



Planning & Development Ltd
Valley Farm
Rumburgh Road
Wissett
IP19 0JJ

M: 07525 131 145
E: julian@jmsplanning.com
www.jmsplanning.com

Head of Planning
Welwyn Hatfield Borough Council
Council Offices
The Campus
Welwyn Garden City
AL6 6AE

23 July 2021

Dear Sirs

Re: Application by Shell UK Oil Products Limited for Full Planning Permission for the Redevelopment of an Existing Petrol Station including Demolition of the Existing Sales Building, Canopy Link and Car/Jet Washes; Erection of a New Sales Building, Provision of Car Parking Spaces and Electric Vehicle Charging, and Associated Plant; Erection of New Bin Store; Retention of Forecourt and Canopy, and Associated Works at Shell Welwyn Garden City, Stanborough Road, Welwyn Garden City, AL8 6XA

I act on behalf of Shell UK Oil Products Limited and am instructed to submit a planning application to your authority for full planning permission for the Redevelopment of an Existing Petrol Station including Demolition of the Existing Sales Building, Canopy Link and Car/Jet Washes; Erection of a New Sales Building, Provision of Car Parking Spaces and Electric Vehicle Charging, and Associated Plant; Erection of New Bin Store; Retention of Forecourt and Canopy, and Associated Works at Shell Welwyn Garden City, Stanborough Road, Welwyn Garden City, AL8 6XA.

The application has been submitted via the Planning Portal (Ref: PP-10064098). Accordingly please find enclosed the following attached documents in support of the planning application.

1. Planning application form, signed and dated;
2. Relevant ownership certificate and agricultural land declaration, signed and dated;
3. Site location plan reference: 12038629 LP 21;
4. Block plan reference: 12038629 BP 21;
5. Existing site layout reference: 12038629 ESL1 21;
6. Existing site layout reference: 12038629 ESL2;
7. Existing site elevations reference: 12038629 ESE 21;
8. Existing sales building layout reference: 12038629 ESBL 21;
9. Existing sales building elevations reference: 12038629 ESBE 21;
10. Proposed site layout reference: 12038629 PSL1 21;
11. Proposed site layout reference: 12038629 PSL2 21;
12. Proposed site elevations reference: 12038629 PSE 21;
13. Proposed site building elevations reference: 12038629 PSBE 21;
14. Proposed sales building layout reference: 12038629 PSBL 21;

Registered office:
Valley Farm
Rumburgh Road
Wissett
IP19 0JJ

Company No. 09829806



15. Planning Statement including Design and Access Statement prepared by JMS Planning dated July 2021;
16. Landscape Plan ref: SY21-292-LPP-21-08 prepared by Squires Young Landscape Architecture;
17. Tree Survey Report and Tree Constraints Plan and Arboricultural Impact Assessment dated July 2021 prepared by Squires Young Landscape Architecture;
18. Landscape Management Plan dated July 2021 prepared by Squires Young Landscape Architecture; and
19. Preliminary Phase 1 Site Assessment prepared by RSK dated October 2019 (uploaded in 11 parts onto the Portal).

The required application fee has been paid directly via the planning portal.

In addition to the above and enclosed I would be grateful if you could take into account the contents of this letter in your consideration of the planning application.

The National Planning Policy Framework identifies the need for planning positively for community facilities and roadside services that support the safety and welfare of road users. Petrol Stations are a vital necessity and provide an important role in ensuring that motorists travel safely especially as the number of vehicles on the roads continues to increase, increasing demand on existing petrol stations.

The principle of redevelopment of the site should be accepted given that the site is an existing long-established petrol filling station on Stanborough Road. The proposal will bring a wide range of economic benefits and accord with the role and the focus as contained within the NPPF and the Development Plan.

The proposals will enable the delivery of 11 car parking spaces across the site including one DDA space. The parking provision represents an improvement over the largely ad hoc existing arrangement and is well located and user friendly, meeting the needs of the users on the site.

The provision of electric vehicle charging on site should be viewed positively, showing the site is evolving to meet the changing needs of motorists, and will assist in promoting the use of electric vehicles with associated environmental benefits. The addition of EV charging on site is supported at a national and local level.

Detailed consideration has been given to the layout of the site to ensure the operation of the site and traffic flows through it are optimised. Access into and out of the site remains as existing, meaning there will be no change or impact on the existing highway network.

Landscaping on the site has been a key consideration as the design evolved and the proposal seeks to retain as much existing landscaping as possible and provides additional planting, particularly to the rear north/east corner. The grassed area and trees to the front of the site have been retained.

The site is in the conservation area and due consideration has been given to the appearance of the site. The revised layout will create a more open site with less built form upon it and the enhanced landscaping should be viewed positively in this context.

Due to the layout of the proposal it is considered that the amenity of adjoining occupiers will remain unchanged for existing residents with possible benefits due to the increased landscaping along the



rear boundary moving activity into the site. It is not considered that the impact on surrounding properties as a result of these proposals will be any greater than the impact of the current petrol filling station.

Based on national and Development Plan policies and the size of the development, retail impact is not a consideration which is material to the application. Notwithstanding this, given the small size of the proposal and its function and existing use on the site it is not considered that the application proposal will have any trade diversion or adverse impact on any designated shopping centre or other retail floorspace of acknowledged importance. Due to the scale of the proposal and its relationship to the existing site, the application of the sequential assessment is not considered to be relevant.

On the basis of the above, it is respectfully requested that planning permission is forthcoming for this proposal.

Should you have any queries regarding the above or any other matter relating to the application, please do not hesitate to contact me on 07770 328674 or by email on Jackie@jmsplanning.com.

Yours faithfully



Jackie Ford
JMS Planning & Development

Encs