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Ashley Ransom
Planning Department,
Welwyn Hatfield Borough Council,
The Campus,
Welwyn Garden City,
AL8 6AE

For the attention of Ashley

29th June 2023

Dear Ashley,

**LAND TO THE NORTH EAST OF KING GEORGE V PLAYING FIELDS, NORTHAW ROAD EAST, CUFFLEY,
HERTFORDSHIRE, EN6 4RD**

**RESUBMISSION OF PREVIOUSLY APPROVED APPLICATION FOR CONDITION 7 (ACCESSIBLE HOUSING),
PLANNING PERMISSION S6/2015/1342/PP**

The planning application seeks approval to discharge planning condition 7 Affordable Housing:

'No development within any development phase shall commence until a scheme setting out the arrangements for the delivery of accessible housing within that phase has been submitted to and approved in writing by the Local Planning Authority. Thereafter each phase must be carried out in accordance with the approved scheme. The scheme must include the following:

a) A schedule of units, together with appropriate plans and drawings, shall be submitted to and be approved by the Local Planning Authority setting out Page 7 of 18 details of the number, layout and location of all units that will comply with Part M4(2) of the Building Regulations 2010;

b) At least 20% of all new dwellings will meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' the delivery of which should be distributed across market and affordable tenures;

c) All units specified as M4(2) and in the agreed schedule and plans shall be implemented in accordance with that approval and in compliance with the corresponding part of the Building Regulations in that regard;

d) The person carrying out the building work must inform the Building Control body which requirements apply; and

e) Written verification of the completion of all dwellings in accord with b) and c) above will be supplied to the local planning authority within 30 days of the practical completion [of the block it forms part of].



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REASON: To ensure that suitable housing is provided for households in need of accessible or wheelchair housing in accordance with Policies D1, H10 of the Welwyn Hatfield District Plan 2005 and SP7 of the draft Local Plan Proposed Submission and the National Planning Policy Framework.'

Please note this condition has been previously discharged (application reference 6/2023/0094/COND) in March 2023. Subsequent to this, through detailed design, it was determined that M4(2) compliance could not be achieved on some of the plots due to the existing steep levels of the site.

To ensure full compliance with Approved Document M, we have identified better locations for M4(2) plots. Please note total number of M4(2) units remains the same in order to satisfy the condition described above. There are a total of 24 units (20%) which are M4(2) compliant. Plot changes are highlighted in yellow in the schedule provided.

Documents

The application has been submitted online via the Planning Portal. The enclosed submission comprises a copy of the following application documents:

- P1848.01-Y
- P1848 M4(2) Units Schedule_RevC

Yours Sincerely,



Reena Bhica
Technical Graduate