

# Comment for planning application 6/2021/0181/MAJ

<b>Application Number</b>	<input type="text" value="6/2021/0181/MAJ"/>
<b>Location</b>	<input type="text" value="Former Shredded Wheat Factory Broadwater Road Welwyn Garden City AL7 1RR"/>
<b>Proposal</b>	<input type="text" value="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."/>
<b>Case Officer</b>	<input type="text" value="Ms Clare Howe"/>
<b>Organisation</b>	<input type="text" value=""/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="The Broadwater Road SPD limits building heights to five storeys (except in exceptional circumstances). These are clearly not exceptional circumstances so there is no justification for allowing massive 9 storey high buildings. The proposal also increases the number of dwellings by 50% from 811 to 1220 resulting in a ridiculous density (264 dwellings per hectare compared with 141 for a typical London social housing estate). We have preserved the Shredded Wheat silos and production hall as a heritage site, yet this proposal, if allowed these will be concealed behind modern flats. Overall, the development is inappropriate for a Garden City. If this development were permitted, the local infrastructure will be inadequate to sustain the development. There are many other sites within the borough with adequate public transport accessibility which appear to have been ignored despite their suitability."/>
<b>Received Date</b>	<input type="text" value="20/03/2021 13:22:54"/>
<b>Attachments</b>	