



LAND TO THE WEST OF HATFIELD

Environmental Statement – Chapter 4: Committed Developments

Arlington Business Parks GP Ltd

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4 COMMITTED DEVELOPMENTS

4.1 INTRODUCTION

The site is designated as Green Belt in the current Welwyn Hatfield District Plan, which was adopted in 2005. The Plan is now out of date and is not able to deliver new strategic housing sites. Chapter 5 confirms the applicable planning policies, but the Plan's status is relevant to this Chapter.

The emerging Local Plan has been subject to the examination process since May 2017 and this is ongoing. A number of strategic housing sites have been put forward including the site subject to this application/ES. However, due to the emerging status of the Local Plan, none can be considered as committed development in the context of this ES.

Therefore, those applications/developments that have been considered during this EIA process are listed in Table 4.1 below:

Table 4.1: Committed Development

Council Reference	Description	Decision	Date
PL\0755\16 (Hertfordshire County Council)	Application for the establishment of a new quarry on land at the former Hatfield Aerodrome, including a new access onto the A1057, aggregate processing plant, concrete batching plant and other ancillary facilities, together with the importation of inert fill materials for the restoration of the minerals working.	Awaiting decision	Submitted: 26/01/2016
6/2015/2043/OUTLINE (WHBC)	Redevelopment to provide floorspace equivalent to 537 Units of Development (UD) (as set out in Schedule 1) for Use Classes B1, B2, sui generis and hotel use on plots 4100, 5000, 5600 and for Use Classes B1, sui generis and Hotel use on plot 6000 with all matters reserved except access.	Application permitted	Granted 05/07/2016
5/3720-16 (Hertfordshire County Council)	Proposed extension to Hatfield Quarry for the extraction of approximately 0.45 million tonnes of sand and gravel from within 17.7ha of land known as Furze Field, involving retention of the quarry access road and site infrastructure facilities and restoration of the extension area to agricultural land and mixed habitats including wetlands, acid grassland and woodland planting.	Awaiting decision	Submitted: 09/11/2016

As can be noted from the above, these development proposals are at two stages of the planning process – submitted yet undetermined and approved. It is worth noting that the current application (6/2018/1635/OUTLINE – change of use of land to airfield etc.) on this same application site referenced in Chapter 2, paragraph 2.3 has not been considered for the following reasons:

- Arlington Business Parks GP Ltd is the legal owner of the site and the Applicant of 6/2018/1635/OUTLINE has no legal interest or claim on the site. Arlington Business Parks GP Ltd has no intention to allow use of the land should the application be approved; and
- The proposals cannot be both accommodated on the application site – therefore, it is not relevant to consider this live application.

4.2 TECHNICAL ASSESSMENTS AND CUMULATIVE IMPACTS

Each of the technical assessments undertaken has given due consideration for potential interaction and cumulative impacts with these surrounding development proposals.

It must be appreciated that there is a hierarchy to the consideration of cumulative impacts with adjoining development proposals dependent upon their progress through the planning process:

- Certain – with more available information:
 - Existing developments in situ (baseline);
 - Other influences and trends;
- Greater Certainty – with moderate available information:
 - Approved developments under construction;
 - Approved developments not yet under construction (or fully effective);
- Less Certain / no certainty – limited information / liable to change:
 - Proposed (submitted) developments not yet approved;
 - Emerging proposals for development; and
 - Site allocations or emerging development plan documents.

Given that there is no statutory guidance relating to the application of a cumulative impact assessment, the judgement as to what is ‘reasonably foreseeable’ as an interaction or potential cumulative impact is examined by each technical discipline in turn and is based on professional experience.

Further information relating to the committed developments is provided for reference below, whilst further consideration and a summary of the likely cumulative impacts is contained within Chapter 15 of the ES.