

University of Hertfordshire

**Hard-standing extension at the
Uno Bus Depot
College Lane Campus**

Design and Access Statement

June 2012

PLANNING DEPARTMENT
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1.0 Introduction

- 1.1 The University of Hertfordshire is applying to Welwyn Hatfield Borough Council for full planning permission to extend the area of hard-standing at the University Bus depot at Gypsy Moth Avenue, Hatfield Industrial Estate, Hatfield, Hertfordshire.
- 1.2 University Bus (also known as Uno) was set up by the University of Hertfordshire in 1992 to provide student transport to the university campuses located across Hertfordshire. The service provides links across the county and from North London.
- 1.3 The expansion of services has resulted in the need to upgrade on-site facilities to accommodate an increasing bus fleet. The proposed works will create new parking spaces for buses and improve circulation within the rest of the depot. The provision of new parking bays will also allow for the installation of timetabling system for buses entering and exiting of the depot. This will improve the efficiency of bus services.

2.0 Site Description

- 2.1 The depot is situated within the Hatfield Industrial Estate which is located west of the A1 and approximately 2 km north-west of Hatfield Town Centre. The University's De Havilland Campus is located approximately 1 km south of the site. The area of expansion extends to 524 square metres and consists of an area of soft landscaping (grass and gravel) within the south-western corner of the depot. This periphery of this section is bordered by existing structural landscaping comprising 6metre high shrub planting.

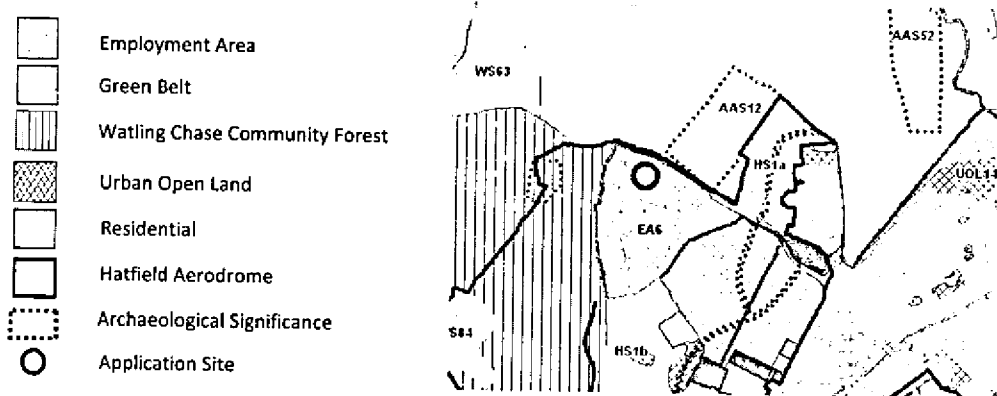
3.0 Development Proposal

- 3.1 The proposed development seeks to increase the area of hard standing within the depot and will accommodate parking space for eight buses. The proposed works involves replacing an existing grass area with a concrete base and gravel margins.
- 3.2 Existing structural landscaping will be kept intact and a drainage channel will be formed that will link with existing channels serving the rest of the site. The proposal also includes the removal and relocation of existing spot lights.
- 3.3 The proposed works are illustrated in the proposed site layout plan which accompanies this application (Dwg no. L-EX-01.02).

4.0 Designation and Planning Policy

- 4.1 The current planning policies for Welwyn Hatfield Borough Council are set out in the statutory Development Plan: the Saved Policies of the District Plan and Hertfordshire Structure Plan Review 1991-2011.
- 4.2 The site designations in the Welwyn Hatfield District Plan 2005 for the location of the proposed works are illustrated in Figure 4.1.

Figure 4.1: Welwyn Hatfield District Plan 2005 Proposals Map Extract



- 4.3 The local planning policies relevant to the site are derived from the Welwyn Hatfield Borough Council saved policies of the District Plan. The relevant policies are as follows:
 - Policy EM1 – Employment Area
 - Policy D1 – Quality of Design

5.0 Planning Analysis

- 5.1 Based upon the above discussions relating to the site the following planning issues have been identified.

Principle of Development

- 5.2 The application site is situated within the Hatfield Industrial Estate, which forms part of the Hatfield Aerodrome masterplan. The site is allocated within an employment area under Policy EM1 and reflects the proposed land uses within the Hatfield Aerodrome masterplan. Policy supports the development of B class uses in employment areas. Certain composite uses will be acceptable, examples of which are set out in paragraph 12.22 of the Local Plan.
- 5.3 The proposed works are consistent with the site’s allocation in terms of an acceptable use in an employment area. It should be noted that the proposed works will result in an improvement of a public transport service which supports Development Plan objectives for sustainable travel.

Design and Appearance

- 5.4 The proposed development is essentially functional in character and appearance, comprising an area of concrete hard standing. A gravel margin is proposed between the extended hard standing and existing boundary planting which will also function as part of the drainage system.

Access

- 5.8 The proposed works will provide greater circulation space and parking for Uno buses. This will improve access into and from the site as well as enhancing the safety of drivers and pedestrians within the depot. The proposal does not require any changes to the existing access arrangements serving the depot.

6.0 Summary & Conclusion

- 6.1 The University of Hertfordshire is seeking to expand an existing area of hard standing within the Uno bus depot site. The proposed works will accommodate eight bus parking bays and will allow for improved circulation within the depot. The proposed works are required to improve service efficiency for a well-used public transport service operated by the University.
- 6.2 This statement has demonstrated that the proposal is consistent with Local Plan policies and thereby request that planning permission is granted.