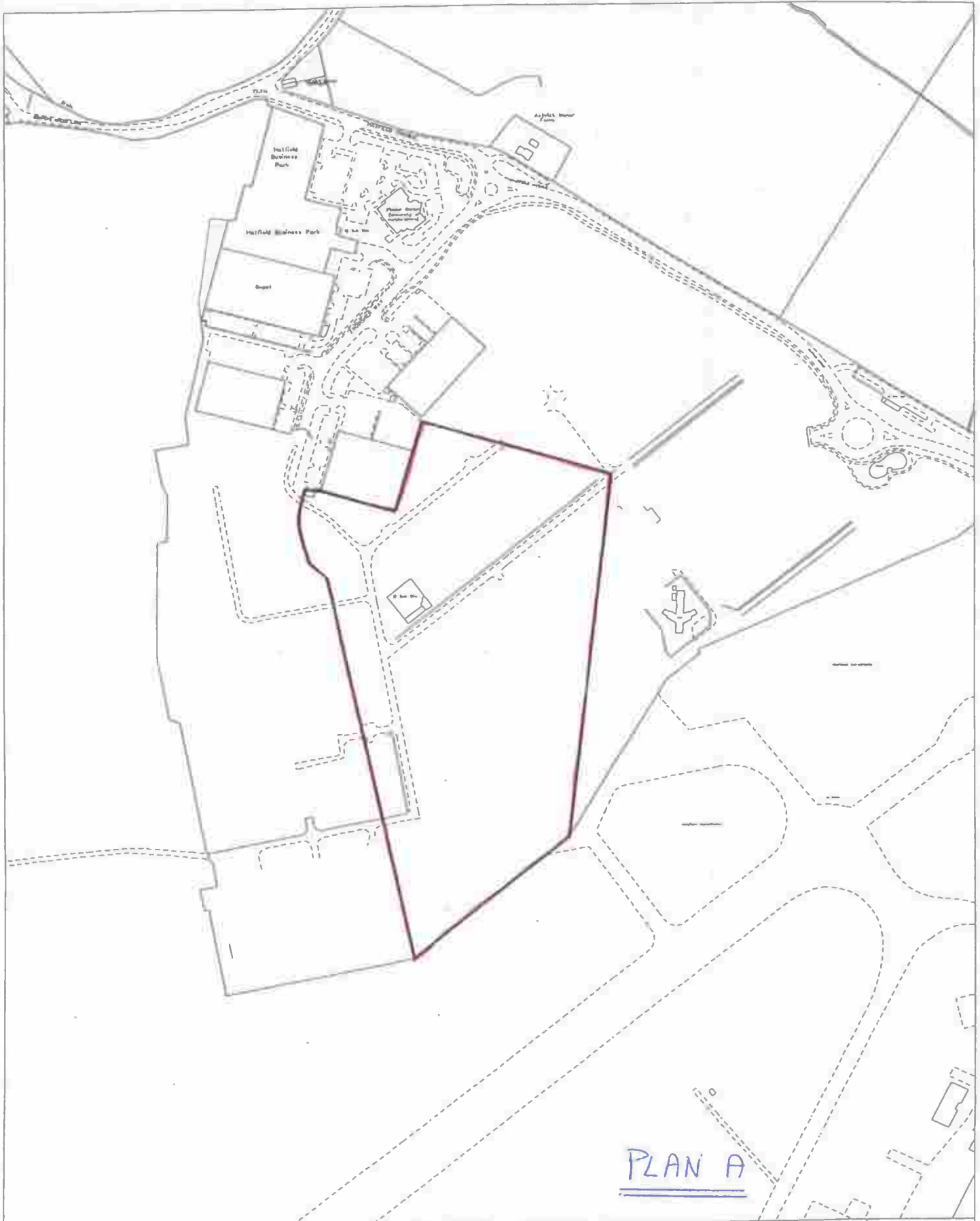


Rev A 9. 2. 94 Existing Road CX Planting added
Position of Semi-mature Pine added
(Tree removed from Royal Mail site)

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HATFIELD ROAD B-DX INFRASTRUCTURE 1:500

ADDITIONAL LANDSCAPE WORKS FOR HGVRA 17050- 41
PROPOSALS Rev A

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HATFIELD BUSINESS PARK
 FROBISHER WAY, HATFIELD.

DRAWN	DATE
M. Walker	12/11/96
SCALE	1: 5000
DRAWING NO.	1

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