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## PROPOSED LEARNING GARDEN

at the galleria  
Comet Way  
Hatfield  
Herts AL10 0XR

## DESIGN AND ACCESS STATEMENT

pursuant to Section 3 of Circular 01/06  
and Welwyn Hatfield District Plan Saved Policy D11

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# H S S A

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## PROPOSED LEARNING GARDEN

at the galleria, Comet Way, Hatfield, Herts AL10 0XR

### 1.00 Overview of the Learning Garden project

- 1.01 The proposal is that a small area of the existing surface (open) north customer car park serving the galleria be converted to a 'Learning Garden' as a 'non-commercial' educational and community resource.
- 1.02 A recent study by the National Foundation for Educational Research, on behalf of the Royal Horticultural Society, has shown the benefits to be gained by school children from an involvement in gardening activities.
- 1.03 It is intended that the Learning Garden be established and maintained by LS Galleria Ltd (a subsidiary of Land Securities Group plc), the owners of the galleria, but that ultimately school or community groups may contribute in collaboration with LS Galleria Ltd, who will continue to provide financial and other support.
- 1.04 Procedures will be set in place to facilitate access by appropriate, interested user groups and LS Galleria Ltd intends to establish contacts with the Council, as well as local schools, community groups and charities, to identify these.
- 1.05 The project follows two of Land Securities' guiding principles. Firstly, that wherever possible a Land Securities property shall return a meaningful contribution to the community within which it is located and, secondly, that the company shall make a general contribution to sustainability and education. These principles are reflected in the company's policies.
- 1.06 It is considered that the Learning Garden will be an attractive, inherently sustainable amenity, that it will provide an environmental enhancement of the car park within which it is to be located and provide a valuable and useful asset for the community. It is also considered that the proposal complies with relevant current adopted policy.

### 2.00 Policy Context

- 2.01 The unusual nature of the intended use sets the proposal outside the scope of many of the Council's saved adopted policies (ref. Welwyn Hatfield District Plan 2005), which are building, or use, specific. Be that as it may, a number of 'District-wide' and several 'Urban' saved policies can be identified which may be seen as relevant, either specifically or 'in principle'.

#### *District-wide policies*

- 2.02 Policy SD1 – Sustainable Development ('Sustainability Checklist')

It is assumed that the proposal is Category B, 'Small scale development', or Category D 'Change of use', as described in paragraph 3.5 and that the sustainability criteria in the Council's 'Sustainability Checklist' (ref. Supplementary Design Guidance Feb 2005, paragraph 4.4) applicable to those categories should be applied. The following lists the relevant criteria, and as required explains how they are addressed by the proposal.

- 2.02.1 (a) *Siting and use*

- (a)(1) The site is previously developed land.
- (a)(2) No loss of urban open space, designated sites etc.
- (a)(3) The site is not 'derelict' or 'vacant', but the existing car parking on site is under used.
- (a)(4) The construction of the various elements – fencing, garden shed, greenhouse etc – will be of appropriate robustness and permanence, and will utilise generally sustainable and renewable materials.
- (a)(5) No agricultural land or flood plain involved.
- (a)(5a) No identified mineral resources.

2.02.2 (b) *Impact and future use of the development*

*Minimisation of Pollution*

(b)(1) Noise and traffic from site reduced by removal of existing car parking. Minimal potential noise will be generated by proposed use.

(b)(2) Lighting level will be reduced (currently lighting is to public car park standard). Restricted on site lighting proposed, with no flood lighting. No light pollution source.

(b)(3) Potential odours reduced by removal of car parking. No potential odour generation by proposal.

*Management of Water Resources*

(b)(4) Single mains water supply (stand pipe) will be taken from the existing metered galleria supply.

(b)(5) Quality of surface water run-off will be improved by the removal of the car parking. No waste water or foul drainage involved.

(b)(6) Reduced 'hard area' to be drained through a permeable paving system. Extent of 'hard area' minimised.

(b)(7) Mains stand pipe supply to be augmented by use of on-site roof rainwater collection into storage butts. Very low water consumption.

(b)(8) Not really relevant, except that the positions of the green house and some planted areas take account of the available insolation and microclimate. The 'sail structure' is designed to provide solar and precipitation shelter.

(b)(9) Not really relevant, except that the green house will have non-powered opening vents.

(b)(10) Green house emissions reduced by removal of car parking use. Otherwise not relevant - no heating.

(b)(12) Site will remain part of the galleria complex, with its established bus, cycle and pedestrian links. Additional on-site cycle parking to be provided.

*Waste Management*

(b)(12a) Very low waste generation, which will be managed by the galleria with waste being collected and placed in the galleria system. The galleria operates a waste management system which incorporates the highest possible level of separation and recycling.

(b)(13) On site composting (for use in the Learning Garden) is to be carried out.

(b)(14) Separate waste containers will be provided on site.

(b)(15) Waste (including recyclables) collection will be by the galleria's contractors.

*Habitats and Species*

(b)(16) The biodiversity of the site will be enhanced by the proposal.

(b)(16a) (ref. 'A Biodiversity Action Plan for Hertfordshire', Herts CC, March 2006, adopted by the Council). The site does not directly 'fit' any of the 'habitats' identified in 3.2.1 'Habitat Audit'. However, assuming that it may be considered as 'urban', it is noted that such is 'stable' and not 'under threat' within the borough (Table 3.1) and that it is not a 'Habitat Priority' (3.3.1). Similarly, the proposed use does not directly 'fit' any of the 'Managed Greenspace' categories listed in 10.1.4, but it is reasonable to compare it with 'Gardens' (10.1.4.2) and 'Allotments' (10.1.4.5), both of which are described as being inherently beneficial habitats. In summary it is considered that the loss of car parking will cause no detriment to biodiversity and that the proposal will give a significant conservational improvement.

(b)(17) Not a 'designated site'.

(b)(18) No protected species.

(b)(19) Proposed use will make a 'positive provision' (see (b)(16a)).

(b)(21) Limited waste generated, disposal of which will be managed (see (b)(12a) – (b)(15)).

(b)(22) All timber used for the proposal will be from FSC\* certified sources. (\*Or other approved certification organisation.)

*Community Provision and Equity*

(b)(23) The proposal is to 'involve the local community'.

*Accessibility*

(b)(30) The proposed 'Learning Garden' will be fully accessible.

(b)(31) Easy pedestrian and cycle access to site (see also (b)(12)).

(b)(32) See (b)(30).

(b)(33) There is public transport to the galleria (see (b)(12)), but it is expected that many of the users of the 'Learning Garden' will, of necessity, be transported to the facility by private minibus for which on site access is to be provided.

(b)(34) See (b)(12).

(b)(36) galleria car parking reduced by the proposal. On-site parking for the 'Learning Garden' to be at absolute minimum, compatible with necessity.

*Contribution to the Economy*

(b)(37) Not applicable to proposed use.

(b)(38) Not applicable to proposed use.

(b)(39) The proposal inherently 'promotes socially and environmentally responsible business practice'.

(b)(40) The proposal inherently 'adds to the diversity of the local economy'.

*Health and Safety*

(b)(41) The 'Learning Garden' will be secured by high fencing, and will be covered by the galleria's existing '24 hour' security measures, including monitored CCTV.

(b)(42) Restricted on site vehicular access.

(b)(43) No hazardous materials. Gardening materials will be stored within garden shed.

2.02.3 (c) *Construction Period*

*Minimisation of Pollution*

(c)(2) Site contamination investigation to be carried out if necessary.

(c)(3) Limited construction works involved, but appropriate measures will be taken.. Removal of existing parking etc to be carried out within normal 'working day' restrictions.

(c)(4) Limited construction works involved, but appropriate measures will be taken.

(c)(5) Limited construction works involved, but appropriate measures will be taken.

(c)(6) Limited construction works involved, but appropriate measures will be taken.

*Waste management*

(c)(7) All waste materials will be disposed of properly and documented. Materials will be recycled or re-used wherever possible.

(c)(8) Building materials will where appropriate be sourced from renewable sources. Recycled materials will be used where possible (see also (b)(22)).

(c)(8a) Materials will be sourced locally where possible.

*Habitats and species*

(c)(9) Any existing planting to be retained will be protected during construction.

(c)(10) No specific on-site habitats (eg. ref. Table 3.2 'A Biodiversity Action Plan for Hertfordshire', Herts CC, March 2006, adopted by the Council).

*Health and Safety*

(c)(11) Subject to any applicable normal precautions, all materials will be 'hazard-free' upon application and in use (including maintenance and demolition).

(c)(12) No hazardous materials will be used, but all materials will in any case be properly and securely stored during construction.

(c)(13) No deleterious materials, or any known to be injurious or hazardous to health and safety (including future replacement, maintenance or demolition) will be used.

(c)(14) The galleria (or the contractor) will liaise with neighbours about the works as appropriate.

2.03 Policies R1, R2, R5, R7, R9, R10, R11, R15, R18, R19, R20, M1, M5, M6, M9, M14, D5, D7, D9 – See 2.02.

2.04 Policies GBSP1, GBSP2, GBSP3 – The site is not in the green belt, nor is it in an area of special restraint. The site is in a designated town – Hatfield – but not within the town centre.

2.05 Policies R13, R14, R27, R28, R29 – Site not an SSSI or Local Nature reserve, nor is it a historic park or garden. Site is not in an area of archaeological potential. The proposal does not involve nor is it near to any listed or historic building or ancient monument. Policy R17 - Existing trees (4no.

Ash) to be removed are of low quality and will be replaced with new fruit trees, appropriate to the proposal.

- 2.06 Policies M2, M3 – Proposal is below relevant thresholds. Policy M4 – no new or altered transport infrastructure.
- 2.07 Policy D1 – Within the scope of the proposal (a garden), the criteria of D1 and paragraphs 7.12 and 7.13 are met. Policy D2 – The proposal will respect and relate to, and will enhance, the character and context of the area. Policies D3 ,D6 – The enclosure of the Learning Garden will clearly distinguish it as 'private' space and will be legible as such. Policy D4 – The Learning Garden is situated on private land – the galleria – albeit that the public will normally have access to the galleria during trading hours. The aims of Policy D8 are inherent in the proposal. Policy D10 – provision inappropriate.

*Urban Policies*

- 2.08 Policies H3, CLT1, EMP1 – No loss of housing or existing leisure; the site is not in an employment area.
- 2.09 Policies CLT7, CLT8 – The proposal is for an educational facility which is specifically intended for community use. Although clearly aimed at 'schools and colleges', the criteria set down in CLT8 are addressed by the proposal. Policy CLT13 – no loss of community use, in fact the proposal is for the provision of one (Policy CLT12, which would be relevant here, is not 'saved').
- 2.10 Policy TCR3 – The proposal is located within the demise of an existing 'Out of Centre Retail Development' - the galleria - but is outside the building within the open car park, and is for 'community' rather than 'retail' use. It will thus have no affect on the retail content of the galleria.

**3.00 Existing site use and character**

- 3.01 The site comprises a small area (596 sq.m.) of the existing north customer car park, located against the eastern boundary of the galleria (OS 521765 / 208720). The site is adjacent to, but not over, the A1(M) motorway tunnel.
- 3.02 The site is adjacent to the pumping station compound, just north of the vehicular entrance to the galleria from Comet Way (which is on the western side). The gardens of residential houses at 48-52 de Havilland Close and 45 Worcester Road back up to the site, as does a very short length of the garden to flats at 40-46 de Havilland Close.

On the west side, the north substation enclosure (serving the A1(M) motorway tunnel) is separated from the site by the pedestrian walkway linking the north car park to the galleria buildings. The substation enclosure comprises panels of 'deterrent' vertical metal railings set between brick piers and onto a brick dwarf wall.

- 3.03 Boundaries with the residential gardens and pumping station comprise 2m high (approx. overall; precise heights vary according to ground levels) diagonally close boarded timber fence panels set between brick piers and onto a brick dwarf wall. The fence / wall to 45 Worcester Road garden has been increased in height by the addition of approx. 500mm of additional timber fencing.
- 3.04 Beyond the parking bays, the irregular shape of the site on the east side is taken up by a grassed and shrub planted area, with 4no. ash trees. There is a similar margin to the north and a shrub planted strip between the west side line of parking bays and the aisle turning space at the northern end.
- 3.05 The galleria's landscape contractor advises that the existing ash trees are at their optimum height at present, but that they will continue to grow and will require surgery in the future. The contractor advises that the trees would, when in leaf, shade the proposed Learning Garden and should be removed.

- 3.06 The parking bays and aisles are in grey tarmac with painted divisions and markings and plain concrete kerbs. A small area of 'footpath' at the southern end of the site is in concrete block paving. A high car park 'flood light' is located within the planted area on the east side.
- 3.07 The site currently contains 13 customer parking spaces, and is accessed as a 'cul-de-sac' (dead end) area off the main part of the car park. None of the parking spaces on the site is accessible (wheelchair).
- 3.08 Due to its relative remoteness from the buildings and its rather 'out of the way' location, the parking on the site is not popular with customers and it tends to be under used except at times of very high demand.

At most times, therefore, the character of the site is that of a surprisingly secluded, quiet, and 'private' area contrasting with the open, busy environment of the galleria parking areas beyond.

#### **4.00 The proposed Learning Garden**

##### **4.01 *Intended Use***

- 4.01.1 It is intended that the Learning Garden be used as a local educational and community resource by schools, organisations and charities from within the area around the galleria. The galleria will publicise the Learning Garden, but also proactively identify and approach such groups which it is considered may wish to take advantage of the facility.

Users are likely to be pre-schools and primary schools, children generally (eg. through clubs or societies), the elderly (eg. through private and housing association residential homes, sheltered accommodation, day centres etc), the disabled (eg. through residential homes, charities or Welwyn Hatfield social services department) or persons who may be disadvantaged in some way (eg. through community groups or social services).

The Learning Garden will not be generally accessible to galleria customers, though it is possible that it may occasionally be 'opened' by one of the user groups for exhibition or demonstration purposes. Should this be the case, the galleria would accept an overall supervisory role.

- 4.01.2 The galleria will manage and co-ordinate use of the Learning Garden, in order that it can be kept in good condition, so that the various user groups have fair, unconflicting access, and so that security and safety may be ensured.

Although (provided that demand is not excessive) it is not intended to limit the number of user groups, for reasons of practicality those who may contribute their own planting will have to be controlled. It is intended therefore that the galleria establish a partnership with one or more user groups during any season. The 'partner' groups will be able to participate actively in the Learning Garden by cultivating their own planting and maintaining it.

The galleria will hold the keys to the Learning Garden, and galleria security will open it for use and ensure that it is locked afterwards. Alternatively, a system may be introduced which will allow users to collect the keys from the galleria management office or enquiries desk, and later return them.

It is intended that access will be at no cost to the user groups, and as necessary the galleria will support the garden financially. It is, however, expected that user groups will want to contribute some of their own materials – eg. plants or seeds – which will be used by them in the garden.

- 4.01.3 The galleria will ensure that the Learning Garden is covered by suitable insurance, and that as necessary appropriate protocols and procedures (including risk assessments and method statements) are set in place for safe access and use.

- 4.01.4 The Learning garden will be built, established and maintained by the galleria, but in time it is anticipated that one or more user groups may participate in the on-site maintenance (particularly where they have been responsible for planting) with the support and assistance of the galleria and their landscaping contractor. However in order to keep the Learning Garden

in good condition maintenance will at all times remain under the overall control of, and be paid for by, the galleria.

- 4.01.5 The galleria management will promote the Learning Garden to the galleria shops and other tenants, who will be invited to participate in the project. The Learning Garden will also be publicised generally and to customers, and although there are no plans for direct, individual customer involvement it is possible that local clubs and societies (eg. gardening clubs) may be able to contribute advice and assistance.

#### 4.02 Clearance

- 4.02.1 The site area will be completely cleared to facilitate the Learning Garden. Within the site area, the existing parking, aisles and pavements (and associated drainage) will be removed. All existing planting and the four ash trees will be removed. The existing high car park 'flood light' will be removed.

- 4.02.2 The existing high boundary fence / walls (to neighbouring properties and the pumping station compound) will be retained.

#### 4.03 General description

- 4.03.1 The Learning Garden will be a well defined, secure and secluded area comprising several planted areas or raised planting beds, each with different quality or purpose, accessed by level, paved pathways. The garden will be enclosed by existing and new high fencing.

- 4.03.2 The Learning Garden will be accessed directly from the galleria north car park, through timber gates. For reasons of convenience (particularly for disabled users), safety and privacy parking space for a 'minibus' is to be provided on site. Cycle parking will also be provided.

- 4.03.3 Landscaping in the garden will either be permanent amenity planting or plants cultivated on an ongoing basis by users.

- 4.03.4 Three structures are proposed within the Learning Garden: a garden shed, a greenhouse and a 'sail' shelter for users.

- 4.04.5 The facilities provided by the galleria, which will be open when the Learning Garden is in use, will be available to garden users. These include toilets (with disabled provision), baby change, cafes restaurants and shops.

#### 4.04 Accessibility

- 4.04.1 The Learning Garden will be fully accessible.

- 4.04.2 Vehicular gates will allow a minibus into the site, where it can be parked. Sufficient space is allowed for a rear wheelchair lift to be used. The entrance to the Learning Garden will be level, for any wheelchair users or persons of restricted mobility, who may not enter by vehicle.

- 4.04.3 All areas may be approached by hard paved paths, which will be level and of adequate width for wheelchair use (with assistance if required). The intersection of paths will give turning and manoeuvring space for wheelchairs. The paving will provide visual contrast against the planted areas and contrast texture paving strips will be placed to warn of the minibus parking area, all to assist sight impaired users.

- 4.04.4 The greenhouse (which it is intended shall be used for tuition and demonstration) will be accessible, with a wide level threshold door and internal central, level path. The area under the 'sails' shelter will be level, and will be adequate spatially for wheelchair use.

The garden shed will be used for storage and it is not necessary for it to be accessible.

- 4.04.5 Sections of the planted areas are to be set in raised beds, with path access around, in order that they may be tended by wheelchair users.

- 4.04.6 For sight impaired users, the 'amenity planting' will be visually stimulating and provide colour and textural interest, but it is also intended that an area of scented plants be provided.
- 4.04.7 It is not intended that the Learning Garden be used after dark, so lighting within the site will be minimal, compatible with basic safety and security.
- 4.05 Access
- 4.05.1 Access for all users will be via the galleria north car park.
- 4.05.2 It is expected that many users will be brought to the Learning Garden by private minibus, and vehicular access into the front part of the garden is provided, with space for it to be parked. Alternatively, this space could also be used as two 'standard' parking bays, or one accessible parking bay, but it is expected that car borne users would park in the galleria car park immediately adjacent. Similarly, maintenance vehicles may be parked on-site in the space.
- 4.05.3 Buses already serving the galleria may also serve the learning Garden, to which there is easy pedestrian access.
- 4.06.4 A dedicated cycle route crosses the galleria site, and a number of 'Sheffield' type cycle parking stands are provided within the Learning Garden. These have the secondary function of protecting the side of the greenhouse against vehicles.
- 4.06.5 Thirteen customer parking spaces will be taken out to facilitate the proposal, which will be replaced by limited parking (1no. minibus space or 2no. car 'standard' parking spaces or 1no. accessible parking space) within the new Learning Garden for users. The loss of customer parking is minimal in the context of the overall galleria provision, and the reduction is compatible with current policies to discourage car use in favour of more sustainable transport means.
- 4.06 Planting
- 4.06.1 The planting will fall into two broad categories – 'amenity' planting and 'learning' planting.
- The 'amenity planting' will be permanent, and - as well as serving an educational function - will provide a framework to the garden.
- The 'learning planting' will be more transient, being provided on an ongoing basis by users or as necessary for educational purposes.
- The garden is divided into areas for specific types of vegetation, which might contain both 'amenity' and 'learning' planting. Some areas will necessarily be predominantly of one category. For example the 'wildflower area', the 'scented plants' area, and the climbers at the perimeter are likely to be 'amenity' (ie. permanent) whereas the 'growing demonstration area' is likely to be wholly 'learning'.
- 4.06.2 Three trees are to be planted. Two of these are cropping fruit trees, crab apple (*Malus Domestica*) and the third, for cross pollination, an ornamental crab apple (*Malus Sunrival*). The ground under the trees is to be grassed.
- 4.06.3 The galleria's landscape contractor will maintain the 'amenity' planting.
- 4.07 Paving
- 4.07.1 Paths (and the minibus area) within the garden will be Marshalls Tegular Priora (60mm), laid random course in order to accommodate the curved path design. This is 'permeable' and self draining.
- 4.07.2 Paths will be level (or with minimal slope). The paving type is of sufficient smoothness for use by people in wheelchairs or with movement difficulties. The paths will have a contrast colour edging, to aid sight impaired users.



- 4.07.3 400mm hazard warning strips ('corduroy' pattern) in contrast colour will be set across the two approaches to the minibus area.
- 4.07.4 Under the 'sails shelter', it is expected that children (for example) may sit on the ground whilst being addressed and it is necessary that an appropriate, comfortable paving material be used and a proprietary 'wet pour' product is proposed that. This is synthetic rubber granulate, bound in polyurethane, and is coloured, anti slip and impact absorbent, giving a slightly 'soft' surface. (Note: this type of product is frequently used in children's play areas).
- 4.08 *Enclosure*
- 4.08.1 The Learning Garden will be enclosed on the west and south sides (facing internally to the galleria site) by 2m high heavy 'hit and miss' stained timber fencing. The fencing will include heavy timber gates at the entrance to the garden. Visually 'impervious' enclosure is necessary for the privacy and security of some users, particularly children.
- 4.08.2 On the east and north sides, against neighbouring residential gardens and the pumping station, the existing high timber fence / walls will be retained.
- 4.09 *Structures within the Learning Garden*
- 4.09.1 Three structures are proposed. A garden shed for the storage of materials and equipment, a greenhouse and a 'sails shelter'. It is intended that manufacturer's standard products be used for these, and it is requested that details be provided later if necessary, when the suppliers can be finally identified. The applicant has no objection to a suitable condition being applied to any planning permission to facilitate later approval, if required by the Council.
- 4.09.2 The garden shed will be a heavy duty timber type, approximate size 3m x 2m x 3.5m high, with stained timber boarded walls and a monopitch or double pitch roof.
- 4.09.3 The greenhouse will be timber or aluminium framed, approximately 5m x 3.6m x 4m high approx. with fully glazed walls in clear UV resistant polycarbonate for safety in use. It is intended that pupils (or other users of the garden) will enter the greenhouse for tuition and demonstration and for this reason it will be fully accessible and of adequate size.
- 4.09.4 The 'sails shelter' comprises three suspended, horizontal triangular fabric sails, on support posts, intended to provide a protective canopy for users against both rain and sun. The primary purpose of the canopy area will be as a teaching or demonstration area, and the paving under will be 'soft' to provide a comfortable surface for sitting (see 4.07.4). The overall area covered by the 'sails shelter' will be approximately 5m x 7m, with a height of approximately 3.6m.
- 4.09.5 Some of the planting areas will be in 600mm high raised beds, to allow some access wheelchair users. The 'walls' of the beds will be formed of contiguous approx. 150mm diameter circular, treated vertical timber posts.
- 4.10 *Lighting etc*
- 4.10.1 It is not intended that the Learning Garden be used after dark, and a relatively low level of ambient lighting is proposed, for safety and security. Low wattage bulkhead luminaires will be mounted on the perimeter fences, at the entrances to the greenhouse and garden shed and (facing the car park) at the entrance. As well as 'normal' switched operation, those within the garden may be PIR operated. The greenhouse and shed will have low wattage internal lighting.
- 4.10.2 Small power electrics will be taken to the shed and greenhouse, with weatherproof external sockets for gardening equipment. The Learning Garden may be provided with an intruder alarm.

4.11 *Sustainability Issues*

- 4.11.1 The Learning Garden will incorporate, both in design and use, several simple measures to ensure its overall sustainability.
- 4.11.2 All materials used in the construction of the garden will be from renewable or 'environmentally responsible' source, which will be obtained locally wherever possible. All timber used will be from FSC\* certified sources (\*or other approved certification organisation). Recycled materials will be used where possible.
- 4.11.3 The 'hard paving' will be of 'porous' type and self draining.
- 4.11.4 On-site rain water collection into storage butts, and on-site composting are to be provided. Little waste will be generated, but that which is produced - eg. packaging etc - will be recycled wherever possible, being collected and combined with the galleria's well established refuse and recycling facilities.
- 4.11.5 Policies will be established to ensure that the Learning Garden is used in a sustainable way; for example the use of natural peat and some fertilisers and pesticides will not be allowed.
- 4.11.6 Although many users will necessarily be taken to the Learning Garden by vehicle, cycle, pedestrian and bus access is allowed for and will be encouraged.
- 4.11.7 Overall, the Learning Garden will be compatible with Land Securites' energy conservation and sustainability policies and appropriate constraints will be placed on its design execution and use.

4.12 *Servicing*

- 4.12.1 Vehicular access for servicing and maintenance will be via the north car park. A small van or truck, as used by the landscape contractor, may be parked on-site within the 'mini bus' parking space.

END