

23 January 2023

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow square background.

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Via email: a.ransome@welhat.gov.uk

Dear Ashley,

**LAND TO THE NORTH EAST OF KING GEORGE V PLAYING FIELDS, NORTHAW ROAD EAST,
CUFFLEY, HERTFORDSHIRE, EN6 4RD
DISCHARGE OF CONDITION 4 OF OUTLINE PLANNING PERMISSION S6/2015/1342/PP**

I write on behalf of Bellway Homes (North London) Ltd to submit an application for the approval of details pursuant to Condition 4 (CEMP) of outline planning permission S6/2015/1342/PP.

1. Description of Development

Outline planning permission was granted on the 31st March 2022 for the following development:

“Outline planning application for residential development of up to 121 dwellings, associated infrastructure and a change of use from agricultural land to an extension of the King George V playing field. All matters reserved except for new vehicular access to serve the site, the provision of surface water discharge points and the levels of development platforms. “

Following approval of the outline application, an application for approval of Reserved Matters has subsequently been submitted on 27th August 2022 (LPA Ref No. 6/2022/1774/RM). The application is currently live and pending determination.

2. Conditions

The planning permission sets out several conditions which require the submission and approval of details by the Local Planning Authority.

Condition 4

“Prior to the commencement of the development, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The CEMP must set out:

- a) the phasing of construction and proposed construction programme;*
- b) the methods for accessing the site, including wider construction vehicle routing;*
- c) the numbers of daily construction vehicles including details of their sizes, at each phase of the development;*
- d) the hours of operation and construction vehicle movements;*
- e) details of any highway works necessary to enable construction to take place;*

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- f) details of construction vehicle parking, turning and loading/unloading arrangements clear of the public highway;*
 - g) provision of hoardings around the site;*
 - h) details of how the safety of existing public highway users and existing public right of way users will be maintained;*
 - i) management of traffic to reduce congestion;*
 - j) control of dirt on the public highway, including details of the location and methods to wash construction vehicle wheels;*
 - k) the provision for addressing any abnormal wear and tear to the highway;*
 - l) the details of consultation with local businesses or neighbours;*
 - m) the details of any other Construction Sites in the local area;*
 - n) waste management proposals;*
 - o) control measures to minimise noise and vibration; and*
 - p) control measures to minimise dust.*
- The construction of the development shall not be carried out otherwise than in accordance with the approved CEMP."*

3. Application Documents

The application has been submitted online via the Planning Portal (Ref:PP-11871362) and comprises the following:

- Application form;
- Cover letter; and
- Construction Environmental Management Plan, prepared by Bellway Homes (C0741-102/CEMP1/001 Rev 3)

A payment of £141 has been made to the Planning Portal to cover the application and administration fee.

I trust the enclosed is sufficient to promptly validate the application. However, should you have any queries, please do not hesitate to contact either myself or my colleague George Daniel [REDACTED] if you have any queries.

Yours sincerely,

A handwritten signature in black ink that reads "Savills".

Laura Fletcher-Gray
Associate Director

Enc. As listed
Cc F. Flaherty Bellway Homes (North London) Limited