

**WELWYN  
HATFIELD**  
BOROUGH COUNCIL

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**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL DEVELOPMENT FRAMEWORK**

**BROADWATER ROAD WEST SUPPLEMENTARY  
PLANNING DOCUMENT**

**STATEMENT OF COMMUNITY CONSULTATION**

**DECEMBER 2008**

## **1.0 Purpose of SPD**

- 1.1 Welwyn Hatfield Borough Council has prepared the Broadwater Road West Supplementary Planning Document (SPD) to guide the redevelopment of the site known as Broadwater Road West. The document has been prepared by Welwyn Hatfield Borough Council (WHBC) in partnership with Urban Practitioners Ltd.
- 1.2 The purpose of this document is to set out a clear development framework for the regeneration of Broadwater Road West and to provide detailed information to guide developers on the type of development, design and layout constraints and other requirements for the Broadwater Road West site. The document will further assist potential developers in preparing development proposals and in the submission of planning applications of sufficient quality to meet the aspirations of both the Council and the local community.

## **2.0 Consultation process**

- 2.1 In compliance with the Council's Statement of Community Involvement public consultation on the draft SPD took place for six weeks and commenced on 2<sup>nd</sup> April and ended on 14<sup>th</sup> May 2008. Details of this consultation were published in the local press through a relevant notice on 2<sup>nd</sup> and 9<sup>th</sup> April 2008.
- 2.2 During this period a consultation event (public exhibition) was held at Woodhall Community Centre on 22<sup>nd</sup> April to which local stakeholders were invited. After this period the exhibition was placed in the foyer at Campus West for the remainder of the consultation period. In addition a summary leaflet was produced as well as a questionnaire for respondents.
- 2.3 Draft copies of the SPD and associated documents were placed on deposit at the Council offices (Campus East), Welwyn Garden City Library and Woodhall Library and all documents were published on the Council's website. Copies of documents were sent out to statutory consultees

## **3.0 Consultation results**

- 3.1 A total of 67 respondents submitted comments and a further 29 questionnaires were completed. Generally the representations expressed support for the vision, spatial objectives and overall strategy for the redevelopment of the site

## **4.0 Summary of key issues**

### Employment land

- 4.1 One of the key objectives of the SPD is to define the amount of employment land to be provided for. The draft SPD made provision for 19,000sqm of employment floorspace. It took into account the low level of market demand and the interim findings of the Central Hertfordshire Employment Land Review (which found there is an oversupply of employment land in the borough).
- 4.2 In terms of representations there were some concerns at the loss of employment land on this site and a view that the mix of floorspace is too heavily weighted towards residential. The Central Hertfordshire Employment Land Review Interim

Report assessed the Broadwater Road West site as being of only average quality taking into account the quality of its internal environment, accessibility by road, accessibility by public transport, local market conditions, the quality of the site and the suitability of the buildings for purpose. Given the evidence of low market demand, an oversupply of employment land and the average quality of the site it is considered that the proposed quantum and mix of uses is appropriate for the site.

#### Community and leisure uses

- 4.2 Strong public response was made requesting the Council to consider the requirements of the Muslim communities in Welwyn Garden City, in particular the need for a permanent place of worship. This has now been reflected in the revised SPD and the relevant text on mixed floorspace refers to the demand expressed during the public consultation stages.
- 4.3 Strong public response was made highlighting the opportunity for a swimming pool to be provided on the site, particularly given the Council's aspiration to have a site wide CHP facility which could reduce energy costs. As a leisure use a swimming pool would be considered an appropriate land use and this has been reflected in the revised SPD. However, it should be noted that the Council does not have the funding, capital or revenue to take on such a new swimming facility but would be open to proposals from other users.
- 4.4 There were several comments from various groups regarding the lack of facilities and open space for young people in Welwyn Garden City and the contribution that this site could make. As a result the revised SPD has specifically strengthened the text with regard to the need to consider youth facilities and provision for older children and teenagers as part of the approach to open space and community uses on the site.

#### Design

- 4.5 General support was expressed for the approach to sustainable design and energy provision.
- 4.6 Concern was raised by some parties at the approach to character, density of development and building heights. These varied in approach but queried the flexibility of the SPD on such matters. The section on design guidance has been revised to clarify the Council's view that whilst higher densities may be appropriate, all schemes coming forward must be design led. Flexibility on the approach to building heights across the site has also been included SPD and whilst the general approach of lower storey heights to the southern end of the site is still promoted along with a ceiling height of 5 storeys, the text now provides a context for assessing schemes which include buildings of such height.

#### Conformity with the East of England Plan

- 4.7 Confirmation was given by the East of England Regional Assembly and Hertfordshire County Council that the SPD is in general conformity with the RSS and emerging Waste Local Development Framework.

4.8 Of the comments submitted there was only one formal objection to the approach put forward on the SPD which considered that the recently published East of England Plan had not been taken account of. This is countered by confirmation in the representation from East of England Regional Assembly that the draft SPD is in accordance with the plan.

#### Retail uses

4.9 Concern was raised by traders in the town centre at the need to clarify the Council's approach to the consideration of ancillary retail/food and drink uses. To avoid confusion and misinterpretation the text on ancillary uses has been deleted as uses which are genuinely ancillary can be accommodated as part of a permission for the main use.

#### Affordable housing

4.10 Various respondents noted confusion as to the Council's affordable housing requirements. The revised SPD notes the Council's intention that all suitable sites (including this site) should now aim to deliver a target of 35% affordable housing to help deliver the monitoring target set by the East of England Plan.

#### Pedestrian links

4.11 Various parties agreed with the aspiration to enhance the pedestrian footbridge into the town centre and Network Rail agreed to the preparation of a pre-feasibility study to assess the viability of such a proposal.

4.12 A summary of each of the representations and the Council's response is contained in Appendix A to this statement.

### 5.0 Summary of questionnaire responses

5.1 With regard to the questionnaires submitted the table below provides a summary of their responses. Those numbers highlighted in bold indicate the majority response. As can be seen from the table, generally respondents agreed with the Council's approach to the site. The only question where respondents are particularly split is in relation to the amount of floorspace allocated to each use on the site. Those who did not agree with the amount of floorspace proposed were primarily concerned at the amount of leisure floorspace promoted and the need to provide a swimming pool for the town.

Summary of Questionnaire Responses	Agree	Disagree	Neither	No response
Q1 Do you agree with the vision and objectives for the site	<b>23</b>	6	0	0
Q3 Do you agree with the proposed layout of the site	<b>12</b>	10	6	1
Q5 Do you agree with the mix of uses proposed for the site	<b>19</b>	8	1	1
Q7 Do you agree with the amount of floorspace that should be allocated for	<b>10</b>	<b>10</b>	7	2

each use on the site				
Q9 Do you agree with the design strategy in relation to:				
Character of the site	<b>23</b>	0	2	4
Design and height of blocks	<b>17</b>	3	6	3
Quality and design of the open space	<b>18</b>	3	6	2
Provision of pedestrian and cycle routes	<b>25</b>	1	2	1
Provision of vehicular routes	<b>18</b>	2	6	3
Q12 Do you think that the SPD should do more to improve the wider area (yes/no)	<b>16</b>	0	9	4
Q14 Do you agree with our funding priorities as set out in chapter 6 of the SPD	<b>16</b>	2	7	4
Q16 Is there anything more that the SPD should do to ensure the vision and objectives for the site are delivered (yes/no)	<b>15</b>	6	4	4
Was this consultation helpful (yes/no)	<b>21</b>	1	5	2

5.2 A fuller summary of the questionnaire responses and representations as well as the Council's response is contained in Appendix A to this statement.

## **6.0 Consideration of responses to the accompanying Sustainability Appraisal**

6.1 As required by statute, the SPD must be supported by a sustainability appraisal (SA). The purpose of the SA is to assist in promoting sustainable development through the integration of sustainability considerations into the preparation and adoption of development plans and related documents. The SA is intended to be an integrated part of plan making and provides a relatively simple means of testing the objectives of the SPD document against sustainability objectives. The Council appointed specialist consultants Scott Wilson to undertake an SA on the SPD whilst it was being produced.

6.2 Appendix B to this statement includes the responses to the draft SA and contains the Council response. Four consultees made specific comments in relation to the SA report accompanying the draft SPD. No changes to the SA have resulted from the comments submitted.

## **7.0 How the issues have been addressed**

7.1 This section of the statement sets out the Council's response to the issues raised during the consultation process and details the amendments to the SPD. As noted above, a summary of the representations and the proposed Council's response is contained in Appendix A.

## **8.0 Changes to the structure of the SPD**

8.1 The revised SPD has been restructured into seven sections:

- Introduction

- About the SPD
- Context
- Planning Policy Framework
- Masterplan Framework
- Design Guidance
- Implementation and Monitoring

8.2 These changes have been made as a result of comments on the structure of the SPD. The main alterations include the relocation of the chapter previously entitled 'vision and objectives' into the introductory chapter so as to bring these to the front of the document. There is also now a new chapter entitled 'About the SPD' which sets out the background to the document and the status of the SPD. Furthermore there is now a dedicated chapter on Design Guidance. This was previously subsumed into the chapter on Masterplan Framework but is now separated for easier reading.

## 9.0 Changes to the content of the SPD

9.1 The SPD sets out the overall land use strategy for the site, which continues to include the provision of:

- A mix of residential units (including affordable units) ranging from 2 to 5 storeys in height across the site and the realisation of a residential density of between 50 to 90 dwellings per hectare (net);
- c. 8,000 sqm of mixed use space at ground floor levels (and where appropriate at first floor level) for community facilities;
- c. 19,000 sqm for employment space (in addition to the retained Bio Park);
- c. 9,000 sqm for leisure uses;
- Open space that meets the requirements set out in Policy OS3 of the District Plan;
- Children's play spaces that meet the NPFA's minimum requirement of 0.8 hectares per 1,000 people and an area with facilities for teenagers to "hang out";
- Pedestrian footpaths and cycle networks;
- Vehicular network and public transport connections

9.2 However, the following bullet points highlight the main changes to the SPD between the draft stage and the final document:

### Key changes shown in overall masterplan

- There is a shift in route hierarchy to make the diagonal link from the two listed buildings the prime pedestrian and cycle link through the site with north-south route playing a more secondary role.

- There is an altered provision of green space in order to provide a larger and more overlooked space at the heart of the neighbourhood as opposed to the small space that was positioned adjacent to the railway line. This would allow the opportunity for a youth centre to be positioned adjacent to the green space on the north side to allow for youth use and sports opportunities.
- There has been a re-configuration of CHP facility to push this more towards the rail line, freeing up space to provide employment space next to the Bio Park (and therefore facilitate space for business expansion/clustering from this incubator).
- There has been a consolidation of the community uses into the (purple) block between the central space and Hyde Way (east-west route). This block could accommodate a youth centre of generous proportions as well as other community uses e.g. nursery, crèche.
- There has been a slight re-alignment of the diagonal route between the listed buildings to make more direct walking route and line up between key features of the two landmark buildings.
- The building line along Broadwater Road has been moved back to allow for more of a landscaped edge onto the street and to maintain the building line established by existing Cereal Partners factory.

#### **Key changes shown in supporting plans and SPD text**

- The objective 'To enhance biodiversity' has been added to the list of spatial SPD objectives.
- A new paragraph on archaeology has been added to the chapter on Context.
- The need to include bus priority measures as part of the improvements to the junction of Bridge Road and Broadwater Road has been included as part of the discussion of site constraints.
- Of the issues relating to the site, the issue of access to the railway by Network Rail's maintenance teams has been added.
- Of the opportunities to be considered in developing the masterplan, the following have been added – to provide a safe and crime free environment; to improve current access route to the railway line used by Network Rail to gain entry to the yard; to uplift the quality of development in Welwyn Garden City; to provide for the leisure, cultural and community needs/demands in the town.
- The chapter on the planning policy framework has been amended to take account of the publication of the East of England Plan and to include additional information on draft PPS4, PPG16, PPG24, the guidance contained in the Government documents 'Secured by Design' and 'Safer Places', to refer to the Regional Economic Study, to refer to the advice contained in the Hertfordshire Sustainable Design Guide 'Building Futures', to refer to the Hertfordshire Sports Facility Study and to make reference to future

information likely as result of studies underway e.g. Strategic Housing Market Assessment, London Arc Employment Land Review.

- With regard to the masterplan framework, further text has been added to highlight the key garden city principles that are to be considered in the redevelopment of the site. To the summary of key elements additional topics have been added to ensure that the importance of provision of youth facilities and provision for older children and teenagers is fully recognised.
- The text which sets out the approach to the land use strategy and the individual components has been revised to provide clarity on approach. Specific changes include the following; highlighting the opportunity to compliment the use of a CHP with other renewables, highlighting those types of community and leisure uses for which there has been strong public demand as part of the consultation, promotion of the provision of youth facilities alongside the strategy for open space and noting that the use of the railway sidings for maintenance purposes is still a requirement of Network Rail.
- The Council's approach to density has been clarified to note that the masterplan layout produced has been developed in consideration of the aims of the SPD and delivers an average site density of 75 dwellings per hectare. Quality of design and the achievement of the SPD objectives continue to be the key determinant of site density.
- With regard to the chapter on Design Guidance additional text has been added on the use of sustainable design features such as SuDS (Sustainable Drainage Systems), the use of green roofs and greywater harvesting. Further guidance has been included on the approach to landscape design and public art. One of the key changes in approach has been with regard to building heights. Whilst the Council continues to consider that building heights across the site should generally be of a maximum of 5 storeys, the revised SPD now promotes a more flexible approach. This still promotes that lower heights should be at the southern end of the site but now provides a context within which buildings of 5 storeys should be considered.
- The supporting plan to the section on the design of the public realm provides a stronger indication of green space roles and functions – identifying areas for different types (and ages) of recreation, sustainable drainage opportunities, biodiversity opportunities and public art. The retention of a mature bank of trees to be the focus of biodiversity actions, with opportunities to support the wider habitat network through the open space network promoted on the site.
- Residential streets to be access only onto Broadwater Road to avoid traffic implications. These streets will act as homezones with street space available for on-street parking, landscape and safe pedestrian movement.
- Greater clarity of route hierarchy to be established with strong and direct pedestrian and cycle routes and a secondary access network for vehicles. Landscape planting to support this hierarchy and overall streetscape design to support ease of movement for pedestrians and cyclists.

- The chapter on Implementation and Monitoring has also been revised to clarify the Councils approach to planning obligations, to provide additional guidance to developers on the issues of flood risk, utilities infrastructure and development adjacent to the railway line when preparing their planning applications. The section on monitoring has also been expanded to set out how the objectives and implementation of the SPD will be assessed.
- Appendix 2 which set out the pre-production consultation strategy has been deleted.

## **10.0 Matters Raised Prior to Adoption**

- 10.1 Prior to the Cabinet Planning and Transportation Panel meeting of 13<sup>th</sup> November 2008, Spenhill Regeneration Ltd submitted a further letter and e-mail. These were sent to the Council on 11<sup>th</sup> November 2008, outside the consultation period on the draft SPD. However, the letter and e-mail were circulated for consideration at Cabinet Planning and Transportation Panel where a verbal response to the matters raised was given by the Head of Planning Policy.
- 10.2 A further letter was also received on 20<sup>th</sup> November 2008 which requested that the Council re-consult on the changes made to the SPD. It was considered that the changes to the final version of the SPD were not of such significance to warrant further consultation. Furthermore, there is no requirement within the regulations for local authorities to consult on a revised SPD.
- 10.3 An addendum to the summary of representations and the proposed Council response was considered by Cabinet on 2nd December prior to the adoption of the SPD. The addendum table summarised the matters raised by Spenhill Regeneration Ltd in their letter and e-mail of 11<sup>th</sup> November 2008 as well as their letter of 20<sup>th</sup> November 2008. This summary and the Council's response is attached at Appendix C to this statement.

**SUMMARY OF THE REPRESENTATIONS AND THE PROPOSED COUNCIL'S RESPONSE.**

**Comments on draft Broadwater Road West SPD**

Full Name	Organisation Details/Agent Details	Chapter Title	Chapter / Para Number	Comment	WHBC Response
Mr Paul Bryant	Assistant Planning Officer East Of England Regional Assembly	Broadwater Road West Draft Supplementary Planning Document		The draft SPD is in general conformity with the emerging East of England Plan. There is no identified significant divergence from regional policy that might give rise to a conformity issue later in the process.	No Change Comments noted.
Ms Natalie Blaken	Manager - Planning East of England Development Agency	Broadwater Road West Draft Supplementary Planning Document		<p>Comment summarised as:</p> <p>EEDA's principal role is to improve the East of England region's economic performance. Consider that SPD's should help to deliver and provide the spatial framework for the Regional Economic Strategy (RES), 2004.</p> <p>Planning Policy Statement 12 'Local Development Frameworks', 2004 reminds local planning authorities that in preparing local development documents they should take into account, inter alia, the relevant Regional Economic Strategy. The SPD for Broadwater Road West should take account of the following Sub-regional Policies contained in the RES for the London Arc area (see p. 100 of RES):</p> <p>maintaining and improving competitiveness of the London Arc by ensuring its continued attractiveness as a location for business investment in particular for key sectors such as biotechnology and the creative and cultural industries</p> <p>ensuring efficient use of existing employment land, of previously</p>	Amend - Additional text on Regional Context and Relevant Local Studies Agree. Reference will be made to the Regional Economic Strategy and the London Arc Employment Land Review as part of the chapter on Planning Policy Framework.

developed land, and existing buildings which can contribute to renaissance of existing settlements and reducing pressure on greenfield land

delivering adequate affordable housing to meet the needs of the local housing market, including key workers

supporting sustainable patterns of movement by all travel modes within the arc, and in particular for major commuting flows to and from London

harnessing the economic strengths of the area as a catalyst for regeneration at locations in or adjacent to the arc.

EEDA supports the retention of the Roche laboratory facility and biopark which EEDA has invested funding of £8m to create additional medtech/biotech incubation facilities to be focused on start ups between London and Cambridge. EEDA would wish to ensure that the alternative proposals for this site do not prejudice the retention of appropriate employment land and request that the Council ensures that the final results of the Central Herts Employment Land Review and London Arc Hertfordshire Employment Land Review consider the need to retain and provide employment space for grow on space in this location or alternative sites in the District to meet the aspirations identified in the recently approved East of England Plan.

Mr Brian Wilson

Secretary  
Welwyn  
Hatfield Access  
Group

Broadwater  
Road West  
Draft  
Supplementary  
Planning  
Document

Whilst accepting that Welwyn Garden City is not capitalising on the growth sector of town centre living, we fail to see the relevance of this on the development of this site. It is not nor will it ever be anything other than a development close to the town centre. It most definitely isn't the town centre.  
Any new dwellings will bring further population into the area and add pressures on to existing service facilities such as GP's surgeries, primary and secondary schools. We are aware there is spare capacity at the existing primary schools but we are exceedingly concerned about the ability of the current GP surgeries and secondary schools to accommodate any significant additional demands.

No Change

Comments noted. The masterplan is not proposing to recreate the town centre on this site but should capitalise on the close proximity of the site to the town centre. The Council has consulted Herts County Council and the Primary Care Trust in preparing the SPD. Neither party has expressed a need for new school/health facilities with regard to this site.

			The provision of civic sites and facilities is considered an essential element in any development.	
			The provision of youth facilities is considered an essential element in any development.	Agree that youth facilities are important.
Ms Georgie Cook	Planning Administrator Thames Water Property Services	Broadwater Road West Draft Supplementary Planning Document	Comment summarised as:  Thames Water are the statutory sewerage undertaker for the Authority.  Utilities Infrastructure - it is essential that utilities infrastructure is addressed in the SPD. Reference to the provision of both water and sewerage infrastructure to service development should be included within the SPD and that any new utilities infrastructure required is provided ahead of development. Specific wording is recommended for the SPD in order to deal with utilities infrastructure sufficiently.	Amend - Additional text on Utilities Infrastructure  Agree. Will include additional text on utilities infrastructure as part of the chapter on Implementation and Monitoring.
Mr David Gregory	Head of Special Projects Metropolitan Housing Trust	Broadwater Road West Draft Supplementary Planning Document	The Masterplan is very attractive and well thought through in terms of town planning. How does the planning relate to site ownership? Would it require development to proceed in a particular sequence, or can each site be developed at random - it looks as if it can. The development is being asked to deliver a lot of requirements. I assume that the priorities are the pedestrian bridge.	No Change  Comments noted. Land ownership has been a consideration in preparing the masterplan. The section on Planning Obligation Priorities advises that the Council considers it essential that the pedestrian bridge link is upgraded or replaced.
Mr Robin Bilson		Broadwater Road West Draft Supplementary Planning Document	Comment summarised as:  Objection to the use of the site for retail purposes.  Concern raised at the impact that the development of the site could have on the road network and traffic congestion in the area.  Concern at the impact that the new development could have on the existing residents in the area.	No Change  Comments noted.
Mr I M Haniffa	Member Islamic Society	Broadwater Road West Draft	Comment summarised as:  Need to consider the requirements of the Muslim community.	Amend - Additional text on Mixed/Flexible Use

		Supplementary Planning Document	Need to provide a permanent place of worship for the Muslim community as currently facilities are inadequate.	Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.
Herts Constabulary	Planner G L Hearn Holdings Ltd	Broadwater Road West Draft Supplementary Planning Document	Hertfordshire Constabulary is generally supportive of the provisions of the draft SPD. However, it is considered that the document should go further in explicitly prescribing the standards that are required.	Amend - Additional text on Secured by Design and Safer Places  Comments noted. Reference to the standards set out by Secured by Design and the government's 'Safer Places' publication will be included in the chapter on Planning Policy Framework along with an advice on consulting with Herts Constabulary prior to the submission of an application to ensue consultation and liaison at the earliest possible stages.
Spenhill Regeneration Ltd	DP9	Broadwater Road West Draft Supplementary Planning Document	Comment summarised as:  Spenhill Regeneration Ltd welcomes the Council's recognition of Broadwater Road West as being suitable for mixed use redevelopment. However, we object to the approach put forward in the SPD and consider that the document is being published too early.  Spenhill are concerned that the SPD does not reflect the contents of the emerging East of England Plan, which was published on the 13th May 2008, in terms of the levels of growth forecast in Welwyn Hatfield Borough. As the SPD was published in advance of the adoption of the EEP, there has been no opportunity for the Council or other stakeholders to assess its implications  As the SPD is being brought forward without taking into account the	No Change  Disagree. As is clear from the policy context the draft SPD was prepared in the context of the draft East of England Plan. The final version of the East of England Plan has the same levels of housing growth and does not introduce any significant changes which render the draft SPD out of date. EERA have confirmed the draft SPD is in conformity with the East of England Plan.

significant changes resulting from the East of England Plan, it is considered to have been rendered almost immediately out of date. Accordingly, little weight should be attached to it.

Broadwater Road is the only major brownfield site adjoining the existing town centre and will be integral to meeting the regional growth targets. Accordingly, the SPD should be postponed and redrafted in the context of the recently published EEP.

Mr Paul Bryant	Assistant Planning Officer East Of England Regional Assembly	Broadwater Road West Draft Supplementary Planning Document	<p>Comment summarised as:</p> <p>A clear opportunity exists to redevelop the BWRW site in accordance with regional policy, most notably LA3.</p> <p>The draft SPD goes some way to laying down appropriate guidance as to how this might be achieved but, in many ways, falls short in that it fails to establish definitive targets against which development can be planned and measured. Much is implied (e.g. issues around water and energy efficiency, and housing/ job targets) whilst, in other areas, the preferred approach is much clearer (e.g. the ability to access the site by non-motorised transport).</p> <p>Overall, the draft SPD is considered to be generally consistent with the Further Proposed Changes document. There is no identified significant divergence from regional policy that might give rise to a conformity issue later in the process.</p> <p>However further clarification should be provided as appropriate to help guide development in the way and manner intended.</p>	<p>Amend - Additional text on Implementation and Monitoring</p> <p>Agree. The SPD provides guidance and a framework for the regeneration of the site and seeks to establish the type, quantum and mix of development as well as highlighting key design principles. The success or otherwise of achieving the vision and objectives will be assessed against a set of indicators and targets which will be set out within the Implementation and Monitoring chapter of the SPD.</p>
Mr Russell Monck	Hertfordshire County Council	Broadwater Road West Draft Supplementary Planning Document	<p>Comment summarised as:</p> <p>Concern that whilst much assessment work has been carried out the draft SPD fails to be the clear, punchy document a developer requires. The aspirations and vision for this site are lost in the sheer heaviness of the document and it is suggested that the structure of the document is reviewed.</p>	<p>Amend - Restructure SPD</p> <p>Agree. The structure of the SPD has been reviewed and will be amended such that the vision and objectives are set out at the start of the document.</p>
George Wimpey	DPP	Broadwater Road West	<p>In general terms George Wimpey North Thames support the overall principles and objectives set out in the draft SPD for the Roche site</p>	<p>No Change</p>

North Thames		Draft Supplementary Planning Document	and endorse the document objectives to provide guidance on the future development of the area.	Comments noted.
Mr Jonathan Bustard	English Nature	Broadwater Road West Draft Supplementary Planning Document	Natural England do not wish to comment on the draft SPD.	No Change Comments noted.
Spenhill Regeneration Ltd	DP9	Broadwater Road West Draft Supplementary Planning Document	<p>Spenhill are concerned that the extent and scope of the SPD is too prescriptive in terms of land use, building heights and density. Greater flexibility should be introduced into the document to allow it to adapt to changes in circumstance.</p> <p>Furthermore, the SPD fails to maximise and build upon the large opportunities that the redevelopment of the Broadwater Road presents, particularly given its sustainable location, close to the train station and the town centre. Spenhill consider that the site presents a one-off opportunity to bring forward a sustainable exemplar development in Welwyn Garden City that sets a benchmark for future development and delivers significant benefits to residents of the town. These aspirations should be reflected in the content of the SPD.</p>	<p>Amend – Revised text on Building Height and Density of Development</p> <p>Agree in part. It is considered appropriate to introduce some greater flexibility on building height across the site and use of the listed buildings. Consider that the SPD is sufficiently flexible on density but the text has been amended to provide greater clarity. Other representations consider that the SPD is too vague and requested that targets need to be set for amounts of residential and jobs. These changes have also been incorporated into the text to provide greater clarity.</p> <p>Consider that the SPD does reflect the aspiration for the site to be a sustainable exemplar.</p>
Mr Nigel Quinton		Broadwater Road West Draft Supplementary Planning Document	<p>On behalf of the Welwyn Hatfield Liberal Democrats.</p> <p>We would like to raise the following key concerns about the proposed Supplementary Planning Document (SPD):</p> <p>We would like to query the timing of the consultation. Six weeks is the minimum period for such consultations but to time it during an</p>	<p>Amend - Additional text on Leisure Uses</p> <p>Comments noted. The consultation met statutory requirements which prescribe that consultation should take place for a period no longer</p>

election period has meant that there has been little opportunity to spend much time preparing a proper response – especially given that the public exhibition was already three weeks into the consultation period.

The original ideas mooted in 2006 were for a mixed use development including employment, leisure and light industry. The current proposal is dominated by residential use. Aside from the fact that this runs counter to the ethos of the Garden City, in today's economic climate this is doomed to failure.

The inclusion of a CHP district energy resource is much to be commended. However, the viability of this would be much improved (a) by the inclusion of more employment use – which will reduce the diurnal swing of demand – offices in daytime, houses at night, and (b) by the inclusion of a swimming pool which will provide a constant energy demand throughout the year. The increase in efficiency of the CHP will go a long way to funding the costs of the pool.

Even without the synergy of the CHP, we believe there is a real need for a swimming pool in the town, and that this development provides an ideal opportunity to secure this. There is overwhelming support in the town for this as was acknowledged in the Leisure and Communities Review in Oct 2006, and confirmed by a residents' survey we carried out in Handside ward which resulted in 91% support for the proposal.

than a maximum of six weeks.

The SPD has been prepared in light of adopted policy, background technical studies and an assessment of market conditions to promote a mixed use scheme. Advice has been sought as to the viability of a CHP given the proposed mix of land uses.

The SPD provides c 9,000sqm of floorspace of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a swimming pool from consultees.

Mr John  
Aughton

Broadwater  
Road West  
Draft  
Supplementary  
Planning  
Document

Comment summarised as:

Positive points include:

1. Strong through connections to the town centre including improved bridge link.
2. 30% affordable housing (query whether this could be increased)

Amend - Review masterplan layout

Agree in part. The SPD provides c 9,000sqm of leisure floorspace and notes that the cereal partners block could be present an option for refurbishment. The leisure uses are generally promoted at the northern end of the site where there are a

3. Pedestrian, cycle routes and public connections.
4. Promoting sustainable design, energy efficiency, recycling and a district wide heating system.

Considerations listed as:

1. Residential blocks at 3/4 storeys must be designed well if they are to reflect aspects of the town centre and retain their attractiveness.

2. Areas noted for leisure use appear as an after thought.

\* The area adjacent the railway is very small.

\* Query parking/access to the SE corner block of the CPUK site (cited as possible gym use).

3. Query whether a gym would be a viable proposition.

greater mix of uses along key access routes. Will review the area highlight adjacent the railway line in terms of size. In land use terms a gym would be considered appropriate but it would be for the market to assess the viability of such a proposal. Further consideration would be given to the design of residential blocks, parking and access at planning application stage.

Mr Ron Dunning  
Development Manager  
YMCA  
Broadwater Road West  
Draft Supplementary Planning Document

Comment summarised as:

Supportive of the Council's overall strategy and vision as set out in its Draft Supplementary Planning Document of April 2008 and consider that the concepts presented in the report appear to conform with Central Governments aims for Sustainable Development in the UK.

The plans follow the principles and concepts of the original 'Garden City' development and provide a good link to the heritage of the town. Whilst the proposals cannot be described as 'innovative' they do appear to meet the needs of the current and future community.

No Change

Comments noted.

Ms Kay Richards  
Broadwater Road West  
Draft Supplementary Planning Document

Comment summarised as:

Multi Faith - encouraged by references to multi faith facilities and would like the needs of the Muslim community to be considered as they are the only group in the borough who have no access to a permanent base.

No Change

Comments noted. The SPD provides for floorpspace both leisure and community facilities. The need for health care facilities was explored but none have been

				<p>Health - concerned to find little reference to local health issues. Notes that idea of a one stop building for health/social services and voluntary organisations and that it is important to understand the needs of patients from different faith groups.</p> <p>The Environment - notes that the scheme could assist both the NHS and Herts University in attracting new staff to live and work in the area.</p>	<p>identified during the course of the development of the masterplan. Should a proposal come forward for health uses on this site we would need to consider the impact/relationship with Peartree Surgery.</p>
Mr Tony Rivero	Network Rail	Broadwater Road West Draft Supplementary Planning Document		<p>Our principal concern is to protect the railway infrastructure both during construction and in terms of the distribution of uses proposed. Clearly the development site includes a substantial length adjacent to a 24 hour working railway. Accordingly careful thought has to be given to the allocation of uses adjacent to the railway – in our experience it would not be helpful to have residential development adjacent to the railway, and that should be avoided if at all possible. This is recognised in paragraph 5.10 of the brief.</p> <p>As a separate issue access to the railway line for our maintenance staff and vehicles has to be retained in the new proposals. The enclosed map shows the existing route used to gain access to the yard. The opportunity exists to improve this access, possibly utilising a route onto Broadwater Road West rather than onto Bridge Road as at present.</p>	<p>Amend - Additional text on Issues and Opportunities</p> <p>Agree. Access to the railway line for Network Rail must be retained and should be considered as part of the site context. In addition it is recognised that the redevelopment of this site offers the opportunity to improve the current access.</p>
Mr Nigel Quinton		Paragraph	1.1	<p>Why was the consultation period so short - only six weeks I believe? And whilst an election was going on? It seems unseemly haste and does not give the impression that the council are overly interested in the public's opinion.</p>	<p>No Change</p> <p>Comments noted. The consultation met statutory requirements which prescribe that consultation should take place for a period no longer than a maximum of six weeks.</p>
Mr Nigel Quinton		Paragraph	1.8	<p>This process was supposed to cover not just Broadwater Road but the Town Centre and Oaklands college area as well. Why has this been split off from the whole and why has it taken so long when we were initially promised a masterplan by June 2007?</p>	<p>No Change</p> <p>Comments noted. The development sites that are located in the town centre are the subject of a separate SPD, however, at the early stages joint consultation was undertaken on both documents. The</p>

					Broadwater Road West development site has a number of constraints and as such the document has taken longer to produce than originally planned.
Mr Russell Monck	Hertfordshire County Council	Context	2	<p>Concern is raised that the SWOT analysis appears brief and therefore it is difficult to understand what factors have influence the masterplan proposals.</p> <p>If site contamination is an issue some degree of evaluation should have fed into the study.</p> <p>Archaeological remains: In view of the existing archaeology to be found in the locality and extensive area of the site, developers and the LPA should consult the County Planning Archaeologist to discuss the implications of development proposals before the submission of any planning application.</p> <p>It is unclear whether the ecology/landscape of the site has been assessed in any detailed way.</p>	<p>Amend - Additional text on Site Context</p> <p>Agree in part. The Council are not the land owner and so only a limited assessment of site contamination can be made. The site is not designated as an Area of Archaeological Significance, however, the comments of the County Archaeologist are noted and additional text will be included in the SPD. Only a limited ecology/landscape assessment has been made.</p>
Mr Nigel Quinton		Paragraph	2.1	The map shows the area west of the railway too - but this is not included at this stage?	<p>Amend - Revise figure 2.1</p> <p>Agree. The map at figure 2.1 will be updated to avoid confusion.</p>
Mr Nigel Quinton		Paragraph	2.18	There is also a lower level of car ownership in Peartree and in other wards in the eastern part of the town, compared with the area as a whole. This is of critical importance when considering leisure as well as employment options and transport needs.	<p>No Change</p> <p>Comments noted. As part of the section on 'Ease of Movement' the SPD sets out the movement strategy for the site and the Council's aspiration to establish new routes for cycle and pedestrian movement between the eastern side of the town to the town centre and the station.</p>

Herts Constabulary	Planner G L Hearn Holdings Ltd	Paragraph	2.27	<p>Wish to see para 2.27 amended to read...</p> <p>Opportunities therefore exist to establish a more robust structure with building fronts and backs clearly defined and addressed. There is currently limited active frontage and this will be enhanced.</p>	<p>Amend - Additional text on Urban Design Analysis</p> <p>Agree. The suggested amendment will be included in the text.</p>
Herts Constabulary	Planner G L Hearn Holdings Ltd	Paragraph	2.30	<p>Consider that para 2.30 should be amended to read...</p> <p>Due to the generally contained and private nature of the site there is only one established pedestrian route via Hyde way. It is considered that there is the potential for more routes. However, any proposed access routes should be well defined, well lit and overlooked in accordance with the principles of the ODPMs 'Safer Places' document.</p>	<p>Amend - Additional text on Urban Design Analysis</p> <p>Agree. The suggested amendment will be included in the text.</p>
Mr Russell Monck	Hertfordshire County Council	Paragraph	2.39	<p>The junction of Bridge Road East/Broadwater Road is one of the key access points for bus services to and from WGC town centre and as such will need to include bus priority measures as part of upgrading to accommodate future traffic growth.</p>	<p>Amend - Additional text on Capacity of the Highway Junction</p> <p>Comments noted. Additional text will be added to include the need for bus priority measures as part of any upgrade of the junction as part of the chapter on Context.</p>
George Wimpey North Thames	DPP	Paragraph	2.40	<p>It should be clearly noted that as a result of land ownership certain draft SPD objectives are not deliverable other than in combination i.e. new internal access roads. In such cases, it should be sufficient for landowners to show that they do not prejudice such objectives.</p>	<p>No Change</p> <p>Comments noted. Land ownership is highlighted as a key issue and that individual applications should have regard to the objectives of the SPD.</p>
Spennyhill Regeneration Ltd	DP9	Issues and Opportunities		<p>Comment summarised as:</p> <p>Spennyhill agrees that the opportunity exists to replace the existing substandard bridge with a new high quality landmark footbridge to link the site to the rail station, and the Howard Centre and town centre. This can only be achieved through the high density redevelopment of the Broadwater Road West site.</p>	<p>Amend – Revised text on Building Heights and Density of Development</p> <p>Agree. The SPD recognizes that the Broadwater Road West site is in an accessible location and that higher</p>

				<p>The SPD should recognise that there is a significant opportunity to deliver high quality landmark buildings on the site. These would complement the existing listed buildings and enhance the surrounding area. Any tall buildings should accord with the principles of the English Heritage/CABE guidelines.</p> <p>Spenhill welcome the SPD's recognition that the site should deliver significant environmental benefits in terms of utilising renewable energy.</p>	<p>density development would be considered appropriate. The SPD sets out detailed design guidance and the advice in relation to legibility, landmark buildings and building heights has been revised to clarify this.</p>
Mr Nigel Quinton		Paragraph	2.45	<p>There is also an opportunity to:</p> <p>(a) provide a boost to the area east of the railway which has been seen for a long time as "second rate" compared to the town centre and Handside environment to the west.</p> <p>(b) address the serious lack of leisure activities in the town, especially for younger people</p> <p>(c) with the availability of a CHP there is a superb opportunity to address the need for a swimming pool in the town.</p>	<p>Amend - Additional text on Issues and Opportunities</p> <p>Agree. The redevelopment of the site provides the opportunity to uplift the quality of development in Welwyn Garden City and could provide for the leisure/cultural and community needs/demands in the town.</p>
Herts Constabulary	Planner G L Hearn Holdings Ltd	Paragraph	2.45	<p>The opportunity aims of para 2.45 should include the following goal:</p> <p>Provide a safe and crime-free environment</p>	<p>Amend - Additional text on Issues and Opportunities</p> <p>Agree. The suggested amendment will be included in the text.</p>
Spenhill Regeneration Ltd	DP9	Policy Framework	3	<p>Comment summarised as:</p> <p>The East of England Plan, formally adopted on the 12th May 2008, requires 10,000 new homes to be built in Welwyn Hatfield by 2021.</p> <p>Broadwater Road West will be a key factor in enabling the Council to meet the projected growth targets.</p> <p>With the additional new homes there will be an increased requirement for services, which will include both comparison and convenience retail facilities.</p> <p>In respect of the EEP targets, maximising the benefits associated with this strategically important site on the edge of the town centre</p>	<p>No Change</p> <p>Disagree. This SPD is supplementing saved policy EMP3 which states that the Council will produce a development brief to guide the mixed use redevelopment of this site. Retail use is not identified as an acceptable use in that policy. This was the subject of extensive debate at the local plan inquiry into the current District Plan.</p> <p>The Council has undertaken a</p>

is critical. The SPD should identify the area for high density mixed use development that will act as an extension to the town centre, rather than the more suburban development set out in the current draft.

Retail and Town Centres Needs Assessment to consider the Borough's requirements for retail and other town centre floorspace for the period to 2021. This has not identified any need for additional convenience floorspace in Welwyn Garden City town centre. Whilst the study does identify the need for additional comparison goods floorspace there are development sites within the town centre already identified in the District Plan. The future retail floorspace needs for the borough will need to be tested at an Examination in Public. It is not anticipated that there will be a need to expand the town centre boundary to meet future retail floorspace requirements although this too will be tested at an Examination in Public.

Mr Paul Bryant	Assistant Planning Officer East Of England Regional Assembly	Policy Framework	3	References to the East of England Plan need updating to reflect the current stage of the emerging RSS. References made to RSS14 should be dropped.	Amend - Update text to Policy Framework  Agree. The East of England Plan has now been published and the text will be amended to reflect this.
Mr Russell Monck	Hertfordshire County Council	Policy Framework	3	The draft document contains 12 pages of policy framework which often repeats national and local guidance.	No Change  Comments noted. The policy framework section seeks to distil the key planning advice and objectives at a national level as this is a key consideration in the development of the masterplan framework.

George Wimpey North Thames	DPP	Paragraph	3.1	The policy justification for the draft SPD is clearly set out and demonstrates justification and support for the redevelopment of the site.	No Change Comments noted.
Mr Russell Monck	Hertfordshire County Council	Paragraph	3.2	The current development plan includes the mineral and waste local plans which will be of importance if the site is to include a waste handling/recycling centre.	Amend - Additional text to Policy Framework  Agree. Will include reference to the Hertfordshire County Council Minerals and Waste Local Plan.
Ms Rachel Keen	Major Projects Officer The Environment Agency	National Context		This section should include a sub para. on the requirements of PPS25: Development and Flood Risk.  PPS 25 states that the sustainable management of surface water is an essential element of reducing future flood risk to both the site and its surroundings. Para F5 states that the effective disposal of surface water from development is a material planning consideration in determining proposals for the development and use of land. The disposal of surface water from the redeveloped site should be considered at the earliest opportunity, to enable the most sustainable methods to be utilised and accounted for in the land acquisition and design process.  Para F8 places a responsibility on regional planning bodies and local authorities to promote the use of sustainable drainage systems for the management of runoff. LPAs should further the use of SUDS by adopting policies for incorporating SUDS requirements in LDDs under the terms of para F14.	Amend - Additional text on Planning Policy Framework  Agree that additional reference to PPS25: Development and Flood Risk to be included in the section on national context. However, the SPD is supplemental to Policy EMP3 of the District Plan and so cannot introduce new planning policy on the use of SuDs.
Herts Constabulary	Planner G L Hearn Holdings Ltd	Paragraph	3.10	The objectives of PPS1 should be further embraced with the addition of the following bullet point:  Promote development that creates socially inclusive communities including suitable mixes of housing that deliver safe, healthy and attractive places to live.	No Change  Comments noted. Paragraph 3.6 sets out the objectives of PPS1 and refers to the creation of safe, sustainable, liveable and mixed communities. Paragraph 3.10 relates to the supplement to PPS1

Mr Russell Monck	Hertfordshire County Council	Paragraph	3.17	Refers to PPG15 but not PPG16 - the Historic Environment (including the consideration of below ground archaeological remains nor the assessment/recording of historic buildings (including those that are listed or of local interest).	<p>on climate change.</p> <p>Amend - Additional text to Policy Framework</p> <p>Comments noted. The site is not designated as an Area of Archaeological Significance, however, the comments of the County Council are noted and additional text on PPG16 will be included in the SPD.</p>
Mr Russell Monck	Hertfordshire County Council	Paragraph	3.30	The recent publication of the RSS will simplify and give clarity to this section.	<p>Amend - Update text to Policy Framework</p> <p>Agree. The East of England Plan has now been published and the text will be amended to reflect this.</p>
Herts Constabulary	Planner G L Hearn Holdings Ltd	Paragraph	3.39	<p>In relation to paras 3.39, 3.40 and 3.41 which discuss WH District Plan policy it is considered that the SPD should go further and specifically make reference to the following paras from the WH District Plan:</p> <p>Para 7.21 Continuity and Enclosure - This helps distinguish between public and private spaces and give enclosure to the public realm whilst promoting safety and security.</p> <p>Para 7.25 Developments will be expected to enhance the public realm by ensuring that the design provides natural surveillance over public spaces and areas.</p> <p>These points should be included within the existing paras.</p> <p>Furthermore, Herts Constabulary wish to see the inclusion of direct reference to policy D7 Safety by Design which states:</p>	<p>No Change</p> <p>Comments noted. Other relevant policies are listed at Appendix 1 including policy D7: Safety by Design. There is no evidence to suggest that these are particular policies or issues which warrant additional text. Further guidance on these points can, however, be included in the section on Design Guidance.</p>

The Council requires the design of new development to contribute to safer communities, to help with the reduction of crime.

The suggested wording to establish the design principles that Herts Constabulary wish to see implemented are as follows:

Development will establish distinction between public and private spaces whilst ensuring that these spaces benefit from natural surveillance in order to promote safety and security together with a reduction in the fear of crime.

Mr Russell Monck	Hertfordshire County Council	Paragraph	3.46	<p>The linkages with the Corporate and Community Plan are not made and therefore not followed through in section 4 (Vision &amp; Objectives).</p>	<p>Amend - Additional text on Welwyn Hatfield Corporate &amp; Community Plan</p> <p>Agree. Whilst reference is made to the Council's Corporate and Community Plan and the objectives for a long term vision for the borough these should be expanded to highlight their contribution to the development of the vision for the site.</p>
Mr Nigel Quinton		Paragraph	3.48	<p>I have not had time to read the reports on this but I would make the following points:</p> <p>(a) the process of assessing employment numbers for the East of England Plan seemed very arbitrary - a finger in the air was the general impression</p> <p>(b) I cannot understand the designation of this site as of "average quality" - it is central, very close to the railway station and bus routes, with high density housing proposed around it and with renewable energy on tap. The only thing not in its favour is presumably the fact that it might be of greater value as part of the residential mix, although current economic conditions might challenge that assumption. If we are to develop a vibrant economy in Welwyn Garden City, then local employment should increase. Ironically, a downturn in house prices might also help this, as one of</p>	<p>No Change</p> <p>Comments noted. The Central Hertfordshire Employment Land Review was reported to the Cabinet Planning and Transportation Panel. This study was carried out by independent consultants.</p> <p>In the Central Hertfordshire Employment Land Review Interim Report (November 2006), the Broadwater Road West site was assessed as being of average quality taking into account the quality of its internal environment,</p>

				<p>the problems at present is the relatively high cost of housing in the town.</p> <p>So I am very concerned that reducing the estimate of employment land needs is potentially a self-fulfilling prophecy.</p>	<p>accessibility by road, accessibility by public transport, local market conditions, the quality of the site and the suitability of the buildings for purpose. This is clearly set out in Appendix D to Interim Report.</p>
Mr. Roy Warren	Senior Planning Manager Sport England	Paragraph	3.50	<p>Comment summarised as:</p> <p>Sport England is the Government Agency responsible for delivering the Government's sporting objectives. In addition to the Leisure and Community Review consideration should be given to the Active Hertfordshire Sports Facility Strategy (2008) which has been launched by the Hertfordshire Sports Partnership. As the strategy is more up to date it is recommended that the key findings as far as they are relevant to Welwyn Garden City town centre are considered. In particular the strategy concludes there is a need for 130 additional fitness stations which would appear to contradict the Leisure and Community Review.</p>	<p>Amend - Additional text on Background Studies</p> <p>Agree. Reference will be made to the Active Hertfordshire Sports Facility Strategy (2008) and the findings of this report. However, it should be noted that some of the assumptions relating to the Borough are not entirely correct.</p>
Mr Russell Monck	Hertfordshire County Council	Paragraph	3.50	<p>The possibility of a cultural facility such as a museum is welcomed.</p>	<p>No Change</p> <p>Comments noted.</p>
Dr K B Everard	Trustee Welwyn Hatfield YMCA	Paragraph	3.50	<p>Comment summarised as:</p> <p>Notes that the draft SPD includes the Leisure and Community Review as part of its evidence base. States that a critique was made of this report and considers that this is a failure to take into account prior evidence (which is a requirement of the SEA Directive).</p>	<p>No Change</p> <p>Disagree. Stage A of the SA process involves establishing the context in which the SPD is being prepared i.e. other plans, policies, programmes, strategies and initiatives which influence it's content. The Council considered the critique referred to and considered that no changes were to be made to the Leisure and Community Review.</p>
Mrs Christine Novelli	Chair Welwyn Hatfield	Paragraph	3.50	<p>Comment summarised as:</p> <p>Notes that the draft SPD includes the Leisure and Community</p>	<p>No Change</p> <p>Disagree. Stage A of the SA</p>

	Interfaith Group			Review as part of its evidence base. States that a critique was made of this report and considers that this is a failure to take into account prior evidence (which is a requirement of the SEA Directive).	process involves establishing the context in which the SPD is being prepared i.e. other plans, policies, programmes, strategies and initiatives which influence it's content. The Council considered the critique referred to and considered that no changes were to be made to the Leisure and Community Review.
Mr Nigel Quinton		Paragraph	3.52	As a councillor at the time of this report (November 2007) I can say that I was completely unaware of its existence - who was this distributed to and when?	No Change  Comments noted. The Retail and Town Centre Needs Assessment was reported the Cabinet Planning and Transportation Panel in November 2007 and is available on the Council's website.
Mr Nigel Quinton		Paragraph	3.53	As documented at the time of the Leisure and Community review I and others had significant reservations about both the methodology and the conclusions of this report - particularly as it related to swimming pool provision. There is absolutely no doubt that for many people in the town, and for schools in particular, a new pool in the town centre would be a massive improvement.	No Change  Comments noted. The Leisure and Community Review does state that there is demand for a swimming pool in Welwyn Garden City and that if a pool were provided it would probably be used. The SPD makes provision for leisure uses and a swimming pool on this site would be considered an acceptable use.
Mr Paul Cronk	Home Builders Federation	Paragraph	3.54	The Council refers to its 2004 Housing Needs Survey as a justification for seeking particular levels and types of housing provision. This survey is considered out of date and the Council should ensure that any provision sought reflects up to date findings identified in a Strategic Housing Market Assessment (SHMA) and takes full account of viability including all other likely planning gain requirements and the availability or not of grant funding. The	Amend - Additional text on Relevant Local Studies  Agree in part. The Housing Needs Survey is still relevant , however, findings from the SHMA, where relevant, will be taken into account.

				SHMA's findings should inform negotiations, but actual provision will need to reflect both local site circumstances and characteristics and the overall planning gain package.	Additional text to clarify this point will be added.
Mr Russell Monck	Hertfordshire County Council	Paragraph	3.54	The emerging Strategic Housing Market Assessment (SHMA) for the sub-region will help inform the debate regarding the percentage of 'affordable' housing required and the dwelling mixes required for both the affordable and market sectors.	Amend - Additional text on Relevant Local Studies  Agree in part. The Housing Needs Survey is still relevant , however, findings from the SHMA, where relevant, will be taken into account. Additional text to clarify this point will be added.
Mr David Gregory	Head of Special Projects Metropolitan Housing Trust	Paragraph	3.54	Clause 3.54 asks for 40% affordable housing on all suitable sites (what are suitable sites ?). All the remaining references to the amount of affordable housing mention a figure of 30%.	Amend - Additional text on Residential Development  Comments noted. Whilst the Housing Needs Survey highlights that a target sought for affordable housing should be 40%, the relevant planning policy advises that the Council will seek to negotiate a proportion of affordable housing which as a minimum should comprise of 30% subsidised housing. More recently, the adopted East of England Plan has set out an affordable housing target of 35% will be reflected in the SPD.
Mrs Christine Novelli	Chair Welwyn Hatfield Interfaith Group	Paragraph	3.54	Comment summarised as:  The IFG supports the intention to provide a minimum level of affordable housing and would commend the YMCA as a provider/managing agent of affordable housing.	No Change  Comments noted.
Mr Russell Monck	Hertfordshire County Council	Paragraph	3.56	Should include 'Protect and enhance the Historic Environment'.	No Change

					Disagree. The key objectives in the Sustainability Appraisal Framework include 'Protect landscape and townscape character' which also included the consideration of the historic environment.
Ms Rachel Keen	Major Projects Officer The Environment Agency	Vision and Objectives	4	<p>One of the objectives should be to enhance biodiversity as outlined in PPS1.</p> <p>This should include the creation of wildlife habitats within the greenspace provision and the requirement for bird and bat nest boxes. The height of the silo towers may make them suitable for swift nest boxes for example.</p>	<p>Amend - Additional text on Vision and Objectives</p> <p>Agree. The redevelopment of this site allows the opportunity to enhance biodiversity and this should be added as an objective.</p>
Mr Russell Monck	Hertfordshire County Council	Vision and Objectives	4	<p>It is disappointing that a document that runs to 24 pages only requires a single page to outline the vision and objectives for the site. Some of the policy analysis from the previous section would sit more comfortably in this section as it would complement and link to the objectives.</p>	<p>Amend - Restructure SPD</p> <p>Agree. The structure of the SPD has been reviewed and will be amended such that the vision and objectives are set out at the start of the document.</p>
Tunde Osomo	Development Officer Moat Housing	Vision and Objectives	4	<p>Vision and Objectives for the site - this is clearly stated and provides a robust statement of intent, which we find very positive and achievable.</p>	<p>No Change</p> <p>Comments noted.</p>
Mr Russell Monck	Hertfordshire County Council	Masterplan Framework	5	<p>Consideration to be given to whether the masterplan should be as prescriptive as proposed or whether a more flexible stance would provide a better final scheme. If it is important to have strong street frontages, etc, this could be expressed in a more conceptual diagram, rather than producing a block structure plan and in turn a land use plan which prescribes the layout of the redeveloped site.</p> <p>The planning brief has not put into words the Garden City philosophy/spirit and translated it into development/ design ideas. As such it is unclear how this proposed masterplan reflects garden city town planning principles.</p> <p>Whilst the silos are landmarks to the area and are listed, the need to retain them in any scheme should be questioned.</p>	<p>Amend - Additional text to Masterplan Framework</p> <p>Agree in part. The masterplan sets key design principles and a suggested layout but is considered to be flexible enough to allow for variation, provided that the key objectives for the site are upheld. The SPD has sought to identify the key garden city themes into the development of this site without seeking to create a pastiche, however, this will be reviewed to ensure clarity. The silos to the</p>

				<p>The axis that arises with the retained silos and Roche reception is artificial and results in awkward block shapes. The civic square is probably in the right location but will need careful design (space and surrounding buildings) to work well.</p> <p>The proposal for basement parking is supported, however care needs to be given to how the east/west streets can avoid being dominated by on-street parking, particularly given the proximity to the station.</p> <p>It is questioned why employment uses should be positioned next to a new civic square and at a prominent position next to the new bridge, link to the railway station/ the Howard Centre. Mixed uses would be more appropriate around a new civic square.</p>	<p>CPUK factory are listed and therefore in accordance with national and local policy their reuse is a first consideration and any demolition would need to be considered at planning application stage with the advice of English Heritage.</p> <p>The SPD notes that no parking should be accommodated for station use and that residential parking should be permit controlled to prevent general parking.</p> <p>Comments on the layout promoted are noted.</p>
Mr Ron Dunning	Development Manager YMCA	Masterplan Framework	5	<p>Comment summarised as:</p> <p>Consider that the open layout with reasonable amounts of green open space is sensible and should help to foster a sense of 'community'.</p> <p>Consider that the employment hub alongside the railway and close to the station is sensible and should be attractive to potential occupiers. State that consideration should be given to extending the Bio Park facilities and services to create a specialist area with high class facilities and attractive residential accommodation close by.</p> <p>Note that retaining both the Roche Reception building and CPUK silos buildings is commended. However, consider that more thought and guidance is required as to their conversion into 'usable' space which is affordable to a developer and attractive to potential end users.</p> <p>Note that the concept of a Combined Heat and Power(CHP) plant on site for the development is to be commended but consider it important that other sustainable initiatives for heating and power to individual residential and community buildings are not over-looked or discouraged.</p>	<p>Amend - Review masterplan layout</p> <p>Agree. The comments on open space and employment uses are noted. The SPD seeks to support the Bio Park and the opportunity for a site wide CHP although it is agreed that the location/distribution of these uses along the railway line should be reviewed.</p>

				Query the positioning of the CHP at it could form a barrier between the existing Bio Park buildings and the proposed employment hub.	
Tunde Osomo	Development Officer Moat Housing	Masterplan Framework	5	The general layout appears fairly dense and the inclusion of more open spaces will enhance the entire outlook.	Amend - Review Masterplan Framework  Comments noted. It is recognised that this is a site where higher density development could occur, however, the SPD has sought to include provision for open spaces in line with the Council's adopted policy. However, the layout of open space within the Masterplan Framework will be reviewed.
Ms Georgie Cook	Planning Administrator Thames Water Property Services	Key Elements		Comment summarised as:  Sustainable Drainage - The summary of key elements makes reference to the promotion of water efficiency measures and SuDS. Thames Water recognises the environmental and economic benefits of surface water control and encourages its appropriate application. However, it should be recognised that SuDS are not appropriate for use in all areas and require regular maintenance to ensure their effectiveness. It is therefore suggested that when referring to SuDS in the SPD the wording 'or appropriate alternative' is included. In support of the need for water efficiency measures it is recommended that the SPD should reiterate the responsibility of the developer.	Amend - Additional Text on Key Elements and Design Guidance  Agree. The suggested wording on the use of SuDS and water efficiency will be added within the chapter on Masterplan Framework.
Mrs Christine Novelli	Chair Welwyn Hatfield Interfaith Group	Key Elements		Comment summarised as:  The IFG supports the need for youth and childcare provision. Consider that the site has good transport links and is within a ward with high multiple deprivation scores offers the potential for addressing this need. Notes that the Council's play strategy is weak on provision for teenagers and suggest that the Council makes an effort to incorporate provision for youth groups and teenagers.  Strongly recommend that the Council avoids an unimaginative minimalist approach set out in paragraph 5.36 for a 'youth shelter and basketball hoop' given the experience of the Templewood Vale	Amend - Additional text on Key Elements and Open Space  Agree. One of the Key Elements of the masterplan is the provision of young peoples play and this has been expanded to include older youth groups/teenagers. Furthermore, the approach to this element of the masterplan has been strengthened within the text on open space.

youth shelter.

Spenhill  
Regeneration  
Ltd

DP9

Land Uses

Comment summarised as:

Greater flexibility should be introduced into the SPD in terms of the mix of uses in the overall scheme. In particular retail should be incorporated into the overall mix of uses to enable the site to cater for the levels of growth set out in the adopted EEP.

In order to inspire a genuinely mixed use viable scheme; there should be the flexibility in the SPD to allow some retail to serve the needs of the community.

The Council's retail consultants have identified the need for an additional 21,637 sqm of comparison goods floorspace in Welwyn Hatfield by 2021. This was formulated on the basis of the 5,800 dwellings promoted in the early stages of the EEP.

The additional 4,200 dwellings required by the adopted EEP, will increase the need for comparison floorspace to 30,281 sqm. As a site adjoining the town centre, the SPD should make allowance for some of this floorspace to be accommodated on this site.

In terms of convenience floorspace, the additional 4,200 dwellings will create a need for approximately 2,300 sqm.

No Change

Disagree. The Retail Floorspace Needs Assessment was formulated on the basis of the 10,000 dwellings not 5,800 dwellings therefore the premise that there is a need for further retail floorspace is incorrect.

The SPD must comply with saved plan policy EMP3 which designates the site as being appropriate for employment, residential, leisure and rail related uses only.

Councillor  
Louise Lotz

Councillor,  
Peartree Ward

Land Uses

Comment summarised as:

Highlights the need for a swimming pool in WGC and that this would be a good site to provide one on.

Favours the siting of a museum on the site, possibly within the Shredded Wheat Silos. Silos could also be used for leisure activities and could contain a climbing wall.

Provision of youth facilities should be considered on this site.

A higher mix of retail, employment and light industry as well as housing provision could be helpful, so that the area is not

Amend - Additional text on Key Elements and Leisure Use

Agree in part. There is no policy basis to allow retail development on this site. The SPD does, however, provide c 9,000sqm of floorspace of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a swimming pool from

				dominated by housing alone.	consultees.
				Perhaps a small foodstore would be sensible, although this would need to consider the impact on existing retailers on Peartree Lane.	Will revise the Key Elements of the masterplan to include the provision of facilities for older youth groups/teenagers.
					Other comments are noted.
Land Securities	White Young Green	Land Uses		Comment summarised as:  Land Securities is pleased to see that significant retail development is not proposed in the Broadwater Road West area, in line with the findings of the previous Local Plan inspector and as set out in saved Policy EMP3 of the Adopted Local Plan. We are of the view that any major retail development in this area would unnecessarily dilute the effectiveness of the Town Centre as a primary shopping destination and weaken its position relative to other surrounding towns, a number of which have recently, or are seeking to, improve their retail offer.	No Change  Comments noted.
Tunde Osomo	Development Officer Moat Housing	Land Uses		The block designs are fine but concerns are anticipated in cases where mixed use community gardens/green areas are situated in a court-yard style manner. From a recent experience of adopting this approach (Greenwich Millennium Village), it presented a lot of management problems and it can be mitigated (where possible) by incorporating good landscaping that clearly designates different areas with different surfaces)  Some of the blocks seem very close to each other. You run the risk of cramping too many units and giving the impression of barracks - type development, which will affect the sale of open market sale units and ultimately induce Anti Social Behaviour. There may be issues around the scheme achieving 'Secure By Design' status as well as good ratings on Building for Life.  On the roof space, you could consider having a roof garden. Also, allotments in the squares or open space areas is worth considering.	No Change  Comments noted. The SPD seeks to promote a robust and high quality development approach to the site. The masterplan provides a guide to the redevelopment of the site but detailed design considerations would be taken at planning application stage.
Mr Richard	Planning Policy Manager	Paragraph	5.5	We welcome the mix of uses proposed and, in particular, the omission of any significant retailing element. We consider that this	No Change

Javes	Stevenage Borough Council			decision is well founded in the established and emerging retail hierarchy in the county and is, therefore, sound in the context of the emerging East of England Plan. We would be alarmed if this situation were to alter and would ask to be kept informed of any changes to the SPD if the retail element were to be enlarged in any way.	Comments noted.
Mr Paul Bryant	Assistant Planning Officer East Of England Regional Assembly	Paragraph	5.6	The emerging RSS sets a London Arc district grouping target of 50,000 new jobs by 2021. No specific job target is set for Welwyn Hatfield.	Amend - Additional text on Implementation and Monitoring  Comments noted. The London Arc target has since been subsumed into a Hertfordshire indicative target of 68,000. The amount of employment floorspace delivered on the site will be included as part of the additional text on indicators and targets which will be set out within the Implementation and Monitoring chapter of the SPD.
George Wimpey North Thames	DPP	Paragraph	5.10	In respect of the proposed land uses on the Roche site, we would support the principle use (residential). However, in terms of commercial uses at ground floor levels, it is difficult at this stage to dictate specific uses, so such space should be designed for a range of possible future uses, including residential in the event that there is no interest from a commercial user.	No Change  Comments noted. It would be for the applicant to demonstrate at planning application stage where/why a scheme deviates from the intentions of the masterplan.
Mr David Gregory	Head of Special Projects Metropolitan Housing Trust	Paragraph	5.13	Is there a particular requirement for parking. It would be useful to have one in for the affordable housing - a lot of people will use vehicles for their work, and will park in neighbouring residential streets if parking isn't provided on site.	No Change  Comment noted. The section on parking advises that the provision of parking on the site should be in line with the Council's adopted standards and sets out the preferred approach to the provision of parking.
Mr Russell Monck	Hertfordshire County Council	Paragraph	5.15	Conversion of listed buildings should include assessment of other historic buildings and recording of any that are proposed to be demolished/altered including listed buildings.	No Change  Comments noted. An assessment

					of the former Welwyn Film Studios was undertaken and the building was not recommended for listing but a record of the building was made.
George Wimpey North Thames	DPP	Paragraph	5.15	Whilst the draft SPD requires part of this building to be retained and refurbished (to which there is no objection), the identification of a preferred re-use is difficult at this stage to identify. This is due to market conditions, constraints of the building itself and its constrained surroundings. It would therefore be prudent to set out a list of possible uses (or combination of uses) which could be appropriate such as: community, hotel, commercial/ retail and residential.	Amend - Revise figure 5.4 Land Uses and text on Land Use Strategy  Agree. A key objective is to re-use the Listed Buildings and ensure sympathetic development. It is proposed that a list of possible uses (or combination) should be highlighted as appropriate for the Listed Buildings on the site.
Mr Nigel Quinton		Paragraph	5.17	On the whole I agree with and applaud the principles listed. I would make the following additional comment.  The document refers earlier to the original vision of a continuation of Howards Gate east of the railway - I believe this is something that should be given serious consideration in the new design. The crossing over the railway needs to be as wide and as open as possible so that continuity is provided, and an open boulevard on the eastern side would help open out the site from this key access point and provide valuable green space. As drafted at present, the schematic plan implies a wall of tall blocks next to the railway, which needs a significant break so that it does not "cut off" the greener development from the town centre. I would also repeat previous comments that the move to more residential at the expense of employment and leisure uses, and light industry, goes against the vision of Howard which is not about lolling around on the grass (as your picture implies!), it was about achieving a proper mix of home, work and leisure.	Amend - Additional text on Building Heights  Comments noted. The Council wishes to see a sustainable mix of land uses coming forward on this site. The SPD and masterplan highlight the need for a primary pedestrian route east/west through the site and on to the town centre. Guidance on building heights and key views will be reviewed.
Herts Constabulary	Planner G L Hearn Holdings Ltd	Paragraph	5.17	Para 5.17 should be amended in order to underline the principles of 'Secured by Design' and should therefore read:  Blocks should be primarily mixed with active public uses focused towards the main routes to allow surveillance.	Amend - Additional text on Land Use Strategy  Agree. The suggested amendment will be included in the text.

Mr Paul Cronk	Home Builders Federation	Paragraph	5.18	<p>The HBF is a signatory to the national commitment to seek to deliver carbon zero housing by 2016. However, the HBF is concerned that regions and authorities are seeking to amend and shorten the targets and milestones that are part of the national trajectory set out in the Code for Sustainable Homes and culminating in the delivery of carbon zero home by 2016. Furthermore, it is considered that carbon neutrality is best achieved through Building Regulations and not via unsubstantiated planning policies.</p> <p>Technological innovation is moving rapidly in the sector of energy generation and the HBF consider that planning policies should not specify one type of technology over another in terms of types of energy generation (renewable or otherwise).</p> <p>It is considered that planning policy should be concerned solely with removing barriers to the siting or development of new innovations. It should not seek to control the use of power within dwellings or be concerned with the fabric of buildings (which is covered adequately in the Code for Sustainable Homes).</p> <p>The Councils approach is therefore contrary to government policy as set out in the supplement to PPS1 (Planning &amp; Climate Change). If the Council wishes to set new policies different from its saved Local Plan it must do so via the Core Strategy.</p>	<p>No Change</p> <p>Comments noted. The Council is not seeking to set new policies on renewable or low carbon but considers this site affords the opportunity to provide a site wide CHP, which in turn could deliver housing that meets targets on the Code for Sustainable Homes. It should be noted that the East of England Plan has now been published and forms part of the Development Plan. Policies ENG1 and ENG2 refer to energy performance and renewable energy targets for the region, and the provision of a CHP could help meet these targets.</p>
Mr Paul Bryant	Assistant Planning Officer East Of England Regional Assembly	Paragraph	5.18	<p>The SPD states that potential exists to develop a low carbon and/or renewable energy system to meet all the heating and power needs of the site, the preferred option being a single Combined Heat &amp; Power (CHP) plant. The option of smaller facilities associated with individual land parcels has not been ruled out.</p> <p>Issues may arise over what type of fuel is used to power the CHP Plant and these will need to be addressed. No reference appears to have been made to other renewable energy generation sources (e.g. wind or solar).</p> <p>Depending on the type of fuel used the proposed CHP Plant would contribute towards achieving the renewable energy targets set out in policy ENG2.</p>	<p>Amend - Additional text on Resource Management Facility</p> <p>Comments noted. The SPD will also include reference to other renewable energy generation sources.</p>

Mr Russell Monck	Hertfordshire County Council	Paragraph	5.18	<p>Proposals to re-use/recycle construction waste and to provide a local recycling facility (associated with the CHP Plant) are consistent with regional policy and should be implemented.</p> <p>Whilst paragraph 5.18 describes in further detail the possible location and size of the suggested CHP facility, there should be flexibility within the document to accommodate a facility in other areas of the site, should these become available. The County Council supports the Borough's aims in minimising disruption from such a facility, as stated in paragraph 5.21.</p> <p>The document appears defeatist at the last sentence of para 5.18. The document could be rather more demanding in terms of the requirement for combined heat and power across the whole site and might look to more recent guidance published in the supplement to PPS1 and the policy requirements of the East of England Plan rather solely rely on the adopted local plan. For example in Policy ENG1 of the East of England Plan local authorities are required to encourage energy service companies (ESCOs) to help realise higher levels of ambition with regard to carbon performance of new developments. New guidance from the Town and Country Planning Association has recently been published (April 2008) Community Energy: urban planning for a low carbon future. The promotion of district heating system may be assisted by the ever rising of thermal efficiencies required by Part L of the Building regulations and also that a heat main may prove to be one of the most economic way of meeting ever tougher energy efficiency standards in the future.</p>	<p>No Change</p> <p>Comments noted. The SPD is supporting a policy in the adopted District Plan and in accordance with the advice given in the supplement to PPS1 cannot require new development to achieve specific code levels as this is not an examined Development Plan Document. The SPD identifies the opportunity to deliver a site wide CHP but recognises that as an alternative smaller CHP's could be considered. The East of England Plan is now part of the Development Plan and so the policies on carbon dioxide emissions and renewable energy will be of relevance.</p>
Mr David Gregory	Head of Special Projects Metropolitan Housing Trust	Paragraph	5.18	<p>A single combined heat and power plant would work for this site, however this is not necessarily the best or most efficient way of delivering power, and it cannot be combined with genuinely sustainable technologies such as solar heat panels. It would be worth re-phrasing these CPH clauses to ask for a sustainable energy strategy on a site basis that delivers an x% carbon reduction against a particular benchmark.</p>	<p>No Change</p> <p>Comments noted. The SPD sets out the aspiration to deliver a site wide CHP or as an alternative a series of smaller CHPs to provide the heating, cooling and power needs for the site. The recently adopted East of England Plan included Policy ENG1 which advises that before targets are set in Development Plan Documents, new</p>

					development of 10 or more dwellings (or 1000sqm non-resi floorspace) should secure 10% of their energy from de-centralised and renewable or low carbon sources.
Mr James Dale	Area Highways Development Control Manager Hertfordshire County Council	Paragraph	5.18	Further information is required regarding the CHP facility. Where will it be located, what type of vehicles are likely to require access and how many vehicles will the facility generate?	No Change  Comments noted - The SPD sets out the preferred location of the site wide CHP facility and notes that vehicles transporting material to the facility should be restricted.
Mr Russell Monck	Hertfordshire County Council	Paragraph	5.20	<p>Waste - The site is located within the wider 'Welwyn Garden City Industrial Area' which is an Employment Land Area of Search (ELAS223) within the County Council's Waste Site Allocations Preferred Options document. This is a site where waste uses could be considered acceptable and may be able to accommodate a sympathetic facility, which could be compatible with other surrounding B class uses.</p> <p>Waste Core Strategy Policy 3 – Allocation of Areas of Search and Specific Sites considers that industrial/employment sites, particularly those in urban areas, would be preferable to other sites, and in principle, considered acceptable to accommodate a waste facility, when using the sequential test set out within this policy. Hertfordshire highways consider that in principle, this site is acceptable to accommodate a waste facility, as the site benefits from direct access onto the main distributor road network</p> <p>The County Council is pleased to see that waste uses have been considered on this site and supports the approach taken by Welwyn Hatfield Borough Council in its attempts to promote waste minimisation. The fourth bullet point in paragraph 3.56 and the provision of a proposed recycling facility and combined heat &amp; power plant (CHP) plant on site, as stated throughout the draft document, and in particular paragraphs 5.18 – 5.21 are in line with the County's objectives for waste management.</p>	<p>Amend - Additional text to Policy Framework and Resource Management Facility</p> <p>Agree. Will include reference to the Hertfordshire County Council Minerals and Waste Local Plan and the need to discuss the provision of any waste facility with Hertfordshire County Council.</p>

It is therefore essential that the Borough Council works in close partnership with the County Planning Authority at every stage of the process to assess the precise nature of proposed new facilities on the site. The detail of such new facilities will reveal whether it should be the Borough or County Council who determine future planning application(s) in this respect. As such a facility could be determined at County level, references to the adopted Waste Local Plan and documents contained within the emerging waste local development framework should be mentioned in section three of the SPD.

Mr David Gregory	Head of Special Projects Metropolitan Housing Trust	Paragraph	5.20	The local recycling facility is adjacent to the housing schemes. This will be smelly and disruptive, and will generate a lot of traffic movements. I'd prefer not to have a recycling facility on site, or to have it off Broadwater Rd if there is no alternative.	Amend - review Masterplan Layout  Comments noted. Policy WM6 (Waste Management in Development) of the East of England Plan advises that within major developments provision should be made for waste management facilities to enable the sustainable management of waste through innovative approaches to waste reduction, recycling and management. However, there will be a review of the Masterplan Layout to ensure that potential conflict between different land uses is minimised.
Mr David Gregory	Head of Special Projects Metropolitan Housing Trust	Residential Development		How far down the list is affordable housing. Apart from the aesthetic considerations of matching the southern end of the site with the neighbouring developments, the masterplan implies flats of 4 - 5 storeys.  It may be difficult to create a secure and active street frontage at ground level, for flats.	Amend - Additional text on Residential Development  Agree in part. There is no policy basis on which to set a price for any affordable housing requirement. Will include additional text to highlight

Mr Ron Dunning

Development Manager  
YMCA

Residential Development

It would be useful to mention that the affordable housing has to be built to certain space, amenity and environmental standards to meet grant requirements. It might also be helpful to have the affordable housing built in one place rather than dotted around the site.

It would also be a good idea to set price that was to be paid for the affordable housing (as a non negotiable price), to ensure that it is actually affordable, e.g. a price to be paid by a registered housing association for one- to four bedroom rented flats and houses, and a price to be paid for one and two-bedroom shared ownership flats.

Comment summarised as:

Broadly support the aims and statements provided in the report on the provision and type of accommodation to be offered on the development.

Note the draft SPD refers to a minimum of 30% affordable housing provision and state that this must be the minimum achieved. Consider that it is important to provide a wide range of unit sizes and styles from studio flats through to some 4/5 bed sized houses. Consider that there is a growing demand from single person households which should be factored into the type of units provided.

Consider that within the affordable provision it is essential that a good mix of tenure type but that this must not be weighed in favour of shared ownership as there are many single and low income couples who have little chance of accessing these type of units.

Strongly favour a pepper-pot approach to the provision of affordable housing across the development (rather than creating ghettos of social housing separated from the privately owned sections) to ensure a real mixed community across the area.

Consider it important that the provision of Special Needs Housing in the development area is in accordance with Section H9 of the Welwyn Hatfield District Plan.

the need to meet Housing Corporation Scheme Development Standards should grant be required. The final proportion of affordable housing and the location of affordable housing will be a matter for consideration at planning application stage where the need to prioritise affordable housing will be considered against the other development objectives of the SPD.

Amend - Additional text on Residential Development

Comments noted - The mix and location of affordable housing will be considered at planning application stage. Additional text will be added to clarify that the provision of special needs housing would be considered in line with the housing policies in the District Plan and the objectives of the SPD.

Are an existing major provider of Supported Housing in the district and would like to work with the council to develop such accommodation under a planning gain agreement with some of the potential developers for the area.

Tunde Osomo	Development Officer Moat Housing	Residential Development		Overall, the general commercial cum residential approach is fine however there are concerns on proposal for tenure mix for the residential units, which was not detailed in the document. It is important that a mixed tenure approach is utilised and the process of pepper-potting is dealt with sensitively.	No Change  Comments noted. This would be a matter for consideration/negotiation at the planning application stage.
Mr Russell Monck	Hertfordshire County Council	Paragraph	5.25	It is likely that the housing mix on the site will need to be informed by the emerging Strategic Housing Market Assessment (SHMA) for the six Local Authority Districts that include Welwyn Hatfield.	No Change  Comments noted. The Housing Needs Survey is still relevant , however, findings from the SHMA, where relevant, will be taken into account.
Mr Brian Wilson	Secretary Welwyn Hatfield Access Group	Paragraph	5.25	The prevailing conditions indicate there is a higher than average level of persons aged 16-74 and that there is both economic and education deprivation. Any development will not magically change this but housing development for either rent, purchase, shared ownership and housing association will provide homes for many in the area in which they were born and grew-up in.  The preferred option recommends 30% of housing be built as affordable homes rather than the initial 40% recommendation. It is requested that the 40% guideline be rigorously applied.	Amend - Additional text on Residential Development  Comments noted. Whilst the Housing Needs Survey highlights that a target sought for affordable housing should be 40%, the relevant planning policy advises that the Council will seek to negotiate a proportion of affordable housing which as a minimum should comprise of 30% subsidised housing. More recently, the adopted East of England Plan has set out an affordable housing target of 35% will be reflected in the SPD.
Mr Paul Cronk	Home Builders Federation	Paragraph	5.27	The Lifetime Homes standard has no status as far as town and country planning legislation is concerned. The HBF considers that this is largely a matter dealt with by way of Part M of the building	Amend - Additional text on Residential Development

				<p>regulations. Whilst it may be appropriate for authorities to seek to negotiate with developers for a proportion of dwellings to be built to lifetime homes standards it is considered unwarranted to require a specific percentage to be built to such standards. Furthermore Lifetime Homes standard provision does result in a reduction in overall site density given the additional space requirements inherent in its design.</p>	<p>The SPD highlights the need to consider Lifetime Homes design standards. Further text to be provided which refers to saved policy H10 of the District Plan which notes that on schemes of 5 dwellings or more the Council will seek to secure a proportion of dwellings to be built to Lifetime Homes standards.</p>
Mr Brian Wilson	Secretary Welwyn Hatfield Access Group	Paragraph	5.27	<p>The SPD mentions Lifetime Homes Standards but offers no assurances that a percentage of the new dwellings will be built to this standard. It is requested that an agreed percentage of all new dwellings are built to this standard.</p>	<p>No Change</p> <p>Comments noted. This would be a matter for consideration at planning application stage. Saved Plan Policy H10 (accessible housing) advises that on all residential developments involving 5 or more dwellings, the Council will seek to negotiate that a proportion are built to Lifetime Homes standard.</p>
Mr Russell Monck	Hertfordshire County Council	Paragraph	5.28	<p>As one of (all) the Hertfordshire Districts contributing to Building Futures - A Hertfordshire Guide to Sustainable Development you will no doubt be aware of the need to promote this initiative alongside the Code for Sustainable Homes.</p>	<p>Amend - Additional text on Policy Framework and Design Guidance</p> <p>Agree. Building Futures is a useful source of additional advice/information on the promotion of sustainable development. Reference to be included in the chapters on Policy Framework and Design Guidance.</p>
Mr Paul Bryant	Assistant Planning Officer East Of England Regional Assembly	Paragraph	5.30	<p>The emerging RSS sets a target of at least 10,000 new homes but does state that the site should provide for a mix of dwelling sizes and types and that this should reflect local need, both in the present and the future.</p> <p>From the land uses diagram on pg 36 and information in para 5.47 the site has potential to deliver some 1,100 residential units. The WH LDF Annual Monitoring Report 2006/2007 (App B, pg 84)</p>	<p>Amend - Additional text on Policy Framework and Residential Development</p> <p>Comments noted. The affordable housing target of 35% is set out in the adopted East of England Plan and will be reflected in the SPD.</p>

suggests that this figure might be lower at 900.

Other comments noted.

Given that either projection equates to some 10% of the overall district housing target the draft SPD should be much clearer as to the exact level of provision it hopes to achieve.

Para 5.25 states that the proportion of type and mix of affordable housing will be informed by the latest housing need survey. District Plan Policy H7 stipulates a minimum of 30% affordable housing whilst the WH Housing Needs Survey 2004 recommended that the target sought for affordable housing should be 40%.

The Further Proposed Changes document sets out an expectation that some 35% of all housing coming forward will be affordable. This figure should be adopted as a minimum and incorporated into the draft SPD.

No mention is made of accommodation being provided for the Gypsy and Traveller community. The potential for the site to provide 'pitch' accommodation is, perhaps, limited and therefore this is not considered to be a conformity issue.

The promotion of water efficiency measures is identified as a key element of the Masterplan (see para 5.3) but it is unclear how this will be achieved, other than through the planned adoption of relevant building code standards (see para 5.30 & 5.51).

If, as a minimum, Code Level 4 is adopted for all residential development and BREEAM Excellent Rating for non-residential development then regional water efficiency targets as set out in policy WAT1 should be achievable.

George  
Wimpey  
North  
Thames

DPP

Paragraph

5.30

The draft SPD needs some clarification in this respect. In the summary of key elements it states "Aim for Code Level 4" and in para 5.30 it reports the code "seeking a minimum of code 4". To clarify this matter we would suggest "aiming for" is the advice which best reflects current guidance, which currently only requires code 3 on publicly funded dwellings. To aim for code 4 for all dwellings is in fact a significant increase over and above current standards. To avoid any doubt, we recommend that the code level for this site should reflect the current guidance publicly available at that time.

Amend - Revised text on Residential Development

Comments noted. The SPD is not setting a policy but is promoting the opportunity to deliver sustainable development and advises that residential development could achieve Code for Sustainable Homes Level 4. However, the text

					will be amended for the purposes of clarification.
Mr David Gregory	Head of Special Projects Metropolitan Housing Trust	Paragraph	5.30	Code level 4 for all residential development is quite high, in clause 5.30. If you want the site to deliver other things, this might have to be downgraded for the private flats.	No Change  Comments noted - there is the opportunity to achieve Code Level 4 of the Code for Sustainable Homes, however, this is not a requirement but an aspirational target.
Mr Sadiq Haq		Mixed/flexible use		Comment summarised as:  Attended the public consultation event at the Woodhall Community Centre. Wish to express the concerns of the local Muslim community and note that there is a significant Muslim population in the area. Consider that a community centre is a need of the local Muslim community which would fulfil the need felt by the youth, elderly and the disabled.	Amend - Additional text on Mixed/Flexible Use  Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.
Mr Ron Dunning	Development Manager YMCA	Mixed/flexible use		Comment summarised as:  The provision of adequate community facilities within the development is essential. These must encompass all ages and faiths.  Advise that the YMCA is experienced in providing, developing and operating such facilities and would welcome the opportunity to create and operate the Community facilities. Consider that the provision of a new purpose built YMCA would be welcomed by the Community and could offer a range of facilities from a coffee bar, childcare provision, children's activities, IT training, advice services, youth facilities, activities and other leisure facilities.  Consider that there is a place for accessible and affordable community leisure facilities within the site to serve both the local	No Change  Comments noted. The SPD makes reference to the fact that the YMCA are seeking to expand their operations in the town.

workers, the new residents of the Broadwater development and the existing Peartree estate.

Advise that there are many excellent examples of YMCA run community leisure facilities across the world – many of them include swimming / leisure pools - and YMCA would be willing to share this expertise with the Council to help develop a facility. Note that it will be essential to explore all types of funding arrangements for both the capital and revenue elements of such provision.

Endorse the general principles contained in the submission from the Welwyn Hatfield Inter Faith Group response and suggest that the multi faith aspects of the SPD document could be incorporated into a modern YMCA facility.

With regard to other leisure / retail provision, YMCA seek to encourage the council to include only those that promote a positive lifestyle, create a sense of community and avoid those that could lead to / increase the risk of addiction.

Mr Amin Ullah Khan	Director of Cultural, Education & Religious Events Welwyn Hatfield Islamic Society	Paragraph	5.32	<p>Member of the Welwyn Hatfield Interfaith Group responding on behalf of the Muslim community.</p> <p>Comment summarised as:</p> <p>Pleased that provision has been made in the draft SPD for community facilities that could potentially be used to meet the requirements of ethnic communities in Welwyn Garden City. Notes that the Welwyn Hatfield Islamic Society is a registered charity which has been working for forty years. Highlights that there is an urgent need for a place of worship in the area and that the provision of a community and cultural centre for the Muslim community has become a top priority.</p>	<p>Amend - Additional text on Mixed/Flexible Use</p> <p>Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.</p>
Mr Mohammed Idrees Qureshi	Trustee Welwyn Hatfield Islamic Society (WHIS)	Paragraph	5.32	<p>Comment summarised as:</p> <p>Advises that there is a need to provide a permanent place of worship for the Muslim community in Welwyn Garden City, as current facilities are inadequate. Requests that these requirements be considered in the context of the plans for Broadwater Road West.</p>	<p>Amend - Additional text on Mixed/Flexible Use</p> <p>Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use.</p>

					Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.
Mr John McKenzie	Secretary Free Church	Paragraph	5.32	<p>Comment summarised as:</p> <p>Church has been concerned at the lack of provision for young people in the town and have been actively involved in the 'Youth Hub' initiative of the YMCA. This is currently located in the town centre on a temporary basis (due to the impending redevelopment of Sainsburys) and consider that this site offers the opportunity for a new location - possibly as part of the mixed use blocks shown. Consider that this is an important requirement and that the provision of a 'youth shelter and a basket ball hoop' will not be sufficient on this site.</p> <p>The Church are aware that the Muslim community are looking for a facility but are concerned that this would not be available for use by other faiths. Consider that what is needed for the interfaith community is an office and library (which could be provided on this site or the town centre).</p> <p>Note the need for longer consultation timeframes if the whole congregation is to be involved.</p>	<p>No Change</p> <p>Comments noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre/youth hub would, in principle, be considered an appropriate use. Reference is made within the text to the need for a community venue which can be used by faith groups as well as the fact that the YMCA are seeking to expand their operations in the town.</p>
Mr ML Awan		Paragraph	5.32	<p>We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society.</p>	<p>Amend - Additional text on Mixed/Flexible Use</p> <p>Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.</p>
Mr S Thalib		Paragraph	5.32	<p>We would like you to consider the requirements of the Muslim</p>	<p>Amend - Additional text on</p>

			Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	Mixed/Flexible Use  Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.
Mr Saqib Afghan	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	Amend - Additional text on Mixed/Flexible Use  Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.
Mr Irfan Ahmed	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	Amend - Additional text on Mixed/Flexible Use  Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.
Mr Zakaria	Paragraph	5.32	We would like you to consider the requirements of the Muslim	Amend - Additional text on

Mahmood			Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	Mixed/Flexible Use  Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.
Mr M F Zahar	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	Amend - Additional text on Mixed/Flexible Use  Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.
Mr Ejaz Shaikh	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	Amend - Additional text on Mixed/Flexible Use  Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.

Mr Anwar Khan	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	<p>Amend - Additional text on Mixed/Flexible Use</p> <p>Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.</p>
Mr M S K Choudhry	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	<p>Amend - Additional text on Mixed/Flexible Use</p> <p>Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.</p>
Mr J Akhtar	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	<p>Amend - Additional text on Mixed/Flexible Use</p> <p>Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.</p>

Mr Sadiq Shaikh	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	<p>Amend - Additional text on Mixed/Flexible Use</p> <p>Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.</p>
Mr Qaiir Fiaz	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	<p>Amend - Additional text on Mixed/Flexible Use</p> <p>Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.</p>
Mr Anayet Karim Chowdhary	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	<p>Amend - Additional text on Mixed/Flexible Use</p> <p>Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.</p>

Mr Adil Zargar	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	<p>Amend - Additional text on Mixed/Flexible Use</p> <p>Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.</p>
Mr Sadiq A Haq	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	<p>Amend - Additional text on Mixed/Flexible Use</p> <p>Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.</p>
Mr Mohammad Raza Khan	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	<p>Amend - Additional text on Mixed/Flexible Use</p> <p>Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.</p>

Mr M A Jalawi		Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	Amend - Additional text on Mixed/Flexible Use  Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.
Mr Naveed Anis Khawaja	Trustee Welwyn Hatfield Islamic Society	Paragraph	5.32	Comment summarised as:  Highlights the need for a place of worship and additional community facilities for the Muslim community in WGC. Outlines why a mosque is required, the role of the mosque in the Muslim community and requests that these issues are considered in relation to the planning of sites in Welwyn Garden City.	Amend - Additional text on Mixed/Flexible Use  Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.
Dr Naim Hosein		Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	Amend - Additional text on Mixed/Flexible Use  Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.

Mr Abdul Luwes	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	<p>Amend - Additional text on Mixed/Flexible Use</p> <p>Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.</p>
Mr M Z Rahaman	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	<p>Amend - Additional text on Mixed/Flexible Use</p> <p>Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.</p>
Mr Sohail Ali Khan	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	<p>Amend - Additional text on Mixed/Flexible Use</p> <p>Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.</p>

Mr Muhammad Mubbshar	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	Amend - Additional text on Mixed/Flexible Use  Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.
Mr Sayed Ahmed	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	Amend - Additional text on Mixed/Flexible Use  Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.
Mr Amir Malik	Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	Amend - Additional text on Mixed/Flexible Use  Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.

Mr M A Shahdad		Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	Amend - Additional text on Mixed/Flexible Use  Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.
Mr F Eckbarah		Paragraph	5.32	We would like you to consider the requirements of the Muslim Communities in Welwyn Garden City and Hatfield as already communicated to you by the Executive Committee of the Welwyn Hatfield Islamic Society	Amend - Additional text on Mixed/Flexible Use  Comments Noted. The SPD provides c 8,000sqm of floorspace of mixed use floorspace and a community centre would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a community facility from the local Muslim community.
Mrs Christine Novelli	Chair Welwyn Hatfield Interfaith Group	Paragraph	5.32	Comment summarised as:  Consider that the document does not give a clear view as to the provision of 'multi faith group facilities'. Express support for such a statement but query whether this means shared places of worship or quiet spaces for reflection in the open air or a base/venue for multi faith activities ? The Welwyn Hatfield Inter Faith Group would be willing to add further input into developing any such proposals and note the need for a suitably located office/library for the group to use as a base.  The group express support for the inclusion of open space for quiet reflection as part of the masterplan, plus the philosophy of engendering a community spirit.	No Change  Comments noted. The SPD highlights the need for a community venue which could be used by faith groups and is not expressly stating a particular type of facility. The details of any such facility would be considered further at planning application stage where further consultation with the Welwyn Hatfield Inter Faith Group would be undertaken.

Tunde Osomo	Development Officer Moat Housing	Paragraph	5.32	Any day care facilities nearby? If not, you may consider ring fencing one for the site. It will prove very popular especially for residents using the station, working in town and coming in to the employment hub.	No Change  Comments noted. The SPD makes provision for 8,000sqm of mixed use floorspace and a new day care facility would be considered an appropriate use.
Mr David Gregory	Head of Special Projects Metropolitan Housing Trust	Paragraph	5.34	There are a lot of blocks with private flats at ground level.	No Change  Disagree. The masterplan notes those blocks which are wholly residential as well as those with residential on upper floors only but has been based on a mix of residential unit types.
Mr Brian Wilson	Secretary Welwyn Hatfield Access Group	Paragraph	5.35	There is already existing or planned in close proximity to this site vacant/empty light industrial, office, general industry and storage/distribution stock. Why do we need any more?	No Change  Comments noted. The Council is concerned to husband reserves of employment land to ensure that there continues to be enough land and floorspace in the borough, in the right locations and of the right quality to provide jobs for local people, maintain a diversity of types of employment and accommodate the requirements of local businesses and firm seeking to locate in the area. Future policy on the Council's approach to employment land and floorspace will be set out in the Local Development Framework and be informed by the London Arc Hertfordshire Employment Land Review.
Tunde Osomo	Development Officer Moat	Paragraph	5.35	Opportunity to increase employment and training for locals - run a Construction Skills apprenticeship scheme or work with partners like Moat that are committed to Construction Skills who run	No Change  Comments noted. This is not a

	Housing			schemes of this nature on all their major schemes.	matter for this SPD.
Mr. Roy Warren	Senior Planning Manager Sport England	Leisure Use		The content of this section is broadly supported. Reference should be made to the Hertfordshire Sports Facility Strategy (2008) if appropriate to inform leisure facility provision in the development, particularly fitness centre provision.	Amend - Revised text on Leisure Use and additional text on Planning Policy Framework  Agree. Reference will be made to the Active Hertfordshire Sports Facility Strategy (2008) in the chapter on Planning Policy Framework and the text on Leisure Use will be amended to refer to any relevant technical studies prepared by the Council and its partners.
Mr Nigel Quinton		Paragraph	5.36	The Leisure and Community Review should not be the only point of departure for this issue. As previously reported, this was a flawed study that used inappropriate methodology to assess the needs - especially in ignoring the plight of people reliant on public transport, or of schools struggling to fit swimming into a crowded timetable.	No Change  Comments noted. Following publication of the Leisure and Community Review the Council responded to critiques of the report and sought to explain the methodology used.
Mr Stuart Clewlow		Paragraph	5.36	Comment summarised as:  Member of Welwyn Garden City Swimming Club  Site provides the opportunity to provide something unique and attractive for the town. Considers that there is a need for a swimming pool/ water park in Welwyn Garden City and that this site would be a good location for such a facility. The proposed CHP could provide an energy source for the pool and given the site's accessible location parents would feel comfortable leaving there children whilst shopping in town. Does not consider that a gym would meet the needs of the public as a whole in the same way as a pool.	Amend - Additional text on Leisure Use  Comments noted. The SPD provides c 9,000sqm of floorpsace of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a swimming pool from consultees.
Mr Paul Bryant	Assistant Planning Officer East Of England	Paragraph	5.36	The indications are that some limited 'on-site' leisure and recreational facilities are being considered, e.g. a gym and the provision of children's play space to meet the National Playing Fields Association's minimum standards.	Amend - Additional text to Public Realm  Agree. The SPD includes design

	Regional Assembly			Whilst the proximity of the town centre and its potential to meet the wider leisure and cultural needs of the sites residents cannot be ignored, consideration could be given to the provision of other forms of public art that would help create a sense of identity and place.	guidance on character, legibility and the public realm all of which could include the use of public art to help foster a sense of identity and place. Additional text to be included on opportunities for public art.
Mr Malcolm Cowan	Welwyn Rail Users Group	Paragraph	5.36	Requests that provision for swimming is made an explicit demand in the SPD.	Amend - Additional text on Leisure Use  Comments noted. The SPD provides c 9,000sqm of floorspace of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a swimming pool from consultees.
Dr K B Everard	Trustee Welwyn Hatfield YMCA	Paragraph	5.36	Considers that there are at least four headings under which statements relevant to swimming appear in the draft SPD - Leisure Facilities, Facilities for Children and Young People, Health and Transport and puts forward an argument for the provision of a swimming pool on this site in relation to each of these topics.  Notes the counter arguments for a swimming pool in WGC and how these could be overcome. Makes reference to the use of external funding sources to bridge the gap on costs concerns.	Amend - Additional text on Leisure Use  Comments noted. The SPD provides c 9,000sqm of floorspace of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a swimming pool from consultees.
John Lewis Partnership	GVA Grimley	Paragraph	5.36	Comment summarised as:  Consider that the wording of the text relating to leisure uses should be amended to enable greater control over the type and scale of ancillary uses deemed acceptable for the following reason.  The definition of leisure is open to interpretation. The draft SPD makes reference to a possible cinema and a gym but the document could also be interpreted to mean leisure uses such as restaurants	Amend - Delete text on Other Land Uses. Revise text on Mixed Use and Leisure Uses  Agree. Retail is not an appropriate land use for the site, however, it is considered that small scale ancillary retail may be appropriate. The text on leisure and mixed use land uses

				and drinking establishments within Class A. The draft SPD clearly highlights lack of demand for a cinema or gym and the wording of the text could instead encourage a larger scale of ancillary A3/4 or 5 uses. The reference to 'leisure uses' should be more tightly refined to restrict Class A uses.	will be revised to clarify the Council's approach to ancillary uses and to provide a tighter definition of appropriate uses.
Mr John Aughton		Paragraph	5.36	<p>Comment summarised as:</p> <p>Query why the Council has ignored the opportunity to address the lack of a swimming pool for WGC and considers that this is a critical opportunity to provide such a facility.</p> <p>Considers that the provision of such a facility would:</p> <ul style="list-style-type: none"> <li>- Meet the requirements of CLT2 of the District Plan.</li> <li>- Meet the objectives for innovative use, general public access, and a meeting place for young people.</li> <li>- Be at a reduced cost if a CHP is achieved.</li> <li>- Be invaluable for all residents of WGC in terms of health and access.</li> </ul> <p>Considers that the Council pays lip service to its own planning objectives.</p>	<p>Amend - Additional text on Leisure Use</p> <p>Comments noted. The SPD provides c 9,000sqm of floorspace of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a swimming pool from consultees.</p>
Mrs Christine Novelli	Chair Welwyn Hatfield Interfaith Group	Paragraph	5.36	<p>Comment summarised as:</p> <p>The IFG espouses the concept of whole person development and would wish to see this reflected in the Broadwater Road West development. The IFG would endorse any type of facility that promotes a healthy lifestyle and creates a sense of community, avoiding those that could increase the risk of addiction.</p> <p>The IFG supports the view expressed in paragraph 3.51 that what is required is 'not a leisure park, but something more in keeping with Welwyn Garden City's heritage' and consider that this would be an ideal location for a swimming pool.</p> <p>The IFG recommend that a wider definition of health is used i.e. not only physical but emotional and spiritual, likewise in considering</p>	<p>No Change</p> <p>Comments noted.</p>

sport the wider European definition should be used rather than that preferred by DCMS which emphasises Olympic sports only.

Mr John McKenzie	Secretary Free Church	Paragraph	5.36	<p>Comment summarised as:</p> <p>Concerned that the opportunity should be taken to increase the leisure opportunities available in the town which would be affordable to users (particularly young persons). Consider that there is a need for a swimming pool in the town and that this could be combined with other community uses e.g. cites a pool in Southampton which also has a young peoples sexual health centre.</p>	<p>Amend - Additional text on Leisure Use</p> <p>Comments noted. The SPD provides c 9,000sqm of floorspace of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text will be added to highlight the consultation responses on the demand for a swimming pool from consultees.</p>
Mr Nigel Quinton		Paragraph	5.38	<p>Consideration should also be given to the provision of Multi Use Games Areas (MUGA) as are currently being installed in St Albans District.</p>	<p>Amend - Additional text on Open Space and review Materplan Framework</p> <p>Comments noted. The SPD seeks to provide facilities for young people and there could be an opportunity for a Multi Use Games Area. Having assessed the design guidance produced by Sport England in relation to the location, design and maintenance of Multi Use Games Areas this would require a specific approach to design and may only be appropriate with the delivery of other leisure/community facilities so that the issues of access, maintenance, changing rooms etc can be addressed and so the masterplan framework will also be reviewed.</p>
Mr. Roy	Senior	Paragraph	5.38	<p>Objection is made because no reference has been made to the</p>	<p>No Change</p>

Warren	Planning Manager Sport England			<p>need to make provision for outdoor sport. Policy OS2 (Playing Pitch Provision) of the Local Plan confirms that in areas where there is a lack of playing pitch provision, substantial new developments will be expected to contribute toward the provision of such facilities. The site will include substantial new housing which will place demand on outdoor sports provision. The SPD should confirm that an appropriate off site contribution towards the provision or enhancement of playing pitches will be sought in accordance with policy OS2. A departure to this policy would only be justified if it could clearly be demonstrated that there are no deficiencies of playing pitch provision in Welwyn Garden City. As there is not a PPG17 compliant strategy for the area in place which demonstrates this Sport England would expect provision to be made through this development.</p>	<p>Comments noted. The Council has completed a PPG17 compliant audit of playing pitches in the borough and there is not considered to be a deficiency of provision in Welwyn Garden City. Accessibility to some of these pitches from the northern part of the site would, however, be significantly improved by the provision of an enhanced or replacement footbridge and adds further weight to the requirement of a planning obligation to improve this facility.</p>
Mr Ron Dunning	Development Manager YMCA	Paragraph	5.39	<p>Comment summarised as:</p> <p>Note that the draft SPD makes it clear that there is an intention to meet the needs of young people in the district. The plan recognises that “Recreational spaces for young people’s play, sports, quiet reflection and general relaxation will be of utmost importance. (5.78)” It is reported that this development may, “as a minimum, include the provision of a teenage shelter as a meeting area with provision for other appropriate activities such as a basketball hoop. (5.39)”</p> <p>Consider that a genuine opportunity is being presented. Advise that separate studies have been undertaken within the district, both of which have reached the same conclusion. The WH District Children’s Trust Partnership (DCTP) has identified teen pregnancy, obesity, insufficient “positive things to do” and those not in education, employment or training as requiring priority action throughout 2008-2009. The YMCA Central Herts also undertook a series of interviews with young people, which concluded that young people would like a facility that would accommodate their socialising, an accessible venue for sport and opportunities to explore musical interests.</p> <p>Notes that the WH Children &amp; Young People’s Plan (CYPP) states that young people should engage in more physical activities and healthy lifestyle training in order to tackle obesity - the YMCA has</p>	<p>No Change</p> <p>Comments noted. The SPD seeks to promote an approach to open space and the provision of youth facilities. The masterplan includes 8000sqm of mixed use floorspace and the development of a youth venue would be considered an appropriate use. Reference is made to the fact the YMCA are seeking to expand their operations in the town and that this would be a potentially suitable site.</p>

also found young people want to be involved in more sport. The DCTP suggests that young people need more “positive things to do”. The YMCA intends to provide a venue that would be a positive place for young people to attend, with opportunities for participation in music, skills and life style training and community facilitation. It is intended that this service will serve all young people within the district, with a specific focus on those who are not in education, training or employment and those who are heading towards this status.

Suggest that YMCA and Herts County Integrated Youth Support Service (IYSS) would partner together to respond to the needs of young people in the district.

Consider that there is the opportunity to use government funding to create a purpose built youth venue, designed to meet the needs of young people locally, as well as pioneer a national model for youth provision.

Mr Tony Rivero	Network Rail	Paragraph	5.41	We would take issue with the comment in paragraph 5.41 relating to other rail uses. We can confirm that the existing railway sidings are still required for maintenance purposes, but we do not foresee any requirement for freight facilities in this location.	Amend - revise text on Other Uses  Comments noted. Will revise text on rail related uses.
John Lewis Partnership	GVA Grimley	Paragraph	5.42	<p>Comment summarised as:</p> <p>Concern raised at the specific wording of the draft SPD and implications for potential development opportunities in the future in an out of centre location. They express a strong support for resisting retail development on the site.</p> <p>They do not object to the general land use allocations and small scale ancillary retail, however, there are concerns at the wording of the text in the draft SPD. Consider that the wording of the text relating to retail and other uses should be amended to enable greater control over the type and scale of ancillary uses deemed acceptable for the following reason.</p> <p>The draft SPD appears to restrict the definition of 'other uses' to small scale ancillary retail, but there are no thresholds for the scale of development or size of unit. Concern is expressed that this would not prevent proposals for large scale A1 retail development with a</p>	<p>Amend - Delete text on Other Land Uses. Revise text on Mixed Use and Leisure Uses</p> <p>Agree. Retail is not an appropriate land use for the site, however, it is considered that small scale ancillary retail may be appropriate. The text on leisure and mixed use land uses will be revised to clarify the Council's approach to ancillary uses and to provide a tighter definition of appropriate uses.</p>

Waitrose Ltd	Barton Willmore	Paragraph	5.42	wider range of cafes/takeaways and drinking establishments than originally envisaged.	Amend - Delete text on Other Land Uses. Revise text on Mixed Use and Leisure Uses
				<p>In the adopted Local Plan, the site is located within an identified employment area. Policy EMP3 of the adopted Local Plan identifies the site for mixed use development, consisting primarily of employment, housing, leisure and rail-related uses. Importantly there is a presumption against retail.</p>	<p>Agree. Retail is not an appropriate land use for the site, however, it is considered that small scale ancillary retail may be appropriate. The text on leisure and mixed use land uses will be revised to clarify the Council's approach to ancillary uses and to provide a tighter definition of appropriate uses.</p>
				<p>In our view this statement (paragraph 5.42) is of considerable concern as it could lead to an unspecified amount of A1/ A3/ A4/ A5 uses on the site, albeit that the A1 uses should be 'small scale and ancillary to any leisure/ community use'. If the wording of this para remains unchanged in the final version we suggest that the Council may be 'leaving the door open' to proposals for a significant amount of retail, restaurants and cafes, takeaways and drinking establishments on the site.</p>	
				<p>In addition we note that in terms of leisure uses, the masterplan for the site refers to cafes as an example of a leisure use. This is rather misleading and could mean that a significant proportion of the 9,000 sq m leisure use allocation is proposed for large A3, A4 and A5 establishments.</p>	
				<p>Further to this, if the principle of A3, A4 and A5 uses is established on the site, such uses could be changed to A1 or A2 uses under the terms of the general permitted developments (amendment) order 2005. Ultimately this could severely undermine the vitality and viability of WGC Town Centre.</p>	
				<p>In our view the Council should be looking to ensure that any proposals for retail on BWRW are small scale in order to protect the vitality and viability of the town centre. The restriction of future changes of use should also be referred to in the SPD.</p>	
				<p>We suggest that the wording of para 5.42 be altered to read</p>	
				<p>Policy EMP3 does not include retail as an appropriate land use and it is therefore considered that only small scale ancillary retail and food and drink establishments may be appropriate where they are supporting a leisure/ community use.</p>	

				<p>We also suggest that an additional para is inserted into the document stating that the Council will restrict any future changes of use from A3/A4/A5 uses to A1/A2 uses in order to protect the vitality and viability of WGC town centre.</p>	
Sainsbury's Supermarkets Ltd	Indigo Planning	Paragraph	5.42	<p>The SPD fails to provide a cap on the amount of retail floorspace that would be deemed appropriate, or provide a definition of the scale and type, which in our opinion is necessary. Given the location of this area i.e., outside the town centre, it would be prudent to provide greater clarity on the amount of acceptable retail floorspace to ensure the future vitality and viability of the town centre is maintained. Clearly, any large scale retail development should be directed to the town centre and would not be appropriate on the Broadwater Road West site.</p> <p>Greater clarity in terms of appropriate ground floor uses at 5.124 is needed and should be detailed within the SPD.</p>	<p>Amend - Delete text on Other Land Uses. Revise text on Mixed Use and Leisure Uses</p> <p>Agree. Retail is not an appropriate land use for the site, however, it is considered that small scale ancillary retail may be appropriate. The text on leisure and mixed use land uses will be revised to clarify the Council's approach to ancillary uses and to provide a tighter definition of appropriate uses.</p>
Mr Ron Dunning	Development Manager YMCA	Paragraph	5.42	<p>Comment summarised as:</p> <p>Note the SDP document is virtually silent on retail offering. Consider that with the proposed number of residential units and an employment zone, careful consideration needs to be given to the provision of suitably located retail shops to enable the day to day needs of workers and residents to be met (thus avoiding the need for car journeys).</p> <p>Consider this should be provided through encouraging mini-supermarkets, village style bakers and butchers and restaurants, however, given the close proximity of the development to the Howard Centre major High Street Fashion brands would not be needed.</p>	<p>No Change</p> <p>Disagree. The SPD will supplement saved Plan Policy EMP3 which identifies the site for mixed use development comprising of employment, housing, leisure and rail related uses. Retailing is not an appropriate land use.</p>
Ms Rachel Keen	Major Projects Officer The Environment Agency	Paragraph	5.45	<p>The density and layout of the development should also be informed by the impacts of climate change on the volumes of surface water leaving the site. Current projections indicate up to 30% increase in peak rainfall intensities to 2115. Adequate space must be provided on the site to manage increased water volumes in a sustainable manner.</p>	<p>Amend - Additional text on Design Guidance</p> <p>Agree. The redevelopment of this site provides the opportunity to consider design features such as</p>

				Green roofs are known to ameliorate local temperatures and as such have a role to play in mitigating the impacts of climate change. Green roofs also provide flood risk and biodiversity benefits. Green roofs should be incorporated in the Masterplan Framework to aid the achievement of a highly sustainable development.	green roofs to help mitigate the impact of climate change. Will provide additional text to include reference to green roofs. Other comments noted.
George Wimpey North Thames	DPP	Paragraph	5.48	Whilst it is clearly set out in the draft SPD that it is the impact of the proposed development rather than its density which is the key issue, it would be clearer if the application of Policy H6 was clarified in respect of the site. In other words are its sustainable credentials sufficient to justify in excess of 50dph. If it is not and the relevant density is closer to 50dph, it will not be possible to deliver the scheme envisaged by the masterplan framework, i.e. perimeter blocks will have to be replaced with more standard suburban street patterns.	Amend - Revised text on Density of Development  Comments noted. The text on density will be clarified to provide a general indication of the site density that the masterplan has been considered at.
Mr Graham Goodall	Hertfordshire Biological Records Centre	Design Guidance		<p>Comment summarised as:</p> <p>Building Design - the design of new buildings should be as sustainable as possible.</p> <p>Water - grey water should be recycled and re-used. Rainwater should be gathered from roofs and used for flushing toilets and general use.</p> <p>Green Roofs - green roofs help with water management and can bring various benefits.</p> <p>Sustainable Drainage Systems - should be used to control run off, both from buildings and the local area in general. Urban storm water management is increasingly becoming a key issue. Controlling such waters with SuDS can provide/create 'green areas' with their associated wildlife benefits and recreational opportunities.</p> <p>Biodiversity - SuDS have the ability to deliver biodiversity by creating suitable habitats. However, any structures associated with SuDS should not trap or damage wildlife.</p> <p>Landscaping - there are opportunities to create areas of open space that will benefit biodiversity. This can be achieved by planting native</p>	<p>Amend - Additional text on Design Guidance</p> <p>Agree. The SPD should highlight the design potential for sustainable buildings on this site. Will provide additional text in relation to water efficiency, green roofs, biodiversity and sustainable drainage systems</p>

Spenhill  
Regeneration  
Ltd

DP9

Design  
Guidance

species of trees, shrubs and plants.

Comment summarised as:

Greater flexibility should be introduced into the SPD in terms of building heights and density.

In terms of height, Broadwater Road West is currently characterised by a number of tall and bulky buildings and is not visually sensitive in terms of views from in and around the site.

CABE and English Heritages document "Guidance on Tall Buildings" encourages local authorities in their development plan documents to identify suitable areas for tall buildings. Taking into account the criteria set out in the guidance, it is considered that Broadwater Road could be a suitable location for appropriately designed tall buildings.

Subject to preserving and enhancing the setting of the existed listed buildings, greater flexibility on building heights should be introduced into the SPD.

In respect of density, bearing in mind the sites highly accessible location, the SPD should maximise the amount of development on site. As presently worded, the SPD is unduly rigid and onerous in respect of its restriction on development in respect of density. It refers to adopted Local Plan policy H6, which allows for densities of close to or in excess of 50 dwellings per hectare in central areas with good accessibility.

Whilst policy H6 is suitable for the majority of the Borough, it is inappropriate for Broadwater Road West. The site is a major brownfield opportunity, unique within the context of Welwyn Garden City. It adjoins the town centre and lies within close proximity of the train station and bus services.

The above factors result in a site that provides one of the only possibilities to increase significantly increase densities in the Borough, which will be key to meeting the recently adopted EEP targets. The SPD should be amended to reflect this opportunity.

Amend – Revised text on Building Heights and Density of Development

Agree in part. The SPD recognises that this is a site where a high density development would be considered appropriate in accordance with saved plan policy H6. However, the SPD strives to set out that high density development should not be at the cost of high quality urban design. The text on density of development will be clarified. The SPD advises that the two listed structures should be incorporated as landmarks in the overall structure of the development and so the setting of these buildings must be considered as well as any sensitive views to them. However, the previous industrial character of the site is noted and the approach to building heights has been amended to allow for the introduction of key landmark buildings across the site. Nevertheless there will be a limit set generally prescribing that no building should be in excess of 5 stories so as to reflect the character of the area and protect the setting of the listed building and views from the conservation area.

Mr J S

Secretary

Design

Comment summarised as:

Amend - Additional text on

O'Reilly	Welwyn Garden City Society	Guidance		Character and Masterplan Framework
<p>Question the proposal to use the “industrial heritage as cue for form, character and identity”. Whilst sympathetic to the retention of the buildings that are listed it is not considered that their form should dictate the form, character and identity of the new buildings. Would rather see the Welwyn Garden City “ethos” reflected in these new building so as to build strong visual linkage between the town on each side of the railways track e.g. new buildings completed in brick rather than white render.</p> <p>Proposals do not provide a visual link (in terms of appearance of the built environment) between the east of Broadwater Road and the town centre/west side. The division of the town by the railways track has been a source of resentment by many people living on the east side and a strong visual link between the two would assist in reducing that division. Broadwater Road West provides that opportunity. Emphasizing the industrial heritage of the existing built area will continue the separation of the two sides of the town.</p> <p>Content with the wish to retain the listed structures whilst ensuring their sympathetic linkage to any new buildings reflect the Welwyn Garden City “ethos”. Consider this would highlight the dramatic nature some of this older industrial heritage.</p> <p>Concerned that the blocks of flats will be impersonal and lead to a ghetto like existence. Not convinced that the ratio of greenery and trees to the amount of built environment will be sufficient to create what we would like to see as a neighbourhood that reflects the town. Query what makes these proposals different?</p> <p>We are also concerned that the residential blocks will generate wind tunnels and lead to piles of litter and leaves in some areas that in practice will never get addressed. This is the situation that prevails on parts of the redeveloped Hatfield airfield site close to the Galleria.</p>				<p>Comments noted. SPD seeks to regenerate the site in accordance with adopted policy and ensure that the redeveloped site has a distinct character and identity that is not a pastiche of traditional Welwyn Garden City architecture which would not be considered appropriate for the site. SPD seeks to achieve high quality design and sets clear guidance on the provision of open space and landscaping to build upon the elements that contribute to the design of the garden city. However, will review masterplan and add additional text on character and masterplan framework.</p>
Ms Rachel Keen	Major Projects Officer The Environment Agency	Paragraph	5.50	<p>We support the aim to re-use and recycle construction materials, as much as possible within the development site to minimise waste management.</p> <p>No Change</p> <p>Comments noted.</p>

Herts Constabulary	Planner G L Hearn Holdings Ltd	Paragraph	5.62	<p>It is considered that further reference should be made to the principles of 'Safer Places' within para 5.62 and therefore the following amendments are suggested...</p> <p>The proposed urban grain of the site should be characterised by large blocks, continuous building lines and active frontages. Wide streets provide an opportunity for surveillance and tree planting which will play a crucial role in security and the micro-climate and street enclosure.</p>	<p>Amend - Additional text on Blocks</p> <p>Agree. The suggested amendment will be included in the text.</p>
George Wimpey North Thames	DPP	Paragraph	5.67	<p>The limitation of 5 storeys is noted, but should be applied to the whole site not just its north western corner. Such limitation on height should not be so prescriptive in a draft SPD, rather it should be established as an issue which can be judged best when agreeing the detailed design with the relevant landowner.</p>	<p>Amend - Revised text on Building Heights</p> <p>Agree. The issue of building heights across the site will be reconsidered.</p>
Herts Constabulary	Planner G L Hearn Holdings Ltd	Paragraph	5.69	<p>Reference should be made to 'Secured by Design' although this document has been acknowledged in para 5.69 in relation to streets, footpaths, play areas and parking areas. Herts Constabulary deem it necessary to broaden this out to the whole of the SPD in order to underline the design principles of this document in relation to all new developments within the BWRW area.</p> <p>Herts Constabulary also wish for the SPD to make specific reference for the need for developers to apply the standards of 'Secured by Design' and encourage them to apply for a Secured by Design Award for all developments.</p> <p>In addition to this Herts Constabulary also wish reference to be made to the need for design elements that mitigate where possible against the threat of terrorism. This would require consultation and liaison with Herts Constabulary and the national agencies at the earliest possible stage.</p>	<p>Amend - Additional text on Other National Strategies</p> <p>Comments noted. Reference to the standards set out by Secured by Design will be included along with an advice on consulting with Herts Constabulary prior to the submission of an application to ensue consultation and liaison at the earliest possible stages.</p>
Herts Constabulary	Planner G L Hearn Holdings Ltd	Paragraph	5.74	<p>In terms of the key features of the landscape and design for the SPD, it is considered paramount that to ensure liveable and safe spaces that are conducive to a sustainable community the following features are incorporated:</p> <p>Active frontages</p>	<p>Amend - Additional text on Quality of the Public Realm</p> <p>Agree. The suggested amendment will be included in the text.</p>

Well lit public spaces

Ms Rachel Keen	Major Projects Officer The Environment Agency	Paragraph	5.76	The provision of multi-functional green space should incorporate sustainable drainage methods such as ponds and swales which provide excellent flood risk, biodiversity and amenity benefits.	Amend - Additional text on Design Guidance  Agree. Additional text will be added to the masterplan framework with reference to the incorporation of sustainable drainage methods.
Ms Rachel Keen	Major Projects Officer The Environment Agency	Paragraph	5.81	Native tree species should be used where possible in line with policy D8. These will provide greater biodiversity benefit than the non-native tree species listed in this section.	Amend - Additional text on Landscape Detail  Agree. Reference to the use of native trees alongside the architectural tree planting listed in the text on Landscape Detail.
Mr Tony Rivero	Network Rail	Paragraph	5.81	With reference to landscaping as discussed in section 5.81 onwards, it should be remembered that although the indicative species are typical of the streetscene in Welwyn Garden City such species would not be appropriate for any landscape schemes adjacent to the operational railway. We would be looking for more hardy and resistant trees and shrubs such as Holly, Hawthorn and Buckthorn. Particular trees to avoid are Lime, Poplar, Sycamore, Rowan and Willow.	Amend - Additional text on Landscape Detail  Agree. Additional text will be included to highlight the preference for a different approach to landscaping adjacent to the railway line.
Mr Ron Dunning	Development Manager YMCA	Ease of Movement		Comment summarised as:  Consider the draft SPD places a strong emphasis on environmentally friendly transport links and solution which is a sensible approach given the close location of the site to both the railway station and the town centre. However, note that improvements to the road infrastructure around the area must not be overlooked along with adequate parking facilities for the residential and employment blocks.	No Change  Comments noted. The SPD seeks to promote a sustainable approach to movement both to and from the site and within the site. Guidance is included within the document on the approach to parking and transport infrastructure improvements.
Tunde Osomo	Development Officer Moat	Ease of Movement		The provision of pedestrian and cycle routes is commendable, which will add considerable value to being a town centre development. However there is a concern at the roads leading	Amend - Review vehicular routes within masterplan layout

	Housing			through the scheme. There is a need to have clear parking restrictions and traffic calming measures. Also an idea would be to consider making the street running at right angles to the railway by the open space to encourage movement between the blocks to the open space area and the employment hub.	Comments noted. The SPD seeks to promote a primary internal vehicular route and makes reference to the need to a variety of parking measures as well as the use of 'Home Zone' principles. Will reconsider the vehicular routes proposed and the location of open space.
Mr Brian Wilson	Secretary Welwyn Hatfield Access Group	Paragraph	5.95	According to the documents, the majority of the site is within 400m (5 mins walking time) of the town centre. This presupposes use of the pedestrian footbridge linking the site to the town centre. It must be understood that replacement of the facility is essential to any development of this site.	No Change  Comments noted. The SPD highlights that an enhanced or replacement bridge link is a key priority.
Mr Tony Rivero	Network Rail	Paragraph	5.95	<p>Comment summarised as:</p> <p>Network Rail recognise that a major advantage of the location is the ability to access the development direct from the Howard Centre and railway station and note the aspiration of both the Council and the County Council to provide a new footbridge.</p> <p>Network Rail recognise the advantages such a bridge would bring in relation to connectivity between the town centre and the development site but advise that the provision of such a bridge is of very little benefit to Network Rail and so would need to consider the commercial and operational implications of such a bridge. State a preference for the maintenance liability to be vested with the highways authority except for the staircases/lift access to the platforms.</p> <p>Network Rail advise of the difficulties in securing possessions on the East Coast Main Line and the substantial costs such possessions will incur (as an example, a rough cost would include £200 per minute to cover just the payments to Train Operating Companies for the possession). Consider it prudent to carry out an initial pre-feasibility study as to the overall viability of the scheme.</p> <p>Network Rail do, however, recognise that there are some advantages to the Train Operating Company in terms of developing</p>	<p>Amend - Additional text on Pedestrian Network</p> <p>Agree in part. The need to undertake a pre-feasibility study is supported as it is recognised that the viability of a replacement footbridge is dependent on various factors. The SPD cannot include a requirement for retail floorspace as this is not an acceptable land use. Other aspects of the brief have been reviewed e.g. density, building heights and distribution of land use. Reference to the additional opportunities for improved ticketing, drop off and cycle parking will be included in the text.</p>

a new eastern entrance. This could include possibilities for ticketing facilities and perhaps additional cycle parking and short stay/ kiss & ride car parking.

Setting aside operational considerations, Network Rail consider that the draft SPD is inflexible in its approach and that a prescriptive approach to land use, density and heights of buildings may not be able to achieve the objectives in the brief. Network Rail recommend that further flexibility should be introduced to the brief to recognise more realistically the aspiration to achieve a landmark footbridge link and that this may include a requirement for additional retail floorspace to achieve the aspirations of the brief.

Mr Russell Monck	Hertfordshire County Council	Paragraph	5.105	Statement is strongly supported by HCC Passenger Transport Unit.	No Change  Comments noted.
Mr Russell Monck	Hertfordshire County Council	Paragraph	5.106	It is accepted that bus service provision along Broadwater Road is currently limited in relation to evenings and at weekends. The SPD indicates that a requirement as part of the development will be that these need to be improved. The cost for this must be included within the S106 agreement over a five year period.	Amend - Additional text on Planning Obligations  Comments noted. The SPD seeks to highlight the key planning obligations that are known at this masterplan stage. Additional reference will be included to the clarify transportation obligations.
Mr Brian Wilson	Secretary Welwyn Hatfield Access Group	Paragraph	5.107	Bus services need to be improved.	No Change  Comments noted. The SPD highlights the need to improve bus services to the site.
Mr Russell Monck	Hertfordshire County Council	Paragraph	5.107	It is agreed that bus stops/shelters and crossing facilities should be upgraded and possibly redistributed as part of the development proposals to ensure that requirements of DDA specifications are fully met and is to be included within the S106 agreement. This will also need to include for capacity increases at the Bridge Road/Broadwater Road junction and possibly the existing stops located at Bridge Road.	Amend - Additional text on Planning Obligations  Comments noted. The SPD seeks to highlight the key planning obligations that are known at this masterplan stage. Additional reference will be included to the clarify transportation obligations.

Mr James Dale

Area Highways Development Control Manager Hertfordshire County Council

Paragraph

5.109

Vehicular Routes

Figure 5.11 shows a primary internal vehicular route linking the development to Bridge Road. We understand this is an existing access that historically served the existing use. However, the road layout as shown will allow vehicles to 'rat run' through the site to avoid the signal controlled junction at Broadwater Road/Bridge Road. We agreed that pedestrian and cycling links should be maintained but we would advise closure to all other vehicles.

Further clarification of the residential street layout (Figure 5.11 vehicular Connections) is required. Paragraph 5.110 states that 'the Highway Authority would suggest the layout should have minimal access directly on to Broadwater Road'. Figure 5.11 implies that vehicles will have access to Broadwater Road from the Residential Street network. We would suggest that this arrangement is reconsidered to only allow pedestrians and cyclists access to Broadwater Road at these junctions.

#### Road Adoption

The extent of the proposed adopted highway must be established at an early stage. The combination of different developers and different development phases will require a consistent approach. At this stage the Highway Authority would suggest that the Primary Internal Route (vehicular) as shown in Figure 5.11 would be the appropriate adopted highway network.

Figure 5.12 shows a typical street scene. It should be recognised that there appears to be two distinct hierarchies of roads in the design, primary internal route and residential street. Each classification has different purposes and the design should reflect this. As a general principle the Highway Authority are reluctant to adopt parking areas, but this view may be reviewed subject to the specific parking arrangement/management. We accept that planting should be integrated into the street scene design wherever possible, however maintenance arrangements for all planted areas need to be established at an early stage.

#### Highway Design

Although it may be difficult to achieve with the favoured grid layout,

Amend - Review vehicular routes within masterplan layout and additional text on Vehicular Routes

Agree. The SPD seeks to promote a primary internal vehicular route and would not want to create a 'rat run' through the site. The layout includes two way and one way routes connecting on to Broadwater Road. Will reconsider the vehicular routes proposed.

'ideally, designers should aim to create streets that that control vehicle speeds naturally rather than having to rely on unsympathetic traffic calming measures' (MfS). In particular the route that is parallel to Broadwater Road appears to be a continuous link that may require features along it to slow traffic.

As a design principle, a Homezones approach is acceptable but it is unlikely that the adopted Primary Internal Route network would comply with the, 'self-limiting factor on pedestrians sharing space with motorists of around 100vph. Above this, pedestrians treat the general path taken by motor vehicles as a 'road' to be crossed rather than a space to be occupied' (MfS).

Please see attached file for full comment.

Herts  
Constabulary

Planner G L  
Hearn Holdings  
Ltd

Paragraph

5.114

The para on residential parking is supported in broad terms but it is considered however that the document should go further in explicitly prescribing the standards that are required.

Herts Constabulary recommend the SPD makes reference to HCCs Building Futures guide and in particular its excellent section on parking which forms part of the safety module of the guide.

In addition, Herts Constabulary would also like to see a specific reference made to the Park Mark Safer Parking Award.

The Safer Parking Scheme is an initiative of the Association of the Chief Police Officers aimed at reducing crime and fear in parking facilities. Park Mark is awarded to parking facilities that have met the requirements of a risk assessment conducted by the Police. These requirements mean the parking operator has put in place measures that help to deter criminal activity and antisocial behaviour, thereby doing everything they can to prevent crime and reduce the fear of crime within their parking facility.

Herts Constabulary would also recommend that WHBC encourages developers to gain the Park Mark award for all public or large

Amend - Additional text on Parking

Agree. Reference will be made to the Hertfordshire County Council Building Futures series as well as the Park Mark Safer Parking award for public/large parking areas.

parking facilities and for any multistorey or undercroft parking where appropriate and achievable.

If this is not achievable due to the local context or constraints then the policy/ plan should suggest that the principles of the scheme should be applied as far as possible even if the award cannot be attained.

Mrs Sue Swain	Senior Planner (Council Land Management) Herts County Council	Planning Obligation Priorities	In addition to the items set out in the SPD I would refer you to Herts County Council's approved Planning Obligations Toolkit available on <a href="http://www.hertsdirect.org/planningobligationstoolkit">www.hertsdirect.org/planningobligationstoolkit</a> . In addition to the items listed HCC may require contributions towards nursery provision or housing for the elderly to be taken into account.	Amend - Additional text on Obligations Summary Table  Agree in part. The SPD should make reference to the County Council Planning Obligations Toolkit. No additional comment has been received from the County Council in relation to this consultation period as to nursery provision or housing for the elderly despite seeking views on this matter.	
Ms Georgie Cook	Planning Administrator Thames Water Property Services	Planning Obligation Priorities	Comment summarised as:  Thames Water consider it appropriate that the provision of water and sewerage infrastructure is included, in line with Policy IM2 of the District Plan, in this section to ensure that it is funded and provided by the developer ahead of development if required.	Amend - Additional text on Utilities Infrastructure  Agree in part. The provision of water and sewerage infrastructure would be a consideration at detailed planning application stage and would normally be controlled through the use of planning condition rather than the use of an obligation, however, additional text on utilities infrastructure will be included as part of the chapter on Implementation and Monitoring.	
Mr Paul Cronk	Home Builders Federation	Paragraph	6.4	The Council must ensure that planning gain requirements fully accord with the tests of reasonableness set out in Circular 5/05 and that the size and nature of these do not threaten the overall viability of development.	No Change  Comments noted.

				The development industry is opposed to 'open book' accounting which requires the revealing of commercially sensitive information.	
Mr James Dale	Area Highways Development Control Manager Hertfordshire County Council	Paragraph	6.4	<p>It is considered that the most appropriate way of managing the contributions towards the transport items is to allocate a cost to a trip rate and apportion trip rates to each development block.</p> <p>The bus service enhancement should be itemised in the Obligations Summary as a specific item and not included under the term Sustainable Transport.</p>	<p>Amend - Additional text on Planning Obligation Priorities and Obligations Summary Table</p> <p>Comments noted. Specific reference will be made to bus service enhancement.</p>
Mr Paul Cronk	Home Builders Federation	Paragraph	6.8	<p>Reference is made to aiming for Code Level 4. The Council needs to discuss this with prospective developers in the context of the needs of the overall development. It cannot simply demand Code Level 4 provision without any statutory policy justification.</p> <p>It is unclear as to the precise evidence the Council has to suggest a CHP and on site recycling centre would be both physically and financially feasible in the context of this site.</p>	<p>No Change</p> <p>The SPD does not demand Code Level 4 provision but outlines the opportunity and the aspirations to deliver a sustainable mixed use development. The Council has consulted the CHP Association and a CHP provider who have advised on the feasibility of a CHP for this site.</p>
George Wimpey North Thames	DPP	Paragraph	6.9	<p>Whilst it is noted that an open book approach will be adopted to ensure that "the developers contributions for individual application are set out to a level which it is appropriate for the specific proposals", we would recommend some minor amendments:</p> <p>Wherever possible s106 requirements should be site specific i.e. refurbishment of Roche listed building.</p> <p>The list of obligations should be set out in order of priority, preferably on a site by site basis.</p> <p>The obligations summary list should be complete and not have a "catch all" comment at the end.</p>	<p>No Change</p> <p>The list of obligations includes those that are considered necessary at masterplan stage, however, the final nature of obligations will be dependent on the nature of schemes coming forward and this should be noted within the text.</p>
George	DPP	Paragraph	6.10	The area wide development fund needs further clarification and	Amend - Revise text on Area Wide

Wimpey North Thames				justification. It is unclear how much money is required for such projects, over which period and who is to pay. There needs to be a clear mechanism for these works which are common to more than one developer, especially as sites may come forward at different timescales.	Development Fund  Comments noted. The use of an area wide development fund has been reviewed given the nature of land ownerships across the site and timescales for implementation. At present there are three landowners and it is considered that obligations will be sought on a site by site basis; however, the use of an area wide development fund may need to be revisited if land ownership across the site were to increase.
Mr. Roy Warren	Senior Planning Manager Sport England	Paragraph	6.11	Playing pitch provision should be added to the list of planning obligations.	No Change  Comments noted. The Council has completed a PPG17 compliant audit of playing pitches in the borough and there is not considered to be a deficiency of provision in Welwyn Garden City. Accessibility to some of these pitches from the northern part of the site would, however, be significantly improved by the provision of an enhanced or replacement footbridge and adds further weight to the requirement of a planning obligation to improve this facility.
Mr Tony Rivero	Network Rail	Planning Application Checklist		In terms of detailed asset protection this is more appropriate for a detailed planning application but it is a basic tenet of any scheme that where a new use is planned which would increase the risk of trespass, adequate fencing should be provided alongside our boundary. Additional concerns would include drainage; which should not discharge onto railway infrastructure; construction method statements in relation to (in particular) overhead electric line equipment; the position of external lighting in relation to driver's line of sight; and the provision of landscaping schemes adjacent to the railway. Further advice on the requirements of developments	Amend - New text on Development Adjacent the Railway Line  Comments noted. As noted these matters would be considered at planning application stage, however, the need to consult with Network Rail on development adjacent to the railway line will be

				adjacent to operational railway lines can be provided by the OPE.	included within the text.
Mr Russell Monck	Hertfordshire County Council	Paragraph	6.14	Should include historic environment & historic buildings assessment and proposed development impact assessment. The requirements for the comprehensive design and access statement needs to cross refer with the bullet points of 3.10.	Amend - Additional text on Planning Application Checklist  Comments noted. The SPD advises on the key considerations and information required to support any planning application. Will include additional reference to historic buildings assessment and design & access statements.
Mr Paul Bryant	Assistant Planning Officer East Of England Regional Assembly	Paragraph	6.16	Sustainable Urban Drainage Systems are identified as being a key element of the Masterplan but it is unclear how this will be implemented.	Amend - Additional text on Design Guidance and Flood Risk  Comments noted. Additional text will be added to clarify opportunities for the use of Sustainable Urban Drainage Systems (SuDS).
Ms Rachel Keen	Major Projects Officer The Environment Agency	Paragraph	6.16	The Environment Agency would expect any flood risk assessment (FRA) for the development site to refer to the SFRA. FRAs should specifically achieve greenfield runoff rates, attenuation for the 100 year event plus allowance for climate change and optimum use of SuDS in accordance with our standard requirements on sites over one hectare.	Amend - Additional text on Flood Risk  Comments noted. The SPD advises that any FRA should refer to the SFRA but additional text will be added to clarify the Environment Agency's standard requirements for sites over one hectare.
George Wimpey North Thames	DPP	Paragraph	6.16	Unclear text which is open to interpretation. Perhaps a simpler section setting out what is required.	Amend - Revise text on Flood Risk  Comments noted. The wording of this paragraph will be revised for clarity.
Ms Georgie Cook	Planning Administrator Thames Water Property	Paragraph	6.16	Comments summarised as:  Flood Risk - Thames Water support the need for a flood risk	No Change  Comments noted.

	Services			assessment to accompany the development proposals.	
Mr Paul Cronk	Home Builders Federation	Paragraph	6.21	Noise standards are a matter that should rightfully be considered under the building regulations. It is not a matter that the Council should be seeking to control via the planning system.	No Change  Disagree. National planning guidance note, PPG 24 (Planning and Noise), provides guidance on the use of planning powers to minimise the impact of noise and highlights the measures that can be considered to mitigate noise impact. Furthermore, Policy R19 of the District Plan advises that development which either generates or is affected by unacceptable noise will be refused.
Mr Russell Monck	Hertfordshire County Council	Relevant Development Plan Policies	Appendix 1	Relevant Development Plan Policies needs to include relevant RSS and Waste Plan policies as well as adopted Local Plan policies. This section may need to be cross referenced with the earlier policy framework section currently at section 3.	Amend - Additional text to Appendix 1  Agree. Appendix 1 includes the relevant District Plan Policies but will be updated to also include reference to the policies of the East of England Plan and the Waste Plan.

## QUESTIONNAIRE RESPONSES

### Questions 1 and 2: Do you agree with the Vision and Objectives for the Site?

Full Name	1A	1B	Welwyn Hatfield's Response
Mr John Onslow	Agree		
Mrs Nikki Roberson	Agree		
Mrs Brigitte Bevan	Disagree	Recycling facilities to be nearer the centre of town especially for people who have no car.	No change. Comments noted.  These facilities are designed to serve the population that will be living on the Broadwater Road West site only.
Mr Nigel Davis	Agree		
Mr Colin Barratt	Agree		
Mr C R Gregory	Disagree	Every day many people drive their cars along Hyde Way to the foot of the railway footbridge to drop off or collect friends or relatives who are travelling by train. Between 5pm and 7pm on a weekday there are many cars waiting near Shredded Wheat (on double yellow lines).	Comments noted.
Mr M J Kersey	Agree		
Mrs J M McCann	Agree		
Mr A R Robinson	Agree		
Mrs G M Robinson	Agree		
Mrs Jan Mitchell	Agree		
Mr Phil Moran	Agree	Also stated that - The vision and objectives are fine it's a question of how that vision and those objectives are interpreted and put into place.	Comments noted.  Implementation is discussed in Chapter 7 of the SPD.
Mr John Aughton	Agree		
Mr Ron Dunning	Agree		
Mr R Craig	Agree		
Revd J H B Cotton	Agree		
Mr Barry Moon	Agree	Also stated that - I am unsure of the 'density' first impression of the SPD is one of incredible density yes there are 'open spaces' but they seem dwarfed by the complex box/grid areas of the built structures.	Amend - Review Masterplan Framework  Comments noted. It is recognised that this is a site where higher density development could occur, however, the SPD has sought to include provision for open spaces in line with the Council's adopted policy. However, the layout of open space within the Masterplan Framework has been amended to create a larger central area of open space.

Full Name	1A	1B	Welwyn Hatfield's Response
Dr K B Everard	Agree		
Mrs N I Corfield	Agree		
Mr Stuart Clewlow	Agree		
Mrs Christine Clewlow	Agree		
Mrs M Cowie	Agree		
Mr Colin Ford	Agree		
Mr Barry Goodson	Agree		
Mr Alan Lane	Agree		
Mr Philip Hollowday	Agree	Also stated that - I agree if it can become residential that would be best for the town but should also be built in facilities for 'growth'. The areas of Peartree and Woodhall are crying out for facilities of this type.	No change. Comments noted.  The SPD provides c8,000 sq.m of mixed use floorspace for community uses and c9,000 sq.m of floorspace for leisure uses to support the residential and employment elements on the site.
Mr David Dickenson	Agree		
Mrs Christine Novelli	Agree	Also stated that - this is a tremendous opportunity to improve links with the East & West side of the town centre. Facilities should be made available to the community - both leisure and building community cohesion - to attract people to use our wonderful town centre. Beware of building just a residential ghetto.	No change. Comments noted.  The SPD seeks to improve links from the site to the Town Centre through the provision of a new bridge link across the railway.  The SPD provides c8,000 sq.m of mixed use floorspace for community uses and c9,000 sq.m of floorspace for leisure uses to support the residential and employment elements on the site.
Ms Kay Richards	Agree		

**Summary:** 27 agree: 2 disagree.

### Questions 3 and 4: Do you agree with the Proposed Layout?

Full Name	2A	2B	Welwyn Hatfield's Response
Mr John Onslow	Yes		
Mrs Nikki Roberson	Maybe		
Mrs Brigitte Bevan	Yes		
Mr Nigel Davis	Maybe		
Mr Colin Barratt	Yes		
Mr C R Gregory	No	The site development should provide 10-12 roadside parking spaces for cars - with a 10 minute waiting limit. Drivers could then drop off and collect their passengers in safety without undue traffic congestion.	Comments noted.
Mr M J Kersey	Maybe		
Mrs J M McCann	Yes	Also wanted to state that - Less dense housing with modern building technologies but also a homage to the pseudo Georgian style.	Comments noted.
Mr A R Robinson	Yes		
Mrs G M Robinson	Yes		
Mrs Jan Mitchell	Yes		
Mr Phil Moran	No	Too much residential space too little in the way of leisure facilities for local people.	No change. Comments noted.  The SPD provides c8,000 sq.m of mixed use floorspace for community uses and c9,000 sq.m of floorspace for leisure uses to support the residential and employment elements on the site.
Mr John Aughton			
Mr Ron Dunning	Yes		
Mr R Craig	No	It may be a detail (and maybe I have misinterpreted the details of the indicative illustration) but with the west side of Broadwater Road lined with 3-4 storey blocks on the back edge of the pavement the road itself will appear canyon like. The frontages will not be continuous and there will be open spaces between buildings but the renowned relationship between buildings and the carriageway separated by verges trees and planting should be perpetuated. Not so long ago the trees (poplars?) were dominant and the buildings subservient.	No change. Comments noted.

Full Name	2A	2B	Welwyn Hatfield's Response
		Replace them?	
Revd J H B Cotton	Yes		
Mr Barry Moon	No	The opportunity sadly has been lost to make worthwhile transport links buses currently come via and 'unusual' route over Hunters Bridge to the bus station then return via the roundabouts to Broadwater Road. Bus travellers need to be dropped directly in line with the station booking office not at the other end of a shopping mall!	No change. Comments noted.  The SPD highlights the need to improve bus services to the site.
Dr K B Everard	Yes	Also wanted to state: In general I agree but it may be necessary to adapt it to accommodate a swimming pool - see accompanying comments.	Amend - Additional text on Leisure Use and Key Elements.  The SPD does provide c 9,000sqm of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text has been added to highlight the consultation responses on the demand for a swimming pool from consultees.
Mrs N I Corfield	Maybe		
Mr Stuart Clewlow	Maybe		
Mrs Christine Clewlow	No	Put the leisure facilities adjacent to the combined heat and power unit to enable the low level heat to be used in the most appropriate way - to heat a swimming pool/leisure complex.	No change. Comments noted.  The CHP would be able to provide power for the entire development.
Mrs M Cowie	Yes		
Mr Colin Ford	Yes		
Mr Barry Goodson	Yes		
Mr Alan Lane	Yes		

Full Name	2A	2B	Welwyn Hatfield's Response
Mr Philip Hollowday	Yes	Also wanted to state: I think the concept of the layout is very good. Although I am concerned about the apparent dominance of flats in the design. Surely affordable houses are what's needed.	Amend - Additional text on Residential Development  Comments noted. Whilst the Housing Needs Survey highlights that a target sought for affordable housing should be 40%, the relevant planning policy advises that the Council will seek to negotiate a proportion of affordable housing which as a minimum should comprise of 30% subsidised housing. More recently, the adopted East of England Plan has set out an affordable housing target of 35% will be reflected in the SPD.
Mr David Dickenson	Maybe		
Mrs Christine Novelli	Yes	Also wanted to state: As long as the balance between residential leisure employment and community facilities is equal.	No change. Comments noted.  The SPD provides c8,000 sq.m of mixed use floorspace for community uses and c9,000 sq.m of floorspace for leisure uses to support the residential and employment elements on the site.
Ms Kay Richards	No	Not enough about the ways in which you can strengthen and widen the needs of our increasingly growing multi faith communities. Ensure close working of those who work in health social services and relevant voluntary organisations - delivering the concept of a one step area.	No change. Comments noted.  The SPD provides c 8,000 sq.m of mixed use floorspace and a community centre would be considered an appropriate use.  The need for health care facilities was explored but none have been identified during the course of the development of the masterplan. Should a proposal come forward for health uses on this site we would need to consider the impact/relationship with Peartree Surgery.

**Summary:** 16 Yes: 6 No: 6 Maybe.

**Questions 5 and 6: Do you agree with the Mix of Uses Proposed on this Site?**

Full Name	3A	3B	Welwyn Hatfield's Response
Mr John Onslow	Yes		
Mrs Nikki Roberson	No	Our company is very disappointed to see such a small proportion of the development set aside for employment use. To allocate so much of the development to residential use is surely in odds with the spirit and vision of a Garden City. Broadwater Road was from the outset recognised as the best site for industry and we do not believe this has changed over the years. There is a growing population in WGC therefore there should be a more appropriate balance between residential units and employment use to provide not only housing but also jobs for this growth.	No change. Comments noted.  Given the findings of the Central Hertfordshire Employment Land Review it is considered that there is an oversupply of employment land within the Borough. As such the proportion of employment land to be re-provided on the site has been reduced from the existing scale to 19,000 sq.m.
Mrs Brigitte Bevan	Yes		
Mr Nigel Davis	Yes		
Mr Colin Barratt	Yes		
Mr C R Gregory	Yes		
Mr M J Kersey	Yes		
Mrs J M McCann	Yes	Also wanted to state: The vexed problem of the silos is unresolved. However the adjacent buildings footprint would seem more adequate for a leisure swimming pool.	Amend - Additional text on Leisure Use and Key Elements.  The SPD does provide c 9,000sqm of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text has been added to highlight the consultation responses on the demand for a swimming pool from consultees.  With regards to the Silos: the SPD promotes their retention, refurbishment and re-use, given that they are a listed building.
Mr A R Robinson	Yes		
Mrs G M Robinson	Yes		
Mrs Jan Mitchell	Yes	Also wanted to state: A swimming pool - we from Welwyn have to travel to Hatfield for 3 pools so one close to rail and bus links would be great for WGC & Welwyn residents.	Amend - Additional text on Leisure Use and Key Elements.  The SPD does provide c 9,000sqm of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text has been added to highlight the consultation responses on the demand for a swimming pool from consultees.

Full Name	3A	3B	Welwyn Hatfield's Response
Mr Phil Moran	No	Much more in the way of leisure facilities for the people of Welwyn Garden City and a museum dedicated to the history of WGC with special reference to the life work and vision of Ebenezer Howard.	No change. Comments noted.  The SPD provides c8,000 sq.m of mixed use floorspace for community uses and c9,000 sq.m of floorspace for leisure uses to support the residential and employment elements on the site.
Mr John Aughton	Yes		
Mr Ron Dunning	Yes		
Mr R Craig	Yes		
Revd J H B Cotton	Yes		
Mr Barry Moon	No	It is easy to worry about the large number of 'office' buildings on the SPD there is a lot of empty office sites to let in the area for some years. Does this make for 'no go' areas at night?	Comments noted.
Dr K B Everard	Yes		
Mrs N I Corfield	Yes		
Mr Stuart Clewlow	Yes		
Mrs Christine Clewlow	No	More use made to provide leisure facilities that will attract local people and also people from outside of WGC - facilities that are not available locally (e.g. leisure pool with flumes etc diving pool skating rink) and this will attract custom to WGC and benefit the shops in the town centre just across the improved footbridge connecting the two sites.	Amend - Additional text on Leisure Use and Key Elements.  The SPD does provide c 9,000sqm of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text has been added to highlight the consultation responses on the demand for a swimming pool from consultees.
Mrs M Cowie	Yes		
Mr Colin Ford	No	50/50 split between residential units and affordable housing.	Amend - Additional text on Residential Development  Comments noted. Whilst the Housing Needs Survey highlights that a target sought for affordable housing should be 40%, the relevant planning policy advises that the Council will seek to negotiate a proportion of affordable housing which as a minimum should comprise of 30% subsidised housing. More recently, the adopted East of England Plan has set out an affordable housing target of 35% will be reflected in the SPD.

Full Name	3A	3B	Welwyn Hatfield's Response
Mr Barry Goodson	No	There is no provision for retail and specifically food. This is an opportunity to provide an attractive discount food store of about 13 000sqft in the town centre. This would cut down unnecessary car journeys.	No change. Comments noted.  The SPD must comply with saved plan policy EMP3 which designates the site as being appropriate for employment, residential, leisure and rail related uses only.
Mr Alan Lane	Yes		
Mr Philip Hollowday	Yes		
Mr David Dickenson	Yes		
Mrs Christine Novelli	Maybe		
Ms Kay Richards	Yes		

**Summary:** 22 Yes: 6 No: 1 Maybe.

**Questions 7 and 8: Do you agree with the Amount of Floorspace Allocated for each Use on the Site?**

Full Name	4A	4B	Welwyn Hatfield's Response
Mr John Onslow	Yes		
Mrs Nikki Roberson	No	As per 3B	Comments noted.
Mrs Brigitte Bevan			
Mr Nigel Davis	No	There should be a significantly higher proportion of community/leisure use. This would help ensure linkage with the town centre and will be required as the region accommodates a further 10 000 homes. At present there seems to be too little to draw town centre users across the railway. When the region has 10 000 more homes there will be much greater demand for leisure/community uses but if the town centre/Broadwater Rd area has not sufficient space allocated for they will look out to Stevenage etc. instead and Welhat risks developing a more dormitory style ethos.	No change. Comments noted.  The SPD provides c8,000 sq.m of mixed use floorspace for community uses and c9,000 sq.m of floorspace for leisure uses to support the residential and employment elements on the site.
Mr Colin Barratt	Yes		
Mr C R Gregory	No	High rise housing is inappropriate in W.G.C.	Comments noted.
Mr M J Kersey	Yes		
Mrs J M McCann	Maybe		
Mr A R Robinson	No	Housing provision should be twice what is proposed along with the necessary shopping provision to support it.	No change. Comments noted.  The SPD must comply with saved plan policy EMP3 which designates the site as being appropriate for employment, residential, leisure and rail related uses only.
Mrs G M Robinson	No	More leisure provision. How about a much needed swimming pool?	Amend - Additional text on Leisure Use and Key Elements.  The SPD does provide c 9,000sqm of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text has been added to highlight the consultation responses on the demand for a swimming pool from consultees.
Mrs Jan Mitchell	Maybe		
Mr Phil Moran	No	I have no idea about floorspace allocation I just refer you to question 6 (question 3 above) and the floorspace that would be needed to allocate these.	Comments noted.

Full Name	4A	4B	Welwyn Hatfield's Response
Mr John Aughton			
Mr Ron Dunning	Yes		
Mr R Craig	Yes		
Revd J H B Cotton	Yes		
Mr Barry Moon	No	There are too many such 'commercial' site to let in the area is this OVERKILL? Will eventually the site owners (TESCO?) plump for a superstore instead! It would be fatal for the town.	Comments noted.
Dr K B Everard	No	Enough floorspace for leisure facilities to accommodate a swimming pool and associated fitness suite.	Amend - Additional text on Leisure Use and Key Elements.  The SPD does provide c 9,000sqm of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text has been added to highlight the consultation responses on the demand for a swimming pool from consultees.
Mrs N I Corfield	Maybe		
Mr Stuart Clewlow	No	No provision for a swimming pool in the leisure areas. There is an ideal opportunity to place a water park similar to but better than Jarman Park Hemel including swimming provision. With its location next to a busy railway it could get funding from the retail sector.	Amend - Additional text on Leisure Use and Key Elements.  The SPD does provide c 9,000sqm of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text has been added to highlight the consultation responses on the demand for a swimming pool from consultees.
Mrs Christine Clewlow	No	More space for leisure facilities open to the public at an affordable price (i.e. not another gym - there is a perfectly good one at Gosling!) The height of the silo building would be ideal for a swimming pool with flumes or a diving pit that could accommodate 5m boards etc.	Amend - Additional text on Leisure Use and Key Elements.  The SPD does provide c 9,000sqm of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text has been added to highlight the consultation responses on the demand for a swimming pool from consultees.
Mrs M Cowie	Maybe		
Mr Colin Ford	Yes		
Mr Barry Goodson	Yes		
Mr Alan Lane	Yes		

Full Name	4A	4B	Welwyn Hatfield's Response
Mr Philip Hollowday	Yes		
Mr David Dickenson	Maybe		
Mrs Christine Novelli	Maybe		
Ms Kay Richards	Maybe		

**Summary:** 10 Yes: 10 No: 7 Maybe.

### Question 9: Design Principles...

Full Name	Character of the site	Design and height of blocks	Quality and design of the open space	Provision of pedestrian and cycle routes	Provision of vehicular routes
Mr John Onslow	Agree	Agree	Neither Agree nor Disagree	Neither Agree nor Disagree	Neither Agree nor Disagree
Mrs Nikki Roberson	Agree	Agree	Agree	Agree	Agree
Mrs Brigitte Bevan	Agree	Agree	Agree	Agree	Neither Agree nor Disagree
Mr Nigel Davis	Agree	Agree	Agree	Agree	Agree
Mr Colin Barratt	Agree	Agree	Agree	Agree	Agree
Mr C R Gregory	Neither Agree nor Disagree	Disagree	Neither Agree nor Disagree	Neither Agree nor Disagree	Disagree
Mr M J Kersey	Agree	Agree	Disagree	Agree	Agree
Mrs J M McCann	Agree	Agree	Disagree	Agree	Agree
Mr A R Robinson	Agree	Agree	Agree	Agree	Agree
Mrs G M Robinson	Agree	Agree	Agree	Agree	Agree
Mrs Jan Mitchell			Agree	Agree	
Mr Phil Moran	Agree	Neither Agree nor Disagree	Neither Agree nor Disagree	Agree	Agree
Mr John Aughton					
Mr Ron Dunning	Agree	Agree	Agree	Agree	Agree
Mr R Craig	Agree	Agree	Agree	Agree	Agree
Revd J H B Cotton	Agree	Agree	Agree	Agree	Agree
Mr Barry Moon	Neither Agree nor Disagree	Disagree	Disagree	Agree	Neither Agree nor Disagree
Dr K B Everard	Agree	Agree	Neither Agree nor Disagree	Agree	Agree
Mrs N I Corfield	Agree	Disagree	Agree	Agree	Agree
Mr Stuart Clewlow	Agree	Neither Agree nor Disagree	Neither Agree nor Disagree	Agree	Neither Agree nor Disagree
Mrs Christine Clewlow	Agree	Neither Agree nor Disagree	Neither Agree nor Disagree	Agree	Neither Agree nor Disagree
Mrs M Cowie	Agree	Neither Agree nor Disagree	Agree	Disagree	Neither Agree nor Disagree
Mr Colin Ford	Agree	Agree	Agree	Agree	Agree

Full Name	Character of the site	Design and height of blocks	Quality and design of the open space	Provision of pedestrian and cycle routes	Provision of vehicular routes
Mr Barry Goodson	Agree	Agree	Agree	Agree	Agree
Mr Alan Lane	Agree	Agree	Agree	Agree	Disagree
Mr Philip Hollowday	Agree	Neither Agree nor Disagree	Agree	Agree	Agree
Mr David Dickenson	Agree	Agree	Agree	Agree	Agree
Mrs Christine Novelli				Agree	Agree
Ms Kay Richards		Neither Agree nor Disagree	Agree	Agree	

**Summary:**

**Character of the Site:** 23 Agree: 0 Disagree: 2 Neither Agree nor Disagree.

**Design and Height of Blocks:** 17 Agree: 3 Disagree: 6 Neither Agree nor Disagree.

**Quality and Design of the Open Space:** 18 Agree: 3 Disagree: 6 Neither Agree nor Disagree.

**Provision of Pedestrian and Cycle Routes:** 25 Agree: 1 Disagree: 2 Neither Agree nor Disagree.

**Provision of Vehicular Routes:** 18 Agree: 2 Disagree: 6 Neither Agree nor Disagree.

### Question 11: Likes and Dislikes...

Full Name	6	Welwyn Hatfield's Response
Mr John Onslow	I like the mixed development proposals. I am sad that the old Film Studios have not been retained. In addition to the historical aspect in relation to Welwyn Garden City the buildings had some Art Deco detailing which I would have thought worth preserving.	Comments noted.  An assessment of the former Welwyn Film Studios was undertaken by BEAMS and the building was not recommended for listing but a record of the building was made.
Mrs Nikki Roberson	We like the fact the masterplan wishes to keep to the original vision and character of a garden city but feel the plan falls short of this at present with a top heavy preference for housing. We feel the regeneration of this brownfield site for employment use is of greater importance to attract new companies to WGC which ultimately is important for the economy of the Welhat borough.	No change. Comments noted.  19,000 sq.m of floorspace is allocated for employment use on the Broadwater Road West site.
Mrs Brigitte Bevan	Keep the housing for the poorer people and cheaper rents. Some people have very low wages.	Amend - Additional text on Residential Development  Comments noted. Whilst the Housing Needs Survey highlights that a target sought for affordable housing should be 40%, the relevant planning policy advises that the Council will seek to negotiate a proportion of affordable housing which as a minimum should comprise of 30% subsidised housing. More recently, the adopted East of England Plan has set out an affordable housing target of 35% will be reflected in the SPD.
Mr Nigel Davis	Like - Tree lined streets and open space. Dislike - No centre and no strong link to draw interest across from town centre.	No change. Comments noted.
Mr Colin Barratt	Good pedestrian access. Cycle routes. New bridge.	Comments noted.
Mr C R Gregory	Dislike - *We should provide short term parking spaces near the footbridge (as explained above). *Buildings should be in red brick (as in WGC centre).	No change. Comments noted.  The SPD notes that no parking should be accommodated for station use and that residential parking should be permit controlled to prevent general parking.

Full Name	6	Welwyn Hatfield's Response
Mr M J Kersey	Enlarge main avenue to enhance the 'strong north-south avenue' element. Civic 'square' needs surrounding facilities not one block away to the east/south east. Combined heat and power to be efficient needs users for both heat and power outputs in the ratios produced. Will this be the case? Cars: provision for parking based on 1 car per 2 bedroom units is almost certain to be inadequate - and will create non sustainable problems for the future. Open space: as much more emphasis should be put on design of open space for adults as for children/teenagers (the adults pay the rent/taxes!)	<p>Comment noted. Amend – Masterplan.</p> <p>Strengthen the main north-south avenue in the masterplan.</p> <p>The CHP would be able to provide power for the entire development.</p> <p>The section on parking advises that the provision of parking on the site should be in line with the Council's adopted standards and sets out the preferred approach to the provision of parking.</p>
Mrs J M McCann	Good - the mix; emphasis on environmental concerns; grasping a fantastic opportunity for a landmark development for Welwyn Garden City. Poor - pressure to maximise the residential area 'Metro' '00s architecture.	Comments noted.
Mr A R Robinson		
Mrs G M Robinson		
Mrs Jan Mitchell	I like: -provision of mixed housing close to town/business. - the diagonal road. -leisure included. -improved bridge link. -flagging up energy saving (but see below). I dislike -No mention of a swimming pool. -Need more energy saving built in 'grey water recycling' solar panels 'green' roofs wind turbines linking to the heat/power system. An opportunity to be a 'flagship' development.	<p>Amend - Additional text on Leisure Uses.</p> <p>The SPD provides c 9,000sqm of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text has been added to highlight the consultation responses on the demand for a swimming pool from consultees.</p>
Mr Phil Moran	More leisure facilities and a museum. The complete Shredded Wheat facility should be preserved intact not just the silos; preserving one part and demolishing the rest makes no sense. The building is an important landmark for the town. It has a connection with the town that dates back to 1925 and Shredded Wheat fitted in perfectly with Ebenezer Howard's vision of a town designed for healthy living. The building could easily be adapted to meet other needs. Tesco have already achieved this in other places; the famous Hoover Building in London was successfully adapted as was Tesco's building in Baldock where the Kaysor Bondor factory had its frontage preserved when it was redeveloped in the Eighties.	<p>Comments noted.</p> <p>The SPD provides c 9,000sqm of leisure floorspace and notes that the cereal partners block could present an option for refurbishment.</p>
Mr John Aughton		
Mr Ron Dunning	See detailed response (attached).	Comments noted.

Full Name	6	Welwyn Hatfield's Response
Mr R Craig	Likes 1. The organisation of the various buildings in relation to open spaces and enclosures. 2. The diagonal route which has the cereal partners silos as a vista/landmark. 3. Tree lined boulevards. 4. The enhanced bridge link. 5. The site wide combined heat and power plant. Dislikes See question 2 above.	Comments noted.
Revd J H B Cotton		
Mr Barry Moon	It is very hard to see how this design 'REFLECTS THE SPIRIT of the Garden Spirit'! The original G.C design was one in which space and width were never envisioned! The access points are very good as is the community facilities positioned at the base of the silos and footbridge. But is there enough of those and what exactly is eventually defined as community facilities?	No change. Comments noted.
Dr K B Everard	The open space should include an open air swimming pool adjacent to and indoor swimming pool (e.g. as at Hitchin and Finchley Lido). There should be sufficient parking places to prevent visitors from parking cars on the public highway. I like... 1. To be in keeping with the heritage of the town (which used to include a swimming pool). 2. Provision of a CHP plant. 3. Provision of open space. 4. Provision for youth provision to be an obligation including attractive play spaces for young people of different ages (i.e. including teenagers). 5. Mention of leisure facilities. I dislike... 1. Absence of any mention of swimming facilities. 2. Provision of leisure facilities not being an obligation. 3. Uncritical reliance on the Leisure and Community Review despite the fact that its flaws have been pointed out to the Council. 4. The fact that a youth shelter and basketball hoop is countenanced as an acceptable minimum; such a minimum is unacceptable.	<p>Comments noted.</p> <p>Amend - Additional text on Leisure Uses.</p> <p>The SPD provides c 9,000sqm of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text has been added to highlight the consultation responses on the demand for a swimming pool from consultees.</p> <p>Amend - Additional text on Key Elements and Open Space.</p> <p>One of the Key Elements of the masterplan is the provision of young peoples play and this has been expanded to include older youth groups/teenagers. Furthermore, the approach to this element of the masterplan has been strengthened within the text on open space.</p>
Mrs N I Corfield	There appear to be too many blocks of flats of 3-4 storeys. Lower development would be more user friendly. Pedestrian access to the town centre is only across the bridge via the station. Tree lined boulevards would be excellent.	No change. Comments noted.

Full Name	6	Welwyn Hatfield's Response
Mr Stuart Clewlow	Swimming pool!!	<p>Amend - Additional text on Leisure Uses.</p> <p>The SPD provides c 9,000sqm of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text has been added to highlight the consultation responses on the demand for a swimming pool from consultees.</p>
Mrs Christine Clewlow	<p>No provision of facilities requested by a significant number of WGC residents i.e. swimming facilities. It seems like the planners are 'missing a trick' - attractive unique leisure facilities visible from the train line will attract people from outside of the area which will benefit commerce in the town. I can see nothing in the plans that would make me want to make a special trip to the area to make use of the facilities provided as there is nothing 'special' or unique about what is being planned. I am not suggesting anything gaudy and out of keeping with the garden city - but surely the ethos of the garden city was to be able to live work and partake in leisure within the garden city. Be a bit revolutionary - the Garden City revolutionary in design in its day!</p>	<p>Amend - Additional text on Leisure Uses.</p> <p>The SPD provides c 9,000sqm of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text has been added to highlight the consultation responses on the demand for a swimming pool from consultees.</p>
Mrs M Cowie	<p>No direct route from Broadwater Road to the Railway Bridge. As the Council does not own the land the 'masterplan' is all hypothetical.</p>	<p>Comments noted.</p>
Mr Colin Ford	<p>Like - community facilities employment hub recycling open space. Dislike - not enough affordable housing.</p>	<p>Amend - Additional text on Residential Development</p> <p>Comments noted. Whilst the Housing Needs Survey highlights that a target sought for affordable housing should be 40%, the relevant planning policy advises that the Council will seek to negotiate a proportion of affordable housing which as a minimum should comprise of 30% subsidised housing. More recently, the adopted East of England Plan has set out an affordable housing target of 35% will be reflected in the SPD.</p>
Mr Barry Goodson		
Mr Alan Lane	<p>I like the way it is going to be set out.</p>	<p>Comments noted.</p>

Full Name	6	Welwyn Hatfield's Response
Mr Philip Hollowday	1. The wish to retain the 'Garden City' plan style of layout. 2. The wish to provide housing. 3. My concern that there seems to be so many 'flats' when in the current climate it's affordable houses for families that's needed.	Amend - Additional text on Residential Development  Comments noted. Whilst the Housing Needs Survey highlights that a target sought for affordable housing should be 40%, the relevant planning policy advises that the Council will seek to negotiate a proportion of affordable housing which as a minimum should comprise of 30% subsidised housing. More recently, the adopted East of England Plan has set out an affordable housing target of 35% will be reflected in the SPD.
Mr David Dickenson		
Mrs Christine Novelli	Needs to keep in line with the ethos/character of WGC. It is a prime town centre site and needs to be in keeping attractive and vibrant. It is not clear whether there will be any leisure facilities and what they will be. A swimming pool would create a great central meeting place serve the wider community and encourage a healthy lifestyle.	Amend - Additional text on Leisure Uses.  The SPD provides c 9,000sqm of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text has been added to highlight the consultation responses on the demand for a swimming pool from consultees.
Ms Kay Richards	The variety of housing is good.	Comments noted.

**Question 12 and 13: Should the SPD do more for the Wider Area?**

Full Name	7A	7B	Welwyn Hatfield's Response
Mr John Onslow	Yes	Attention needs to be paid to the visual aspects of some of the small industrial outlets workshops and storage areas. This may need guidance to existing occupiers.	Comments noted.
Mrs Nikki Roberson	Maybe		
Mrs Brigitte Bevan	Yes	Clean it up. Keep the Post Office. Better shops. More open space and cycle lanes. Not everyone has a car.	Comments noted. The facilitation of cycle links to the station and the provision of high quality cycle parking is a key objective of the SPD.
Mr Nigel Davis	Yes	New bus routes or re-routing should be included to help link the area in to both Peartree and the city centre - at present everyone will bypass this area.	Comments noted. The SPD promotes the provision of new bus stops and the upgrading of new bus stops and shelters along Broadwater Road.
Mr Colin Barratt	Maybe		
Mr C R Gregory			
Mr M J Kersey	Yes	Having ticked 'yes' this is in fact more a 'possibly':- Take this opportunity to enlarge/widen Broadwater Road to cope with increased traffic i.e. as an addition to the improvement of the Bridge Road junction.	Comments noted.
Mrs J M McCann	Maybe		
Mr A R Robinson	Yes	A change of use to housing should be considered.	Comments noted.
Mrs G M Robinson	Yes		
Mrs Jan Mitchell			
Mr Phil Moran	Yes	More leisure facilities including facilities for younger people.	Comments noted. The SPD provides c 9,000 sq.m of floorspace for leisure uses to support the residential and employment elements on the site.
Mr John Aughton			
Mr Ron Dunning	Yes	More community and leisure provision.	Comments noted. The SPD provides c8,000 sq.m of mixed use floorspace for community uses and c9,000 sq.m of floorspace for leisure uses to support the residential and employment elements on the site.

Full Name	7A	7B	Welwyn Hatfield's Response
Mr R Craig	Yes	1. Cruddy housing about 20yrs old at the Southern end of Broadwater Road. This is anywhere housing on and anywhere site and not worthy of occupying a prime site in WGC. 2. Address the ad hoc nature of the development - industrial/offices/workshops along the eastern side of Broadwater Road.	Comments noted.
Revd J H B Cotton	Maybe	Surely this can at best be an iterative process and as such can always ultimately be improved upon - i.e. alright for now.	Comments noted.
Mr Barry Moon	Yes	The site's cultural use will affect the local people at Peartree ward more than realised! Being 'SANDWICHED' between town/railway station and the main residential Peartree ward will put pressure on the through aspects as well as possible 'use items such as facilities' which will attract through its very closeness...	Comments noted.
Dr K B Everard	Yes	Provide a swimming pool and associated facilities such as a fitness and youth centre managed by the YMCA.	Comments noted.  Amend - Additional text on Leisure Uses.  The SPD provides c 9,000sqm of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text has been added to highlight the consultation responses on the demand for a swimming pool from consultees.
Mrs N I Corfield	Maybe		
Mr Stuart Clewlow	Maybe		
Mrs Christine Clewlow	Maybe		
Mrs M Cowie	Maybe		
Mr Colin Ford	Yes	1. Ask younger aged and teenagers what they would like in the community. 2. Improve public transport link to town centre from Peartree estate (i.e. no weekend bus service service 601 mon-fri only southern end of Broadwater Road. No direct bus to Peartree Doctors Centre without going to town centre first - 403 bus).	Comments noted.
Mr Barry Goodson	Yes	More parking.	Comments noted.

Full Name	7A	7B	Welwyn Hatfield's Response
Mr Alan Lane	Yes	More open space.	Comments noted.  Open Space provision on this site should be in accordance with the requirements set out in Policy OS3 of the District Plan.
Mr Philip Hollowday	Yes	It should incorporate 'community facilities' e.g. youth facilities - places the community can use.	Comments noted.  The SPD provides c8,000 sq.m of mixed use floorspace for community uses to support the residential and employment elements on the site.
Mr David Dickenson	Maybe		
Mrs Christine Novelli			
Ms Kay Richards	Maybe		

**Summary:** 15 Yes: 0 No: 10 Maybe.

**Questions 14 and 15: Do you agree with the S106 Funding Priorities for the Site?**

Full Name	8A	8B	Welwyn Hatfield's Response
Mr John Onslow	Yes		
Mrs Nikki Roberson	Maybe		
Mrs Brigitte Bevan	Maybe		
Mr Nigel Davis	Yes		
Mr Colin Barratt	Maybe		
Mr C R Gregory			
Mr M J Kersey	Yes		
Mrs J M McCann	Yes		
Mr A R Robinson	Yes		
Mrs G M Robinson	Yes		
Mrs Jan Mitchell			
Mr Phil Moran	Maybe		
Mr John Aughton			
Mr Ron Dunning	Yes		
Mr R Craig	Yes		
Revd J H B Cotton	Yes		
Mr Barry Moon	Yes		
Dr K B Everard	No	Funding of swimming facilities should be a high priority - see accompanying comments.	No change. Comments noted.
Mrs N I Corfield	Yes		
Mr Stuart Clewlow	Maybe		
Mrs Christine Clewlow	Maybe	Also stated that - If funding is such an issue consult and LISTEN to the commercial sector of the town and ask them what they would need to see to make the proposal attractive enough for them to part fund!	No change. Comments noted.
Mrs M Cowie	Maybe		
Mr Colin Ford	Yes		
Mr Barry Goodson	Yes		
Mr Alan Lane	Yes		
Mr Philip Hollowday	Yes		
Mr David Dickenson	Maybe		
Mrs Christine Novelli			
Ms Kay Richards	Yes		

**Summary:** 16 Yes: 1 No: 8 Maybe.



**Question 16 and 17: Is there anything more the SPD should do?**

<b>Full Name</b>	<b>9A</b>	<b>9B</b>	<b>Welwyn Hatfield's Response</b>
Mr John Onslow	Yes	Avoid large retail outlets penetrating the site to the detriment of smaller businesses.	Comments noted.  The SPD must comply with saved plan policy EMP3 which designates the site as being appropriate for employment, residential, leisure and rail related uses only.
Mrs Nikki Roberson	Yes	Investigate regeneration of the site for employment use and research opportunities for attracting new businesses and larger companies wishing to move out of London for example relocating to an attractive new business park in a garden city.	No change. Comments noted.  19,000 sq.m of floorspace is allocated for employment use on the Broadwater Road West site. The type of employment coming forward on this site will be informed by market demand.
Mrs Brigitte Bevan	Maybe		
Mr Nigel Davis	No		
Mr Colin Barratt	No		
Mr C R Gregory			
Mr M J Kersey	Yes	Some of the team seemed concerned not to have a 'pastiche' of Welwyn Garden City. They should not let this inhibit the clear requirement to incorporate the character of WGC. This has been lost over the years in several areas to the detriment of the town. It is what makes WGC different/special and 'pastiche' or not the SPD should require building in character with the more original design concepts.	Comments noted.
Mrs J M McCann	Yes	Incorporate the development within the Conservation Area from the outset.	Comments noted.
Mr A R Robinson	No		
Mrs G M Robinson	No		
Mrs Jan Mitchell			

Full Name	9A	9B	Welwyn Hatfield's Response
Mr Phil Moran	Yes	As stated previously more leisure facilities a museum dedicated to the life and work of Ebenezer Howard and the preservation of Shredded Wheat factory (not just the silos). It is an important landmark and monument to what the town represents a valuable part of our heritage and intrinsic to Ebenezer Howard's vision.	Comments noted.  The SPD provides c 9,000sqm of leisure floorspace and notes that the cereal partners block could be present an option for refurbishment.
Mr John Aughton	Yes	An indoor swimming pool - see attached comments.	Amend - Additional text on Leisure Uses.  The SPD provides c 9,000sqm of floorspace of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text has been added to highlight the consultation responses on the demand for a swimming pool from consultees.
Mr Ron Dunning	Yes	See detailed response (attached).	Comments noted.
Mr R Craig	Yes	The vision for the site is concisely phrased to ensure 'an energetic and pioneering scheme of development which integrates the spirit of the garden city with the very best of high quality 21st century design seizing the opportunity to enhance the local environment....' Innovation and sustainability are responded to a lot but what about the design. Who controls it? De-Soissons is no longer with us. What about one or two competitions for the larger scheme. Will CABE and other 'HERITAGE POLICE' be involved?	Comments noted.
Revd J H B Cotton	Maybe		
Mr Barry Moon	Yes	A rethink using a more spacious 'garden city' open vista.	Comments noted.
Dr K B Everard	Yes	Use the YMCA as a third sector 'community anchor' in pursuit of central government objectives for engaging and empowering the local community. It can deliver (1) affordable housing (2) childcare (3) leisure facilities (4) training and (5) community regeneration - if funded to do so.	Comments noted.
Mrs N I Corfield	Maybe		

Full Name	9A	9B	Welwyn Hatfield's Response
Mr Stuart Clewlow	Yes	Listen to all those who attended Woodhall Centre with me requesting a swimming pool.	Amend - Additional text on Leisure Uses.  The SPD provides c 9,000sqm of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text has been added to highlight the consultation responses on the demand for a swimming pool from consultees.
Mrs Christine Clewlow	Yes	Consult and LISTEN to all those people who felt strongly enough to attend one of the consultations. The way suggestions for a swimming pool were rebutted by staff at the Woodhall Centre left one sceptical that this was more than lip service and even evoked thoughts that another 'Slough Estates fiasco' lurks behind the adamant refusal to even consider a swimming or leisure pool for the site.	Amend - Additional text on Leisure Uses.  The SPD provides c 9,000sqm of leisure floorspace and a swimming pool would be considered an appropriate use. Additional text has been added to highlight the consultation responses on the demand for a swimming pool from consultees.
Mrs M Cowie	Yes	Purchase the land.	Comments noted.
Mr Colin Ford	Yes	Ensure views of all age groups are catered for and needs looked at.	Comments noted
Mr Barry Goodson	No		
Mr Alan Lane	No		
Mr Philip Hollowday			
Mr David Dickenson	Yes	The plan should not allow any major retail outlet (e.g. Tesco) to open on the site that may take trade away from the town centre.	Comments noted.
Mrs Christine Novelli			
Ms Kay Richards	Maybe		

**Summary:** 15 Yes: 6 No: 4 Maybe.

### Question 18: Comments on the Sustainability Appraisal

Full Name	10	Welwyn Hatfield's Response
Mr John Onslow	I agree the general theme.	Comments noted.
Mrs Nikki Roberson		
Mrs Brigitte Bevan		
Mr Nigel Davis		
Mr Colin Barratt		
Mr C R Gregory		
Mr M J Kersey	None.	
Mrs J M McCann	Very thorough. To be pursued assiduously.	Comments noted.
Mr A R Robinson	No.	
Mrs G M Robinson	No.	
Mrs Jan Mitchell		
Mr Phil Moran		
Mr John Aughton		
Mr Ron Dunning	No.	
Mr R Craig	Excellently set out. Easy to understand. Well worth reading.	Comments noted.
Revd J H B Cotton	No.	
Mr Barry Moon	None though some in the SPD are impressive...but are they viable in our changing environment?	Comments noted.
Dr K B Everard	I think it is an excellent idea to provide a CHP plant.	Comments noted.
Mrs N I Corfield	The appraisal is good but what would be the timescale of the development?	Comments noted.
Mr Stuart Clewlow	Get commerce to buy into the proposal by supplying a centre for people in the area and from outside the area.	Comments noted.
Mrs Christine Clewlow	Provide facilities that the commercial sector will find financially attractive (by bringing more business to the shops) and so be willing to financially support or resource.	Comments noted.
Mrs M Cowie	I assume this is all pre-Tesco!!! Therefore irrelevant....	Comments noted.
Mr Colin Ford		
Mr Barry Goodson		

Full Name	10	Welwyn Hatfield's Response
Mr Alan Lane	No.	
Mr Philip Hollowday	Sustainability should be unobtrusive.	Comments noted.
Mr David Dickenson		
Mrs Christine Novelli		
Ms Kay Richards	This is a key issue for health and effective future. You are aware of this and it will be interesting to see how it develops.	Comments noted.

**Question 20: Was the Consultation Useful?**

Full Name	12	Welwyn Hatfield's Response
Mr John Onslow	Yes	Comment noted
Mrs Nikki Roberson	Yes	Comment noted
Mrs Brigitte Bevan		
Mr Nigel Davis	Yes	Comment noted
Mr Colin Barratt	Yes	Comment noted
Mr C R Gregory	Yes	Comment noted
Mr M J Kersey	Yes	Comment noted
Mrs J M McCann	Yes	Comment noted
Mr A R Robinson	Yes	Comment noted
Mrs G M Robinson	Yes	Comment noted
Mrs Jan Mitchell		
Mr Phil Moran	Yes	Comment noted
Mr John Aughton	Yes	Comment noted
Mr Ron Dunning	Maybe	Comment noted
Mr R Craig	Yes	Comment noted
Revd J H B Cotton	Yes	Comment noted
Mr Barry Moon	Maybe	Comment noted
Dr K B Everard	Yes	Comment noted
Mrs N I Corfield	Yes	Comment noted
Mr Stuart Clewlow	Maybe	Comment noted
Mrs Christine Clewlow	Maybe	Comment noted
Mrs M Cowie	No	Comment noted
Mr Colin Ford	Yes	Comment noted
Mr Barry Goodson	Yes	Comment noted
Mr Alan Lane	Yes	Comment noted
Mr Philip Hollowday	Yes	Comment noted
Mr David Dickenson	Yes	Comment noted
Mrs Christine Novelli	Maybe	Comment noted
Ms Kay Richards	Yes	Comment noted

**Summary:** 21 Yes: 1 No: 5 Maybe.

**Question 21: How could we improve this Consultation?**

Full Name	13	Welwyn Hatfield's Response
Mr John Onslow	I am satisfied with the consultation process.	Comments noted.
Mrs Nikki Roberson		
Mrs Brigitte Bevan		
Mr Nigel Davis		
Mr Colin Barratt		
Mr C R Gregory		
Mr M J Kersey	I think you do very well already!	Comments noted.
Mrs J M McCann	Prepare a model to be on display in the Howard Centre at the appropriate time.	Comments noted.
Mr A R Robinson	A better location for the exhibition with a model.	Comments noted.
Mrs G M Robinson	A model. A more spacious venue than Woodhall Community Cafe. It was extremely cramped among the tables and chairs. Display boards on one small wall difficult to look at in comfort.	Comments noted.
Mrs Jan Mitchell		
Mr Phil Moran	Make things clearer for people, who like myself don't have a degree in town planning. Other than that it is very good.	Comments noted.
Mr John Aughton	Ensure that all consultants engaged to advise on projects are made aware of the reports produced by other consultants.	Comments noted.
Mr Ron Dunning		
Mr R Craig	Just about right - good combination of text* and illustrative material especially the axonometric indicative illustration. * provided respondents have the time and enthusiasm to read the accompanying sustainability document.	Comments noted.
Revd J H B Cotton	I thought the consultation process was excellent.	Comments noted.
Mr Barry Moon	Some of the questioning is 'debatable' such as enquiries about race religion and so on...	Comments noted.
Dr K B Everard	Convene a meeting of swimming club representatives and of other interest groups (e.g. the Welwyn Hatfield Inter Faith Group) and of the YMCA Central Herts.	Comments noted.

Full Name	13	Welwyn Hatfield's Response
Mrs N I Corfield	Despite having the letters giving the computer site I was unable to access it as I did not have the password despite being told in the letter that I could view it. This involved a trip to the library where was not really able to spend enough time on the SPD and SA.	Comment noted
Mr Stuart Clewlow	LISTEN	Comments noted.
Mrs Christine Clewlow	Listen to what the council tax payers are saying! Respond individually to the people who care enough to take the time to complete the questionnaire. This was promised after the consultation regarding road humps in Knightsfield but I never received a response to my comments on the subject. This is the Council's chance to rectify things.	Comments noted.
Mrs M Cowie	Wait until the land owners are in tow.	Comments noted.
Mr Colin Ford		
Mr Barry Goodson	The question and answer boxes should have the same numbers.	Comments noted.
Mr Alan Lane		
Mr Philip Hollowday		
Mr David Dickenson		
Mrs Christine Novelli	This particular consultation questionnaire is difficult to answer. The larger documents are difficult to analyse and hence to answer these questions. N.B I have attached a response on behalf of the Welwyn Hatfield Inter Faith Group.	Comments noted.
Ms Kay Richards		

## Comments on the Draft Sustainability Appraisal

Full Name	Organisation Details	Order	Add Comment	WHBC Response
Ms Georgie Cook	Planning Administrator Thames Water Property Services	2	It is important that the satisfactory provision of water and sewerage infrastructure forms an integral part of the sustainability appraisal. At the present time no reference to such can be found within the final SA report. Thames Water recommends that future scoping documents include the provision of both water and sewerage infrastructure to service development as a key element of sustainable development. This is essential to avoid unacceptable impacts on the environment.	No Change.  Comments noted. The scoping report for this document was completed in October 2006.
Ms Rachel Keen	Major Projects Officer The Environment Agency	2	<p>Comment summarised as:</p> <p>Paragraph 7.5.25</p> <p>We would encourage a requirement for green or brown roofs on the site for their flood risk, biodiversity and amenity benefits.</p> <p>Appendix 1 - Assessment of Aims and Objectives</p> <p>SA objective 10. Ensure the efficient use of water and safeguard water resources. Water efficiency measures must be included to ensure water is used wisely and no additional burden is placed on the existing supply network. Existing rates of water abstraction within the Mimram and Lee Valleys are considered to be causing unacceptable environmental impacts.</p> <p>Ensuring that residential homes meet level 4 of the code for sustainable homes will help to mitigate their impact on water resources.</p> <p>The developer should be asked to provide documented evidence that the principles of water efficiency and water re-use have been incorporated into every aspect of the re-development of the site.</p> <p>The developer should be asked to provide a water supply</p>	No Change.  Comments noted. The revised SPD now includes text supporting the use of green roofs.

statement to demonstrate that the re-development proposals are resource neutral. No additional burden should be placed on the water supply network when compared with previous water demand for the site. In addition all commercial buildings will need to incorporate water saving measures (low flush toilets, sprinkler basin taps, grey water and rainwater harvesting systems).

Dr K B  
Everard Trustee Welwyn  
Hatfield YMCA

2

Comment summarised as:

No Change

Notes that the draft SPD includes the Leisure and Community Review as part of its evidence base. States that a critique was made of this report and considers that this is a failure to take into account prior evidence (which is a requirement of the SEA Directive).

Disagree. Stage A of the SA process involves establishing the context in which the SPD is being prepared i.e. other plans, policies, programmes, strategies and initiatives which influence it's content. The Council considered the critique referred to and considered that no changes were to be made to the Leisure and Community Review.

Extract reads:

'I request that the failure to take into account the prior evidence that I have provided be treated under clause 7.9 of the documentation (draft SA report), requiring that under SEA Directive 1b technical difficulties or lack of know how encountered in compiling the information are to be included in the report.

Mrs  
Christine  
Novelli Chair Welwyn  
Hatfield Interfaith  
Group

2

Comment summarised as:

No Change

Notes that the draft SPD includes the Leisure and Community Review as part of its evidence base. States that a critique was made of this report and considers that this is a failure to take into account prior evidence (which is a requirement of the SEA Directive).

Disagree. Stage A of the SA process involves establishing the context in which the SPD is being prepared i.e. other plans, policies, programmes, strategies and initiatives which influence it's content. The Council considered the critique referred to and considered that no changes were to be made to the Leisure and Community Review.

Extract reads:

'We request that the failure to take into account the prior evidence that I have provided be treated under clause 7.9 of the documentation (draft SA report), requiring that under SEA Directive 1b technical difficulties or lack of know how encountered in compiling the information are to be included in the report.

## APPENDIX C

### SUMMARY OF THE REPRESENTATIONS AND THE PROPOSED COUNCIL'S RESPONSE - ADDENDUM.

#### Comments on draft Broadwater Road West SPD - received post statutory consultation period.

Full Name	Organisation Details/Agent Details	Title	Chapter/Para Number	Comment	WHBC Response
Spenhill Regeneration Ltd	DP9	Broadwater Road West Draft Supplementary Planning Document		<p>Comment received 11/11/08 and summarised as:</p> <p>In relation to the bridge, I wrote to you on 15th August 2008 to spell out my clients concern over the lack of any feasibility work having been undertaken as part of the evidence gathering exercise for the SPD - copy of letter attached.</p> <p>Notwithstanding the Council's offer to co-ordinate a stakeholder group to discuss the bridge, we strongly consider that the SPD should not be adopted until all parties have a proper understanding of the viability, timescale and costs involved. As a key mechanism required to unlock the development potential of the site, it would be premature to adopt the SPD in the absence of a clear understanding of how the bridge can be delivered.</p>	<p>It is an objective of the SPD to establish strong connections between the east side of the town, the site and through to the town centre. The improvements to the footbridge sought within the SPD are to address pedestrian access and movement which could be delivered through the provision of a new bridge but can also be achieved through enhancements to the existing bridge.</p> <p>It is recognised that the current pedestrian bridge is well used but of poor quality and does not present an attractive route. It is therefore considered that the replacement or enhancement of the pedestrian footbridge will assist in the integration of this site with the wider area and it is appropriate to seek a financial contribution to the delivery of such infrastructure. The exact nature of this contribution would be a matter for detailed discussion/negotiation at planning application stage.</p> <p>Now that we have written confirmation</p>

					<p>that Network Rail would be prepared to undertake a pre-feasibility report we have confirmed that we would be willing to form a working party to look at this issue further such that the findings can inform such discussion/negotiation at planning application stage.</p> <p>Fulfilling the objectives of the SPD does not rest solely on the delivery of a new bridge.</p>
Spenhill Regeneration Ltd	DP9	Broadwater Road West Draft Supplementary Planning Document		<p>Comment received 11/11/08 and summarised as:</p> <p>Spenhill are concerned that Broadwater Road West is being looked at in isolation from other key town centre sites and in advance of the LDF process. From discussions with officers at the Council, we understand that a Core Strategy Issues and Options Paper, the earliest stage of the LDF, is unlikely to be published until sometime in early 2009. We are concerned over this timing as the Broadwater Road SPD is intended to be adopted as supplementary to the LDFs Core Strategy. Clearly a Core Strategy should supply the planning policy foundations for the SPD's on key sites such as Broadwater Road, Campus East and Town Centre North, not the other way round.</p> <p>In addition, it is imperative that all three areas are considered at the same time to ensure that the overall approach is to the benefit of the town centre. By looking at Broadwater Road West in isolation, the Council is forgoing the opportunity to implement a</p>	<p>The Broadwater Road West SPD is scheduled in the Local Development Scheme (which was approved by GO-East on 7<sup>th</sup> April 2005). This clearly indicates the role of the document and its chain of conformity.</p> <p>The SPD will supplement the existing saved policy EMP3 which states that the Council will produce a development brief to guide the mixed use redevelopment of the Broadwater Road West development site. Retail use is not identified as an acceptable use in that policy. This was the subject of extensive debate at the local plan inquiry into the current District Plan.</p>

				comprehensive and cohesive approach that ensures all three sites are viable, deliverable and complement one another and the town centre.	
Spenhill Regeneration Ltd	DP9	Broadwater Road West Draft Supplementary Planning Document		<p>Comment received 11/11/08 and summarised as:</p> <p>We also wish to express our concern over the lack of guidance on the significant leisure and community uses required in the SPD. Spenhill has tried to engage with officers and members in an effort to obtain greater clarity on the type/form of leisure and community uses that the Council and the public would like on the site. To date we have had no guidance from the Council on this issue and we have concerns that the leisure and community uses in the SPD have not been the subject of a meaningful consultation with the public.</p> <p>Accordingly we would request that the adoption of the SPD is postponed until a thorough public consultation exercise has been carried out to ascertain what uses would be most beneficial and useful to residents of Welwyn Garden City. In particular, Spenhill believe that the site could accommodate and fund a new public swimming pool and believe that further consultation should be carried out on such a proposal.</p>	<p>The Council has considered the findings of the Leisure and Community Review and the Active Hertfordshire Sports Facility Strategy in preparing the SPD as well as the consultation responses on the issue of leisure/community uses and considers that a suitable quantum of leisure and mixed use floorspace is promoted by the SPD. Furthermore, in the preparation of the Leisure and Community Review there was extensive consultation with the local community.</p> <p>Furthermore, the revised SPD notes that a swimming pool would be an acceptable use.</p>
Spenhill Regeneration Ltd	DP9	Broadwater Road West Draft Supplementary Planning Document		<p>Comment received 11/11/08 and summarised as:</p> <p>The Council should be aware of new draft guidance on town centres and retail in the proposed revisions to Planning Policy Statement 6. In particular, the emerging</p>	<p>The new draft PPS6 is a consultation document and is therefore not adopted government policy. Whilst this draft document may give less weight to demonstrating need for applicants submitting an application it does require applicants to</p>

				<p>government guidance gives much less weight to demonstrating quantitative 'need' and places significant emphasis on the regeneration benefits of retail led proposals.</p> <p>Clearly the Broadwater Road site, particularly with the introduction of retail as an economic driver, has the potential to deliver significant regeneration benefits for the borough.</p>	<p>demonstrate that there are no available central sites and that there are no unacceptable impacts arising from new retail developments. It would also still require local authorities to assess both quantitative and qualitative need in assessing the need for new retail floorspace when preparing development plan documents. In any case, the SPD is being prepared in support of Policy EMP3 where retail is not identified as an acceptable land use.</p>
<p>Spenhill Regeneration Ltd</p>	<p>DP9</p>	<p>Broadwater Road West Draft Supplementary Planning Document</p>		<p>Comment received 11/11/08 and summarised as:</p> <p>The SPD appears to have been prepared in isolation from the recently adopted East of England Plan. In particular, it pays no regard to the issue of the Borough having to accommodate some 10,000 new dwellings by 2021. In deed, the Borough has pledged to carry out a review of the green belt to ascertain the location of land that can be released for development to meet the housing targets. This approach is seriously flawed as the Council should first look at the ability of town centre brownfield sites to deliver as many of the 10,000 new dwellings as possible.</p> <p>Accordingly, as the only major brownfield site in Welwyn Garden City town centre, the Broadwater Road SPD should be re-examined in the light of the East of England Plan to ensure that the site's potential to meet housing numbers is maximised. This exercise should be coordinated with the production of the Campus East and Town Centre North</p>	<p>As is clear from the policy context the SPD has been prepared in the context of the East of England Plan. The final version of the East of England Plan has the same levels of housing growth and does not introduce any significant changes which render the SPD out of date. EERA have confirmed the draft SPD is in conformity with the East of England Plan. It should be noted that the predominant land use for this site is residential and that it will make a significant contribution to meeting the housing allocation for the borough.</p> <p>The RSS also requires the retention and reinforcement of the best qualities of Welwyn Garden City and the SPD seeks to deliver this through the guidance promoted on design and density.</p>

Spenhill Regeneration Ltd	DP9	Broadwater Road West Draft Supplementary Planning Document		<p>SPDs to ensure a comprehensive approach.</p> <p>Comment received 11/11/08 and summarised as:</p> <p>Wish to raise separately to letter of 11/11/08, specific concerns over the detail of the changes that the Council is proposing in respect of the SPD, and are disappointed that Spenhill (as the majority landowner of the site) has not had an opportunity to formally comment.</p> <p>Reiterate the point that the SPD should include an element of retail to act as an economic driver to deliver the regeneration of the site.</p> <p>Raise concern at the wish to achieve an overall density of 75 dwellings per hectare and how this would be calculated. Consider the site is capable of much higher densities than 75 units per hectare, which is a very low density for such a sustainably located site. Consider the Council's stance on density somewhat perverse in light of the pressure on the greenbelt as a result of the adoption of the East of England plan and suggest that, accordingly, the overall density acceptable on the site should be considerably higher.</p> <p>Welcome the Council's recognition that there may be flexibility for buildings taller than 5 storey's, but consider the wording should be more encouraging towards achieving greater height (and hence density) in suitable locations on the site.</p> <p>Concerned over the SPD's reference to pulling the building line on Broadwater Road</p>	<p>The SPD has been prepared in consultation with Spenhill and they have commented on the draft SPD. It is not considered that the changes to the final version of the SPD are of such significance to warrant further consultation. There is no requirement within the regulations for local authorities to consult on a revised SPD.</p> <p>The SPD is prepared in support of Policy EMP3 of the adopted District Plan whereby retail is not an acceptable land use.</p> <p>The final SPD does not seek to achieve an overall density of 75dph. It is simply highlighting that the modelling work undertaken by Urban Practitioners in preparing this masterplan has resulted in an average site density of 75dph. This floorspace schedule was forwarded to Spenhill prior to the completion of the revised SPD. The SPD has sought to recognise that this is a site where higher densities would be considered but that all development must be design led – this also applies to the stance on building height. Whilst Spenhill may consider this site appropriate for taller buildings and a higher site density, the Council has sought to consider the responses of all consultees and proposes a design led approach to the redevelopment of the site based on garden city</p>
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				<p>back to mirror the line of the Shredded Wheat factory. Consider this is too prescriptive for an SPD document, it should refer to the need for a landscaped buffer, but should not go so far as to set its location.</p>	<p>principles.</p> <p>As a consequence of the representations received, the Council undertook a review of the masterplan and has reconsidered the hierarchy of vehicular routes and landscaping. In this regard it has sought to promote Broadwater Road West as the principal vehicular route and it considers that mature landscaping should assist in the definition of this route. As such it is suggested that there should be a continuous set back frontage along Broadwater Road back to enable street trees to reach maturity as well as providing a buffer to the road edge.</p>
<p>Spenhill Regeneration Ltd</p>	<p>DP9</p>	<p>Broadwater Road West Draft Supplementary Planning Document</p>		<p>Comment received 21/11/08 and summarised as:</p> <p>Formal request to re-consult on the final version of the Broadwater Road West SPD in light of significant changes made to the document at Cabinet Planning and Transportation Panel on 13<sup>th</sup> November 2008. In particular, stakeholders and members of the public should be given the opportunity to comment on the addition of a swimming pool and a multi faith hall to the list of acceptable uses. Furthermore, there are changes in respect to the approach to public realm, greenspace, density, height and accessibility. This consultation is required to ensure that such an important document is robust and suitable for adoption.</p>	<p>It is not considered that the changes to the final version of the SPD are of such significance to warrant further consultation. The changes all result from the Council's consideration of the comments received on the draft SPD. There is no requirement within the regulations for local authorities to consult on a revised SPD.</p>