

5th December 2022



FAO: Nabeel Kasmani
Principal Major Development Officer
Welwyn Hatfield Borough Council
Council Offices
The Campus
Welwyn Garden City
AL8 6AE

Kieran Wheeler
E: [REDACTED]
DL [REDACTED]

33 Margaret Street
London W1G 0JD
savills.com

Dear Nabeel

TOWN & COUNTY PLANNING ACT 1990 (AS AMENDED)
CAMPUS EAST CAR PARK, COLLEGE WAY, WELWYN GARDEN CITY, HERTS, AL8 6DG

Further to our extensive pre-application engagement with the Council regarding the future development of the above site, please find enclosed a full application for planning permission. The application is being submitted on behalf of our client, Bellway Homes Ltd (North London). As you will be aware, Bellway Homes were selected by the Council as its preferred development partner following a competitive tender process. The scheme has been designed for Bellway Homes by local Welwyn Garden City architects, Saunders.

The Proposals

The proposed description of development is *"Demolition of all existing buildings and structures followed by the erection of five buildings to provide 313 residential units (Use Class C3) including 30% affordable housing, resident's car parking, cycle storage, refuse storage, hard and soft landscaping, external lighting, drainage, infrastructure and all associated works."*

The application is being submitted digitally via the Planning Portal and is comprised of the following documents which have been agreed with the Council prior to this submission being made:

| Document | Author | Date / Version |
|--|----------|----------------|
| Covering Letter | Savills | Nov. 2022 |
| Planning Application Forms & Certificate B | Savills | Nov. 2022 |
| CIL Information Form 1 | Savills | Nov. 2022 |
| Planning Statement (inc. Affordable Housing Statement) | Savills | Nov. 2022 |
| Heritage, Townscape & Visual Impact Assessment | Savills | Nov. 2022 |
| Site Location Plan | Saunders | Nov. 2022 |
| Existing Drawings | Saunders | Nov. 2022 |
| Demolition Drawings | Saunders | Nov. 2022 |
| Proposed Drawings | Saunders | Nov. 2022 |
| Design & Access Statement | Saunders | Nov. 2022 |
| Drawing Schedule | Saunders | Nov. 2022 |
| Schedule of Accommodation | Saunders | Nov. 2022 |
| Flood Risk Assessment & Drainage Strategy | Ardent | 2007511-07A |
| Utilities Statement | Ardent | 2007511-08 |

| | | |
|---|-------------|-------------|
| Air Quality Assessment | Ardent | 2007511-03A |
| Transport Assessment | Ardent | 2007511-11 |
| Residential Travel Plan | Ardent | 2007511-06 |
| Car Parking Management Plan | Ardent | 2007081-13 |
| Waste Management Plan | Ardent | 2007511-14 |
| Construction Traffic Management Plan | Ardent | 2007511-10 |
| Noise & Vibration Assessment | Ardent | 2007511-09A |
| Archaeological Desk Based Assessment | RPS | Oct. 2022 |
| Phase 1 & 2 Geo-Environmental Assessment | EPS | Nov. 2021 |
| Ecological Appraisal | Aspect | Oct. 2022 |
| Arboricultural Impact Assessment | Aspect | Oct. 2022 |
| Biodiversity Net Gain Assessment | Aspect | Nov. 2022 |
| Energy & Sustainability Assessment | Energist | Nov. 2022 |
| Overheating Assessment | Energist | Nov. 2022 |
| Landscaping Statement | Macfarlanes | Oct. 2022 |
| Landscaping Drawings | Macfarlanes | Oct. 2022 |
| Daylight & Sunlight Assessment | Eb7 | Nov. 2022 |
| Construction Environmental Management Plan (Demo) | Bellway | Nov. 2022 |
| Construction Environmental Management Plan (Construct.) | Bellway | Nov. 2022 |
| Statement of Community Involvement | Marengo | Nov. 2022 |
| Fire Safety Strategy | Ashton | Nov. 2022 |
| Financial Viability Assessment | JRBC | Nov. 2022 |

Site Context

The site is located within the town centre of Welwyn Garden City and is currently in use as surface level car parking and private garages. In this location it is an inefficient land use. The proposal represents the sustainable redevelopment of a highly-accessible, previously developed site close to public transport links and local shops and amenities, for a high-quality residential development of 313 dwellings, including 30% affordable housing.

The site has long been identified by the Council as a key regeneration site, having first been allocated for development in the Council's District Plan which was adopted many years ago in 2005. More recently, as part of the emerging Local Plan, the site has a draft allocation for residential development and is included on a list of sites endorsed by the Council and considered sound by the Examination Inspector.

Owing to the above, the site has also been identified as the key development site within the Council's 'WGC 2120' strategy, which recognises the importance of its delivery in order to unlock and facilitate the regeneration of the remaining development sites within the town centre area. In anticipation of the site coming forward, the Council has already begun development at the Campus West car park, to consolidate parking provision in the town centre.

Summary

The submitted proposals are the culmination of an extensive pre-application engagement process over many months, involving members of the public, elected Members, various statutory and non-statutory consultees, Council officers, and other stakeholder groups. These conversations have

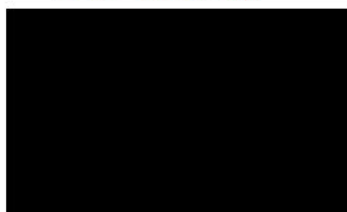
influenced and shaped the final proposals, which are supported by a full suite of technical reports which demonstrate that the impacts of the development would be acceptable.

The proposed development will achieve the objectives of the above site allocations and the relevant planning policies. In particular, the scheme will make a substantial contribution towards helping the council to meet its overall housing target and will provide a policy compliant, very significant number of affordable homes. Given the site's heritage context, very careful consideration has been given to the design of the proposals and its impacts.

Next Steps

We trust that the submission is in order and will be registered and validated promptly, and look forward to receiving your formal confirmation of this shortly. However, should you have any queries or require any further information, then please do not hesitate to contact my colleague Joseph Daniels, Associate Director [REDACTED] in the first instance.

Yours sincerely,



Kieran Wheeler
Director

cc. Fiona Flaherty, Bellway Homes
Jamie MacArthur, Bellway Homes