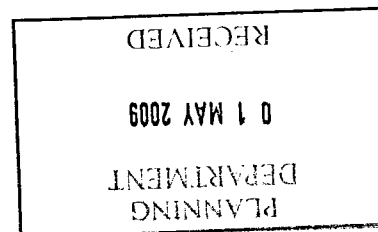


TH

From: Tracy Harvey
Sent: 30 April 2009 12:40
To: Planning
Subject: FW: Broadwater Road West EIA
Attachments: Revised Schedule 30.04.09.pdf; WHBC 29.04.09.pdf

Tracy Harvey
 Head of Development Control
 Welwyn Hatfield Council
 The Campus, Welwyn Garden City, Hertfordshire, AL8 6AE



Sent: 30 April 2009 11:58
To: Tracy Harvey
Cc: Richard Aston; Adam Gostling; Jim Pool
Subject: Broadwater Road West EIA

Dear Tracy,

Re: The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, site at Broadwater Road, Welwyn Garden City.

Thank you for your letter dated 29th April 2009 regarding our request for a Screening Opinion for the site at Broadwater Road, Welwyn Garden City.

With regard to the points that you have raised regarding the additional information that we submitted on 27th April I can report the following:

1 and 2: We have requested that the architect amends the schedule to include the correct total floorspace and that the maximum height of the residential units are included, a copy of this document is attached.

3: I can confirm that the total amount of floorspace that the proposed 790 residential units will cover is 57,642 sq m (as specified in the previous schedule); this provides an average of 73m² gross external floorspace per unit. For clarity, the total floorspace figures that are provided for Care Homes, YMCA and the Hotel (in colour) are additional to the residential total and not included within it.

We have noted your request for a 14 day extension to adopt a Screening Opinion, however, we believe that the additional information that you have requested has already been discussed at the pre-application meeting held on Friday 17th April at you offices, which allows more than sufficient time for a decision to be made. At your request, additional information was provided on 27th April which we still maintain included sufficient clarity to progress with the determination of the Screening Opinion. Furthermore, we consider that the exact proposed floorspace calculations are not necessary in order to determine whether or not an EIA is required.

I trust that the information that we have submitted is now acceptable and that the Council's Screening Opinion will be issued within three weeks from the date of our request dated 16th April 2009.

30/04/2009

Yours Sincerely,

Emma Cleasby

d
n
e
dp9



100 Pall Mall

London

SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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Adam Gostling
DP9
100 Pall Mall
London
SW1Y 5NQ



Dear Adam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT
ASSESSMENT)(ENGLAND AND WALES) REGULATIONS 1999
SITE AT BROADWATER ROAD, WELWYN GARDEN CITY, HERTFORDSHIRE**

I am writing with reference to the screening request, received on 16th April 2009, in relation to your clients site at Broadwater Road.

The request has been submitted under regulation 5(1) of the Town and Council Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999 which notes that a person who is minded to carry out development may request the relevant planning authority to adopt a screening provision. For clarification we would only use information submitted in connection with the screening request to reach a decision on the need for an Environmental Assessment. As we discussed at the pre-application meeting on 17th April the plans/information tabled are at an early stage and subject to further development.

The information submitted on 27th April raises a number of points which we'd like to give you the opportunity to address before the Council reaches a decision on the screening request. These are:-

1. The total floor area of each use as shown in the coloured boxes does not add up to the total of 98,623m².
2. I note that maximum storey numbers are given for each use type, with the exception of the residential development of 790 units, where only a minimum is stated. Can you give us an indication of the maximum storey height for the residential?
3. On the basis of the floor areas for the other residential units, it would appear that the floor space of the 790 units is going to be made up of 36,179m² gross external, giving an average of 45m² gross external per residential unit. This appears to be small for an average unit?

Furthermore, regulation 5(4) states that an authority should adopt a screening opinion within three weeks from the date of a receipt for a request or such longer period as may be agreed in writing with the person making the request. In order to allow sufficient time to consider the need for an EIA with regard to this project I formally request a written extension of time for the screening opinion to within 14 days of the request for further information being answered.

If you have any queries with regard to this letter please do not hesitate to contact me further.

Yours sincerely,



Welwyn Hatfield Borough Council, The Campus, Welwyn Garden City, Herts AL8 6AE
Head of Development Control
DX 30075, Welwyn Garden City

Tel: 01707 357000
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**OUTLINE PLANNING APPLICATION
BROADWATER RD WEST**

REVISION 30.04.2009

Spenhill Scheme		Total floor area (GEA)	Max. no of storeys	No of units
Residential	sqm	57642	5	790
	sqft	620453		
Care homes	sqm	6000	4	
	sqft	64583		
YMCA	sqm	8803	4	
	sqft	94755		
Hotel	sqm	6660	5	
	sqft	71688		
Employment	sqm	14292	4	
	sqft	153838		
Office	sqm	9448	4	
	sqft	101697		
Business Centre	sqm	4844	4	
	sqft	52140		
Flexible use	sqm	4951	4	
	sqft	53292		
Flexible uses	sqm	4251	4	
	sqft	45757		
Bridge building/ cycle storage	sqm	700	3	
	sqft	7535		
	sqm			
	sqft	69998		
Cultural	sqm	2358	2	
	sqft	25381		
Heritage centre	sqm	496	2	
	sqft	5339		
Auditorium	sqm	1862	4	
	sqft	20042		
Leisure/communit	sqm	4374	4	
	sqft	47081		
Swimming pool/ Sportshall	sqm	2502	2	
	sqft	26931		
Creche	sqm	600	1	
	sqft	6458		
Restaurant/Café	sqm	1272	1	
	sqft	13692		
Energy centre	sqm	2000	3	
	sqft	21528		
TOTAL	sqm	113583		
	sqft	1222596		

[REDACTED]

From: Tracy Harvey
Sent: 30 April 2009 16:45
To: 'Frances Russell'
Cc: [REDACTED] hita Ward; Richard Aston; Kerrie Williams
Subject: FW: FW: Broadwater Road West EIA
Attachments: analysis for screening report.xls

Frances
I'm not in tomorrow so could you email any comments to Richard please
I'm more than happy if you want to talk to Lindsey directly
Thanks
Tracy

*Tracy Harvey
Head of Development Control
Welwyn Hatfield Council
The Campus, Welwyn Garden City, Hertfordshire, AL8 6AE*

[REDACTED]

From: Lindsey Lucas [REDACTED]
Sent: 30 April 2009 17:11
To: Tracy Harvey
Subject: Re: FW: Broadwater Road West EIA

Tracy.

this is a summary of the difference in terms of trip generation between the Spenhill proposals and the work we did on the SPD.

I hope it provides the information you require. Would you like me to send it directly to Frances?

Lindsey Lucas
Development Control Engineer
Transportation Planning & Policy
Telephone: [REDACTED]

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06/05/2009

Likely increase in trip rates based on floor areas submitted by dp9 30 April 2009

		spenhill schedule	HCC schedule for SPD
residential	units	790 units	747 units
	YMCA/care home/hotel	21436 sqm	0 sqm
Employment	offices/business centre	14292 sqm	0 qm
flexi use		4951 sqm	0 sqm
leisure Community		4374 sqm	8997 sqm
Cultural		2358 sqm	6922 sqm
Retail		6503 sqm	0 sqm

HCC analysis for SPD indicated this area would generate an additional 252 trips in the morning peak over existing uses.

As can be seen from the schedule this did not allow for any employment or retail development on the site.

Both these type of development will result in additional peak hour trips.

As a broad estimation employment could result in an addition 160 trips in the am peak

As a broad estimation based on gfa for retail retail could result in an additional 500 Friday evening peak trips

These represent a significant number of additional trips.

[REDACTED]

From: Anita Ward
Sent: 30 July 2008 15:41
To: [REDACTED]
Subject: FW: BWRW - existing floorspace estimates

Hi Lindsey - I found this e-mail which had the breakdown of existing floorspace information for the sites. You should now consider the Nestle and the Chinacorp site information as one as this is now all the land owned by Spenhill (Tesco).

Let me know if you need anything else and perhaps we can catch up when James is back from his hols.

Thanks,

Anita

From: Anita Ward
Sent: 22 October 2007 10:08
To: 'James Dale'
Cc: Lindsey Lucas
Subject: BWRW - existing floorspace estimates

Hi James -

This has taken in part from evidence produced by King Sturge for Chinacorp and Nestle during the district plan inquiry and from an application on the chinacorp site. The table provides some information about existing floorspace and employee estimates for the BWRW site. Could you use this information to run a TRICS assessment of the site as existing - or as was when fully operational ?

Kind regards,

Anita

	Floor area sq.m	f/w ratio	Employment
Roche* - B1 Use			
Site 5 lab	10,672	31.8	336
Site 4 lab	10,846	31.8	341
Site 4 offices	6,501	21	310
Site 4 production	19,097	29.7	643
Pall Mall** - B8 Use			
Warehouse	8,944	40.1	223
Nestle** - B1/B2 Use			
Nestle R&D - B1	4,500	31.8	142
Nestle Production - B2	16,600	29.7	559
Chinacorp/Tesco - B2 Use	14, 887		

* floor areas from sales particulars

** floor areas are estimates based upon scale drawings only