

[REDACTED]

**Sent:** 30 April 2009 11:41

[REDACTED]

**Cc:** Richard Aston; Anita Ward; Tracy Harvey

**Subject:** FW: Broadwater Road West

**Attachments:** Demolition.pdf; Schedule.pdf; Additional info request.pdf; Screening request.pdf; Screening request plan.pdf

Dear Lindsey,

I refer to our telephone conversation this morning. I am based at RPS Swindon office and am advising Welwyn and Hatfield Borough on the screening opinion / requirement for EIA in relation to the proposed development.

I now attach Richards E mail of 27th April with the schedule of accommodation attached, although if you have my earlier E mail you will have seen my comment to the effect that the floor area on the schedule does not add up to the total. I am not aware that this has been clarified with dp9.

I also attach dp9's screening request, which compares the proposed floor space of the development with that of existing buildings on the site - I am not sure if you already have this.

I am in the office today, but will be away tomorrow. If you would like to discuss the issues over the phone, my direct dial is [REDACTED]

Kind regards

Frances

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**From:** Richard Aston [REDACTED]  
**Sent:** 27 April 2009 15:30  
**To:** Frances Russell  
**Cc:** Tracy Harvey  
**Subject:** FW: Broadwater Road West

Hi Frances,

Further to Anita's email on Friday, please find set out below dp9's response. As you can see they are disputing the request for additional information and therefore we are still heading toward 6th May for the Screening Opinion. If you need any additional information or clarification, please do not hesitate to contact me on [REDACTED]

Kind regards

Richard Aston  
Principal Development Control Officer  
North Area Team

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**From:** Emma Cleasby [REDACTED]

06/05/2009

**Sent:** 27 April 2009 14:46  
**To:** Tracy Harvey; Richard Aston  
**Cc:** Adam Gostling; Jim Pool  
**Subject:** Broadwater Road West

Dear Tracy,

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

As requested in your letter received on Friday 24<sup>th</sup> April 2009, I have attached the following information:

1. A schedule of floorspace for the main non-residential land uses (including the types of employment use), this schedule also includes the expected number of dwellings and information with regard to the maximum building heights within each use type;
2. A plan which illustrates the approximate areas proposed for demolition in both the Shredded Wheat Factory and the Cromac Building.

In response to your request for a further 14 days to respond, we feel that this is not necessary as the above information was discussed at the pre-application meeting held at your offices on 17<sup>th</sup> April 2009 and a schedule of proposed floorspaces was left with the Council after that meeting.

I trust that the above information is acceptable and that our request for a Screening Opinion will continue to be processed within three weeks of 16<sup>th</sup> April 2009.

Yours Sincerely,  
Emma Cleasby



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SW1Y 5NQ

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**Welwyn Hatfield Borough Council is currently consulting on its Core Strategy Issues and Options - the document which will set out the strategic planning framework for the next 15 years. [Get involved by viewing and commenting online](#) The consultation ends on 1 May 2009.**

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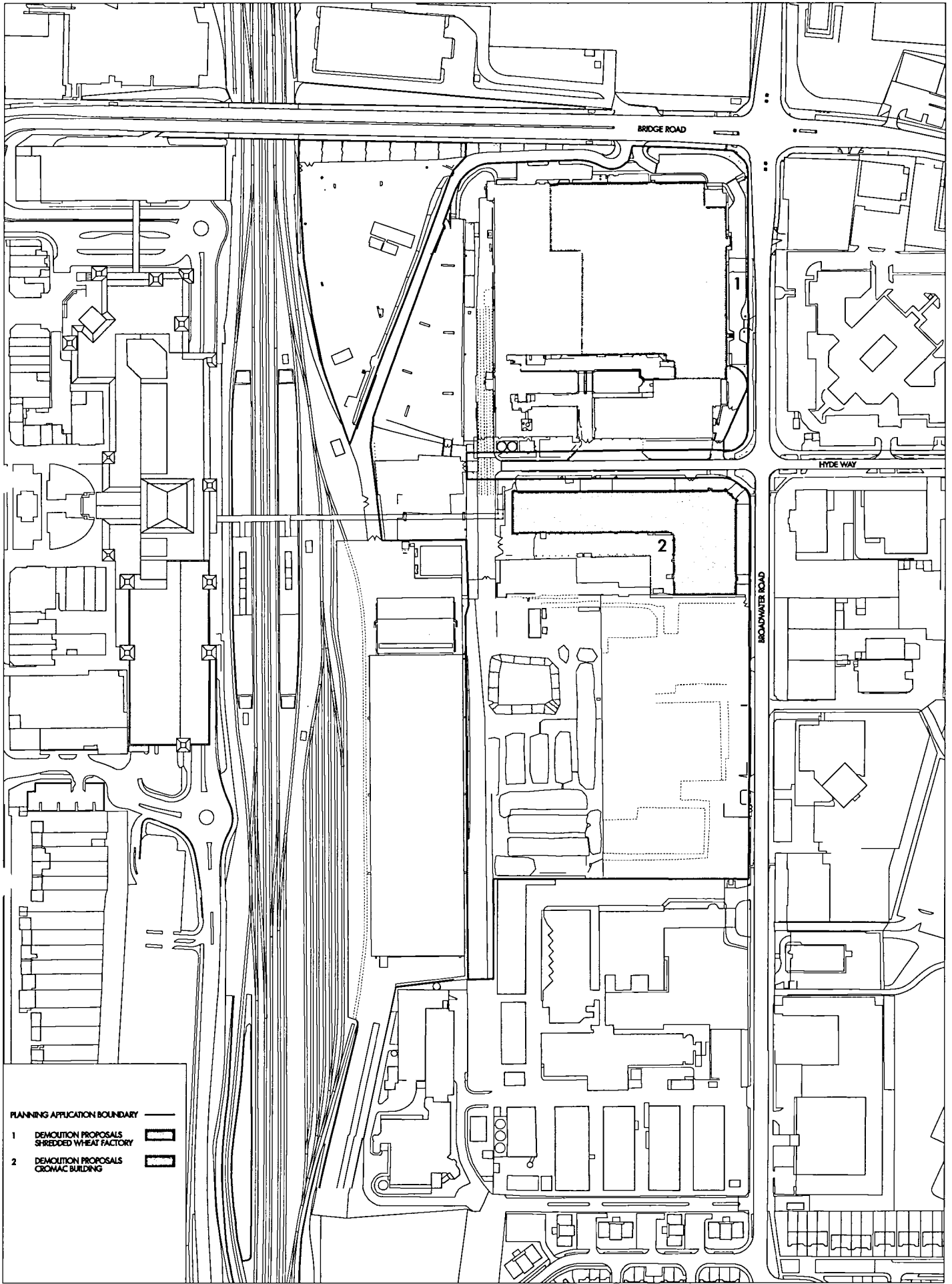
06/05/2009

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**PLANNING APPLICATION BOUNDARY**

- 1 DEMOLITION PROPOSALS  
SHREDDED WHEAT FACTORY
- 2 DEMOLITION PROPOSALS  
CRONMAC BUILDING

Do not scale from this drawing. Use typical dimensions only. Typical dimensions are to be confirmed. All levels are to outside of finished level and shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with the features and infrastructure survey. The content must be verified on site. Where building components are identified in the specifications as existing the level, location of information relating to these components on the drawing represents design intent only.

REF	DATE	DESCRIPTION	BY	CHK	DATE	DESCRIPTION
A	01/07/21	Issue for comment				

**Allan and Morrison**  
 85 Southport Street  
 Liverpool L61 4JH  
 020 7921 0100  
 020 7921 0101  
 info@allanandmorrison.co.uk  
 A&M JOB NO: 568

**BROADWATER RD WEST, WELWYN GARDEN CITY**  
**DEMOLITION PLAN**  
**OUTLINE PLANNING**  
**568\_PP\_04\_003**  
 SCALE: 1:1000 (A1) 1:2000 (A3)

**Allies and Morrison  
Architects**

85 Southwark Street  
London SE1 0HX  
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**OUTLINE PLANNING APPLICATION  
BROADWATER RD WEST**

27.04.2009

Spenhill Scheme		Total floor area ( GEA )	Min. no of storeys	Max. no of storeys	No of units	
<b>Residential</b>	sqm	<b>57642</b>	<b>3</b>		<b>790</b>	
	sqft	<b>620453</b>				
Care homes	sqm	6000				4
	sqft	64583				
YMCA	sqm	8803				4
	sqft	94755				
Hotel	sqm	6660				5
	sqft	71688				
<b>Employment</b>	sqm	<b>14292</b>				<b>4</b>
	sqft	<b>153838</b>				
Office	sqm	9448				4
	sqft	101697				
Business Centre	sqm	4844				4
	sqft	52140				
<b>Flexible use</b>	sqm	<b>4951</b>				<b>4</b>
	sqft	<b>53292</b>				
Flexible uses	sqm	4251				4
	sqft	45757				
Bridge building/ cycle storage	sqm	700				3
	sqft	7535				
	sqm					
	sqft	<b>69998</b>				
<b>Cultural</b>	sqm	<b>2358</b>		<b>2</b>		
	sqft	<b>25381</b>				
Heritage centre	sqm	496		2		
	sqft	5339				
Auditorium	sqm	1862		4		
	sqft	20042				
<b>Leisure/community</b>	sqm	<b>4374</b>		<b>4</b>		
	sqft	<b>47081</b>				
Swimming pool/ Sportshall	sqm	2502		2		
	sqft	26931				
Creche	sqm	600		1		
	sqft	6458				
Restaurant/Café	sqm	1272		1		
	sqft	13692				
<b>Energy centre</b>	sqm	<b>2000</b>		<b>3</b>		
	sqft	<b>21528</b>				
<b>TOTAL</b>	sqm	<b>98823</b>				
	sqft	<b>1061568</b>				