

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

A: NATIONAL POLICY DOCUMENTS AND BOOKS	
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)

3.	WHBC Draft Local Plan Proposed Submission Document (Main Modifications) (2021)
4.	Broadwater Road West Supplementary Planning Document 2008
5.	Local Plan Proposed Alterations – Additional Sites (January 2020)
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
11.	Draft local plan submission document 2016
12.	Hertfordshire Local Transport Plan 4 (2018)
13.	Housing Delivery Test Results 2021
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
22.	Inspector's Supplementary Report following Stage 9 Hearing Sessions (June 2021)
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

	<ul style="list-style-type: none"> i. Section H Rents and Rent Arrears j. Section I Affordable Housing Supply k. Section J Affordable Housing STARTS
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
29.	Local Plan Figure 10 Edit (December 2020)
C. APPLICATION DOCUMENTS	
1.	Design and Access Statement
2.	Transport Assessment Scoping Report
3.	HCC Pre-Application Advice
4.	Transport Assessment
5.	Framework Travel Plan
6.	Stage 1 Road Safety Audit and Designers Response
7.	Site Access Drawing No. ITL16195-005 B
8.	HGH Planning Statement, December 2020
9.	Application Sustainability Checklist (Stroma BE, December 2020)
10.	Health and Wellbeing Statement
11.	i-Transport Technical Note (dated 19 February 2021)
12.	Application HTVIA (Bidwells, December 2020)
13.	Heritage and Townscape Report (Bidwells) dated February 2021
14.	Application Daylight and Sunlight Report (Anstey Horne, December 2020)
14A.	Daylight & Sunlight Within the Proposed Dwellings (Anstey, December 2020)

15.	Viability Appraisal Report dated 14 January 2021
16.	Aspinall Verdi's Financial Viability Assessment dated February 2021
17.	Savills Marketing Report – Existing Use dated February 2019
18.	Consultation response (11 May 2021) from WHBC's Parking Services Team Leader
19.	Highways England Consultation Response
20.	Historic England Consultation Response
21.	Hertfordshire County Council (Highways Authority) Response
22.	WHBC Client Services Consultee Response
23.	WHBC Urban Design Response
24.	Officer Report dated 31 August 2021
25.	Minutes of the September 2021 Development Management Committee
26.	Decision Notice (ref: 6/2020/3420/MAJ)
27.	Land Ownership Registry Title and Register (October 2020) a) Title Plan b) Title Register
28.	Email Objection (16 April 2021) from WHBC's Parking Services Team Leader
D. STATEMENTS OF COMMON GROUND	
1.	HG and WHBC Statement of Common Ground
2.	HG and WHBC Transport Statement of Common Ground
3.	HG and WHBC Townscape Statement of Common Ground
4.	HG and WHBC Housing Mix Statement of Common Ground
5.	Keep the G in WGC & Welwyn Garden City Heritage Trust Statement of Common Ground
6.	Statement of Common Ground Housing Mix Addendum
7.	HG and WHBC Transport Statement of Common Ground Addendum - July 2022
E. THIRD PARTY REPRESENTATIONS ON APPEAL	
1.	Gascoyne Estates

2.	Hertfordshire County Council (non-highways) services
3.	Historic England
4.	Town and Country Planning Association
F. HG INQUIRY DOCUMENTS	
H.	Opening Document (Examination into the Welwyn-Hatfield Local Plan 2013-2032)
1.	Statement of Case
2.	Summary of Neil Marshall (i-Transport) Proof of Evidence
3.	Neil Marshall Proof of Evidence
4.	Summary of Simon Camp (Alan Camp Architects) Proof of Evidence
5.	Simon Camp Proof of Evidence
6.	Summary of Stephen Levrant (Heritage Architecture) Proof of Evidence
7.	Stephen Levrant Proof of Evidence
8.	Summary of Alex Roberts (Lambert Smith Hampton) Proof of Evidence
9.	Alex Roberts Proof of Evidence
10.	Summary of Trina Froud (Kempton Carr Croft) Proof of Evidence
11.	Trina Froud Proof of Evidence
12.	Wheat Quarter Planning Permission Ref: 2015/0293 a) Decision Notice b) Committee Report
13.	Wheat Quarter Planning Permission Ref: N6/2015/0294/PP a) Decision Notice b) Committee Report
14.	Wheat Quarter Planning Permission Ref: 6/2018/0171/MAJ
15.	Wheat Quarter Planning Permission Ref: 6/2018/0171/MAJ - Decision Notice
16.	Wheat Quarter Planning Permission Ref: 6/2018/0171/MAJ – Committee Report
17.	Entech House, Woolmer Green Appeal Decision Ref: APP/C1950/W/17/3190821
18.	Local Plan Windfall Allowance Update – November 2020

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
24.	Mark Westcott Proof of Evidence
25.	Draft Section 106 Agreement 14.06.2022
26.	Alex Roberts Rebuttal Evidence
27.	Simon Camp Rebuttal Evidence
28.	Neil Marshall Rebuttal Evidence
29.	73 Bridge Road East – Agreed Statement of Common Ground
30.	Final Agreed Draft s106 Agreement 28.06.2022 (a) Final Agreed Draft S106 Agreement 28.06.2022 (b) Location Plan (c) Block Plan (d) Affordable Housing Plan (e) Public Open Space Plan (f) Car Park Management Strategy
31.	CIL Compliance Statement
32.	Email Regarding Viability to Alison Bell
33.	Colney Heath Appeal & Decision
34.	Housing Supply Note
35.	Letter to Housing Minister 24.02.2022
36.	WHBC Response to Inspector 08.03.2022
37.	Council Minutes 27.01.2022
38.	WHBC Letter to Inspector 30.11.2020
39.	Local Plan and Additional Sites Tables
40.	Wheat Quarter Planning Permission Ref: 6/2018/0171/MAJ Design and Access Statement
41.	Guide to Developer Infrastructure Contributions
42.	Statement of Consultation
43.	Planning conditions including Appellant's Proposed Wording
G. WHBC INQUIRY DOCUMENTS	
1.	Statement of Case
2.	Mike Spurgeon Proof of Evidence
3.	Mark Powers Proof of Evidence

4.	Mette McLarney Proof of Evidence
5.	WHBC Implied Size of Housing Required – Methodology Note
6.	Welwyn Hatfield Borough Council Playing Pitch Strategy and Built Facilities Strategy 2020
8.	NHS Consultation Response
9.	Secretary of State’s letter of 2 August 2021 to the Planning Inspectorate
10.	Martin Ivatt correspondence
H. KEEP THE G IN WGC & WELWYN GARDEN CITY HERITAGE TRUST INQUIRY DOCUMENTS	
1.	Statement of Case
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
9.	CPPP Public Report Pack 13 July 2022
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
4.	Susan Parham Proof of Evidence – Garden City Principles
5.	Richmond Bauer Proof of Evidence – Architecture
6.	Clive Wilson Proof of Evidence – The Planning Balance
7.	Cllr Lynn Chesterman Proof of Evidence – Affordable Housing & Well-Being/ Amenity