



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CH0242
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: 6/2023/2281/FULL
HCC ref: WH/19036/2023
HCC received: 23 November 2023
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Brookmans Park Teleport Great North Road Hatfield AL9 6NE

Application type

Full Application

Proposal

Reuse and refurbishment of Building 3 for work associated with research and development and testing of new satellite technology on site, together with trenched cable linkage between gantry platform and Buildings 1, 2 and 3 and other associated works

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.

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1) 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 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.

AN2) 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.

Brief Description in support of Proposed Development by the Applicant:

The proposals are detailed in the scheme drawings and accompanying design and access statement. In summary the application follows recent planning permission (ref: 6/2023/0730/FULL) for installation of a platform for use for research and development and to allow for testing of new satellite technology.

This further full planning application relates to further development works proposed to support Inmarsat's occupation of part of the Brookmans Park Teleport site. These relate primarily to the reuse and refurbishment of Building 3, as well as other minor works to support Inmarsat's occupation of part of Building 2 and 1 and operation at the site.

The Site will generally be accessed via vehicles due to its location. Access will be granted through the primary driveway and the Great North Road, in order to access the buildings the visitor will need to pass the main secure line located at the main reception in Building 1.

Access to Building 3 itself will be closely regulated and limited exclusively to Inmarsat employees and their authorised guests.

There are no plans to alter access to the site in any significant way, which means the current arrangements for parking, loading, servicing, waste management, deliveries, and emergency vehicle access will remain unchanged and as previously approved.

Parking

The site already offers a substantial amount of formal parking, (including EV charging bays) around Building 1 with designated parking bays allocated for Inmarsat's use. It is not anticipated that these parking bays will be fully utilised

The site is accessible via the A1000 (Great North Road) and is served (via a short walk) by 2 bus stops (North & South bound routes).

Highways comments:

The proposals are for the repurposing of Building 3 in order to make it suitable to accommodate mission critical, data aggregation facilities, offices, workshops and labs. which support the high tech nature of the operations on site. Great North Road (A1000) is maintainable by the highway authority and is a principle 'A' road and provides a main distributor function in the road hierarchy. The vehicle speeds past this site are limited to 50 mph. There has been one recorded (slight) accident at the entrance to the site in a rolling 5-year period.

Policy Review:

The key documents used to assess the application are

- Manual for Streets 2007
- National Planning Policy Framework (July 2021)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]

- Roads in Hertfordshire Design Guide 3rd Edition -2011

PLANNING HISTORY

The application site has extensive planning history

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: Design & Access Statement and Planning Statement.

ANALYSIS

The installation of the equipment is approx. 240 meters into the site via an access road of the Great North Road. This is a large give way access and can easily accommodate construction vehicles and has good vehicular visibility. There are ample parking spaces / areas for construction vehicles. Its unlikely there will be many trips undertaken by cycles or pedestrians due to the nature of the A1000

CONCLUSION

Subject to the informatives, this level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning permission.

Recommendation:

No objection

Signed

Senober Khan

13 December 2023