

Comment for planning application 6/2021/0181/MAJ

Application Number 6/2021/0181/MAJ

Location Former Shredded Wheat Factory Broadwater Road Welwyn Garden City AL7 1RR

Proposal Hybrid planning application comprising: Detailed Planning Application for 399 Private Rented Sector (PRS) dwellings and 153 dwellings (Class C3), 250 units of residential care accommodation for the elderly (Use Class C2) with associated communal facilities, 15,247m2 of community and commercial hub (Use Classes E and F1) with associated cycling hub, car parking, access, landscaping, public art and other supporting infrastructure; and Outline Planning Application for up to 418 dwellings (Class C3) with all matters reserved except access.

Case Officer Ms Clare Howe

Organisation

Type of Comment Objection

Type neighbour

Comments The proposal increases the number of dwellings by 50% from 811 to 1220, and building height to 9 storeys. This contradicts the Broadwater Road SPD limiting building to five storeys except in exceptional circumstances. The development hides the Shredded Wheat silos and production hall. It will compromise the Broadwater Road street scene, overpowering the art deco Griffin Place and Mirage developments to the south. It is too dense for a Garden City, at 264 dwellings per hectare i.e. more than the 141 dwellings for a typical London social housing estate and lacking the greenery characteristic of our garden city. It will house approximately 1200 more people than the 2019 application, making the local infrastructure inadequate to sustain a development large enough to form a new Ward in the town. Other sites within the borough, such as villages with high public transport accessibility, appear to have been ignored despite their suitability for development.

Received Date 19/03/2021 11:10:05

Attachments