



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: 6/2022/1084/COND  
HCC ref: WH/12287/2022  
HCC received: 19 May 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 8 (highway improvement works), 9 (sustainable energy), 10 (car charging points), 11 (CCTV), 12 (privacy screens), 13 (landscaping) and 14 (materials) on planning permission 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 recommends that permission be refused for the following reasons:

The S278 works related to condition 8 have not yet received technical approval.

**COMMENTS:**

The application seeks the discharge of conditions 8 (highway improvement works), 9 (sustainable energy), 10 (car charging points), 11 (CCTV), 12 (privacy screens), 13 (landscaping) and 14 (materials) relating to application 6/2021/2207/MAJ.

**Condition 8 (highway improvement works)**

Detailed designs have been submitted as part of a S278 application. These broadly match the drawings that were listed in the condition to provide improved pedestrian crossing points around the site. A detailed design review is in progress, but technical approval is yet to be issued. The application for this condition to be discharged is therefore premature as some changes could still potentially be identified.

**Condition 10 (car charging points)**

Drawing 6409-BPL-004-GRD Rev.P06 shows the immediate provision of 12 active EV charge points and a further 37 passive charge points for future provision. The total of 49 points is as requested in the condition and meets the 10% requested by the highway authority. It is noted that this condition also includes the installation of the charge points, which has not taken place yet.

**Condition 13 (landscaping)**

Drawings PB13307 14 Rev.B and PB13307 15 Rev.B show the parking layout and proposed markings as well as the pedestrian access, walkways and crossing points within the site, which all appear to be suitable.

Drawings 2166-TFC-00-00-DR-L-1001 and 2166-TFC-00-00-DR-L-1002 show details of the soft landscaping and planting none of which has an adverse effect on visibility or movement through the site.

It's not entirely clear from the information submitted whether parts 'd', 'f', 'g' and 'h' of the condition have been satisfied. However, these are not related to the highway so the highways authority does not wish to restrict the discharge of the condition on that basis.

**Other**

The highway authority does not wish to comment on conditions 9 (sustainable energy), 11 (CCTV), 12 (privacy screens) or 14 (materials).

**Conclusion**

The highway authority recommends that condition 8 should not be discharged at this point as the S278 works are yet to receive technical approval but does not wish to restrict the discharge of conditions 9-14.

**Signed**

Steven Knight

26 May 2022