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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: 6/2024/0858/COND  
HCC ref: WH/20994/2024  
HCC received: 14 May 2024  
Area manager: Manjinder Sehmi  
Case officer: Samuel Tearle

### Location

Beadles Volkswagen Van Centre Harpsfield Broadway Hatfield AL10 9TF

### Application type

Discharge of Condition

### Proposal

Submission of details pursuant to condition number Condition 1 (Construction Management Plan), 6 (Surface Water Drainage Scheme) and 9 (Proposed Roads, Footways and Cycleways) on planning permission 6/2020/3222/MAJ

### Recommendation

OTHER - The Highway Authority does not wish to raise an objection to the discharge of Conditions 01 & 06, however does wish to raise an objection to the discharge of Condition 09 until further details/clarity is provided.

### COMMENTS

This application seeks to discharge planning conditions attached to planning permission 6/2020/3222/MAJ.

### Condition 01:

The Decision Notice defines Condition 01 as:

*Development must not commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall include details of:... [Criteria A-M].*

To support the discharge of condition, the applicant has submitted a CEMP dated March 2023. The Highway Authority have reviewed the application against the criteria A-M below.

### a) Hours of construction works:

The working hours of construction have been set out and are considered suitable.

b) Construction vehicle numbers, type, routing;

The CMP states all deliveries and waste will be via Goldsmith Way. The Highway Authority are satisfied with these details, in order to avoid vehicles entering/exiting via the principal A road network of Comet Way.

It is however noted that the access on Goldsmith Way must be built to a S278 standard in order to for this to be acceptable.

c) Traffic management requirements;

The CMP states a 'just-in-time' delivery basis will be undertaken and will be scheduled to avoid peak travel arrival/departure at peak times. The Highway Authority are satisfied with these details.

d) Construction and storage compounds (including areas designated for car parking, loading/unloading and turning areas);

A compound is shown in Section 3 of the CMP. The Highway Authority are satisfied with these details.

e) Siting and details of wheel washing facilities;

The CMP states 'all vehicles leaving the site will be subject to an inspection to ensure that they are 'clean' to leave site without depositing mud on the public highway. High pressure hoses/jet washers will be used to ensure that all vehicles leave the site in a clean condition'. The Highway Authority are satisfied with these details and request that this is enforced by the site manager across the full construction period.

f) Cleaning of site entrances, site tracks and the adjacent public highway;

The CMP states 'The adjacent highways and footpaths and street signage in the vicinity of the site, will be subject to a photographic condition survey which will be completed prior to the commencement of any works on site. We will during the works, complete regular inspections to ensure any issues arising from the works traffic are notified and rectified promptly'. The Highway Authority are satisfied with these details.

g) Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;

Details of the routing and measures to avoid disruption are set out in Section 4 of the CMP. The Highway Authority are satisfied with these details.

h) Provision of sufficient on-site parking prior to commencement of construction activities;

The CMP Section 'Site Staff – Travel Plan' highlights the parking provision and the paid car park located near the site, alongside measures to prevent on-street car parking. The Highway Authority are satisfied with these details.

i) Post construction restoration/reinstatement of the working areas and temporary access to the public highway;

See comment below.

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;

The CMP has stated that should any of the works fall outside the boundary, then appropriate licenses will be obtained from Hertfordshire County Council prior to commencement. The Highway Authority are satisfied with these details.

k) Provision of hoarding around the site:

A compound and hoarding is shown in Section 3 of the CMP. The Highway Authority are satisfied with these details.

l) Noise control measures to minimise noise and vibration; and

The details set out in CMP Section 5 are considered suitable.

m) Dust control measures

The details set out in CMP Section 5 are considered suitable.

The Highway Authority does not wish to raise an objection to the discharge of Condition 01.

**Condition 06:**

The Decision Notice defines Condition 06 as a Drainage condition. The Highway Authority does not wish to comment on the and defer to the LLFA.

**Condition 09:**

The Decision Notice defines Condition 09 as:

Development must not commence (excluding works of demolition) until detailed design plans have been submitted to and approved in writing by the local planning authority to illustrate the proposed roads, footways and cycleways. All construction works shall be carried out in accordance with the approved plans.

To support the discharge of condition, the applicant has submitted Drawing No. DR-A-0033 Rev -. It is noted that this drawing only shows the areas within the site, and the red line boundary shown is not recognised / acknowledged for the sections which appear to be public footway/cycleway and the access.

It is also noted that the Transport Assessment submitted to support the application stated the following:

**2.3 Access for Pedestrians and Cyclists**

**2.3.1 A 3m shared pedestrian and cycle access is proposed on Comet Way. This will provide a pedestrian / cycling link with the current footway on Comet Way and the on-plot car parking. It also provides access to cycling spaces both outside on the link and within the secure cycle store within the eastern core. A 1.5m wide pedestrian access will allow residents access via Goldsmith Way to western core and the car parking spaces on plot. The largest cycle store onsite, with space for 56 bicycles, is accessed via Jetliner Way. Residents can access the southern core through this entrance and the bike store.**

A review of DR-A-0033 Rev shows landscaping along the boundary, and it is unclear whether a 3m shared facility can be achieved for the full length. Therefore, the Highway Authority wishes to raise an objection to the discharge of Condition 09 until further clarity is provided.  
(see Condition 11 comments of application 6/2024/0859 for additional details).

**Conclusion**

The Highway Authority does not wish to raise an objection to the discharge of Conditions 01 & 06, however does wish to raise an objection to the discharge of Condition 09 until further details/clarity is provided.

**Signed**  
Samuel Tearle

4 June 2024