Examination of the Welwyn Hatfield Local Plan 2013-32

Inspector's Preliminary Questions

Having now read the Local Plan (LP) and he supporting information and representations that relate to Development Management, the Inspector is coming to preliminary conclusions as to the Topic Specific Policies that it may not be possible to find sound, either because of the nature of the supporting information or the lack of it. To assist the process, he has now asked me to write to you about the representations against Topic Specific Policies that have been put forward on behalf of the University of Hertfordshire. He has set out some questions that arise from a reading of the representations thereon and would value your brief comments on these.

Matter 4 – Topic Specific Policies

Issue

In the context of the plan's overall vision and strategy are the Topic Specific Policies positively prepared, justified, effective and consistent with national planning policy and therefore a sound basis to manage development within the Borough during the plan period?

SP 7 Type and Mix of Housing

Should the criteria in the section that refers to off-site purpose-built student accommodation, be extended to include university endorsement; pastoral care; a proven demand from the student population; a reference to a loss of existing housing; car parking standards; amenity space and warden control?

SP 8 The Local Economy

Should the first bullet point be qualified to enable an exception when it can be demonstrated that the loss of a Class B Use can be provided to a comparable or greater quality elsewhere within the Borough?

SP17 Broadwater Road

Should principle Viii of Policy SP17 be extended to indicate that residential use could be a suitable alternative to a research facility, if the site is no longer suitable for such a use or it can be relocated elsewhere in the Borough?

SP 21 University of Hertfordshire

Should the Policy specifically support development proposals that promote business-university collaboration within campus as well as those that improve and strengthen the learning teaching and research environment at the University?