

MP Ack

From: Lisa Hughes
Sent: 24 October 2011 09:08
To: Planning
Subject: FW: Salisbury Square Redevelopment

MP

Lisa Hughes
Principal Development Control Officer (South Team)
01707 357247
www.welhat.gov.uk

From: Jeremy Morton
Sent: 20 October 2011 12:05
To: Lisa Hughes
Cc: Angela Buckler; Sian Chambers
Subject: Salisbury Square Redevelopment

Lisa,

For some reason we have not been formally consulted on proposals to redevelop Salisbury Square (not sure why data space hasn't picked this one up ?).
Please accept this as a formal response / comment

Application S6/2011/1994/MA

We welcome the proposals to redevelop and regenerate the square and provide new housing.
However the Council will lose 2 x 3 bedroom maisonettes which are currently available for general needs rent and offer Secure tenancies
3 bedroom units are in high demand for families

One property is currently occupied and will require relocating of the tenant to alternative accommodation.
Statutory Homeloss and disturbance payments in the region of £10,000 will be required as part of the relocation process.
Can some consideration (at a minimum) be made that would require the developer to meet the costs to be incurred by the Welwyn Hatfield Community Trust

Policy H7 – District Plan

We note that 24 new homes will be provided within the proposed redevelopment. This is under the current threshold of 25 units that would trigger as planning obligation requirement to provide a 30% affordable homes provision , no new affordable housing element will be provided.

We are unclear as to the overall development site size but assume that it is also below the 1ha that would trigger a 30% requirement and therefore provide up to 7 new affordable units. In such a scenario the net again of new affordable homes would be 5 units as 2 existing affordable units will be demolished

It is a concern that the loss of existing affordable housing is not being reprovided , especially in the current market conditions when delivery of new affordable homes has reduced significantly and there is a substantial increased demand to provide affordable housing.

Jeremy Morton
Principal Development Manager
Strategic Housing
WHBC
01707 357723

MP Ack

Sally Vallance

From: Lisa Hughes
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