

# Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

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**WELWYN  
HATFIELD**

Application for Outline Planning Permission with all matters reserved.  
Town and Country Planning Act 1990

## Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### 1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

### 2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

## 2. Applicant Details

Postcode	<input type="text"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	<input type="text"/>
First name	Matt
Surname	Hill
Company name	Maddox Associates
Address line 1	68 Hanbury Street
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	London
Country	United Kingdom
Postcode	E1 5JL
Primary number	08451211706
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	matt@maddoxassociates.co.uk

## 4. Description of the Proposal

Please describe the proposed development

A large-scale mixed use development including 1,100 new homes and supporting infrastructure including a primary school, local centre and open space.

Has the work already been started without planning permission?

Yes  No

## 5. Site Area

What is the measurement of the site area?  
(numeric characters only).

67.5

Unit

## 6. Existing Use

Please describe the current use of the site

## 6. Existing Use

Open grassland

Is the site currently vacant?

Yes  No

If Yes, please describe the last use of the site

Open grassland

When did this use end  
(if known)?  
DD/MM/YYYY

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes  No

Land where contamination is suspected for all or part of the site

Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes  No

## 7. Residential/Dwelling Units

**Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:**

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

**This will provide the local authority with the required information to validate and determine your application.**

Does your proposal include the gain, loss or change of use of residential units?

Yes  No

Please select the proposed housing categories that are relevant to your proposal.

- Market  
 Social  
 Intermediate  
 Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	0	0	0	770	770
Total	0	0	0	0	770	770

Add 'Social' residential units

Social: Proposed Housing						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	0	0	0	330	330
Total	0	0	0	0	330	330

Please select the existing housing categories that are relevant to your proposal.

- Market  
 Social  
 Intermediate  
 Key Worker

## 7. Residential/Dwelling Units

Total proposed residential units

1100

Total existing residential units

0

## 8. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 - Shops Net Tradable Area	0	0	0	0
Total	0	0	0	0

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## 9. Employment

Will the proposed development require the employment of any staff?

Yes  No

## 10. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

## 11. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)  Yes  No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes  No

Will the proposal increase the flood risk elsewhere?

Yes  No

**How will surface water be disposed of?**

Sustainable drainage system

Existing water course

## 12. Assessment of Flood Risk

- Soakaway
- Main sewer
- Pond/lake

## 13. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
- The applicant
- Other person

## 14. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Gerry"/>
Surname	<input type="text" value="Ansell"/>
Reference	<input type="text" value="6/2018/1899/PA"/>

Date (Must be pre-application submission)

Details of the pre-application advice received

## 15. Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.  Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 16. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

**I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates.**

**\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

## 16. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Hertfordshire County Council
Number	
Suffix	
House Name	Highways Department
Address line 1	County Hall
Address line 2	Pegs Ln
Town/city	Hertford
Postcode	SG13 8DQ
Date notice served (DD/MM/YYYY)	23/10/2018

### Person role

- The applicant  
 The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Matt"/>
Surname	<input type="text" value="Hill"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="23/10/2018"/>

Declaration made

## 17. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)