

Jill Riley

From: Alan Story [Alan.Story@hertfordshire.gov.uk]
Sent: 16 March 2015 09:43
To: Rachael Collard; Planning
Subject: RE: Prior Notification B1 to C3 Stonehills House Stonehills.N6/2015/0192/OR

Hi Rachael

Thank you for this confirmation.

The confusion, leading to the reference in my earlier comments to a Transport Statement, appears to result from the original submission documentation.

The available information on public access in this matter, titled "Prior Notification Application" (2nd document in electronic list) provides a submission letter from 356 Architects dated 28/1/15 (No reference), which specifically stated under 'Transport and highways impacts of the development' that there was such a document prepared by Transport Planning Associates, further confirmed by the list of submission documents specifically stating Transport Statement, Phase / Contaminated Land Assessment and Flood Risk Assessment. This gave rise to my comments, considering that it would have been inappropriate to consider the application without appropriate regard to all submission documents.

The application (356 Architects) have now provided you with a different letter dated 12 January 2015, their reference 1503 Rev A, which now confirms there is no such supporting evidence.

On the confirmation of the application not providing a TS, your advice in respect of the overall GFA affected is of great benefit to enabling a review of the impacts arising.

Hertfordshire County Council consider that office conversions to residential accommodation (C3) commonly result in a decrease in vehicle trips to the site specifically in the peaks. I would qualify that we would commonly expect that office accommodation to 1133m² might reasonably generate (for a Town Centre location) circa 52 vehicle trips per day, or 6 trips AM peak and 8 trips in the PM peak. Residential development to the scale proposed (23 dwellings) would give rise to a total level of vehicle trips / day circa 72 but the AM impact shall be 6 trips, and PM 6 trips representing a marginal decrease. I would therefore not agree with the revised supporting statement (12/1/15) which suggests the proposal results "in a significant reduction in traffic when compared to the traffic generated by the extant office use" but am satisfied that the proposal does not unacceptably intensify vehicle trips associated, and shall have a marginally reduced in the important AM and PM peaks on the highway network.

It is necessary to observe that the above analysis is a rough analysis utilising TRICs methodology, and further that Town Centre residential dwellings are not well represented in the sample datasets and might reasonably generate fewer vehicle trips given their proximity to local shops and services, likely lower levels of allocated or onstreet parking and access to major sustainable transport hubs all likely to encourage reduced reliance on car use. It is therefore likely that the residential use proposed would have a reduced impact in terms of vehicle trips than that I present.

The proposed change of use is considered shall not represent an unacceptable impact in terms of vehicle trips, particularly noting that in this case there is no car parking provided discouraging car ownership by occupiers (this assumes that you are satisfied with the parking provision as dictated by your own standards).

Stonehills is an unclassified road, designated as a local distributor road subject to a speed limit of 30mph, but noted that the frontage of the site is on a section of Stonehills that is a no through road, providing local access to parking / loading only. It is necessary to highlight that proximity to the Howard Centre ensures the development enjoys extremely close proximity to both main local bus interchange facilities as well as to mainline rail services, and also is located within an area enjoying shops / services that shall all be immediately accessible by non-car modes. Car parking is not provided. The proposals would not be likely to impact on the ability for commercial properties to be

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serviced from the rear, but clearly shall rely on private control of parking in this area, but on-street parking restrictions would serve to ensure that no unsafe, or inconsiderate parking on highway would be likely, however do recognise that the issue of parking is for the LPA to agree. The applicant should be aware that they will be responsible for providing bins clear of the public highway and that it is an offence to obstruct the public highway with such articles.

On behalf of Hertfordshire County Council as Highways Authority I would confirm that we would not present any objection in this matter.

I trust that this is sufficient for your purposes, however please do not hesitate to contact me if I can provide any further advice in this matter.

Alan Story.
Senior Development Officer
Highways, Mid Herts, 1st Floor East Link,
County Hall, Pegs Lane, Hertford, SG13 8DN

Telephone: 01992 658326 Internal dial: 58326

From: Rachael Collard [mailto:r.collard@welhat.gov.uk]
Sent: 13 March 2015 13:38
To: Alan Story
Subject: FW: Prior Notification B1 to C3 Stonehills House Stonehills N6/2015/0192/OR

Hi Alan

Following the emails sent recently, I have had a letter sent to me by the agent and he confirmed that no Transport Assessment was submitted alongside the application and all the information is contained within this letter. The agent also confirmed the floor space lost to residential.

Office Areas:

The First floor Office area to be converted to residential dwellings = 339m²

The Second floor Office area to be converted to residential dwellings = 794m²

The combined area total = 1133m²

The areas exclude circulation spaces and toilet facilities.

Is this all the information you require to make an assessment of the application?

I am not in the office until Thursday next week, but the application is due shortly so I would appreciate any comments as soon as possible.

Many thanks for your help!

Kind Regards

Rachael Collard
Planning Officer: North Team

Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts AL8 6AE

From: David Wannerton [<mailto:drw@356architects.co.uk>]
Sent: 13 March 2015 00:48
To: Rachael Collard
Subject: RE: Prior Notification B1 to C3 Stonehills House Stonehills

Dear Rachael

Revised Covering Letter

Please find attached our revised cover letter, as left out of my earlier email.

Regards

David

From: Rachael Collard [<mailto:r.collard@welhat.gov.uk>]
Sent: 12 March 2015 15:55
To: 'David Wannerton'
Subject: RE: Prior Notification B1 to C3 Stonehills House Stonehills

Yes that is fine

Kind Regards

Rachael Collard
Planning Officer: North Team

Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts AL8 6AE

From: David Wannerton [<mailto:drw@356architects.co.uk>]
Sent: 12 March 2015 15:28
To: Rachael Collard
Subject: RE: Prior Notification B1 to C3 Stonehills House Stonehills

Dear Rachel

Apologies. I am now on a train on my way into London, will first thing in the morning be ok?

Regards

David

Sent from my Samsung device

----- Original message -----

From: Rachael Collard <r.collard@welhat.gov.uk>
Date: 2015/03/12 15:10 (GMT+00:00)
To: 'David Wannerton' <drw@356architects.co.uk>
Subject: RE: Prior Notification B1 to C3 Stonehills House Stonehills

Dear Mr Wannerton

Thank you for your email, There does not appear to be an attachment?

Kind Regards

Rachael Collard

Planning Officer: North Team

Welwyn Hatfield Borough Council

The Campus

Welwyn Garden City

Herts AL8 6AE

From: David Wannerton [<mailto:drw@356architects.co.uk>]
Sent: 12 March 2015 13:43
To: Rachael Collard
Cc: Simon Scarisbrick
Subject: Prioir Notification B1 to C3 Stonehills House Stonehills

Dear Rachael

N6/2015/0192/OR

Prioir Notification B1 to C3

Stonehills House Stonehills Welwyn Garden City

Further to our conversation of earlier today, please find attached a revised cover letter. Please accept my apologies for the error in respect of the highways comments.

Office Areas:

The First floor Office area to be converted to residential dwellings = 339m²

The Second floor Office area to be converted to residential dwellings = 794m²

The combined area total = 1133m²

The areas exclude circulation spaces and toilet facilities.

Please find below Simon Scarisbrick's contact details to facilitate building access.

Simon Scarisbrick FRICS

T: 01707 396732

M: 07771 901982

Wentworth Lodge,

Great North Road,

Welwyn Garden City,

Hertfordshire - AL8 7SR

Should you have any further information please do not hesitate to contact me.

Kind Regards

David Wannerton

BA Arch(Hons)DipArch RIBA

Director

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M: +44(0)7902 960581

For and On Behalf of 356 Architects Ltd.

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