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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: 6/2022/2893/COND
HCC ref: WH/15175/2022
HCC received: 30 December 2022
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Hertfordshire Constabulary Stanborough Road Welwyn Garden City AL8 6XF

Application type

Discharge of Condition

Proposal

Submission of details pursuant of Condition 1 (Gosling Sports Park Car Park) Condition 6 (Construction Traffic Management Plan) Condition 7 (Haul Road (fencing, gates and final materials) Condition 9 (Car parking – disabled access) Condition 17 (Phase 2 Disabled Access) on planning permission 6/2021/2125/MAJ

Conditions:

The relevant conditions for consideration by the HA are 1 and 6.

Brief Description of Proposed Development in support of the application by the developer:

Condition 1:

To provide access for the Main Contractor construction vehicles during the development of the Herts Police HQ project, the Gosling Sports Centre (GSC) have agreed to allow access through an area of their site (See the approved planning application drawing reference AR-00118 Rev:PL02).

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 phases 2 and 3 of the project.

The proposal is to form the access road and segregate the car parking area, commencing from the Summer 2023, 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. Before the Contractors leave the site they will remove the junction access into the crescent area and re-instate to grass, any making good of the crescent car parking area will also be implemented.

The car park survey has established that there was a minimum capacity of 39% and an average capacity of 56% which when compared to the proposed contractors parking area of 23% gives assurance that the use of this area for the construction period would not negatively impact on the users of the Gosling Sports Centre.

Condition 6:

In the unlikely event that a vehicle needs to reverse off site then this will be banked by a trained traffic marshal.

It is expected that parking will be required for a maximum of 100 vans and cars for the busiest periods. For much of the construction programme the 74 spaces allocated at the Gosling Sports centre site will be sufficient. During the busier periods there are 26 overflow spaces available on the Hertfordshire Constabulary site adjacent to the new memorial garden.

A minibus service will be provided to shuttle operatives into the site via the Haul Road. At peak times & in agreement with Herts Constabulary a small amount of parking will be made available within the HQ site.

All deliveries will be pre-booked & vehicle movements will be scheduled to avoid the school pick up and drop off times. Therefore, construction delivery restrictions will be in place between 0800-0900 & 1500-1600.

Highway Authorities (HA) comments:

Condition 1.

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 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 HA is satisfied that the use of this area for the construction period would not negatively impact on the users of the Gosling Sports Centre and there would be sufficient car parking available elsewhere to not create any nuisance or parking hazard on the public highway or other users.

Condition 6.

No development shall commence until a Construction Traffic Management Plan (CTMP) 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 CTMP has been reviewed and addresses all of the above required details, and in addition banksman/trained traffic marshals would be used when required.

Recommendation:

The HA is satisfied that conditions 1 and 6 can be discharged

Signed

Senober Khan

27 January 2023