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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: 6/2022/0374/COND
HCC ref: WH/11165/2022
HCC received: 24 February 2022
Area manager: Matthew Armstrong
Case officer: Steven Knight

Location

CAMPUS WEST THE CAMPUS WELWYN GARDEN CITY AL8 6BX

Application type

Approval of Details

Proposal

Submission of details pursuant to condition 1 (Construction Traffic Management Plan), 2 (full site survey), 3 (detailed surface water drainage scheme), 4 (landscape and biodiversity plan), 5 (arboricultural method statement), 6 (updated remediation scheme), 7 (noisy works and ancillary operations) on planning application 6/2021/2207/MAJ

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.

COMMENTS:

Further to the highway authority's previous response dated 16 March 2022, the applicant has submitted a revised CTMP (revision 6, dated 24 May 2022) along with various swept path drawings.

The most notable change is the access arrangements for HGVs which will now be via Digswell Road in order to avoid overrunning of the pedestrian island at The Campus entrance. The Campus entrance will still be used by any smaller vehicles that can enter and exit without overrunning. All vehicles will enter and leave in a forward gear.

In order to allow access from Digswell Road for the largest vehicles, a TTRO will be put in place to suspend the 'no right turn' restriction from the southbound lane. This avoids the need for such vehicles to overrun both lanes if turning in from the northbound lane.

The applicant has confirmed the following details:

- The existing drop off area will remain in operation throughout the construction period but will be controlled by traffic marshals during deliveries.
- A photo condition survey has been provided prior to works commencing.
- Residents will be kept informed through the Council's newsletter rather than by letter drop.
- Wheel wash facilities are now shown and are some distance from the highway so discharge of water and debris will not be an issue for the highway.
- No on-site parking will be available for operatives who will have to park off-site and will be encouraged to use sustainable forms of transport where possible.

Based on the amendments made to the CTMP, the highway authority recommends that condition 1 can be discharged. The highway authority does not wish to restrict the discharge of conditions 2-7.

Signed

Steven Knight

26 May 2022