



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CH0242
County Hall
Pegs Lane
Hertford
SG13 8DE

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

Director of Planning

Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AW

District ref: 6/2021/3422/MAJ
HCC ref: WH/11241/2022
HCC received: 10 June 2022
Area manager: Matthew Armstrong
Case officer: Chris Carr

Location

SALISBURY SQUARE HATFIELD AL9 5AD

Application type

Full Application

Proposal

AMENDED PROPOSAL

Erection of 1 x building containing 3 x flats, 11 x offices and 1 x retail unit (Use Class E), erection of 5 x terrace houses with parking and associated works, involving demolition of existing shopping parade with 7 x maisonettes above, alterations to existing parking area and erection of a parking area

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

1. Existing Access – Widened or Improved

Prior to the first occupation hereby permitted the vehicular access improvements, as indicated on drawing number , shall be completed and thereafter retained in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

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

2. Construction Management Plan / Statement

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;
- k. Phasing Plan.

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).

AN1) 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.

AN2) 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.

AN3) 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.

AN4) Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative

impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development.

The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

Analysis

Further details have been submitted for Full Planning Application 6/2021/3422/MAJ which relates to Salisbury Square Hatfield AL9 5AD.

The proposal is for the:

Erection of 1 x building containing 3 x flats, 11 x offices and 1 x retail unit (Use Class E), erection of 5 x terrace houses with parking and associated works, involving demolition of existing shopping parade with 7 x maisonettes above, alterations to existing parking area and erection of a parking area.

The following amended drawings were submitted for review by HCC:

- 789 - PL - 080 - B - Proposed Refuse and Cycle stores
- 789 - PL - 108 - D - Proposed Site plan roofs level
- 789 - PL - 109 - E - Proposed site plan ground floor level
- 789 - PL - 110 - B - Retail and apartment block - Ground Floor
- 789 - PL - 150 - C - Houses Ground Floor
- 789 – PL – Salisbury Square Drawing Issue Sheet 26.5.22

The amended drawings were submitted in response to comments made by Hertfordshire Highways and the amendments and further clarification are set out below by the applicant:

1. The steps down to the car park from Great North Road at Black Horse House have been constructed by this developer.
2. Further details of bin stores, access and carrying distances (the revised details and plans provided in my letter of 14 April in response to the Council's Client Services Officer) have been sent directly through to Chris Carr of HCC Highways for consideration).
3. The access into the site from Arm & Sword Lane includes for dropped kerbs/tactile paving see drawings).
4. The proposed cycle stores have been lengthened in order to provide space for mobility scooters.
5. EV charging points will be provided to 20% of the car parking spaces and the rest of the spaces will have passive infrastructure for EV charging in future.

The below analyses the above points

1. The steps down to the car park from Great North Road at Black Horse House have been constructed by this developer.

HCC Highways confirmed the steps have been constructed.

Further details of bin stores, access and carrying distances (the revised details and plans provided in my letter of 14 April in response to the Council's Client Services Officer) have been sent directly through to Chris Carr of Hertfordshire Highways for consideration).

As discussed in the meeting with the planning applicant on 23rd May 2022 HCC are happy to lift the objection previously held regarding refuse and bin stores.

As per Client Services at Welwyn Hatfield regarding location of bin stores and following the amendment to bin store and tracking, HCC Highways are happy to lift the objection previously held regarding refuse and bin stores.

The access into the site from Arm & Sword Lane includes for dropped kerbs/tactile paving see drawings).

Drawing 789 - PL - 150 - C - Houses Ground Floor (called Proposed Ground Flood Plan in the drawing) shows "dropped kerb with tactile paving" on either side of the vehicular access from Arm And Sword Lane.

The proposed cycle stores have been lengthened in order to provide space for mobility scooters.

This statement and drawing 789 - PL - 080 - B - Proposed Refuse and Cycle stores have been submitted in response to HCC's refusal due to "further information of cycle parking is required in line with the Cycle Infrastructure Design Guide".

According to LTN 1/20 5% of cycle spaces should be suitable for non-standard cycles to accommodate individuals with mobility impairments.

Drawing 789 - PL - 080 - B - Proposed Refuse and Cycle stores shows one space of 2000mm (length) by 1000mm (width) for adapted cycles (marked by the wheelchair) in the two covered cycle stores.

EV charging points will be provided to 20% of the car parking spaces and the rest of the spaces will have passive infrastructure for EV charging in future.

One of the reasons the proposal was recommended to be refused by HCC was as details were omitted regarding Electric Vehicle Charge Point provision.

The statement included in the covering letter states that 20% of the car parking spaces will have EV charging points. This means that at least 13 of the 65 car parking bays must be served by an active EV charging point.

This is supported by the 789 - PL - 109 - E - Proposed site plan ground floor level drawing. Which shows 11 EV charging points near 21 parking bays to the southeast of the site. These 21 parking bays include 1 disabled bay and 1 car club bay.

Signed
Chris Carr

11 July 2022