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**Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)**

Director of Planning	District ref.	6/2022/1853/MAJ
Welywn Hatfield Borough Council	HCC ref.	WH/13541/2022
The Campus	HCC received:	24 August 2022
Welwun Garden City	Area manager:	James Dale
Hertfordshire	Case officer:	Sarah Hearn
AL6 6AE		

**Location**

Eisai Europe Limited, European Knowledge Centre, Mosquito Way, Hatfield, AL10 9SN

**Application Type**

Full Application

**Application Details**

Construction of a 4,012sqm extension to the existing warehouse space (Use Class E) with associated plant and works including the relocation of a bicycle shelter, re-routed internal access road and landscaping

**Recommendation**

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions, S106 obligation and informatives:

Conditions:

- 1) No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include details of:
  - a. Construction vehicle numbers, type, routing;
  - b. Access arrangements to the site;
  - c. Traffic management requirements
  - d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
  - e. Siting and details of wheel washing facilities;
  - f. Cleaning of site entrances, site tracks and the adjacent public highway;
  - g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
  - h. Provision of sufficient on-site parking prior to commencement of construction activities;
  - i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;

- j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of *Hertfordshire's Local Transport Plan* (adopted 2018).

- 2) Prior to the first occupation of the development hereby permitted the proposed servicing and waste storage areas must be shown on plans and retained thereafter available for that specific use.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of *Hertfordshire's Local Transport Plan* (adopted 2018).

#### S106 Obligations:

- 1) At least 3 months prior to the first use of the approved development a detailed Travel Plan for the site shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority. The approved Travel Plan shall be implemented in accordance with the timetable and target contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority in consultation with the Highway Authority as part of the annual review.

Reason: To ensure that sustainable travel options associated with the development are promoted and maximised to be in accordance with Policies 3, 5, 7, 8, 9 and 10 of *Hertfordshire's Local Transport Plan* (adopted 2018).

#### Informatives:

- 1) **Storage of materials:** The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
- 2) **Obstruction of highway:** It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
- 3) **Debris and deposits on the highway:** It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the

interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

## **Comment**

### Site and Accessibility

The site is located off Mosquito Way, which provides links to the A1001 to the east of the site. The vehicle speeds in the vicinity of the site are limited to 30pmh.

The site currently consists of the Eisai European Knowledge Centre and there are multiple existing buildings on the site, including office blocks, warehouses, an energy centre and production centre. This application is for the extension of this existing site to provide an additional 4,012sqm GEA of warehousing space (Class E), including associated office space.

The site is located c. 2.0km from Hatfield Train Station and well serviced by numerous bus routes. The proposed site location is therefore deemed relatively accessible. The site benefits from pedestrian and cycle links to the town centre and other local facilities. Hertfordshire County Councils Local Transport Plan (LTP) 4 policy 5, is to '*ensure the location and design of proposals reflect the LTP Transport User Hierarchy and encourage movement by sustainable transport modes*', and the proposals should reflect this within the site design.

### Vehicular Access

The site currently benefits from a main vehicular access from Mosquito Way and emergency and servicing access from Tamblin Way. The Transport Statement (TS) advises that it is proposed to retain these existing accesses to serve the additional warehousing. Given that the proposed development is an extension of the existing facilities, the continued use of these accesses is deemed acceptable in principle.

### Internal Access Road

The proposed development will result in the re-configuration of the internal access road. The proposed development expansion will occur in the south of the site and the submitted drawings show the access road alignment to be amended to accommodate the development. The re-alignment is deemed acceptable and the carriageway is shown to measure c. 6.0m. The submitted drawings are also shown to include a short section of 2.0m wide footway in the south-east corner of the site which is supported by the Highway Authority.

### Parking

Welwyn Hatfield Borough Council are the Parking Authority for the borough and their regulations must be followed when laying out the parking scheme.

It is understood that the site currently benefits from 518 car parking spaces. A total of 46 parking spaces are proposed to be lost as part of the development scheme, and a total of 30 new spaces provided. This will result in a net loss of 16 parking spaces. Whilst the LPA will comment on the proposed quantum of car parking, the Highway Authority would have no objection to the proposed loss in car parking spaces.

With regards to the proposed new car parking layout, I have assessed the proposed car parking space dimensions and am satisfied that they are shown to be 2.4m x 4.8m and will therefore safely accommodate vehicle parking. The proposed layout is deemed acceptable and all the proposed spaces are independently accessible with at least 6.0m of manoeuvring space.

No additional cycle parking facilities have been proposed as part of this application. Again, I trust in the LPA to comment on the acceptability of existing cycle parking provision to serve the proposed extension at the site. I understand that the site currently benefits from showers and changing facilities and these would be available for use by staff of the proposed extension.

### Trip Generation

Chapter 6 of the TS sets out the results of ongoing travel to work surveys undertaken at the site. The results of this survey have been provided to assess the travel to work modes pre-pandemic. The survey shows that the majority of staff at the site currently travel by private vehicle. It is also advised that as the surveys were undertaken pre-pandemic, some of staff at the site have since adopted hybrid working patterns which has resulted in numerous staff members now working from home on a more regular basis.

With regards to the extension of the site, the TS advises that there will be c. 40 staff members working in the new buildings and these staff members would be split across three general shifts. In a worst-case scenario, should all staff members travel by car, this will result in a total of 80 vehicle movements. I note that no TRICS assessment has been conducted and that the submitted vehicle movements appear low. However, given the size of the development (4,012sqm), the fact that the expansion will continue the existing uses on the site and that the site is in close proximity to the major road network, it is deemed unlikely that the proposed development will have a material impact on the local highway network.

### Servicing

Regarding the increase in servicing movements, paragraph 6.4 of the TS advises that the new extension will result in an increase in three HGV trips per day. This is not deemed to be a material increase in HGV movements and I am satisfied that the site is designed to accommodate large vehicles.

### Refuse and Recycling

No details of the refuse and recycling facilities have been provided with this application. It is understood that the existing waste facilities will continue to be utilised however should this application gain permission, full details of the waste collection arrangement must be secured by condition.

### Construction Management

A Construction Logistics and Constraints documents has been submitted with this application. Whilst the general construction principles are acceptable, a considerable amount of additional information is required in relation to the construction process and must be included within a Full Construction Traffic Management Plan which can be secured by condition. The CTMP must be in accordance with the HCC guidance, and a template can be found here: [Highways Development Management | Hertfordshire County Council](#).

### Travel Plan

A Draft Travel Plan has been submitted with this application. This Draft Travel Plan has been assessed by the Sustainable Transport Team who have the following concerns with the submitted Draft Travel Plan:

- Travel Pack information is missing
- Baseline data can be gathered and based on the current monitoring report from the nearby employment and not by a staff travel questionnaire be undertaken within a certain time period following occupation. Camera would be necessary as well
- Travel Plan document should be review annually when monitoring reports are done every year.
- TPC details are missing
- Statement of senior commitment is missing

The applicant is advised that the Full Travel Plan will be required to be in place from first occupation until five years post full occupation. A £1,200 per annum index-linked RPI March 2014 Evaluation and Support Fee should be secured by section 106 agreement in accordance with Hertfordshire County Council's Travel Plan Guidance.