



APPENDIX 11.2 - TVIA PLANNING POLICY AND GUIDANCE

NATIONAL PLANNING POLICY

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF¹) sets out the Government's planning policies for England and provides a framework within which the appropriate local council can produce local and neighbourhood plans; the NPPF is material consideration in making planning decisions. Those paragraphs of the NPPF of relevant to this TVIA are listed in Table B1.1.

Table B1. 1 Relevant National Planning Policies

| Reference | Summary |
|------------------|--|
| Chapter 2 | Achieving sustainable development |
| Para. 7 | The objective of sustainable development is summarised as “meeting the needs of the present without compromising the ability of future generations to meet their own needs.” |
| Para. 8 | Achieving sustainable development is provided through the following three overarching objectives: economic; social; and, environmental. Of relevance to landscape and visual effects are: amongst others “b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.” |

¹ Department for Communities and Local Government (19 February, 2019). *National Planning Policy Framework*



| | |
|------------------|--|
| Chapter 3 | Plan-making Strategic policies |
| Para. 20 | <p>The NPPF requires local planning policies to “set out an overall strategy for the pattern, scale and quality of the development, and make sufficient provision for:” amongst others</p> <p>“b) Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”</p> |
| Chapter 7 | Ensuring the vitality of town centres |
| Para.85 | <p>“Planning policies and decisions should support the role that town centre play at the heart of local communities, by taking a positive approach to their growth, management and adaption. Planning policies should”, amongst others:</p> <p>“d) Allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed;</p> <p>e) Define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive character;</p> <p>f) Recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.”</p> |
| Chapter 8 | Promoting healthy and safe communities |
| Para. 91 | <p>“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:</p> <p>a) Promote social interaction, for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections and active street frontages;</p> <p>b) Are safe and accessible, for example, through the use of clear and legible pedestrian routes and high quality public spaces;</p> <p>c) Enable and support healthy lifestyles, for example through the provision of safe and accessible green infrastructure and layouts that encourage walking and cycling.”</p> |
| 11 | Making effective use of land |
| Para. 117 | <p>“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”</p> |



| | |
|-----------|---|
| Para. 118 | <p>“Planning policies and decisions should:</p> <ul style="list-style-type: none">a) Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;b) Recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling / shading, carbon storage or food production;c) Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;d) Promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply constrained and available sites could be used more effectively; ande) Support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed, and can maintain safe access and egress for occupiers.” |
| Para.121 | <p>“Local planning authorities should also take positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:</p> <ul style="list-style-type: none">a) Use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework.” |
| | Achieving appropriate densities |
| Para. 122 | <p>“Planning policies and decisions should support development that makes efficient use of land, taking into account:” amongst others</p> <ul style="list-style-type: none">“d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; ande) the importance of securing well-designed, attractive and healthy places.” |



| | |
|-------------------|---|
| Chapter 12 | Achieving well-designed places |
| Para 124 | <p>“The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”</p> |
| Para 127 | <p>“Planning policies and decisions should ensure that developments:</p> <ul style="list-style-type: none">a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; andf) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.” |
| Para 128 | <p>“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”</p> |



| | |
|-------------------|--|
| Chapter 14 | Meeting the challenge of climate change, flooding and coastal change Planning for climate change |
| | Planning for climate change |
| Para. 150 | “New development should be planned for in ways that: a) when new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and b) can help to reduce greenhouse gas emissions, such as through its locations, orientation and design.” |
| Para. 151 | “To help increase the use and supply of renewable and low carbon energy and heat, plans should:” among others a) provide a positive strategy for energy from these sources, that maximised the potential for sustainable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts)” |
| Chapter 15 | Conserving and enhancing the natural environment |
| Para. 170 | “Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services...; c) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; d) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and e) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.” |
| Para. 171 | “Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to |



| | |
|-----------|--|
| | maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.” |
| | Ground conditions and pollution |
| Para. 180 | <p>“Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:” amongst others</p> <p>“c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”</p> |
| 16 | Conserving and enhancing the historic environment |
| Para. 184 | <p>“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”</p> |
| Para. 185 | <p>“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:” amongst others</p> <p>“a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;</p> <p>b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</p> <p>c) the desirability of new development making a positive contribution to local character and distinctiveness; and</p> <p>d) opportunities to draw on the contribution made by the historic environment to the character of a place.”</p> |
| | Proposals affecting heritage assets |
| Para. 192 | <p>“In determining an application, local planning authorities should take account of:</p> <p>a) the desirability of sustainable and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</p> <p>b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</p> <p>c) the desirability of new development making a positive contribution to local</p> |



| | |
|--|---------------------------------|
| | character and distinctiveness.” |
|--|---------------------------------|

Current Local Planning Policies

The strategic policies that guide planning decision in Welwyn and Hatfield are set out in the adopted Local Plan. Currently, this consists of the following development plan documents:

- **Local Plan Saved Policies of the Welwyn Hatfield District Plan adopted 2005**
- **Broadwater Road West, Supplementary Planning Document, December 2008**

The policies that are relevant to landscape and visual matters are contained in Table B1.2.

Table B1. 2 Development Plan policies

| Reference | Summary |
|--|---|
| Local Plan Saved Policies of the Welwyn Hatfield District Plan adopted 2005 | |
| Policy R1 | Maximising the use of previously developed land |
| | The Site is brownfield land previously used for industrial purposes. Policy R1 recognises in order to make the best use of land, development should take place on land which has previously been developed. |
| Policy R11 | Biodiversity and Development |
| | This policy requires all new development to demonstrate how it would contribute positively to the biodiversity of the Site through the retention and enhancement of existing natural features, the promotion of wildlife corridors, the use of locally native species in proposed planting, and help meet the priorities and targets set out in the Local Biodiversity Action Plan. |
| Policy R17 | Trees, Woodland and Hedgerow |
| | There are a selection of existing trees on the northern and western Site boundaries proposed to be retained along the railway line and Bridge Road and Policy R17 states “the council will seek the protection and retention of existing trees, hedgerows and woodland” |
| Policy R28 | Historic Parks and Gardens |
| | Hatfield House a Registered Historic Park and Garden, Grade I listed, is located 3.1km south from the Application Site boundary and is considered in the visual |



| Reference | Summary |
|--------------------|---|
| | amenity and visual assessment as part of the TVIA Chapter 10. Policy R28 of the District Plan states “development will not be permitted if it would lead to the loss of, or cause harm to, the historic character, appearance or setting of any part of a registered historic park or garden”. |
| Policy D1 | Quality of Design |
| | The quality of design in parts of the Welwyn and Hatfield district is historically of a high quality and the Council will seek good quality design in all new developments as outlined in Policy D1. The policy states “the council will require the standard of design in all new development to be of high quality. The design of new development should incorporate the design principles and policies in the plan and guidance contained in the Supplementary Design Guidance”. As part of this policy the council requires new developments to take account of the context of the Application Site including the existing character and setting in which it is located and states “new development should respect and relate to the area in which it is proposed”. |
| Policy D2 | Character and Context |
| | Policy D2 of the District Plan requires all new developments to respect and relate to the character and context of the area in which it is proposed. A detailed local townscape character assessment has been undertaken in Chapter 10, TVIA, of the ES report which explores the character of the Application Site and the surrounding townscapes. |
| Policy D4 | Quality of the Public Realm |
| | The Application Site is currently private with public access restricted to Hyde Way which provides a pedestrian link from the east to the centre of town in the west. The proposed mixed-use development will be incorporating new publicly accessible spaces within the Application Site as part of the landscape and open space strategy. Policy D4 requires new development to either create or enhance public areas and the public realm as part of their proposals. |
| Policy D8 | Landscaping |
| | As part of new development proposals, the council will require landscaping as an integral part of the overall design, reflecting the strong tradition of urban landscape design in the district. The policy states “landscaping schemes will require the use of materials which respect the character of the area, the planting of trees, hedgerows and shrubs and details of future maintenance”. |
| Policy EMP3 | Mixed Use Development Site at Broadwater Road West |
| | The Application Site has been identified in the District Plan under Policy EMP3 - |



| Reference | Summary |
|--|---|
| | Mixed Use Development at Broadwater Road West. The Application Site is recognised as an opportunity area of planned regeneration for a mixed-use development. A Supplementary Planning Document (SPD) outlines the Council's vision for the future of Broadwater Road and sets out a development framework and design guidance to steer the redevelopment of the Application Site. |
| Policy OS1 | Urban Open Land |
| | Areas of landscape and open space designated under policy OS1 - Urban Open Land are located to the east and west of the Application Site, primarily within Welwyn Garden City town centre. These areas of land are considered vital to the form, character and quality of the built-up areas of the district in terms of the urban open land criteria. Whilst the Application Site is not located within land designated Urban Open Land it is within reasonably close proximity and any new development should be of a scale which does not compromise the value of the open land. |
| Broadwater Road West Supplementary Planning Document (2008) | |
| <p>The Broadwater Road SPD was produced to guide redevelopment of the Application Site and surrounding area. Broadwater Road West is identified as an area suitable for mixed use development. The area covered by the SPD is located to the east of Welwyn Garden City railway station and covers 16 hectares (40 acres) for which the Application Site covers approximately one quarter. It was originally an industrial hub but over time has become largely redundant.</p> <p>The SPD sets out a development framework, design guidance and parameters, to assist in the interpretation of the vision. The following section summarises design guidance from the SPD that is of relevance to townscape and visual amenity.</p> | |



| | |
|--|--|
| | Character |
| | <p>The SPD guidance in relation to new development and character can be summarised as follows:</p> <ul style="list-style-type: none">• The industrial character of the Application Site should be interpreted in the design of new development creating a strong sense of local identity.• Use the industrial heritage as a cue for form, character and identity |
| | Blocks |
| | <p>The SPD states <i>“the proposed urban grain of the Application Site should be characterised by large block, continuous building lines and active frontages”</i>. The SPD goes on to illustrate the council’s development framework for the Application Site which shows a block arrangement, as illustrated on figure 5.1 of the SPD. Section 6.13 of the SPD states <i>“Perimeter block forms should predominate and should be based on the layout shown in figure 5.1”</i></p> |
| | Continuity and Enclosure |
| | <p>The SPD guidance in relation to new development continuity and enclosure can be summarised as follows:</p> <ul style="list-style-type: none">• Public, private and community spaces will be easily distinguished.• Open spaces will be overlooked, defined or enclosed by buildings.• It is imperative that blocks are formed to create active frontages on the surrounding streets.• A robust perimeter block form is preferred for the majority of the block structures. |



| | |
|--|---|
| | Building Height |
| | <p>The SPD guidance in relation to new development and building heights can be summarised as follows:</p> <ul style="list-style-type: none">• Given the context of the listed buildings, it is generally considered that buildings on the Application Site should not be more than 5 storeys in height.• Where new development on the Application Site is of 5 storeys (or more) the resulting scheme will be assessed with regards to both the contribution that such height could bring and any adverse impacts. <p>The development proposals including new buildings of more than 5 storeys will, in accordance with the SPD, be considered under the following criteria by the Council:</p> <ul style="list-style-type: none">• Relationship to context of the Application Site and the wider area• Effect on historic context of the Application Site and the wider area• Relationship to transport infrastructure• Architectural quality of the building• Design credibility of the building• Sustainable design and construction• Contribution to public space and facilities• Effect on the local environment and amenity of those in the vicinity of the building• Contribution to permeability• Provision of a well-designed environment including fitness for purpose. |
| | Open Space |
| | <p>The Local Planning Authority set out in the SPD how a well landscaped open space and planting, intrinsic to the character of Welwyn Garden City, should be a key feature of the development.</p> <p>The open space provision should be in accordance with the requirements set out in Policy OS3 - Play Space and Informal Open Space Provision in New Residential Development. The policy states:</p> <p><i>“Substantial new residential development (of 0.4 hectares or above) will be expected to make a contribution to the provision of children’s play space and informal open space, where the increased demands generated by the new households cannot be met by current levels of provision.”</i></p> |
| | Public Realm |
| | <p>Further design guidance is provided with regard to the quality of the public realm in the SPD where it states:</p> |



| | |
|--|---|
| | <p><i>“The spaces between the buildings on Application Site should be considered as integral and equally important to the overall design concept in line with Policy D8 of the District Plan”.</i></p> <p>The SPD outlines the key features the landscape design of Broadwater Road should include:-</p> <ul style="list-style-type: none">• Tree lined avenues• High quality public green space• Multi-functional community parks• Attractive play spaces for young people of different ages• Consistent approach to hard landscaping• Active frontages• Well lit public space; and• Use of materials to define public and private space. |
|--|---|

Emerging Local Planning Policies

Welwyn Hatfield Borough Council is in the process of preparing a Local Plan to guide development across the borough to 2036.

In 2016, the Council published the Draft Local Plan for consultation. The Draft Local Plan was submitted to the Secretary of State for examination in May 2017. Following the initial examination hearing sessions, the Planning Inspector raised a number of matters with the Council including the submitted plan not meeting the identified need for housing and as a result, the Inspector has asked the Council to investigate if additional housing sites could be identified.

Following the Inspector's comments on the soundness of the Plan, a new Call for Sites Consultation took place between 7th January and 4th February 2019. The independent examination of the Local Plan is now in progress and the Stage 8 hearing sessions were rescheduled to run from 28 July to 27 August.

Table B1. 3 Emerging Plan policies

| Reference | Summary |
|---|---------|
| Welwyn and Hatfield Borough Council, Draft Local Plan Proposed Submission, August 2016 | |



| Reference | Summary |
|-------------------|---|
| Policy SP1 | Delivering Sustainable Development |
| | <p>This Policy seeks to bring about sustainable development in the borough by planning positively for growth and increasing the supply of housing in the borough. It states <i>“new development should contribute to the creation of mixed and sustainable communities which are well planned, promote healthy and active lifestyles, are inclusive and safe, environmentally sensitive, accessible, culturally rich, vibrant and vital, well served, and built to high design standards reflecting local character.”</i></p> <p>The location of new development should deliver a sustainable pattern of development which: prioritises previously developed land; minimises the need to travel by directing growth to those areas with good transport networks and which are well served by jobs, services and facilities; protects areas of highest environmental value; and avoids areas of high flood risk.</p> |
| Policy SP3 | Settlement Strategy and Green Belt Boundaries |
| | The Application Site is located within Welwyn Garden City, classified as a Main Town under the settlement strategy, where the primary focus for new development will be. |
| Policy SP9 | Place Making and High Quality Design |
| | <p>This policy requires new developments to deliver high quality designs that foster a positive sense of place by responding to the following principles:</p> <ul style="list-style-type: none"> • Responding to the Application Site’s character and context • Proposals of an appropriate density, however for the Application Site where it is located next to the railway station and town centre it states “higher density development will be encouraged in accessible locations” • Create legible, permeable and well-connected developments, where public spaces seek to prioritise the pedestrian and cyclist above vehicles in their layout • Proposals provide an appropriate amount of public open space that is well sited, coherent, attractive, multi-functional, safe, inclusive and uses high quality hard and soft landscaping. • Proposals make space for nature, enabling the movement of wildlife through the development. • Proposals offer an appropriate mix of uses to support sustainable and vibrant place to live, work and visit. • The design of buildings and boundary treatments create a sense of safety and security that is consistent with achieving active, welcoming, legible and permeable places. • Development proposals respect neighbouring buildings and the surrounding context in terms of height, mass and scale. • Proposals for taller buildings should cluster with other existing or proposed |



| Reference | Summary |
|-----------------------|---|
| | taller buildings within the immediate and wider area. |
| Policy SP11 | Protection and enhancement of critical environmental assets |
| | <p>The Site is not situated within a conservation area but is in close proximity to the Welwyn Garden City Conservation Area (separated by the East Coast Mainline Railway) and to the east Peartree Conservation Area. The former Shredded Wheat Factory (Grade II listed) is located directly adjacent to the northern Site boundary; the office block to Roche products factory (Grade II listed) is located close to the southern site boundary; Hatfield House a Registered Historic Park and Garden (Grade I listed) is located 3.1km south from the Application Site boundary.</p> <p>All these heritage designations are considered in the visual and visual assessment section of the Chapter 10 TVIA. Policy SP11 states <i>“the protection, enhancement and management of environmental, ecological and historic assets within the borough, will be sought commensurate with their status, significance and international, national and/or local importance.”</i></p> <p>The policy outlines Conservation Areas and Listed Buildings of grade II status historic assets are of ‘local importance’ within the borough and Registered Historic Parks and Gardens are of ‘national’ importance.</p> |
| Policy SP12 | Strategic Green Infrastructure |
| | New development should have regard to standards for provision of open space set out in the Planning Obligations Supplementary Planning Document including play spaces, allotments, sports pitches and other recreational facilities. |
| Policy SADM 15 | Heritage |
| | <p>The proximity of designated heritage assets immediate to the Application Site including listed buildings and conservation areas and Hatfield House within the wider context requires the consideration of the following as part of the development proposals:</p> <ul style="list-style-type: none"> • The potential to sustain and enhance the heritage asset and historic environment in a manner appropriate to its function and significance. • Successive small scale changes that lead to a cumulative loss or harm to the significance of the asset or historic environment should be avoided. • Proposals should respect the character, appearance and setting of the asset |



| Reference | Summary |
|---------------------------|--|
| | and historic environment in terms of design, scale, materials and impact on key views. |
| Policy SADM 16 | Ecology and Landscape |
| | Policy SADM 16 expects all new development proposals, wherever possible, to enhance biodiversity and help conserve and enhance the borough's natural and historic landscape, sitting comfortably within the wider landscape setting. |

DRAFT



| | |
|----------------------------------|---|
| <p>Policy SADM 18</p> | <p>Environmental Pollution</p> |
| | <p><u>Light Pollution</u></p> <p>Development proposals that include external lighting, will be approved where it can be demonstrated through a Lighting Assessment that all of the following criteria can be satisfied:</p> <ol style="list-style-type: none"> i. The lighting scheme is the minimum required for security and operational purposes; ii. Glare and light spillage are minimised; iii. The amenity of residential areas is not adversely affected; iv. The visual character of historic buildings and conservation areas are not adversely affected; v. There would be no dazzling or distraction of drivers using nearby roads; vi. There would be no unacceptable adverse impact on the character or openness of the countryside and the green belt; and vii. There would be no unacceptable adverse effects on species, habitats or the wider natural environment. |
| <p>Policy SADM 21</p> | <p>Housing Allocations in Welwyn Garden City</p> |
| | <p>In accordance with Policy SP 2 and SP 3 the Application Site forms part of a wider site allocated of the Polices Map identified for housing in Welwyn Garden City. The Application Site forms part of strategic sites SDS3 (Pea02b) and SDS4 (Pea02c) referred to as Broadwater Road West SPD Site which is allocated to accommodate approximately 1,020 new homes over the plan period.</p> |
| <p>Policy SP17</p> | <p>Mixed use development site at Broadwater Road West (SDS3/Pea02b and SDS4/Pea02c)</p> |
| | <p>The Application Site forms circa 20% the allocated Broadwater Road West allocated site. Development on this site will comply with the Broadwater Road West Supplementary Planning Document and will conform with the following principles:</p> <ul style="list-style-type: none"> • To create a sustainable neighbourhood with an appropriate mix and density of uses for its central location; and to support living and working in close proximity; • To establish strong connections between the east side of town, the site and through to the town centre; • To use the industrial heritage as a cue for form, character and identity – re-use listed structures and ensure sympathetic development; • To adopt the urban design principles set out in the Broadwater Road West |



| | |
|--|--|
| | <p>Supplementary Planning Document;</p> <ul style="list-style-type: none">• To accommodate large scale uses which would best be located near the town centre;• To incorporate open space in accordance with the principles set out in the Broadwater• About 1,020 dwellings will be provided in addition to those already provided on the site as at 1st April 2016. |
|--|--|

DRAFT