

## **High View SPD: Consultation Statement**

The Welwyn Hatfield District Plan (adopted 2005) identifies High View neighbourhood centre in South Hatfield as a site suitable for mixed use development and the High View SPD sets out a clear framework to guide the redevelopment of the site. The SPD establishes the type, amount and mix of development that should be delivered and sets out the proposed layout for the site, in addition to providing guidance on design and sustainability initiatives. The site covers an area of approximately 4 hectares (10 acres) and is bounded by Bishops Rise to the west and Northdown Road to the south.

This consultation statement sets out the process involved in the preparation of the High View SPD, and has been prepared in accordance with Regulation 17 (1) (b) of the Town and Country Planning (Local Development) (England) Regulations 2004.

### **Pre-production Consultation**

Welwyn Hatfield Council appointed planning consultants, Urban Practitioners, to produce an Issues and Opportunities Report for High View Neighbourhood Centre in South Hatfield. The purpose of this report was to identify issues and opportunities at High View through detailed analysis work and consultation with the local community, to inform the production of the SPD.

The pre-production consultation and scoping report for High View provides a substantial evidence base that has been used to inform the preparation of this SPD.

### Methods of Consultation

A number of consultation events were held in June and July 2009, to identify what residents like/ dislike about the area and what they think could be done to improve it. Events held included: a focus group with students from the University of Hertfordshire; a workshop with Council Members; a public drop-in event at the Jim McDonald Centre; a walking audit and visioning workshop with key stakeholders; an outdoor market stall event with members of the public; and interviews with local businesses and retailers in High View. Ipsos Mori were also commissioned to conduct a questionnaire survey in High View, which sampled approximately 140 people, and an online questionnaire was also set up on the Council's website to supplement this work: this was completed by 68 people.

The main purpose of these events, was to engage with a wide cross section of the community through the use of a range of innovative consultation methods, as it was recognised that a 'one size fits all approach' would not be appropriate here. The events were held over a number of days, including a weekend, to ensure that the events were as accessible as possible. Whilst some of the events were by invitation only, the public consultation events were advertised widely, to maximise attendance. Here, adverts were placed in both Life Magazine and the Welwyn Hatfield Times; posters were put up in the local area; there were radio 'shout-outs' on the day of each event; and a

company was hired to distribute approximately 5,000 flyers, advertising the consultation events, to homes/ businesses in the vicinity of High View. A web page was also set up on the Council's website to advertise the events and update residents on general progress with regards to the final report.

### Who was consulted

In total, we consulted approximately 400 people as part of this consultation exercise, from a wide range of groups, including:

- Local school children from deHavilland Primary School (who, as part of a school project, drew pictures of what their vision for High View would be, and sent them to us);
- Students and representatives from the University of Hertfordshire;
- Local residents;
- Local businesses at High View;
- Representatives from St Johns Church at High View;
- Officers from Hertfordshire County Council;
- Councillors of Welwyn Hatfield Borough Council;
- Local residents associations;
- The local Housing Trust;
- Local landowners and people with a key interest in the area;
- The Crime Prevention and Community Safety Officer from Hertfordshire Constabulary;
- Police Officers who are responsible for the policing of the High View area;
- Members of Hatfield Town Council; and
- Staff from and visitors to the Jim McDonald Centre.

### Summary of the main issues raised

All the events were well attended, and the quality of response was very high. A summary of the main responses is provided below:

- Most people liked the range of shops, and did not want to lose them. However, it was thought that the centre would benefit from having a greengrocer (or larger more affordable convenience store) and café.
- Residents had mixed feelings towards the Harrier Pub, and many regarded it as a poor quality building that obscured the shops from Bishops Rise.
- The existing buildings were thought to be dated and tired, and the service area behind the shops was considered to be unattractive and in need of improvement.
- Many people were keen to ensure that the community facilities at High View were protected and enhanced. However it was recognised that the Jim MacDonald Centre could integrate better with the shopping area, and that it needed to cater for a wider range of people.
- Many people thought that there were a lack of evening activities in High View, and that this issue would need to be addressed in any plans for the area.

- Although the amount of public space at High View was considered good, many people thought that it could be improved, with better paving, more trees and plants, better seating, and a central water feature to create a focal point.
- People perceived that High View continues to have a problem with anti-social behaviour and whilst most people felt safe there during the day, the area was perceived to be unsafe at night.
- Many people felt that access to the shops needed to be improved and that the centre needed to be a lot more visible, particularly from Bishop's Rise, as due to the inward facing design of the centre, it wasn't immediately obvious that there were shops there.
- Parking was considered to be an issue, as many shoppers and retailers regarded it as an essential part of the vitality of the centre, however, it was also felt that the existing car parks were poorly arranged and whilst some were well used, others were not.
- Housing in Multiple Occupation (HMOs) were also perceived to be an issue for the area.
- People would also welcome the following at High View: public toilets; a single building to house medical services, including the dentist, pharmacy and doctors surgery; and the re-introduction of the five-a-side football pitch.

A full transcript of comments from these events can be also found in the pre-production consultation and scoping report for High View (Sept 2009).

#### How these issues were addressed in the development of the SPD

The comments raised as part of the pre-production consultation and scoping report were used to inform the development of the vision and objectives for High View, and to shape the production of the draft development options for the centre.

In line with the comments outlined above the draft masterplan that has been developed for High View aims to:

- Ensure the retention of the existing businesses at High View;
- Improve the visibility and the accessibility of the shops;
- Protect the existing community facilities at High View;
- Integrate the Jim McDonald Centre further into the centre;
- Improve the appearance of the centre and uplift the area;
- Create more active frontages at street level; and
- Provide enough parking at High View without feeling like the development is surrounded by large open car parks.

#### **Consultation on the Draft Development Options for High View**

The council's preferred development options for High View were taken out to consultation in April 2010.

#### Methods of Consultation

As part of this a number of events were held between the 19<sup>th</sup> and 24<sup>th</sup> April 2010 including:

- A permanent exhibition at the Jim McDonald Centre, Hatfield.
- Public drop in days at the Jim MacDonald Centre, where both members of the public and local stakeholders had the opportunity to discuss the plans for the centre with officers.
- A focus group with students from the University of Hertfordshire.
- An on-line survey on the council's website.

In addition to this, the project team also attended the South Hatfield fete on the 8<sup>th</sup> May to exhibit the plans.

The consultation events were advertised widely to maximise attendance: an article was placed in Life Magazine; adverts were put in the Welwyn Hatfield Times; posters were placed in the local area; and leaflets were distributed to homes/ businesses in the vicinity of High View advertising the consultation events.

Furthermore, emails were sent to statutory consultees via Limehouse, the council's online consultation portal, inviting them to complete the on-line survey on the council's website and letters were sent to the council's commercial tenants and housing tenants at High View to invite them to comment on the draft options for High View.

#### Who was consulted

Around 300 people attended the events and there was a lot of support for the plans. Stakeholders consulted include:

- Specific and general consultation bodies in accordance with Part 1 (2) of the Town and Country Planning (Local Development) (England) Regulations 2004
- Students and representatives from the University of Hertfordshire;
- Local residents;
- Local businesses at High View;
- Representatives from St Johns Church at High View;
- Officers from Hertfordshire County Council;
- Councillors of Welwyn Hatfield Borough Council;
- Local residents associations;
- Local landowners and people with a key interest in the area;
- The Crime Prevention and Community Safety Officer from Hertfordshire Constabulary;
- Police Officers who are responsible for the policing of the High View area;
- Members of Hatfield Town Council;
- Staff from and visitors to the Jim McDonald Centre;
- The Primary Care Trust for Hertfordshire;
- Natural England;

- English Heritage; and
- The Environment Agency.

### Summary of the main issues raised

The main issues raised at these consultation events are set out below:

- Most people felt that more car parking should be provided in the re-development – especially for the medical centre and the retailers at High View.
- It was also recognised that there is a need to provide parking for taxis, maybe by having a taxi rank.
- It was suggested that there should be a dedicated lay-by/ driveway at the front of the church, to ensure that it is accessible for hearses and wedding cars. Representatives from the church also felt that more car parking should be provided for the church.
- Residents felt that the range of shops at High View should be improved and that a café should be provided.
- Whilst the amount of affordable housing planned for High View was welcomed, residents were concerned that some of the houses could be used as houses 'Houses in Multiple Occupation' which they would like controlled.
- Some residents felt that by moving the shops onto High View there would be a conflict between road-users and pedestrians. However, the retailers favoured this approach, as it would mean that their businesses were more visible and more accessible from Bishops Rise.
- Residents supported the potential to have a bus stop on High View.
- It was suggested that there should be traffic limitation measures along High View to limit the speed of traffic.
- Most people supported the re-development of the Harrier pub as phase 4 of the project; however a small number of people stated they would prefer it to be left as it is.
- There was also support for the provision of a pub beer garden as part of the re-development.
- Residents were however concerned that the community facility attached to the pub maybe lost in the re-development.
- There was support for the medical centre.
- There was support for the idea of having a play space in High View, however most people thought that it would be better if it were positioned to the side of St Johns Church, rather than in front of the Jim McDonald Centre, as they felt it could impact on the residential amenity of the houses near to the centre and that as it was not overlooked you may experience problems with anti-social behaviour.
- It was felt that there was a need to improve the integration of the new development with the surrounding area.
- Some of the retailers also thought there may be issues with the proposed servicing arrangements for the shops.

### How these issues were addressed in the development of the SPD

A number of changes were made to the draft masterplan for High View to reflect the comments raised as part of the consultation events. These include:

- The provision of more car-parking in the centre, in the form of an over flow car park to the side/ rear of the Jim McDonald Centre. It is envisaged that this would be a long stay car park, catering for the shops, medical centre, church, pub and community uses;
- The addition of a pull-in for hearses and wedding cars at the main entrance to St John's Church along High View;
- The provision of on-street loading bays to the front of the shops along High View; and
- The addition of a play space to the side of St John's Church.

The remainder for these issues are clearly dealt with as part of the text in the SPD, which sets out the council's preferred approach to a range of issues including the control of Houses of Multiple Occupation at High View; the implementation of traffic limitation measures along High View, and the provision of a taxi rank in the centre.

### **Statutory Consultation on the draft High View SPD**

Statutory consultation on the draft High View SPD took place between the 20<sup>th</sup> September and the 18<sup>th</sup> October 2010.

#### Methods of Consultation

During this period, the draft SPD was available to view on the council's online consultation portal, and at the following locations within the borough: Welwyn Hatfield Borough Council's offices at Campus East Welwyn Garden City, the Hatfield Housing Office in Hatfield Town Centre and the Jim McDonald Centre in High View. Comments could be made online, by email, by letter, over the phone, and in person at one of the public drop in days at the Jim McDonald Centre.

Further to this, a public exhibition was also held at the Jim McDonald Centre in High View between the 27<sup>th</sup> September and the 2<sup>nd</sup> October, with public drop in days held on the 28<sup>th</sup> September, 30<sup>th</sup> September and the 2<sup>nd</sup> October 2010.

#### Who was Consulted

In accordance with Part 1 (2) of the Town and Country Planning (Local Development) (England) Regulations 2004 the draft SPD was sent to a number of specific and general consultation bodies. Further to this, an email was also sent to everyone on the council's consultation portal 'Limehouse' informing them that the SPD was available for comment.

The council also consulted with:

- Local residents;
- Local businesses at High View;

- Representatives from St Johns Church at High View;
- Officers from Hertfordshire County Council;
- Councillors of Welwyn Hatfield Borough Council;
- Members of Hatfield Town Council;
- Staff from and visitors to the Jim McDonald Centre;

A range of comments were received as part of the statutory consultation on the draft High View SPD and these are set out in Appendix 1. In total, 22 people commented on the document itself and a further 12 people completed the questionnaires handed out at the public drop in days at the Jim McDonald Centre, which were attended by in the region of 100 people.

It is our view that the low response rate can be attributed to the fact that every effort has been made to involve residents, businesses and key stakeholders in the area in the development of the masterplan for High View, through previous well attended consultation events, to the extent that at the recent consultation event most people endorsed the plans and were now keen for the re-development to be delivered. This is also reflected in the fact that 83.33% of respondents who completed the questionnaire stated that they supported the vision and masterplan for High View, compared to 16.67% who stated that they did not.

#### A summary of the main issues raised

Appendix 1 outlines the responses to the draft High View SPD and sets out the council's response to each one. A summary of the main comments and concerns on the document is however provided below:

- Support for having a bus stop, with a shelter in High View.
- Request to re-label St Johns Church car park in Figure 10 'St Johns Church and Youth Club Car Park'.
- Recommendation from the Herts Bus and Coach Operators Association for the proposed north bound bus stop on High View to be deleted.
- Concern about the size of the retail units proposed, bin storage, parking for the retail units and the servicing requirements for the larger shops.
- Support for the requirement for planning obligations in the SPD.
- Support for the parking strategy so long as the car parking arrangements for all users of the site has been properly addressed at all times of the day.
- Concern that insufficient cycle parking has been provided in the development and that the SPD does not make provision for a cycle path at High View.
- Support for the proposed design for the re-development of the centre.
- Support for the re-development to proceed as soon as possible.
- Concern that the SPD should do more to promote biodiversity at High View.
- One respondent was concerned that the housing density proposed was not in keeping with the character of South Hatfield.

- Request for public toilets to be provided as part of the re-development.
- Concerns were raised by BEAMS over the position of the play space in relation to the listed church, and that the design of the play equipment should respect the character of the listed building.
- There was support for the new health centre at High View.
- In relation to works to the highway, Hertfordshire County Council stated that any areas of future highway and any areas of existing highway to be stopped up should be discussed with the County at the earliest opportunity. Further to this, HCC have also advised that the shared surface at High View should be designed in accordance with the principles set out in Manual for Streets with a maximum speed limit of 20mph, and that the SPD should require the new bus stop to be DDA compliant, have a bus shelter and seating, and for the Real Time passenger information screens to meet the specification provided by HCC.
- McMullen and Sons raised concerns over the impact that the development could have on the Harrier pub, to which the council has formally responded.
- Thames Water commented that the use of SUDS is not always appropriate in every development.
- Herts Constabulary asked for reference to be made to the need for the scheme to achieve 'Secured by Design' accreditation.
- HCC Public Rights of Way Service also stated that a public footpath runs from High View through the Jim McDonald Centre Car park to Cheviots, which would need to be considered in any re-development.
- There was also support for having parking outside the church for services.

#### How these issues have been addressed in the SPD

A number of changes have been made to the High View SPD to reflect the comments raised as part of the statutory consultation process and these are detailed below:

- The land ownership plan (Figure 4) has been updated in light of comments made by the council's corporate property team regarding the council's land ownership at High View.
- Amendments have been made to the servicing arrangements for the main foodstore proposed in the scheme, opposite the new shopping parade, on the corner of Bishops Rise, to enable the majority of the servicing for this unit to be from the street, and this can be seen in Figures 5 (Masterplan) and 11 (Transport Strategy). The draft SPD identified this area for on-street parking. Under this new scenario, four of the on-street parking spaces outside the main foodstore will be replaced by the new loading bay, and the loading bay that was proposed for the other side of High View (outside the new shopping parade) will be replaced with the four on-street parking spaces.
- The masterplan for High View (Figure 5) has also been updated to reflect the proposed size of the main foodstore.

- The phasing plan (Figure 6) has been amended to ensure that the existing retail store (One Stop) can trade continuously throughout the re-development, before the new foodstore on the corner of Bishops Rise opens, and the remainder of the re-development can proceed.
- The public space plan (Figure 8) has been updated to make it clearer where the existing steps should be removed and replaced with ramps.
- On reflection, it is proposed that the health centre should provide four consulting rooms instead of three.
- In response to BEAMS comments above a paragraph relating to the position and design of the proposed play equipment in relation to the church has been added in section 6.7.
- Further requirements relating to the design of the recycling centre have been added in section 6.8 in response to comments from the council's Client Services Team.
- The proposed north bound bus stop on High View has been deleted from Figure 11 (Transport Strategy) in response to the comments made by the Herts Bus and Coach Operators Association.
- In response to the comments made by HCC the SPD now sets out a requirement for the shared surface at High View to be designed in accordance with the principles set out in Manual for Streets with a maximum speed limit of 20mph.
- The SPD also sets out a requirement for the new bus stop to be DDA compliant, have a bus shelter and seating, and for the Real Time passenger information screens to meet the specification provided by HCC.
- The label for St Johns Church car park in Figure 12 (Parking Strategy) has been updated and now refers to 'St John's Church and Youth Club'.
- Section 8.1 'Other Planning Considerations' has been updated to make reference to comments made on the SPD in relation to secure by design, utilities, SUDS, biodiversity, highways and rights of way.

Further to this, the following amendments have also been made to the structure of the document:

- Chapter 1 has been renamed
- Chapter 3 and Appendix 3 'Consultation Statement' have been deleted and incorporated into this consultation statement, which has led to the re-numbering of all subsequent chapters.
- A new section (1.2) entitled 'Background to the SPD' has been inserted into Chapter 1.
- A section entitled 'Key Principles' has replaced the section on objectives in what is now chapter 3. These reflect the overarching principles for the development set out in Chapter 5.
- The objectives for the site have been moved to what is now chapter 4 'The Masterplan'.
- What was section 9.1 'Phasing' is now section 4.1 'Delivery of the masterplan'
- Chapter 8 is now titled 'Next Steps'.

- Appendix 1 'SEA Screening Statement' has been deleted.
- Appendix 2 'Planning Policy Context' is now Appendix 1.
- Appendix 4 'Draft Development Options' has been deleted.

Wherever possible the council has amended the SPD to take on board the comments raised as part of the statutory consultation. However, in some instances this has not been possible due to the fact that the comments either: relate to decisions that will need to be taken at the more detailed design stage, as part of the planning process; are not feasible for us to deliver as part of this scheme; are beyond the realms of this SPD in policy terms, given that the role of an SPD is to expand on an existing policy, not to create new policy; or are not relevant to this document. The council has responded in full to all comments made on the draft SPD however and a record of this can be seen in Appendix 1.

**Appendix 1: Summary of Consultation Responses on the draft High View SPD and the Council's Response**

<b>Comment ID</b>	<b>Full Name</b>	<b>Organisation Details</b>	<b>Method of Response</b>	<b>Summary of Comments on the draft High View SPD</b>	<b>Council's response</b>
HV 1	Miss Rachael Bust	Deputy Head of Planning and Local Authority Liaison Specific Consultee: Coal Authority	Online via Limehouse	Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on this document at this stage.	The council notes that the Coal Authority has no specific comments to make on the High View SPD.
HV 2	Anonymous Response		Online via Limehouse	Welcome the bus stop in High View. The car park labelled for St John's Church (entrance off Bishops Rise) is in fact for the St John's Youth & Community Centre, not the Church itself. It is used daily by various groups who use the Youth Centre (rather than the Church car park, entrance off High View, which is used for services, weddings and funerals etc).	Comments noted. We will look to amend the SPD accordingly.

Comment ID	Full Name	Organisation Details	Method of Response	Summary of Comments on the draft High View SPD	Council's response
HV 3	Anonymous Response		Online via Limehouse	<p>I see from this masterplan that the retail units are to be of standard size, which will be some what less than currently is the case. whilst this is acceptable to most of the take away food outlets it would not suit the purposes of the two much used and needed charity shops, which are used extensively by the local community and students from the university. HAS ANY CONSIDERATION BEEN GIVEN TO THIS? I also notice there is no provision for storage to any of the units most of whom use a garage or garages behind their units, I also do not see any area available for the large 4 wheeled refuse bins. Parking for the various staff at the shops may all so be an issue as I see only 1 parking bay may be available at any one time. Most of the donations delivered to us are delivered to the rear of the unit which is where sorting for recycling is carried out in the garage, AGAIN WE NEED THIS AREA TO CARRY OUT THIS ACTIVITY or A MUCH LARGER UNIT FOR THIS ACTIVITY TO BE CARRIED OUT IN DRY AND WARM</p>	<p>Comments noted. To respond to your comments: The retail unit sizes shown in the SPD are purely indicative and for illustrative purposes only. It is anticipated that the exact specifications for the retail units will be agreed as part of the planning application, and will take into account the requirements of the retailers moving into the new units. Similarly, the size of the storage areas for each retail unit, and the positioning of the bin stores will also be agreed as part of the planning application, which will be available for comment. Parking for the retail units on the site will be provided in accordance with the council's adopted parking standards (Jan 2004), and servicing for the retail units will be from both the front (on-street) and the rear of the building, to allow for large and small deliveries. Furthermore, odour from take away units will be strictly controlled by conditions attached to the planning permission for the scheme.</p>

Comment ID	Full Name	Organisation Details	Method of Response	Summary of Comments on the draft High View SPD	Council's response
				<p>ENVIRONMENT. PLEASE REMEMBER THIS CHARITY IS NOT A LARGE NATIONAL BUSINESS IT IS A CHARITY WHICH IS BASED IN HATFIELD FOR THOSE IN THE LOCAL AREA COPING WITH MENTAL HEALTH ISSUES WHO WISH TO VOLUNTEER IN THE SHOPS, this activity is vital to their health and wellbeing and needs to continue, if the shops are reduced in size fewer volunteers will be able to work as there will not be space enough for a safe working environment. The furniture charity shop has an even bigger need for storage and repairing furniture which also is carried out by the volunteers, we currently are able to securely park our delivery vehicle within this unit. On other matters has any consideration been given to smells emitted from the Take Away units, these may well be a problem for the residents of the proposed flats above.</p>	

Comment ID	Full Name	Organisation Details	Method of Response	Summary of Comments on the draft High View SPD	Council's response
HV 5	Mr Peter Christmas	Project and Quality Manager Groundwork Trust	Online via email	<p>In response to the High View master planning consultation, I am writing to ensure that you know about the possibilities for funding some of the desired improvements through the Landfill Communities Fund, and to emphasise Groundwork Hertfordshire's track record in community consultation, design, construction (and overseeing construction by contractors), and securing external funding in relation to schemes of this type.</p> <p>We note that one of the key elements within the master plan is a play area that encourages more natural play. Groundwork Hertfordshire has designed and created a number of exciting natural play areas on behalf of local authorities and parish councils in Hertfordshire and Bedfordshire.</p> <p>I note from the master plan document that 'the Council is currently exploring a variety of different options to work out how best to deliver this project'.</p> <p>Given Groundwork's track record that I have touched on above, and in light of current pressures on public funding,</p>	The council notes the comments made by the Groundwork Trust in relation to the High View SPD.

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				we believe that Groundwork would be an excellent partner for the Council in delivering many elements of this project. I would be delighted to discuss this with you at your convenience.	
HV 6	Mrs Sue Swain	Senior Planning Officer Herts County Council	Online via email	Thank you for the opportunity to comment on the draft SPD for High View. I welcome the inclusion of paras 9.10, 9.11 and 9.12 on Planning Obligations and reference to the County Council's Toolkit. Other than that I do not have any comment to make on the document.	Comments noted
HV 7	Mr Andy Instone	County Planning Archaeologist Hertfordshire County Council	Online via email	Thank you for consulting me on the above proposal. In this instance the proposed development is unlikely to have an impact on significant archaeological deposits, structures or features. I will, therefore, be making no comment at this time.	The council notes that the County Archaeologist has no specific comments to make on the SPD at this time.

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HV8	Mr Paul Widdicombe	Deputy Town Clerk Hatfield Town Council	Online via email	Hatfield Town Council supports the proposals within the supplementary planning document (SPD) for the redevelopment of High View. The only point we wish to comment on in the draft is the Car Parking arrangements for all users of the site has been properly addressed at all times of the day.	The council notes that Hatfield Town Council supports the proposals within the SPD for the redevelopment of High View. With regards to your comment on car parking arrangements. The proposed parking management strategy for the site, set out in Chapter 8 of the draft SPD, states that the council will require in the region of 80 visitor spaces to be provided as part of the re-development of High View, of which 40 will be short stay on-street parking spaces, with the remainder being longer stay parking to cater for the different uses in the centre. This figure is based on the findings of the car park survey conducted as part of the preparation of the pre-production consultation and scoping report, which has shown that a reduced car parking to size of facilities ratio can be achieved on this site. Given this, we consider that the proposed strategy adequately caters for all users of the site at different times of the day.
HV 9	Mr Andrew Robinson	Planning and Biodiversity Adviser Natural	Online via email	Thank you for consulting Natural England on the contents of the draft High View SPD. We are pleased that	The council notes that Natural England has no specific comments to make on the High View SPD.

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		England		the development and consultation process for this SPD is proceeding well. With regards to our remit, Natural England has no specific comments to make about the current draft.	
HV 10	Ms Rose Freeman	Director The Theatres Trust	Online via email	Due to the specific nature of the Trust's remit we are concerned with the protection and promotion of theatres and having perused the document we find this consultation is not directly relevant to the Trust's work. We therefore have no comment to make but look forward to being consulted on further LDF documents in due course.	The council notes that the Theatres Trust has no specific comments to make on the High View SPD.
HV 11	Mr Adam Edwards		Online via email	Housing Each flat should have secure cycle parking for each resident (so family of 4 = 4 spaces) to encourage cycle use, not one space per flat (as a family of 4 should have 4 bikes). Shops Ensure shops have at least 3 cycle stands per shop to encourage cycling to the shops. Cycle routes Very disappointing that transport plan does not mention cycle routes to High View	In response to your comments: Cycle parking will be provided on this site in line with the council's adopted parking standards (Jan 2004), and the exact number, position and specification of the cycle stands will be agreed as part of the planning application. With regards to the provision of cycle paths in and around High View, we are aware that the Hatfield Urban

Comment ID	Full Name	Organisation Details	Method of Response	Summary of Comments on the draft High View SPD	Council's response
				<p>despite the references in the Hatfield Urban Transport Plan 2008 pp53-4 which states: Proposed Cycle Routes 6.12.21 The Cycling Strategy proposes a number of routes to help people travel between home and work as well as for leisure and other purposes. These include: - Town centre to Great North Way and South Hatfield (via Queensway, South Hatfield and Travellers Lane);... - Travellers lane to Northdown Road; ... Why does the High View plan not include the proposed Northdown Road cycle path as a way to encourage people to cycle to High View? (I can only assume that the authors of the plans are not aware of the Hatfield UTP.) This cycle path would link High View and the local population to the two secondary schools, 3 primary schools and Hatfield town centre. As with other local cycle routes, Section 106 payments from the development could be used to fund it. Please note that although I am chair of Welwyn Hatfield Cycling Forum, these notes are a personal view and do not</p>	<p>Transport Plan proposes a number of cycle routes in the Hatfield area, and have spoken to Hertfordshire County Council about the possibility of linking High View up with the proposed Travellers Lane to Northdown Road cycle path. They have stated that given Northdown Road is a relatively quiet residential road, they do not consider that a cycle path is required along here, as people can cycle along there relatively easily, and then link up with the proposed cycle route on Northdown Road. Given this we do not consider that it is necessary to provide a cycle path here.</p>

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				necessarily reflect those of WHCF and it's members.	
HV 12 &13	Anonymous Response		Questionnaire	<p><b>What would you change about the proposals?</b> Clean streets surrounding the area. And giving residents parking places first</p> <p><b>Any other comments?</b> Thank you for the beautiful design - hope it will come alive.</p>	Comments noted. Parking will be provided for new residents on the basis of 1 space per flat and 1.5 spaces per house, in accordance with the councils adopted parking standards (Jan 2004).
HV 16 & 17	Anonymous Response		Questionnaire	<p><b>What would you change about the proposals?</b> Public toilets.</p> <p><b>Any other comments?</b> Only that my mother has lived here over 50 years and myself over 40 years. It would be fantastic if my mother could see this complete in her lifetime, she is currently 81 years old.</p>	Comments noted. Whilst we understand that there is a need for public toilets in a neighbourhood centre like High View, we are unfortunately unable to provide them as part of the redevelopment, due to the costs associated with maintaining them. There are however toilets provided in the Jim McDonald Centre at High View, which is open to the public all through the week.

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HV 18 &19	Anonymous Response		Questionnaire	<p><b>What would you change about the proposals?</b> Less flats, more houses for families.</p> <p><b>Any other comments?</b> Accommodation should only go to permanent residents that already live in the area. Not to go to visiting students.</p>	Comments noted. A mixture of private and affordable housing will be provided on this site to cater for different housing needs. The council will however look to control Houses of Multiple Occupation at High View.
HV 20 & 21	Anonymous Response		Questionnaire	<p><b>What would you change about the proposals?</b> Leave it as it is.</p> <p><b>Any other comments?</b> The proposed housing density is out of character with the rest of South Hatfield.</p>	Comments noted. We have considered leaving the centre as it is, however due to the age of the buildings, the inflexible nature of the retail units, and the overall design of the centre, this isn't really an option, as redevelopment is needed to secure the future of the centre. With regards to the proposed density, whilst it is higher compared to other parts of South Hatfield, we feel that the level of public space in the development helps to balance this out, as we are still looking to promote the feeling of openness that exists in the area. Furthermore, the provision of housing on this site is critical to ensuring the deliverability of the whole scheme.

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HV 26 & 27	Anonymous Response		Questionnaire	Glad to see they are building 2 - 3 storey flats with shops below. Carry on your doing a good job a bit late but carry on.	Comments noted
HV 28 & 29	Anonymous Response		Questionnaire	More affordable housing/ increased parking should be provided in the scheme	Comments noted. Please be aware however that the requirements for the delivery of affordable housing on this site are in accordance with the councils adopted policy (District Plan Policy H7), and that the parking management strategy for this site is also in line with the councils adopted parking standards (Jan 2004).
HV 30 & 31	Anonymous Response		Questionnaire	I like the proposals for High View very much and hope it goes ahead. I do like the new health centre. I would like the new bus stop to have a shelter and somewhere to sit. I am disabled and find it difficult to stand for a long period of time.	Comments noted. We will update the SPD accordingly.
HV 32 & 33	Representative from the Labour Party		Questionnaire	We hope it will be possible to re-locate the labour party office at 10A High View	Comment noted. The existing businesses and retailers at High View will be given the opportunity to occupy a new unit in the development should they wish to, and your comment will be passed to the council's estates team for reference.

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HV 34 & 35	Anonymous Response		Questionnaire	This proposal is excellent on condition that it will have some sort of policing, seating arrangement for the elderly, and surveillance cameras. As judging by the past it does not take long to become shambolic if not monitored appropriately.	Comments noted. Please be aware that new seating and public space improvements are proposed as part of the redevelopment. In addition to this, the council will continue to work with Hertfordshire Constabularies Crime Prevention Design Service to ensure that the development is built with designing out crime in mind and that the national secured by design accreditation is achieved, to promote natural surveillance and a safer environment on this site.
HV 36 & 37	Mr Simon Archer	Herts Bus and Coach Operators Association	Questionnaire	<p><b>What would you change about the proposals?</b> Delete the proposed n/b bus stop in High View as buses only operate s/b (from Bishops rise towards northdown road) along High View.</p> <p><b>Any other comments?</b> Fully support paras 8.7 to 8.9 (transport section)</p>	Comments noted. We will look to amend the SPD accordingly.

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HV 38	Mrs Lindsey Lucas		Online via email	<p>Please find below the Highway Authority's comments on the Draft SPD for High View.</p> <ol style="list-style-type: none"> <li>1. Paragraph 2.5 refers to the current land ownership of the site. Whilst the areas marked as land belonging to the County Council as highway authority correctly show the public highway, HCC is probably not the landowner. If any of this land is stopped up as public highway the ownership would revert back to the owner of the sub soil. WHBC should check these land ownership issues.</li> <li>2. Any areas of highway to be stopped up such as that in front of the existing shops should be agreed with the Highway Authority at the earliest opportunity as part of any planning application process.</li> <li>3. Currently High View is public highway. The layout of High View will change as part of any redevelopment, and the aspirations of the SPD are to make part of this route a shared surface area between the buildings and a split carriageway with parking near the church. Any developer should</li> </ol>	The council notes the comments made by the Highways Authority on the High View SPD and will look to amend the document accordingly.

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				<p>be advised to discuss the areas of future public highway with Hertfordshire Highways at the earliest opportunity. This would determine which areas are to be highway maintainable at public expense. Materials to be used, street furniture and landscaping will also need to be discussed</p> <p>4. Paragraph 8.3 states that High View should be designed as a shared surface with high pedestrian priority with traffic limited to speeds of up to 15mph. It would be preferable to say that the road should be designed in accordance with the principles set out in Manual for Streets with a maximum speed limit of 20mph. It should be possible to achieve much lower speeds through design features</p> <p>5. The SPD correctly identifies bus routes that operate in the vicinity of the site. Most of the surrounding bus stops have been improved and now broadly meet DDA requirements in terms of accessibility. Shelter provision is not ideal and these items could benefit from further investment.</p>	

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				<p>Current bus services are</p> <p>205 - Hatfield Tesco to South Hatfield (Circular), Wednesdays only - (Contract)/ 366 - Hatfield to Dunstable, Mon - Sat (Commercial/Contract)/ 404/405 - WGC to South Hatfield, Mon - Sun (Contract)/ 602 - Hatfield to Watford, Mon - Sun (Commercial/Contract)/ 603- WGC to Hatfield Business Park, Mon- Fri (Commercial)/ 614 - Hatfield to Wembley Park, Mon - Sat (Commercial)/ 797 - Stevenage/Hitchin to London - Does not serve site (Limited stop service)</p> <p>It is unlikely that inter-urban routes such as 602 would divert to serve the site but it would seem possible for other services to stop subject to agreement of operators as these are mainly commercial routes. As part of the development any new stops will need to comply fully with DDA requirements and 'Real Time' departure screens provided to HCC's specification.</p> <p>6. The nearest rail station is Hatfield a distance of 3.5km (2.2miles) which is</p>	

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				outside normal accessibility criteria but there are direct bus links available. Peak hour journey time to London varies from between 26 - 46 minutes and up to six trains and off peak 5 trains per hour operate. Weekend and evening services also operate but at a further reduced frequency.	
HV 39	Ms Leanne Thomasson	National Grid	Online via email	A standard assessment has been carried out with respect to our operational gas and electricity apparatus. The works proposed are likely, unless controlled, to adversely impact the safety and integrity of National Grid apparatus. If you decide to proceed with these works, please contact us again so that we may arrange for technical advice and guidance to be provided.	The council notes the comments made by national grid in relation to the draft SPD and will ensure that national grid are kept updated as this scheme progresses.
HV 40	Mr Andrew Newbury	Property Director McMullen and Sons Ltd	Online via email	We are writing to express our grave concerns about the effect of this development upon our trade/business should it proceed on the basis outlined in the draft documentation. As you are aware the Harrier public house is a poor example of 1960's architecture and the original	Thank you for your comments on the draft High View SPD dated the 18th October 2010, please find below a response to the points raised in your email. McMullen and Sons have been fully involved in the consultation process for the draft High View SPD, and

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				<p>experiment that was paid for by the Company to include various Community facilities has been overshadowed by more modern developments nearby including the Hatfield Leisure Centre and the Jim Macdonald Centre. It is not surprising therefore that there is little or no demand for the use of our facilities which are woefully out of date. Fortunately we are under no obligation to continue to keep open the Hall.</p> <p>If the redevelopment progresses around the public house we will be positioned directly adjacent residential properties and with limited sound proofing noise from the pub will be an immediate issue.</p> <p>To remove the Council car parking at the side will make deliveries very difficult to the pub as access is over that car park. The limited parking at the front only will deter customers from visiting also.</p> <p>If the Council expect the Company to redevelopment our own site on the basis suggested then this can only be</p>	<p>officers of the council have met with you on two occasions this year, on the 4th March and on the 18th May 2010, to discuss the plans for the site. I am also aware that you attended the public exhibition for High View in April 2010, and that you have also now commented on the draft High View SPD, which you were sent as part of the statutory consultation on the draft SPD in September 2010. Furthermore, the consultation process for the draft SPD has been entirely in accordance with the statutory regulations set out in the Town and Country Planning (Local Development) (England) Regulations 2004, and the consultation statement in Appendix 3 of the draft High View SPD sets out the consultation undertaken as part of the preparation of the SPD.</p> <p>With regards to the retention of the community centre, the recent planning application submitted by McMullen and Sons for a change of use of the community hall, demonstrated the public feeling and demand for the community hall. In</p>

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				<p>done with considerable investment which would need to be subsidised by the Council bearing in mind the sum already paid to develop the existing public house in its existing format. It is irresponsible to expect a business such as ours to reinvest into a site with facilities that are said to be of a 'Community nature' but which the Council have no desire to be involved in their success or loss.</p> <p>The short period of Consultation for a large development such as this is unacceptable and we shall be taking legal advice on this matter.</p>	<p>addition to this, we have heard from residents as part of the consultation events for High View that they use the hall for parties, its used by clubs, students hold their sports teas there and other events, and that it is used as a polling station, demonstrating a clear need for this community facility, which isn't catered for by the Jim McDonald Centre or St Johns Church. Given this, should McMullen and Sons take the decision to redevelop the Harrier Pub site, the council would expect the community hall attached to the pub to be re-provided as part of any redevelopment, in accordance with Policy CLT13 of the District Plan. The scheme that has been designed for High View seeks to make the most efficient use of available land, in order to provide much needed new housing and more modern retail units on this site. Given this, it has been necessary to include the council owned car park adjacent to the pub in the redevelopment area. The Harrier Pubs own car park is not affected by the redevelopment however, and will be</p>

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					<p>able to continue to provide parking and servicing access for the pub. Patrons will also be able to park in the longer stay car park to be provided to the rear of the Jim McDonald Centre, should the need arise. Furthermore, the residential units closest to the Harrier Pub will be sited and designed so as to minimise the impact of any potential noise nuisance on them. Finally, with regards to the potential future redevelopment of the Harrier Pub, the plans shown in the draft SPD are purely indicative, and are intended to act as a guide for what the pub site could look like should McMullen and Sons want to pursue the redevelopment of this site in the future. If you do not wish to redevelop the site, then that is a decision that lies solely with McMullen and Sons, given the fact that the council does not own the Harrier Pub site, and currently has no plans of applying for a Compulsory Purchase Order (CPO) to acquire the site.</p>
HV 41	Mr Robin Uff	BEAMS	Online via email	As a prominent & distinctive landmark structure it is especially important that	The council notes the comments made by BEAMS in relation to the draft SPD

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				<p>the new buildings &amp; spaces proposed are woven sympathetically into the urban texture &amp; fabric defined in substantial part by the Grade II listed St John's Church &amp; its setting- as a key local landmark. For the most part this seems to have been achieved in the masterplan (option 5- the preferred option).</p> <p>The immediate setting of the listed church needs very careful consideration. There are pros &amp; cons of the proposed play space being so close. Should this be considered to be the optimum position, the size &amp; type of play equipment will need to take account of the proximity to a place of worship. Locations of new tree planting will also need to be carefully considered &amp; aligned/ grouped for greatest effect in opening views to the dominant roof &amp; tall gables of the, hopefully refurbished, church. Perhaps this dramatic effect could be heightened by a discreet, thoughtful lighting scheme to the church?</p> <p>Overall the Draft SPD seems to provide a generally a sound &amp; practical</p>	<p>and will ensure that some of the more detailed points raised above are given due consideration at the planning application stage. With regards to the comments on the positioning of the play space in relation to St Johns Church however, we will ensure that the SPD is amended to state that the size and type of play equipment proposed should respect the setting of the listed church. To respond to your comments on the format of the document, unfortunately we have no control over the numbering of the headings and paragraphs in the document as they are set automatically by our publishing software Limehouse. I will however speak to the manufacturers of this software to see if anything can be done to rectify this issue, as I accept that it is unhelpful. Finally, thank you for identifying the typing error in Appendix 2. I will ensure that this is amended in the final document.</p>

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				<p>approach to the design of the redevelopment. In terms of delight &amp; place-making, in (re)creating a memorable &amp; distinctive neighbourhood centre, much will, inevitably, depend on the quality of materials &amp; attention to detail.</p> <p>It would be a really positive move to (heavily) emphasise the sustainability/ climate change issues- as stated in 7.5 (at least code level 4)- &amp; opportunities for energy efficiency/ high levels of insulation as well as in building materials &amp; sustainable heating/ cooling.</p> <p>A couple of other general things- the discordance/ illogicality of the headings &amp; paragraph numbering is confusing (&amp; rather annoying!) e.g. para. 7.1 is followed by heading 7.1 New Housing! whereas heading 7.6 St John's Church is followed by 7.21! Appendix 2 (p. 50) PPS5- is actually entitled Planning for the Historic Environment.</p>	

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HV 42	Ms Tracey Mahoney	EEDA	Online via email	EEDA's principal role is to improve the East of England region's economic performance. Our main concern with SPD's is therefore that they will help deliver, and provide the spatial framework for sustainable economic development and regeneration in the East of England. In this instance we have no strategic comments to make in relation to the SPD.	The council notes that EEDA have no strategic comments to make in relation to the SPD.
HV 43	Ms Carmelle Bell	Administrator Thames Water Property	Online via email	Thames Water support the text contained in Paragraph 9.13. It is important that water and wastewater infrastructure upgrade requirements are identified and delivered alongside development to avoid adverse impacts such as sewer flooding or problems for existing users such as low water pressure. Section 9.16 refers to Sustainable Urban Drainage Systems (SuDS). Thames Water support the use of SuDS. However, they are not appropriate in all circumstances such as areas with high ground water levels or clay soils which do not allow free drainage. Well maintained and managed SuDS are also required to	The council notes the comments made by Thames Water in relation to the use of Sustainable Urban Drainage Systems and will amend the SPD accordingly. Whilst the comments relating to the location of trees in the development are important, we feel however that it would be better to address this issue at the pre-application stage through discussions with a developer.

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				<p>prevent them becoming ineffective and potentially increasing overland flows which can have an impact on the sewerage network. As such it is considered that additional text should be added to section 9.16 to highlight that SuDS are not always appropriate and that account should be taken of the need for appropriate maintenance and management.</p> <p>Section 6.5 relates to the roles of trees and landscaping. There are existing sewers within the area covered by the SPG and it is important that trees are not planted in locations where they may compromise existing infrastructure. As such trees should be appropriately located to ensure that they do not have adverse impacts on the existing sewers either now or in the future through root growth.</p>	
HV 44	Mr Graham Goodall	Hertfordshire Biological Records Centre	Online via email	<p>The redevelopment of High View should be of a quality that delivers the objectives of sustainable development by protecting and enhancing biodiversity.</p> <p>The design should help to deliver the Hertfordshire Urban Action Plan</p>	<p>The council notes the comments made by HBRC in relation to the treatment of biodiversity, urban wildlife, SUDs, green roofs and landscaping in the SPD, and will look to amend the SPD to take on board these comments where appropriate.</p>

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				<p>Opportunities should be taken to create new roosting/ breeding sites in the new buildings for bats and new nest sites should be provided for urban birds.</p> <p>Consideration should be given to designing SUDS into the redevelopment and green roofs should be considered.</p>	
HV 45	Mr Andrew Carnegie	Welwyn Hatfield Chamber of Commerce	Letter	The Welwyn Hatfield Chamber of Commerce has considered the proposals and finds nothing of concern and welcomes the commercial content.	The council notes that the Welwyn Hatfield Chamber of Commerce finds nothing of concern with the High View SPD and welcomes the commercial content.
HV 46	Constable Linda Stevens	Architectural Liaison Officer Hertfordshire Constabulary	Online via email	<p>I have viewed the High View Draft SPD document and would like to make the following comment.</p> <p>I would ask that in the section 9. Delivery of the Masterplan that early contact with the Hertfordshire Constabulary Crime Prevention Design Service will be essential to ensure that the development is built with Designing out Crime in mind and Secured by Design accreditation is achieved.</p> <p>It would be hugely beneficial for all parties' concerned if the police Crime</p>	The council notes the comments made by Hertfordshire Constabulary in relation to the High View SPD and will look to amend the document accordingly.

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				Prevention Design Advisor (previously known as an ALO), meets with the developer and architect at the earliest opportunity. The Pre Application stage is the ideal time for this to take place.	
HV 47	Mr Chris Shaw	Senior Network Manager Highways Agency	Letter	<p>The development framework has no direct impact on the A1 Trunk Road network but the Highways Agency supports the council's parking strategy embraced in the overall transport strategy.</p> <p>As traffic generation is linked to parking spaces the Highways Agency welcomes the council's requirement for a comprehensive parking management strategy relating to residential parking, and the proposal for the introduction of a car club.</p>	The council notes the Highways Agency's comments and the fact that they are in support of the proposed parking management strategy at High View.

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HV48	Mr D. T. Aston		Letter	<p>High View is in a poor state  I am interested to hear what will be done to High View as part of the re-development?  When will the re-development of High View happen?</p>	<p>To respond to the key points raised in your letter concerning the re-development of High View neighbourhood centre: The draft SPD outlines the vision for the future of High View and sets out the masterplan to guide the re-development of the centre. Our vision for High View is that it should be an attractive local centre that people will want to live, work, visit and spend time in. The key components of the scheme that has been developed for the centre include:</p> <ul style="list-style-type: none"> <li>The provision of approximately 93 new housing units</li> <li>A high quality, well designed High Street, and well landscaped public open space</li> <li>The delivery of approximately 1,600 sq m of retail floor space</li> <li>The provision of a new medical centre</li> <li>New seating and landscaping improvements to the front of the Jim McDonald Centre</li> <li>A new play space to be provided to the side of St Johns Church</li> <li>A re-cycling centre to be provided in</li> </ul>

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					<p>the overflow car park to the rear of the Jim McDonald Centre</p> <p>A new bus stop to be provided in the centre, along High View</p> <p>Parking that is in line with the council's adopted parking standards</p> <p>Improved pedestrian routes and cycle facilities</p> <p>A new access to the front of St Johns Church</p> <p>The council are committed to re-developing High View neighbourhood centre, and work will be taken forward on this site in a phased manner.</p>
HV 49	Miss Dawn Grocock	Countryside Access Officer HCC Public Rights of Way Service	Letter	<p>The only public right of way I need to draw your attention to is the Hatfield Public Footpath 127, which runs from the road High View, through the Jim McDonald Centre car park to the road Cheviots.</p> <p>I do not believe that the proposed re-development will impact upon this footpath, but we would like to make</p>	<p>The council notes the comments made by Hertfordshire County Council Rights of Way Service in relation to the SPD and will ensure that you are consulted as the scheme progresses.</p>

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				<p>sure that it remains visible on the ground and is open and available for use. Enhancement of this route should also be taken into account where possible.</p> <p>Safety of the public using the route during any construction must also be taken into account and material must not be left or stored on the route. If this cannot reasonably be achieved then a Temporary Traffic Regulation Order would be required. Also if it is necessary to install any pipes/ cables etc under the path, permission must first be obtained from Herts County Council.</p>	