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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: 6/2021/3401/MAJ
HCC ref: WH/11567/2022
HCC received: 8 August 2022
Area manager: Matthew Armstrong
Case officer: Chris Carr

Location

OCADO LTD GYPSY MOTH AVENUE HATFIELD AL10 9BD

Application type

Full Application

Proposal

AMENDED PROPOSAL

Installation of 3,536 solar photovoltaic (PV) array and all associated hardware on existing roof.

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:

Conditions

1. Construction Management Plan

No development shall commence until a Construction 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 Management Plan / Statement shall include details of:

- a. Construction vehicle numbers, type;
- 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 (if applicable);
- 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; and
- 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; and

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).

Highway Informatives

HCC recommends inclusion of the following Advisory Notes (ANs) to ensure that any works as part of this development are carried out in accordance with the provisions of the Highways Act 1980 and other relevant processes.

AN) Extent of Highway: Information on obtaining the extent of public highway around the site can be acquired from the County Council's website at:
www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/extent-of-highways.aspx

AN) 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 website
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by phoning 0300 123 4047.

AN) 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.

AN) 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.

Description of Proposal

The application seeks approval to install a solar photovoltaic (PV) array, and all associated hardware, on top of the existing roof and within the building of Ocado, Hatfield.

Site Description

The site lies north west of Hatfield, in the west of Welwyn Hatfield Borough Council (WHBC). The site comprises of the Ocado Customer Fulfilment Centre (CFC), located in Hatfield Business Park. To the north of the site are industrial and commercial units with residential properties located beyond. To the east and west are further commercial and industrial units, including Ocado Head Office and Ocado Technology.

Analysis

The following documentation has been submitted in support of this application:

- 634-SYZ-STAT-01 Highways Summary V1 - dated 8th August 2022.
- Planning, Design and Access Statement (DAS) – dated November 2021.

History

The LHA previously responded to this planning application on 3rd May 2022 whereby permission was refused until further information had been provided regarding the proposed Ocado staff parking relocation. In response to this, the applicant has submitted a Highways Summary note which is considered within this response note.

Car Parking

The site currently comprises of a commercial unit and associated car parking. Section 4.8.3 of the DAS states that the staff parking for the site will be relocated for the duration of the works. The LHA requested further information with regards to this relocated parking including details of quantity of current and proposed parking spaces, the vehicular route to the parking spaces, and route by foot from the parked car to the building entrances.

The submitted Highways Summary note states that the reduction in parking would be for approximately 13 car parking spaces and that the relocation of these spaces would be for approximately 12 weeks during the construction phase of the development. Figure 1 in the Highways Summary note shows the location of the spaces to be relocated as well as the location of the two existing staff car parks which will remain in operation. These car parks have capacity for approximately several hundred parking spaces.

The LHA consider that the relocation of 13 car parking spaces during construction would not have a significant impact on the surrounding road network and can be sufficiently accommodating within the two existing car parks.

Conclusion

Hertfordshire County Council (HCC) as highway authority has reviewed the application submission and wishes to accept the planning application

TS

Signed

Chris Carr

19 August 2022