

Date: 12 October 2018
Our ref: 261141
Your ref: 6/2018/0171/MAJ



Welwyn Hatfield Borough Council
planning@welhat.gov.uk

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
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CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Sir/Madam

Planning consultation: Creation of a mixed-use quarter comprising the erection of up to 1,340 residential dwellings including 414 (31%) affordable dwellings (Use Class C3); 114 extra care homes (Use Class C2); the erection of a civic building comprising 494 sq.m of health (Use Class D1), 494 sq.m of community use (Use Class D1), 1,232 sq.m of office (Use Class B1) and 646 sq.m of retail (Class A1/A2/A3/A4/A5); alterations, additions and change of use of Grade II Listed Building and retained Silos to provide 5,096 sq.m of flexible business floorspace (Use Class B1), 265 sq.m Combined Heat and Power (Sui Generis), 2,494 sq.m International Art Centre (Use Class D1), 1,226 sq.m Gymnasium (Use Class D2), 1,576 sq.m of restaurant/coffee shop/bar (Use Class A1/A3/A4/A5), Creche/Day Nursery of 644 sq.m as well as a Network Rail TOC Building of 364 sq.m; plus associated car parking, access, landscaping, public art and other supporting infrastructure.

Location: Former Shredded Wheat Factory Welwyn Garden City AL8 6UN

Thank you for your consultation on the above dated and received by Natural England on 09 October 2018.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The Wildlife and Countryside Act 1981 (as amended)
The Conservation of Habitats and Species Regulations 2010 (as amended)

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 16 March 2018, our ref: 239898. Natural England asked for further information on the potential significant effects on Tewinbury SSSI and Sherrardspark Wood SSSI.

The following information is required:

Information on whether any new water abstractions will be required and whether there will be any discharge of water or liquid waste of more than 5m³/day to ground (i.e. to seep away) or to surface waters.

Without this information, Natural England may need to object to the proposal.

The current amendments to this application do not appear to address this additional information request, and therefore our advice remains the same. Please re-consult us when this information becomes available.

For any queries relating to the specific advice in this letter only please contact Kayleigh Cheese on 02080 260981. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours faithfully

Miss Kayleigh Cheese
Local Delivery Team