

<p>Ref No : N6/2002/450/FP</p>	<p>LAND AT CHEQUERSFIELD, WELWYN GARDEN CITY</p>
<p>Site</p>	<p>Located to west of Chequers, accessed off Chequersfield the site forms part of Employment Area 2 at the rear of the Burrowfields industrial area. As existing the area comprises a large deserted open grass area. On the eastern boundary of the site is a good band of mature trees which provide a good screen from the urban open land to the east.</p>
<p>Proposal</p>	<p>It is proposed to develop a minimum of 1.6 hectares of land for B2 or B8 purposes, with the remainder for B1 use. Application is in outline with all details reserved.</p>
<p>Policy</p>	<p>Policy EMP1, EMP2, & EMP3</p>
<p>Planning History</p>	<p>Site has been the subject of a number of previous applications as follows for same proposal:-</p> <p>N6/113/90/OP – Development of land for classes B1, B2 and B8 uses (with minimum 1.6 hectares for B2/B8) – Granted 4/7/91</p> <p>N6/529/94/OP – Development of a minimum of 1.6 hectares of land for B2 and/or B8 purposes, with the remainder for B1 business use (Renewal of planning permission Ref: N6/113/90/OP) – Granted 7/7/95</p> <p>N6/669/98/OP – Development of a minimum of 1.6 hectares of land for B2 and/or B8 purposes, with the remainder for B1 business use (renewal of planning permission N6/529/94/OP) – Granted 14/9/98.</p> <p>N6/1999/1059/FP – Construction of access road to serve development at the former Holy Trinity and Mater Dei School sites – Granted 4/9/2000</p>
<p>Reps</p>	<p>County Highways comment that he is unable to make highway comments until full details of the size of the development (including car parking), and associated likely traffic generation, are provided.</p> <p>Environment Agency has no objection in principle subject to specified conditions in relation to foul and surface drainage and surface water control measures.</p> <p>Environmental Health indicate that the site is a closed landfill site, containing domestic refuse and industrial/chemical waste. The site is part of an ongoing monitoring programme for landfill gas and its affect on groundwater. Due to this suggests imposition of specified conditions relating to investigation of site prior to development.</p>

	No other comments received
Discussion	<p>Application is same in all respects as those previously approved on the site. The site remains in a designated Employment site and has been redesignated as an Employment Area in the Draft District Plan Review.</p> <p>The main difference in this case appears to be the comments of Environmental Health and suggested conditions in relation to investigation and monitoring of contaminated site. In previous application Environment Agency did indicate site had produced land fill gas and some contamination of water. However they raised no objection to the application and did not suggest any conditions on this matter.</p> <p>Given that the circumstances under which the previous applications were considered have not materially changed, with site still within employment area, the application proposal remains acceptable in this location. Therefore recommend approval again with addition of suggested conditions requiring investigation and monitoring of the contamination of site prior to development.</p> <p><i>NB - tightening up of legislation in relation to contamination since Carrapri caters</i></p>
Recommendation	<p>Approval</p> <p>8. Prior to the commencement of any development, a scheme for the investigation of the extent of any contamination of the site in accordance with BS10175:2001 British Standards Institute Code of Practice shall be submitted to and agreed in writing with the Local Planning Authority. In the event that any contamination is discovered details of remediation measures shall be submitted to and agreed in writing by the Local Planning Authority and shall be carried out prior to the commencement of the development hereby permitted. The presence of any significant unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Local Planning Authority as soon as it is discovered.</p> <p>REASON</p> <p>In order to assess the extent of contamination if any present on the site and to ensure remedial measures are carried out.</p> <p>9. The construction of the surface and foul drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.</p> <p>REASON</p>

	<p>To prevent pollution of the water environment</p> <p>10. Surface water source control measure shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.</p> <p>REASON</p> <p>To prevent the increased risk of flooding and to improve water quality.</p> <p>11. Notwithstanding the details hereby approved development of the site shall take account of the need to access and maintain existing groundwater and gas monitoring points.</p> <p>REASON</p> <p>To safeguard the ongoing monitoring of the site.</p> <p>12. No part of the development hereby permitted shall be occupied until such time as a Green Travel Plan for the application site has been submitted to and agreed by the Local Planning Authority in consultation with the Highways Authority.</p> <p>REASON</p> <p>To minimise traffic generation and encourage non car modes of transport and to accord with Policy T13 of the Welwyn Hatfield District Plan Alterations No.1, 1998</p>