



Developments Affecting Trunk Roads and Special Roads
Highways England Planning Response (HEPR 16-01)
Formal Recommendation to an Application for Planning Permission

From: Duncan Smith (Divisional Director)
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To: Welwyn Hatfield Council – FAO Emily Stainer

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: 6/2018/0960/LB

Location: Former Shredded Wheat Factory Welwyn Garden City AL8 6UN

Proposal: Repair, restoration, extension and conversion of the retained original 1920's silos, production hall, grain store and boiler house to provide 5,096 sq.m of flexible business floorspace (Use Class B1), 265 sq.m Combined Heat and Power (Sui Generis), 2,494 sq.m International Art Centre (Use Class D1), 1,226 sq.m Gymnasium (Use Class D2), 1,576 sq.m of restaurant/coffee shop/bar (Use Class A1/ A3/A4/A5) and Creche/Day Nursery of 644 sq.m.

Referring to the planning application referenced above, dated 19 April 2018, in the vicinity of the A1(M), that forms part of the Strategic Road Network. Notice is hereby given that Highways England's formal recommendation is that we:

- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- ~~e) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~

~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B is / is not relevant to this application.¹

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via transportplanning@dft.gsi.gov.uk.

Signature: 	Date: 2 November 2018
Name: Janice Burgess	Position: Spatial Planning Manager
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¹ Where relevant, further information will be provided within Annex A.