

**Chris Carter
Assistant Director (Planning)**

Reply To: address as below
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24 November 2022

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

Dear Ms Phillip,

Application Reference: 6/2022/2284/COND

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

Proposal: Submission of details pursuant to condition 2 (Construction environment
management plan), 6 (Construction traffic management plan) and 15 (Fire hydrants)
on planning permission 6/2021/2125/MAJ

Thank you for your application requesting approval of the above details reserved by
conditions.

Condition 2 states:

*No development shall take place until a Construction Environment Management Plan
detailing measures to control dust deposition, pollution/spillage, noise, vibration or
lighting pollution during construction to avoid potential indirect impacts on adjacent
trees and associated habitats during construction shall be 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.*

*Reason: To protect protected species from construction in accordance with the
National Planning Policy Framework and R11 of the District Plan 2005*

The following information has been provided:

- Construction Environmental Management Plan (CEMP) received 30/9/2022.

The County Council Ecologist confirmed by email dated 24/11/2022 that they recommend that the condition is discharged. The Council's Public Health and Protection Team have also reviewed the document and raise no objection.

Having regard to the above, I am pleased to confirm that sufficient information has been submitted pursuant to the requirements of condition 2. Please note that the development must not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Condition 6 states:

No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan:

The Construction Traffic Management Plan shall include details of

- a. Construction vehicle numbers, type, routing; (including - construction vehicle numbers stated in the TA should be reviewed and vehicle numbers for staff provided; - routes should avoid schools and structures of restricted heights; - types of vehicles should be detailed, largest length vehicle must be tracked entering and exiting the Gosling Sports Club).*
- b. Access arrangements to the site; (including - Preliminary access design must updated to detailed & swept path analysis for largest vehicle; - Visibility splays of 2.4m x 23m must be provided at construction access; - Construction staff access details (including vehicle walking, cycling); - Access to sports facilities for Stanborough School and public).*
- c. Traffic management requirements, including delivery booking details, signage plans for construction and public.*
- 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), Policy M1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

The following information has been provided:

- Construction Traffic Management Plan received 30/9/2022.

The Case Officer has cross-referenced this document to the CEMP to ensure accuracy across the planning submission.

The County Council Highways Team have been consulted and undertaken a review of the above criteria. Based on their comments, they raise no objection.

The following issues are raised in regards to the wording of the Construction Traffic Management Plan. These are:

In paragraph 1.1, the working hours are described as extended with a number of activities listed. Please ensure that there is no conflict with the conditions and informatives of planning permission 6/2021/2125/MAJ.

In paragraph 1.14, it states:

'The surface works along the haul road will be an improvement to its current state. If the Gosling Sports Centre are in agreement this can be left in place'.

This would be in breach of condition of planning permission 6/2021/2125/MAJ and has not been approved by the Local Planning Authority.

It states that ancillary storage and car parking could take place within the existing Hertfordshire Constabulary site. No details of this were provided under 6/2021/2125/MAJ and it is considered that further details are provided to ensure that there is no impact on the existing site.

Finally, under Condition 1 of planning application reference 6/2022/2065/COND, significant concerns were 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 this condition submission 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.

Having regard to the above, insufficient information has been submitted to discharge condition 6. Therefore condition 6 is refused.

Condition 15 states:

PHASE 1

No above ground works shall take place until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the scheme has been implemented in accordance with the approved details.

Reason for condition: to ensure adequate water infrastructure provision is made on site for the local fire service to discharge its statutory firefighting duties in accordance with the National Planning Policy Framework.

The following information has been provided:

- Proposed Fire Strategy - Overall Site Plan (HCHQ-VGA-XX-XX-DR-AR-00124-PL01);
- Mechanical Service Certificate of inspection;
- Hydrant Test Report.

All received 30/9/2022.

The County Council Water Officer confirmed by email dated 15/11/2022 that the network they have in place and going forward will be sufficient.

Having regard to the above, I am pleased to confirm that sufficient information has been submitted pursuant to the requirements of condition 15. Please note that the development must not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

It is noted that the submitted plans which support the above conditions do not show full details such as in the CEMP, the extended car park within phase 3. This information has not been reviewed, only information relevant to discharge the condition.

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

Yours sincerely,



Ms Louise Sahlke

Senior Development Management Officer