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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: 6/2021/1263/MAJ
HCC ref: WH/6851/2021
HCC received: 28 April 2021
Area manager: Matthew Armstrong
Case officer: Samuel Tearle

Location

YODEL DELIVERY NETWORK HATFIELD BUSINESS PARK FROBISHER WAY HATFIELD AL10 9TR

Application type

Full Application

Proposal

Re-configuration of parking areas to facilitate improved parking provision.

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 does not wish to restrict the grant of permission subject to the following conditions:

Condition 1: Cycle Parking Provision

Prior to the first occupation / use of the development hereby permitted a scheme for the parking of cycles including details of the design, level and siting of the proposed parking shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking must be secure, covered and well-lit and the provision must at a minimum be in line with the standards contained in the Welwyn Hatfield Parking Standards. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018).

Condition 2: EV Charging Provision

Prior to the occupation / use of the development hereby permitted, the development shall include provision for 10% (39 spaces) of the car parking spaces to be designated for plug-in Electric Vehicles (EV) and served by EV Active charging points. A further 10% of spaces must have passive charging infrastructure.

Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with Policies 5, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018).

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

AN1) Obstruction of public highway land: 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 website

<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) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and 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 are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN3) 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/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

Description of Proposal

A full application has been submitted for a development consisting of the reconfiguration of the parking areas at the Yodel distribution centre.

The reconfigured parking area intends to allow a more efficient use of the site. The proposals include:

- An additional 24 trailer bays through the loss of landscaping;
- An additional 9 car parking spaces through the loss of landscaping;
- An additional 23 tractor spaces through the loss of landscaping.

The proposals do not include any changes to the access for vehicles, pedestrians and cycles.

Existing Site Description

The Yodel distribution centre is located in Hatfield Business Park and access via a five-arm roundabout on Frobisher Way. The site consists of an area for staff car parking on its north and the main distribution centre and associated yard /commercial parking on its south.

The Planning Statement states the on-site parking consists of:

- 382 car parking spaces;
- 69 trailer spaces;
- 87 tractor spaces.

The Planning Statement states the existing site suffers from a lack of sufficient on-site trailer parking which is creating operational difficulties due to trailers being unable to leave the loading bays pending departure, due to no remaining 'hold-over' parking.

Site History

The site obtained planning permission in March 2017 (app ref 6/2016/2688/FULL). Since this application, a number of policy documents have been realised including NPPF 2019 and HCC Local Transport Plan 4 (2018) which focus on sustainable development.

Traffic Impact

Trip Generation

The Planning Statement notes that the demand for parking already exists and that the applicant has an informal trailer parking arrangement with Booker Cash and Carry opposite and the conference centre at the end of Frobisher Way.

The applicant has not demonstrated through surveys (or other methods) that the current demand for parking may exceed the on-site capacity. The Highway Authority are concerned that the provision of additional parking spaces will encourage single occupancy staff vehicle trips instead of trips by active travel/public transport. In order to mitigate the impact, it is therefore requested by way of condition that high quality on-site cycle parking provision is provided alongside EV charging infrastructure.

Highway Safety

The applicant has not included a review of personal injury collisions that occurred on the local highway network over the most recently available 5-year period. The Highway Authority have undertaken a review and found one collision of slight severity had occurred on Frobisher Way, approximately 330m north of the site.

Design Considerations

Access Arrangements

The proposals do not include any changes to the access for vehicles, pedestrians and cycles.

Car Parking

The Planning Statement states that the proposed parking increases will be located in landscaping areas and will be for:

- An additional 24 trailer bays through the loss of landscaping (Total 93);
- An additional 9 car parking spaces through the loss of landscaping (Total 391);
- An additional 23 tractor spaces through the loss of landscaping (Total 110);

No details of the current electric vehicle parking provisions have been provided. Hertfordshire County Council issued a climate emergency in 2019 and the HCC Local Transport Plan Policy 5 requires all new developments to provide EV infrastructure.

In order to encourage the uptake of EV vehicles, the Highway Authority request by way of condition that active charging provision is provided for 10% of all car parking spaces (i.e. 39 spaces) and a further 10% of spaces must have passive charging infrastructure.

Cycle Parking

No details of the on-site cycle parking have been provided. In order to reduce the demand for car parking, the provision of high-quality cycle parking, lockers and showering facilities should be provided.

The number of spaces should at a minimum be based on the 'Welwyn Hatfield Supplementary Planning Guidance Parking Standards Adopted January 2004' standards of B8 land use 1 long term space for 10 full time staff.

It is requested by way of condition that cycle parking is secure (locked), covered and well-lit, in line with the principles for Long Stay parking set out in the DfT's Cycle Infrastructure Design 'LTN 1/20'.

Travel Plan

The proposed development does not fall under the Hertfordshire County Council Travel Plan criteria for a Travel Plan. Although a Travel Plan is not required, it is recommended that the applicant provides sustainable measures for staff and visitors such as travel information packs, cycle to work schemes etc in order to encourage public transport and active travel use.

Conclusion

The Highway Authority does not wish to raise an objection to the proposals subject to the inclusion of the recommended planning conditions and informatives. The planning conditions for sustainable transport measures are essential in order to mitigate the impact of the site and in-line with principles set out in the NPPF and LTP4.

Signed

Samuel Tearle

13 May 2021