

Planning Applications Team
Welwyn Hatfield Council
Council Offices
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

6/2021/2857/FULL

32952/A3/JM/sjo

06 October 2021

Dear Sir / Madam

FORMER GASHOLDERS SITE, TEWIN ROAD, WELWYN GARDEN CITY
FULL PLANNING APPLICATION FOR INDUSTRIAL DEVELOPMENT
OCTOBER 2021 UPDATE

Please find enclosed a planning application submitted on behalf of my client, Henry Boot Developments, for the redevelopment of the former Gasholders site at Tewin Road, Welwyn Garden City.

The Description of Development is as follows:

Development of the site for E(g)(iii), B2 and B8 Uses including details of access, servicing, landscaping and boundary treatment.

A detailed Design and Access Statement and Planning Statement support the submission of this planning application, providing a clear rationale for the grant of planning permission for the proposed development. These documents should be read in conjunction with the drawings, plans and supporting technical documents forming the application package.

1. Site Description

The redline boundary for the application site comprises a total of c.1.22ha of previously developed land within the well-established Mundells Industrial Area of Welwyn Garden City.

The Site is currently occupied by a car dealership in the southern corner, alongside a small area of land currently in use as part of the adjoining ATS Euromaster car service centre. The remainder of the Site is currently cleared and unused land, having previously been in use as a gasholders site, which has been decommissioned and demolished.



The Site is surrounded by a range of commercial and industrial buildings which comprise the Mundells Industrial Areas, and some retail uses including a café to the northeast of the Site and a large ALDI shop to the southwest.

The Site is designated as an employment area within the adopted Local Plan – Reference EA1 Welwyn Garden City Industrial Area (subject to Policy EMP1) and also within the emerging Local Plan (subject to draft Policy SADM10). The Site therefore benefits from support for the uses proposed in this planning application within both the adopted and emerging Plans. The emerging Plan specifically identifying the site to be appropriate for B1 [now Class E], B2, and B8 uses, as proposed.

2. The Proposed Development

The Proposed Development includes the construction of three new commercial units, as detailed on the submission drawings and accompanying Design and Access Statement (DAS). The proposed development will provide new flexible use commercial units (E(g)(iii), B2 or B8 use) with associated plant, welfare and office space. The range of uses are proposed to maximise the marketability of the new buildings, and to enable a wide range of potential occupiers to utilise the new buildings for employment-generating purposes with immediate effect.

A total of 6,394 sqm GIA employment space is to be created by the proposals, comprising 5,677 sqm GIA at ground floor with 716 sqm GIA ancillary office floorspace at first floor level.

	Ground Floor Warehouse GIA (sqm)	First Floor Office & Ancillary GIA (sqm)	Total Floorspace GIA (sqm)*
Unit 01	3,212	382	3,594
Unit 02	1,047	149	1,196
Unit 03	1,420	185	1,604
Total	5,679	716	6,394

** totals may not add due to rounding*

All of the units are accessed by two points of vehicular, cycling and pedestrian access from Tewin Road. A total of 71 parking spaces are provided, 40 spaces for Unit 1 and 31 spaces for Units 2 and 3 combined. Parking provision will be clearly marked out, with separate parking areas allocated to each unit. A total of 36 cycle spaces are proposed within three separate sets of shelters directly outside the building entrances.

3. Submitted Material

This planning application is accompanied by the following documents and plans which together form the application package:

Reports

- Application Form inc. notices;
- Covering Letter;
- Planning Statement;
- Design and Access Statement;
- Transport Assessment;
- Workplace Travel Plan;
- Flood Risk Assessment;
- Drainage Strategy;
- Biodiversity Report;

- Arboricultural Implications Assessment;
- Phase 1 Geo-Environmental Assessment;
- Phase 2 Geo-Environmental Assessment;
- Heritage Statement;
- Economic Benefits Statement;
- BREEAM New Construction 2018 Industrial Tender Report;
- Building Regulations Part L and EPC Report; and
- Noise Assessment.

Plans

- Site Location Plan (1734-JSA-WY-XX-DR-A-01001 Rev P3)
- Existing Plan and Demo Extents (1734-JSA-WY-XX-DR-A-00001 Rev P3)
- Site Block Plan – As Proposed (1734-JSA-WY-XX-DR-A-01201 Rev P10)
- Site Constraints Overlay (1734-JSA-WY-XX-DR-A-01202 Rev P4)
- Landscape Detail Plan (1734-JSA-WY-XX-DR-A-01203 Rev P4)
- Ground Floor GA Plan – As Proposed (1734-JSA-WY-XX-DR-A-02201 Rev P7)
- First Floor GA Plan – As Proposed (1734-JSA-WY-XX-DR-A-02202 Rev P6)
- Roof GA Plan – As Proposed (1734-JSA-WY-XX-DR-A-02203 Rev P5)
- GA Sections – As Proposed (1734-JSA-WY-XX-DR-A-03201 Rev P7)
- GA Elevations – As Proposed (1734-JSA-WY-XX-DR-A-04201 Rev P9)
- Proposed Perimeter Fence (1734-JSA-WY-XX-DR-A-90001 Rev P2)
- External Lighting (NT0826-AGL-EX-XX-DR-E-2401 Rev P05)

4. Next Steps

The full planning application pack is submitted via the Planning Portal alongside the requisite planning application fee of £28,241.00 (erection of buildings, not dwelling houses, totalling 6,619.10sqm GEA).

I trust that this information is sufficient to enable the application to be promptly registered, but please do not hesitate to contact me should you require any additional information at this stage.

Yours Sincerely



JOSHUA MELLOR
Associate