



Development Management
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

28/11/2022

For the attention of: Louise Sahlke

Ref: 6/2022/2422/COND - Hertfordshire Constabulary Stanborough Road Welwyn Garden City AL8 6XF

Thank you for consulting us on the submission of details pursuant of condition 7 (haul road fencing and gates) condition 11 (LEMP) condition 12 (external materials phase 1) condition 18 (external materials phase 2) on planning permission 6/2021/2125/MAJ.

This letter sets out our consultation response on the landscape matters of Condition 7, 11, 12 and 18 and from a landscape perspective, we have reviewed the following documents and plans:

- Landscape and Ecology Management Plan (Dated: September 2022)
- Proposed Site Plan, Fencing, Gates and Materials to Haul Road (Dwg No. HCHQ-VGA-HQ-XX-DR-AR-00 141 Rev. PL01)
- Dog Unit Facility External Materials Specification: Phase 1 (Dwg No. HCHQ-VGA-DU-XX-SP-AR 00904)
- Memorial Garden External Materials Specification: Phase 1 (Dwg No. HCHQ-VGA-MG-XX-SP-AR 00908)
- Headquarters External Materials Specification: Phase 2 (Dwg No. HCHQ-VGA-HQ-XX-SP-AR 00902)
- North Decant Building External Materials Specification: Phase 3 (Dwg No. HCHQ-VGA-HN-XX-SP-AR 00906)
- Schedule of Application Documents and Information

Condition 7 (Haul Road – Fencing, Gates and Materials) Insufficient information to discharge

“No development shall take place until details of the proposed fencing, gates and final materials of the haul road and associated road have been submitted to and approved in writing to the Local Planning Authority. These shall be undertaken in accordance with the submitted details.

On agreement in writing by the Local Planning Authority of the above works, it is considered that the development to the Gosling Sports Park on drawing number HCHQ-VGA-XX-XX-DR-AR-00118 Rev PL01 and the road constructed on drawing number HCHQ-VGA-XX-XX-DR-AR-00114 Rev PL01 shall be completed prior to demolition of buildings within phase 1.

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.”

From a landscape perspective, we have reviewed the submitted 'Proposed Site Plan, Fencing, Gates and Materials to Haul Road'.

We are generally satisfied with the submitted fencing, gates and materials of the proposed haul road which includes temporary heras fencing, and existing fencing to the driving range to be raised (provisionally) to 10m to match existing fencing type and a temporary security gate. It is noted that details of the fencing and gate infrastructure have not been submitted for review.

The 'Proposed Site Plan' also suggests that the hard surfacing would consist of compacted self-binding (hoggin) finish which is a standard material for haul roads. Notwithstanding this, taking into consideration the siting of trees and other vegetation along this route and the pressures of load bearing and root compaction from cars, lorries and other HGVs using the haul road on a frequent basis, it is advised that details of build-up information of the self-binding gravel should be provided for review. The details should demonstrate that the proposed haul road can accommodate the heaviest vehicles using the road and takes into account the frequency of equipment / traffic and HGV movements.

It is noted that Condition 7 also requires that the "...development to the Gosling Sports Park on drawing number HCHQ-VGA-XX-XX-DR-AR-00118 Rev PL01 and the road constructed on drawing number HCHQ-VGA-XX-XX-DR-AR-00114 Rev PL01 shall be completed prior to demolition of buildings within phase 1" and as such it is advised that in any event, this condition can only be partially discharged.

Phase 1: Condition 11 (LEMP) Insufficient information to discharge

"Prior to demolition of the buildings detailed in the Preliminary Ecological Appraisal, a Landscape Ecological Management Plan (including but not limited to the recommendations for ecological enhancements (for bat and bird boxes, native planting, species of benefit for biodiversity, rain garden, green walls/fences) should be brought together in a LEMP to demonstrate net gain can be achieved from the development.

This report 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 survey.

Reason: To protect protected species from construction and development and promote net gain in accordance with the National Planning Policy Framework and R11 of the District Plan 2005."

From a landscape perspective, we have reviewed the submitted 'Landscape and Ecology Management Plan' (LEMP) by AECOM. The report provides high-level management objectives for the proposed bird boxes / bricks, bat boxes and insect boxes which is welcomed, but not does not provide sufficient detail or description of the features to be managed, ecological trends, aims and objectives, prescriptions, work schedule, details of the body / organisation responsible for implementation or monitoring and remedial measures for the range of landscape / habitat features being proposed and therefore would advise that the LEMP should be amended to reflect more closely the documents and plans associated with the previous Planning Application (Ref. 6/2021/2125/MAJ).

The aims and objectives for landscape and ecological management have not been provided and as such further information is required in accordance with the requirements of Condition 18. There are no hard and fast rules when it comes to aims and objectives, but given the scale and nature of the proposals, we would expect that the LEMP should include an overarching set of aims and objectives covering all of the site, which should also be supported by specific aims and objectives for the landscape and ecological features (existing and proposed) to be managed over the lifetime of the development (e.g., orchard, range of grassland types, rain gardens, tree planting, shrubs and hedges, etc).

We would also expect a comprehensive assessment of ecological trends over the lifetime of the project and how these might also influence landscape and ecological management of the site and demonstrates how net gain can be achieved from the development.

We would expect further information setting out clear monitoring and remedial measures, including details of how the site will be assessed on an annual basis for the first five years and beyond.

It is noted that a number of error messages appear within the report stating “Error! Reference source not found” and would advise that this is also amended, to ensure that parts of the report are not missing / absent for review.

Phase 1: Condition 12 (External materials) - Recommend condition be discharged

“Notwithstanding the submitted details, no development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings including details of the extent and location of the solar panels hereby granted have been submitted to and approved in Writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.”

Phase 2: Condition 18 (External materials) - Recommend condition be discharged

“Notwithstanding the submitted details, no development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity and to protect the Conservation Area in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.”

From a landscape perspective, we have reviewed the External Materials Specification for the Dog Unit Facility (Phase 1), Memorial Garden (Phase 1), Headquarters (Phase 2) and North Decant Building (Phase 3).

The materials specification proposed to the dog unit facility includes Marshalls (Harvest colour) Tegula Paving and it is noted the main brick will be Ibstock (Ivanhoe Cream) brick walling.

The external materials selection for the memorial garden suggests the use of Ibstock (Ivanhoe Cream) brick piers, Komodo (K04) Limestone to the memorial wall, Forest of Dean (Pennant Stone) Paving Slabs to the central Pagoda, European Larch Timber Structure for the construction of the Pagodas, Slatted Oak to central seating and Pagoda cladding / gates, Corten steel planters, self-binding gravel (hoggin) footpaths, Bronzed Anodized Aluminum to entrance signage, and RAL 6009 colour to timber entrance gates and fencing.

The submitted materials specification for the headquarters atrium includes Marshalls (Harvest colour) Tegula Paving to car par areas and Forest of Dean (Pennant Stone) Paving Slabs used elsewhere.

The proposed materials to the north decant building include SHG Komodo (KM04) Limestone Feature stone and Forest of Dean (Pennant) Stone Paving Slabs.

If you have any queries regarding the matters raised above, please let me know.

Yours sincerely,

Lewis Reynolds BA (Hons) PGCert MA MIAgrM MCIHort
Senior Landscape Consultant

Place Services provide landscape advice on behalf of Welwyn Hatfield Borough Council. Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

