



PGAT Governance Report – 6_2022_1375

1. Nature of This Representation (Procedural & Governance)

This representation outlines the procedural and governance findings related to the planning governance assessment for the application reference 6/2022/1375/MAJ. It details unacceptable deferral events, critical policy expectation failures, and issues regarding evidence accessibility and completeness.

2. Headline Procedural Position

The assessment has identified multiple unacceptable deferral events and critical policy expectation failures, which raise significant governance and decision exposure concerns.

3. Unacceptable Outline-Stage Deferrals (Decision-Critical)

1. Highways & Transport Deferral type: reserved_matters Rationale: highways is core-required at outline stage; fundamentals appear deferred (reserved_matters).

Source file: 102722_Formal_Amendments_Cover_Letter_Redacted.txt

Location: Heading: 155 Rev D). This includes details of proposed patios within gardens. | Offset: 6483–6797 (normalised)

Excerpt:

this has been reflected on the updated landscape strategy (drawing 102g) and illustrative masterplan (drawing 1305-101 rev c). the detail of this play space will be provided in a future reserved matters application. land at hollybush lane, creswick, welwyn garden city application ref: 6/2022/1375/maj page 3 of 10 Procedural principle engaged:

- Explains Local Plan infrastructure capacity as a statutory decision gate (paras 6.167–6.168).
- Local Plan infrastructure capacity as a decision gate — https://pgat.co.uk/the_local_plan.php#section1

2. Highways & Transport Deferral type: reserved_matters Rationale: highways is core-required at outline stage; fundamentals appear deferred (reserved_matters).

Source file: 2._Design_and_Access_Statement.txt

Location: Heading: THE CONTEXT | Offset: 50595–50855 (normalised)

Excerpt:

dor' between welwyn site in accordance with dwelling or post mounted. provision of two new bus stops adaptable dwellings—of for reserved matters approval • the ultimate construction space and equipped garden city and hatfield. the following strategy. on the a1 Procedural principle engaged:

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3. Highways & Transport Deferral type: reserved_matters Rationale: highways is core-required at outline stage; fundamentals appear deferred (reserved_matters).

Source file: 6-2022-1375-MAJ_-_Land_at_Hollybush_Creswick.txt

Location: Heading: 10.46 In relation to the impact on openness, the proposed land use parameter plan | Offset: 53753-54138 (normalised)

Excerpt:

ether with the development specification and the creswick design code, these set out the key design principles for the outline parts of the masterplan. they would control the subsequent reserved matters applications. 10.57 at outline stage, the maximum height parameters, land uses and access and movement strategy can be assessed. the effectiveness of the design guidance with the des Procedural principle engaged:

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4. Highways & Transport Deferral type: reserved_matters Rationale: highways is core-required at outline stage; fundamentals appear deferred (reserved_matters).

Source file: 6-2022-1375-MAJ_-_Land_at_Hollybush_Creswick.txt

Location: Heading: 10.173 For the outline component of the scheme, landscaping is not a matter being | Offset: 137631-138016 (normalised)

Excerpt:

bject to appropriate mitigation and enhancement measures being implemented, there is no in principle ecological objection to the development. further detail will be required alongside a reserved matters application to ensure the recommendations of the ecological report are delivered into a coherent ecology strategy. in view of this, conditions and planning obligations securing these Procedural principle engaged:

- Explains Local Plan infrastructure capacity as a statutory decision gate (paras 6.167–6.168).
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5. Drainage & Flood Risk Deferral type: reserved_matters Rationale: drainage_flood is core-required at outline stage; fundamentals appear deferred (reserved_matters).

Source file: 6-2022-1375-MAJ_-_Land_at_Hollybush_Creswick.txt

Location: Heading: REASON: To protect groundwater resources, in accordance with Policies R2 and | Offset: 224169-224569 (normalised)

Excerpt:

, unless subsequently be agreed in writing by the local planning authority. reason: in order to provide a coordinated approach to the delivery of the development 40. drainage within any reserved matters application pursuant to this permission, no development shall take place until such time as a detailed surface water drainage scheme, in line with the reuby & stagg ltd flood risk assessment and dr Procedural principle engaged:



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6. Highways & Transport Deferral type: by_condition Rationale: highways is core-required at outline stage; fundamentals appear deferred (by_condition).

Source file: 6-2022-1375-MAJ_-_Land_at_Hollybush_Creswick.txt

Location: Heading: 10.182 The proposal would remove a small number of low bat roost potential trees | Offset: 144212-144584 (normalised)

Excerpt:

this could be minimised through site specific mitigation measures that could be adopted as part of a construction and environmental management plan (cemp). subject to securing the cemp by condition, there are no objections to the proposal in this regard. vii) sustainable design and low carbon homes 10.209 in june 2019 welwyn hatfield declared a climate change emergency, Procedural principle engaged:

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7. Highways & Transport Deferral type: indicative_only Rationale: highways is core-required at outline stage; fundamentals appear deferred (indicative_only).

Source file: 6-2022-1375-MAJ_-_Land_at_Hollybush_Creswick.txt

Location: Heading: 10.137 The Transport Technical Note (Nov 2022) submitted by the applicant sets out | Offset: 110964-111344 (normalised)

Excerpt:

2009) sets a recommended local standard for the provision of green space in the borough of 6.1ha per 1000 persons. the required provision for up to 340 dwellings in conjunction with the indicative housing mix would therefore require the provision of a minimum of 4.62ha of green space to be provided. 10.153 the illustrative landscape strategy details the provision of a series of Procedural principle engaged:

- Explains Local Plan infrastructure capacity as a statutory decision gate (paras 6.167–6.168).
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8. Infrastructure & Utilities Deferral type: indicative_only Rationale: infrastructure is core-required at outline stage; fundamentals appear deferred (indicative_only).

Source file: 6-2022-1375-MAJ_-_Land_at_Hollybush_Creswick.txt

Location: Heading: 10.153 The illustrative landscape strategy details the provision of a series of parks | Offset: 123983-124365 (normalised)

Excerpt:



matters stage. the land use parameter plan sets out the location of green infrastructure which includes landscaping and ecological enhancement works. the illustrative masterplan and the indicative landscape strategy demonstrate how the development could be delivered with the existing vegetation to be retained and new planting and landscaping enhancements across the site. overall, Procedural principle engaged:

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9. Highways & Transport Deferral type: reserved_matters Rationale: highways is core-required at outline stage; fundamentals appear deferred (reserved_matters).

Source file: 6-2022-1375-MAJ_-_Land_at_Hollybush_Creswick1.txt

Location: Heading: 10.46 In relation to the impact on openness, the proposed land use parameter plan | Offset: 53753–54138 (normalised)

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15. Highways & Transport Deferral type: `reserved_matters` Rationale: highways is core-required at outline stage; fundamentals appear deferred (`reserved_matters`).

Source file: `Creswick_EcIA_issue3.txt`

Location: Heading: `Figure 3: Priority deciduous woodland (light green), reedbeds (dark green),` | Offset: `47411-47762` (normalised)

Excerpt:

tention and the buffering of the woodland on site. 4.3 additional species-specific mitigation measures to be incorporated within the scheme (maybe subject to change as part future reserved matters application): • a sensitive lighting scheme, particularly adjoining boundary features, to maintain dark corridors on site for bats; • creation of ‘hop-ove Procedural principle engaged:

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- Local Plan infrastructure capacity as a decision gate — https://pgat.co.uk/the_local_plan.php#section1

16. Highways & Transport Deferral type: `indicative_only` Rationale: highways is core-required at outline stage; fundamentals appear deferred (`indicative_only`).

Source file: `1_Energy_and_Water_Use_Statement_Redacted.txt`

Location: Heading: `LAND AT HOLLYBUSH LANE, CRESWICK, WELWYN GARDEN CITY` | Offset: `13658-13881` (normalised)

Excerpt:

3 land at hollybush lane, creswick, welwyn garden city energy and water use statement element indicative thermal performance the table below summarises the energy strategy design and opportunities incorporated into the land Procedural principle engaged:



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4. Critical Policy Expectation Failures

The assessment has identified high severity topic failures, specifically in the areas of systemic governance exposure and critical pipeline failure related to drainage and flood risk.

5. Evidence Accessibility & Completeness Issues

No stubbed or unreadable evidence has been supplied.

6. Why These Issues Cannot Be Cured by Conditions

The identified unacceptable deferral events and critical policy expectation failures indicate that the fundamental requirements for the outline stage have not been met. Conditions cannot rectify these deficiencies as they pertain to core aspects of the proposal that must be established at this stage.

7. Procedural and Governance Implications

The findings indicate significant procedural and governance implications, including increased exposure to governance risks and potential challenges to decision-making processes.

8. Closing Context

This representation serves to highlight the critical procedural and governance issues associated with the planning application, necessitating careful consideration by the local authority.