

Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHO242
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: 6/2021/3401/MAJ
HCC ref: WH/11567/2022
HCC received: 23 March 2022
Area manager: Matthew Armstrong
Case officer: Chris Carr

Location

OCADO LTD GYPSY MOTH AVENUE HATFIELD AL10 9BD

Application type

Full Application

Proposal

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

Decision

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority recommends that permission be refused for the following reasons:

- Further information must be provided regarding the proposed Ocado staff car parking relocation.

Following this being clarified, no development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Hertfordshire County Council (HCC) Highways. This shall be requested as a planning condition.

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:

- Planning, Design and Access Statement (DAS).

History

The DAS contains a table of all main planning history associated to the Ocado site. The most recent application was in 2021 for a portacabin providing office accommodation. There has been no previous planning application for installation of solar panels on the roof any buildings within the site.

Planning Policy

The applicant has provided evidence that the following policy has been reviewed:

- National Planning Policy Framework (NPPF) (2021);
- National Policy Statements- Overarching Statement for Energy (EN-1)(July 2011);
- PPG: Renewable and low carbon energy;
- Energy white paper: Powering out net zero future (December 2020);
- Welwyn Hatfield District Plan (2005); and
- Welwyn Hatfield Borough District Council Draft Local Plan Proposed Submission 2016.

Given the type of planning application, the level of policy considered is acceptable.

Trip Generation

Trip generations have not been provided. Due to the nature of the application, this is considered acceptable.

Highway Safety

Past accident data has not been provided in the DAS. This is not required for the operation of this site, however any highway safety issues should be drawn out of the Construction Traffic Management Plan to be recommended as a condition for any approval on this planning application.

Service and Delivery

The site is located within a business park, with an established access for HGV use. Once the Solar PV System is operational, the associated traffic will be occasional for maintenance purposes only. This is accepted.

Further information and servicing and delivery will be provided in the anticipated Construction Traffic Management Plan.

Vehicular Access

The site can be accessed off Gypsy Moth Avenue, and is located in close proximity to the A1001 and A1(M). The DAS states that the construction access route for delivery vehicles upon reaching the site will be determined in the Construction Traffic Management Plan. This is considered sufficient.

Pedestrian Access

Pedestrian access is not included within the documents in support of the application due to the nature of the proposal. This is accepted for the operation of the solar panels, construction pedestrian access should be considered in the proposed Construction Traffic Management Plan.

Swept Path Analysis

Hatfield Business Park is commercial in nature, and therefore HGVs are common traffic in the vicinity of the site. Swept path movements are not required for the operation of the site, however deliveries via HGV should have swept path analysis for any proposed loading locations over the course of the construction phase. Again, this should be clarified in the Construction Traffic Management Plan.

Car Parking

The site currently comprises of a commercial unit and associated car parking section 4.8.3 of the DAS states the staff parking for the site will be relocated for the duration of the works. Further information must be given such as 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. HCC Highways is awaiting this information before this application may be accepted or rejected.

Construction

The DAS states a traffic management plan will be developed with the appointed contractors and the site management team to limit disruption.

No development shall commence until a Construction Management Plan (or Construction Method Statement) 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; 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;

Reason: 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).

CIL/Planning Obligations

A CIL is not required for the nature of the proposal.

Conclusion

Hertfordshire County Council (HCC) as highway authority has reviewed the application submission and wishes to accept the planning application pending the submission of further information regarding Ocado staff parking reallocation.

Signed

Chris Carr

3 May 2022