

**Chris Carter
Assistant Director (Planning)**

Reply To: address as below
Direct Tel: 01707357000
Email: planning@welhat.gov.uk

Hannah Philp
Sterling Court
Norton Road
Stevenage
SG1 2JY

9 November 2022

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

Dear Ms Philp,

Application Reference: 6/2022/2065/COND

Proposed development at: Hertfordshire Constabulary Stanborough Road Welwyn Garden City Hertfordshire AL8 6XF

Proposal: Submission of details pursuant to conditions 1 (Gosling Sports Park car park), 9 (phase 1 car parking disabled access), 13 (c only) (tree protection), 17 (phase 2 - car parking disabled access), and 20 (phase 3 non-native species management) on planning application 6/2021/2125/MAJ

Thank you for your application requesting approval of the above details reserved by conditions. Following our teams meeting I have now had a chance to review all the conditions.

Phase 1 Condition 1 states:

No development shall take place, until full details are submitted to and provided in writing to the Local Planning Authority of the extent of the car park at the Gosling Sports Park to be blocked off during each development phase and the timeframe that full access would be reinstated. Details shall also be provided of the car park usage and whether steps are required for temporary car parking provision and its location. These details shall be agreed in writing by the Local Planning Authority and maintained for the duration of the development unless any changes occur to which the applicant contact the Local Planning Authority in writing.

Reason: To protect the long term interests of the Gosling Sports Park and ensure adequate car parking facilities for this use in accordance to the National Planning Policy Framework, Policy M14 of the District Plan 2005 and the Council's Car Parking Standards SPD.

The following information has been provided:

- Covering letter from Vincent Gorbing;
- Drawing number HCHQ-VGA-XX-XX-DR-AR-00140-PL01.

Both received 5/9/2022

A number of key statements have been made in the covering letter. GSC (refer to Gosling Sports Centre). These key statements are:

The above drawing.... 'identifies 74 car park spaces that have been allocated to the Herts Police's Main Contractor throughout this construction phase of the project.

The identified GSC car parking spaces have been allocated for the full duration of the redevelopment, covering all phases of the project. This area will not be handed back to the GSC until the project is complete and all contractors have vacated the site, currently programmed towards the end of 2026.

Due to the distance between the construction site and the Gosling site- approximately 500m, the Main Contractor will not be using the GSC car park for contractor and operatives parking. The Main Contractor has stated that the current allocated GSC car parking spaces would allow for a lorry and vehicle holding area whilst site construction access has been approved, allowing the vehicle to proceed.

Due to the declining popularity of the GSC, the Centre has ample car parking spaces to accommodate their current and foreseeable needs. Therefore, the loss of eighty spaces throughout the development phase of the project will have no detrimental impact on the ongoing viability of the Centre and, therefore no temporary car parking provision will need to be put in place, this arrangement has been agreed between the GSC and Herts Police'.

The County Council Highways Team were consulted and recommended that further investigation by the Local Planning Authority was undertaken in regards to the statement within the covering letter of 'declining popularity of the GSC'.

Discussions have taken place between the Local Planning Authority and the agent. The agent has spoken to the manager of the Gosling Centre and their view is that the car park usage is used throughout the day and evening with different users. Due to the car parking being free for up to 3 hours there is no record kept of capacity.

The agent proposed to provide information on the available capacity of the car park by monitoring AM, PM and evening on one weekday and one weekend day. The Local Planning Authority have confirmed two surveys on different weekdays both AM and PM and one survey on a Saturday AM and PM in the October half term would give a good idea of maximum use.

A car survey was submitted on the 2/11/2022 by the agent. This shows that there were sufficient car parking spaces maintained during the car survey period. However, concerns are raised that the total number of car parking spaces for the site is not in accordance with the total number of car parking spaces within the planning history for Gosling Sports Centre. This is exacerbated by the annotation on drawing number HCHQ-VGA-XX-XX-DR-AR-00140-PL01 received 5/9/2022 which says 'approximate').

There are also inaccuracies in the total number of car parking spaces to be removed from use which varies from 74 to 80. There are concerns that these factors may distort the conclusion of the car parking survey.

Please update the car parking survey accordingly.

Also, significant concerns are raised that the loss of 74 car parking spaces within the Gosling Sports Centre is not being used as contractor and operatives parking. This is in conflict with planning references 6/2021/2125/MAJ and 6/2022/2284/COND which have support from Hertfordshire County Council Highways Team based on contractor and operatives parking being within the Gosling Sports Centre.

It is considered that there remains insufficient information to protect the long term interests of the Gosling Sports Park and ensure adequate car parking facilities for this use.

Having regard to the above, insufficient information has been submitted to discharge condition 1. Therefore condition 1 is refused.

Phase 1 Condition 9 states:

Prior to above ground works, sections of the buildings to be constructed linking to the nearest car parking for disabled access shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be constructed in accordance with these section plans.

Reason: to ensure that the site is accessible in accordance with the National Planning Policy Framework and Policy D9 of the District Plan 2005.

The following information has been provided:

- Drawing number HCHQ-VGA-XX-XX-DR-AR-00142-PL01;
- Drawing number HCHQ-VGA-XX-XX-DR-AR-00143-PL01.

Both received 5/9/2022.

On comparison of the above plans and the explanation within the delegated report and the wording of the condition, it is not considered that the wording of the condition has been met.

Having regard to the above, insufficient information has been submitted to discharge condition 9. Therefore condition 9 is refused.

Phase 1 main application site and gosling sports centre condition 13 c states:

(c) The erection of fencing for the protection of any retained tree shrub or hedge shall be undertaken in accordance with details to be approved in writing by the Local Planning Authority to comply with the recommendation of British Standard 5837:2012 before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit within 20 metres of the retained trees and shrubs.

In this condition, retained tree or shrub, means an existing tree or shrub, as the case may be, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of [five years] from [the date of the occupation of the building for its permitted use].

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with the National Planning Policy Framework and Policy D8 of the Welwyn Hatfield District Plan 2005.

The following information has been provided:

- Arboricultural Impact Assessment by AECOM (three parts) received 5/9/2022.

The Council's Landscape Team have been consulted and have raised no objection. Please note that only the information in regards to the discharge of condition 13c has been assessed and no other tree/landscape information which may be contained in the above document.

Having regard to the above, sufficient information has been submitted to discharge condition 13c only. Therefore condition 13c only is granted.

Phase 2 Condition 17 states:

Prior to above ground works, sections of the buildings to be constructed linking to the nearest car parking for disabled access shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be constructed in accordance with these section plans.

Reason: to ensure that the site is accessible in accordance with the National Planning Policy Framework and Policy D9 of the District Plan 2005.

The following information has been provided:

- Drawing number HCHQ-VGA-XX-XX-DR-AR-00144-PL01 received 5/9/2022. On comparison of the above plan and the explanation within the delegated report and the wording of the condition, it is not considered that the wording of the condition has been met.

Having regard to the above, insufficient information has been submitted to discharge condition 17. Therefore condition 17 is refused.

Phase 3 Condition 20 states:

Prior to first occupation of the Headquarters Building, an invasive non-native species management plan shall be submitted to and approved in writing to the Local Planning Authority.

Thereafter the construction of the development shall only be carried out in accordance with the approved Plan.

Reason: To protect biodiversity in accordance with the National Planning Policy Framework and Policy R11 of the District Plan 2005.

The following information has been provided:

- Invasive non-native plant species management plan by AECOM received 5/9/2022.

It should be noted that the Preliminary Ecological Appraisal which forms part of the decision notice for the above application is dated 9 July 2021 and not September 2020 as discussed within the above technical note.

The County Council Ecology Team have been consulted and have raised no objection.

Having regard to the above, sufficient information has been submitted to discharge condition 20. Therefore condition 20 is granted.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at l.sahlke@welhat.gov.uk and I will be pleased to advise you further.

Yours sincerely,

A handwritten signature in blue ink, consisting of the letters 'LRS' followed by a period.

Ms Louise Sahlke
Senior Development Management Officer