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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: 6/2022/2759/FULL  
HCC ref: WH/14985/2022  
HCC received: 18 December 2023  
Area manager: Manjinder Sehmi  
Case officer: Chris Carr

### **Location**

Plot 5610 Gypsy Moth Avenue, Hatfield AL10 9BS

### **Application type**

Full Application

### **Proposal**

AMENDED PROPOSAL

Erection of two industrial units for light industrial processes (E(g)(iii)) / general industrial (B2) / storage & distribution purposes (B8) and ancillary office space, with associated parking, access and supporting infrastructure

### **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.

### **Analysis**

#### Condition 4

No part of the development hereby permitted shall be occupied prior to the implementation of the approved Travel Plan Reference number ITL18151-002D and dated February 2023 (or implementation of those parts identified in the approved Travel Plan as capable of being implemented prior to occupation). Those parts of the approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: To ensure that sustainable travel options associated with the development are promoted and maximised to be in accordance with Policies 3, 5, 7, 8, 9 and 10 of Hertfordshire's Local Transport Plan (adopted 2018).

### Site Description

The proposed development is located at Plot 5610 within Hatfield Business Park, approximately 1.8km to the west of Hatfield. The site is currently occupied by an overflow area for the secure storage of new and used vehicles in association with the Cambria Automobiles dealership at Plot 4100 during peak times. This use forms part of a temporary planning permission (6/2020/1195/VAR) which expired on 28th July 2022.

To the north the site is bounded by Hatfield Avenue and to the east bounded by Gypsy Moth Avenue. To the south, the site is bounded by industrial units. The site links to the strategic road network via the A1(M) which is approximately 0.6km to the east of the site

### Condition 4 - Response

A Travel Plan has been submitted as part of the planning application. The applicant has submitted a revised Travel Plan in response to comments raised by Hertfordshire County Council Travel Plan team.

It is requested that the interim TPC should reach out to [travelplans@hertfordshire.gov.uk](mailto:travelplans@hertfordshire.gov.uk). It is also advised to mention in the travel plan that that secondary contact will be provided to Hertfordshire County Council (HCC) upon appointment of TPC.

It is also required to revise the text reflecting that the Travel Plan (TP) will be secured by a Section 106 (S106) agreement, which includes an annual monitoring and evaluation fee of £1,200 per annum, as per HCC guidance.

Additionally, it is requested to include 'following baseline survey' in Table 4.3 for baseline mode split and Table 5.1 for modal shift target.

As these are minor amendments HCC Highways are satisfied to discharge the condition on the basis the above amendments are made to the travel plan.

### Developer Contributions

As such, A Full Travel Plan will be required to be in place from first occupation until 5 years post full occupation. A £1,200 per annum index-linked RPI March 2014 Evaluation and Support Fee should be secured by section 106 agreement in accordance with Hertfordshire County Council's Travel Plan Guidance. This should incorporate measures to promote sustainable transport, an appointed travel plan co-ordinator and an appropriate monitoring programme.

Full guidance is available at: [www.hertfordshire.gov.uk/travelplans](http://www.hertfordshire.gov.uk/travelplans) or for more guidance contact: [travelplans@hertfordshire.gov.uk](mailto:travelplans@hertfordshire.gov.uk)

### **Conclusion**

Hertfordshire County Council (HCC) as highway authority has reviewed the application submission and does not wish to restrict the discharge of condition 4

### **Signed**

Chris Carr

5 January 2024