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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: 6/2022/2801/MAJ
HCC ref: WH/15179/2023
HCC received: 3 January 2023
Area manager: James Dale
Case officer: Adrian McHale

Location

Campus East Car Park College Way Welwyn Garden City AL8 6DG

Application type

Full Application

Proposal

Demolition of all existing buildings and structures followed by the erection of five buildings to provide 313 residential units (Use Class C3); car and cycle parking, cycle and refuse storage, hard and soft landscaping, external lighting, drainage, infrastructure and all associated works

Recommendation

Whilst HCC Highways do not object to this development in principle we request further reassurances as to its impact on existing sustainable road users and assure that they are correctly accommodated by the proposals before we can fully recommend the developments approval and prepare the appropriate conditions that should be attached to it.

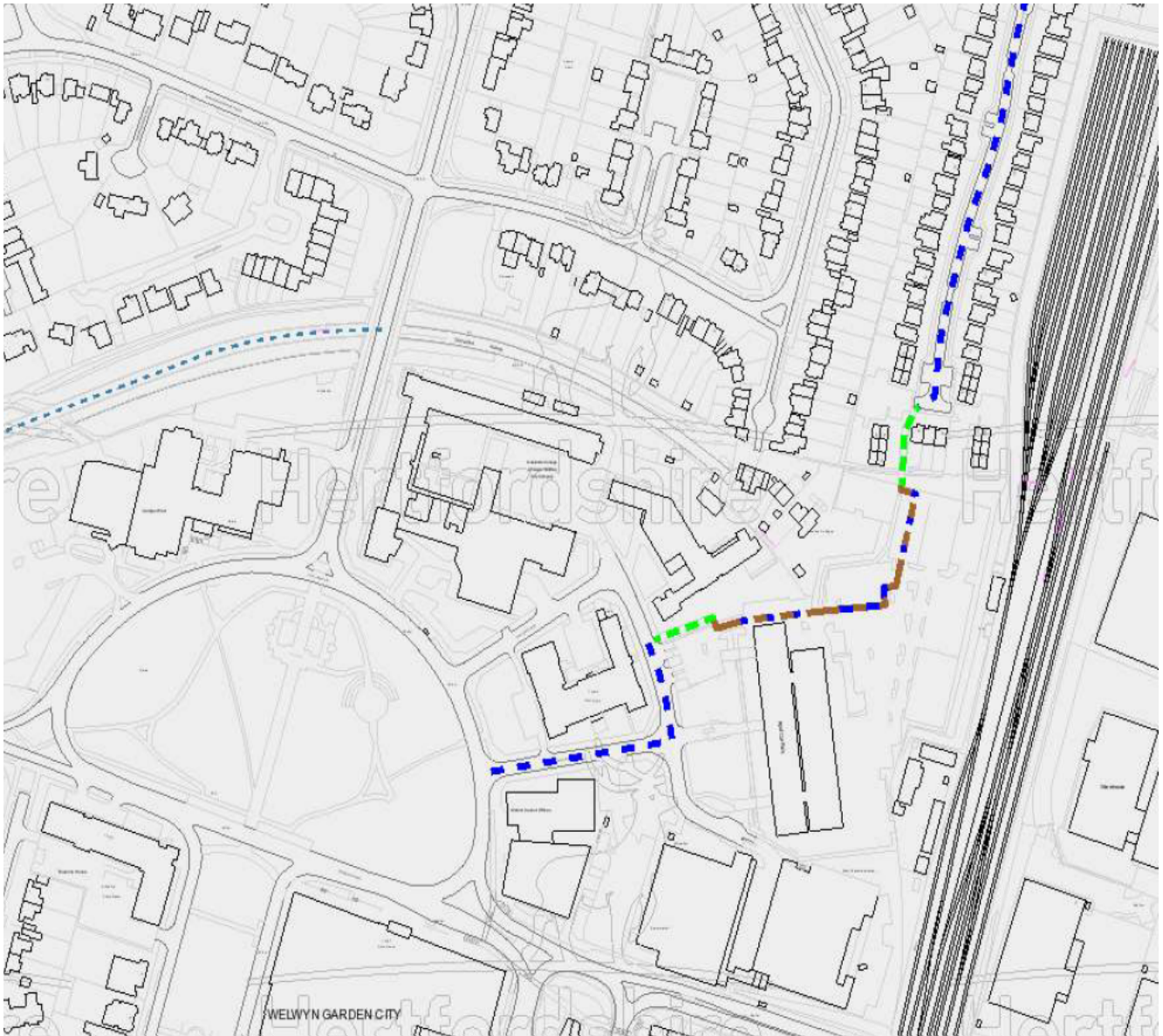
COMMENTS

The existing Campus East car park is located at the northern end of the Welwyn Garden City centre approximately 700m (8minutes) walk, via The Howard Shopping Centre, of the Welwyn Garden City train station. The train station being a 1.3km (5mins) cycle via the protected cycle lanes on Bridge Road and Hyde Way. The rails station footbridge from Hyde Way is currently undergoing upgrades which will make cycle train integration easier. It is proposed to redevelop the existing 584 space Campus East car park for 308 residential units (with 156 of the spaces being transferred to Campus West). The redevelopment of the Campus East car park site is promoted in principle by WGC 2021 website and is allocated in the Welwyn Hatfield Borough Council (WHBC) emerging draft local plan as site Han40a which has been found sound by the UK Governments Planning Inspector. Whilst both the web site and draft plan are yet to be formally adopted HCC Development Management (DM) would support in principle the redevelopment of city centre parking for other uses.

Existing Signed Pedestrian/ Cycle Route

Currently an existing signed pedestrian/cycle route to Gresley Close traverses the application site. The proposals appear to be making this a pedestrian only route. Whilst HCC believe it can be accommodated on a slightly altered route through the development, the applicant must give HCC confirmation of the amended route and commit to providing new signage for users of the route. For reference HCC have their traffic signs manufactured by Morelock Signs Ltd (<https://www.morelock.co.uk/>).





Travel Plan

HCC's Travel Plan team have reviewed the Residential Travel Plan (RTP) that supports this application and consider it to be of the correct quality for this stage in the planning process. They do note that post planning and prior to its formal acceptance and any condition relating to it discharged that updates will be required.

- Please provide details of an interim travel plan co-ordinator (TPC)
- Please insert text to say that a secondary contact to the TPC will be provided to Hertfordshire County Council (HCC)
- Please provide an estimate of time that the TPC will allocate to the role per month
- Please state where it is envisaged that the TPC will be based
- Please indicate whether it is the intention to hand over the TP to a management company
- Mention Hertfordshire Health Walks as a walking measure
- Mention Bikeability under the cycle training section

- Name the public transport providers will be liaised with
- Please state that it is the intention to provide infrastructure for residents to be able to access high speed broadband services, so as to reduce the need to travel e.g. home delivery services, working from home
- Please update baseline data, following baseline survey
- Please update modal shift targets following baseline surveys
- Please insert text to say that monitoring will be undertaken for five years post full occupation of the development
- Please state the value of the monitoring and support fee i.e. £1200 p/a (see following paragraph)

The full finalised travel plan will be required for the site to be in place from first occupation until 5 years post full occupation. A £1,200 per annum Evaluation and Support Fee should be secured by section 106 agreement in accordance with Hertfordshire County Council's Travel Plan Guidance. This should incorporate measures to promote sustainable transport, an appointed travel plan co-ordinator and an appropriate monitoring programme. Residential developments are also required to provide Residential Travel Vouchers for each unit (£100 per house/£50 per flat) to encourage the take up of sustainable modes.

Full guidance is available at: www.hertfordshire.gov.uk/travelplans or for more guidance contact: travelplans@hertfordshire.gov.uk

Contributions

HCC Highways operate two levels of S106 agreements, with items directly mitigating the impact of a development agreed through Strand 1 S106 agreement and those items mitigating the wider cumulative impact of development on non-car networks being addressed in a Strand 2 S106 agreement.

In the first instance (Strand 1) HCC would envisage that the agreed improvements and travel plan support and monitoring fees (£1,200pa for 5 years, indexed via the RPI from May 2014) are delivered via a Strand 1 S106 agreement.

In the second instance (Strand 2) HCC calculate an appropriate headline figure based on the findings of HCC's adopted Developers Planning Obligation Toolkit (2021). The toolkit suggests that the 308 homes would attract a developer's strand 2 contribution of up to £2,102,408: which in accordance with the Toolkit would be index linked to SPONS Jan 2019.

This would be allocated to the identified packages within HCC's South Central Hertfordshire Growth and Transport Plan (SCGTP) and those identified in the recent Welwyn Hatfield LCWIP consultation. Package 15 of the SCGTP and the LCWIP promotes the establishment of a sustainable transport corridor along Digswell Road.

Signed

Adrian McHale

23 January 2023