

# Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

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**WELWYN  
HATFIELD**

## Application for Approval of Reserved Matters following Outline Approval

### Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

#### 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.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

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

site measures approximately 5.52 ha and is located to the south of Cuffley, Welwyn Hatfield. The site is currently vacant and was previously in agricultural use.

## Applicant Details

### Name/Company

Title

Mr

First name

Seb

Surname

Steele

Company Name

Bellway Homes (North London) Ltd

### Address

Address line 1

c/o agent

Address line 2

-

Address line 3

Town/City

-

County

Country

-

Postcode

W1G 0JD

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

W1G 0JD

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please provide a description of the approved development as shown on the decision letter

Variation of condition 3 (Approved Parameter Plans) for planning permission 6/2015/1342/PP

Reference number

6/2023/1352/VAR

Date of decision (date must be pre-application submission)

17/05/2024

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Approval of reserved matters (appearance, landscaping, layout, and scale) following outline planning permission S6/2015/1342/PP as varied by 6/2023/1352/VAR for residential development of 10 dwellings and associated infrastructure.

Has the work already started?

- Yes
- No

## Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

141386\_A\_29 B Proposed Site Access Visibility Splays  
141386\_A\_35 D Highways Layout for Determination Site Access  
141386\_A\_51 A Proposed Shared Cycleway/Footway Link South Drive  
141386\_A\_56 A Proposed Bus Shelter Northaw Road  
141386\_A\_57 A Proposed Pedestrian Improvements Theobald's Road  
2130.19\_09B Illustrative Landscape Plan  
2271-A-1100-B Site Location Plan  
2271-C-1005-B Illustrative Master Plan  
141386/A/35 A Parameter Plan - Site access  
2271-SK-1400-D Parameter Plan - Building Heights  
2271-SK-1402-E Parameter Plan - Green Infrastructure  
2271-SK-1403-D Parameter Plan - Land Use  
2271-A-1009-D Proposed Levels Plan  
10316-DR-04 Surface Water Drainage Strategy  
1667\_200\_3 0 Topographical Survey 3  
1667\_200\_4 0 Topographical Survey 4  
1667\_200\_5 0 Topographical Survey 5  
1667\_200\_6 0 Topographical Survey 6  
1667\_200\_7 0 Topographical Survey 7  
1667\_200\_8 0 Topographical Survey 8  
1667\_200\_9 0 Topographical Survey 9  
1667\_200\_10 0 Topographical Survey 10  
1667\_200\_1 0 Topographical Survey 1  
1667\_200\_2 0 Topographical Survey 2  
2271-A-1101-B D Access Improvement Plan

Please list all drawing numbers submitted with this application for approval

Please refer to supporting covering letter.

If applicable, please state the reasons for any changes to the original drawings

N/A

## 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?

- The agent  
 The applicant  
 Other person

## 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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

## 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.

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?

- Yes  
 No

## Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Laura Fletcher-Gray

Date

09/07/2024