

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 proposed number of dwellings on the Shredded Wheat site is inappropriate in design, density of housing and lack of infrastructure. Permitting development of high rise blocks will open the door to further tower blocks in WGC and will ruin the environment of a town famous for its good architectural design combined with beautiful surroundings. The tower blocks will dominate the local area: the lack of greenery and open space will provide a poor quality environment for residents. The proposal does not include plans to develop the necessary facilities to support this level of housing, eg. GP surgeries, dentists, pharmacies, schooling. There is very limited parking. If the development is aimed to ease local housing problems then there needs to be recognition that local people have cars. As the plan stands Broadwater Road will be overrun with parked cars and heavy congestion. There are other sites in the borough much more suitable and sustainable for development.

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Attachments