

APPEAL BY HG GROUP (“HG”)

BIOPARK, BROADWATER CRESCENT, WELWYN GARDEN CITY, AL7 3AX

Welwyn Hatfield Borough Council (“WHBC”): 6/2020/3420/MAJ

Planning Inspectorate Appeal Reference: APP/C1950/W/22/3294860

INDEX TO INQUIRY CORE DOCUMENTS

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| 1. | National Planning Policy Framework 2021 |
| 2. | National Design Guide 2021 |
| 3. | Town and Country Planning Association Garden City Principles 2020 |
| 4. | Historic Environment Good Practice Advice in Planning Note Advice Note 12: ‘Statements of Heritage Significance’, 2019 (‘HEAN 12’) |
| 5. | Historic Environment Good Practice Advice in Planning Note 3: ‘The Setting of Heritage Assets’, 2017 (‘HEAN 3’) |
| 6. | Historic Environment Good Practice Advice in Planning Note 7: ‘Local Heritage Listing’, 2021 (‘HEAN 7’) |
| 7. | Landscape Institute Technical Guidance Note 06/19 |
| 8. | Landscape Institute Guidelines for Landscape Visual Impact Assessment 3rd Edition, 2013 |
| 9. | National Planning Policy Guidance on Viability |
| 10. | <i>‘Conservation Principles, Policies and Guidance’</i> 2008 |
| 11. | <i>‘Paradise Planned The Garden Suburb and the Modern City’</i> , Robert A.M. Stern, David Fishman, Jacob Tilove Monacelli Press (2013) |
| 12. | <i>‘Garden Cities of Tomorrow’</i> Ebenezer Howard, Swan Sonnenschein & Co., Ltd. (1902). |
| B. LOCAL POLICY DOCUMENTS | |
| 1. | WHBC Local Plan a. District Wide Policies b. Policies for Urban Areas |
| 2. | WHBC Submission Draft Local Plan (2016) |

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| 3. | WHBC Draft Local Plan Proposed Submission Document (Main Modifications) (2021) |
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| 6. | Supplementary Design Guidance 2005 |
| 7. | Parking Standards SPG (2004) |
| 8. | Interim Car Parking and Garage Size Policy 2014 |
| 9. | WHBC Planning Obligations SPD 2012 |
| 10. | WHBC Annual Monitoring Report 2020/21 |
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| 14. | Inspector's letter (8th August 2019) |
| 15. | Inspector's letter (22nd December 2020) |
| 16. | Inspector's letter (8th June 2021) |
| 17. | Inspector's letter (16th February 2022) |
| 18. | Inspector's letter (5th April 2022) |
| 19. | Welwyn Hatfield Technical OAN Paper (2019) |
| 20. | Welwyn Hatfield Strategic Housing Market Assessment (SHMA) Update (2017) |
| 21. | Manual for Streets |
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| 23. | Local Authority Housing Statistics Full Data <ul style="list-style-type: none"> a. Menu b. Section A Dwelling Stock c. Section B Sales and Transfers d. Section C Allocations e. Section D Lettings and Nominations f. Section E Vacants g. Section F Condition of Dwelling Stock h. Section G Stock Market |

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| 24. | Manual for Streets 2 |
| 25. | Reconsideration of the Plan's Full Objectively Assessed Housing Need in the context of the 2018-based household projections (June 2021). Examination Library ref: EX274. |
| 26. | WHBC Schedule of Proposed Main Modifications January 2020 (Local Plan Examination Reference: EX235) |
| 27. | Inspector's Round Up Notes on Sites (June 2021) |
| 28. | <p>WHBC Letter to Inspector following Council Meeting on 27th January 2022 (31st January 2022)</p> <ul style="list-style-type: none"> a. WHBC Letter b. Appendix A Housing Supply Note – Schedule of Sites |
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| 17. | Entech House, Woolmer Green Appeal Decision Ref: APP/C1950/W/17/3190821 |
| 18. | Local Plan Windfall Allowance Update – November 2020 |

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| 19. | Inspector Letter to the Council, Windfall, June 2021 |
| 20. | The implications of the 2018-based SNPP and SNHP on the Welwyn Hatfield OAN, August 2020 |
| 21. | ICOMOS: 'Guidance on Heritage Impact Assessments for Cultural World Heritage Properties', 2011 |
| 22. | Highways Agency: Design manual for roads and bridges: Vol. 11 Environmental assessment. Section 3 Environmental assessment techniques. Part 2 Cultural heritage assessment |
| 23. | Summary of Mark Westcott (HGH Consulting) Proof of Evidence |
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| 6. | Welwyn Hatfield Borough Council Playing Pitch Strategy and Built Facilities Strategy 2020 |
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| 2. | Tim Parton - Proof of Evidence |
| 3. | Tony Skottowe - Proof of Evidence |
| 4. | Appealing Design, Place Alliance, 2022 |
| 5. | National Model Design Code, MHCLG, 2021 |
| 6. | Garden City Standards for the 21st Century, Guide 3 Design and Masterplanning, Town and Country Planning Association, 2017 |
| 7. | English Garden Cities, An Introduction, English Heritage, 2010 |
| 8. | A Practical Path to a Hopeful Tomorrow, TCPA, Ellis, H & Lock, K, 2020 |
| I. WELWYN GARDEN CITY SOCIETY INQUIRY DOCUMENTS | |
| 1. | Statement of Case |
| 2. | Justin Gardner Proof of Evidence – Affordable Housing & Mix of Housing |
| 3. | Cllr Russ Platt Proof of Evidence – Car Parking and Transport |
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