

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

<b>Application Number</b>	6/2021/0181/MAJ
<b>Location</b>	Former Shredded Wheat Factory Broadwater Road Welwyn Garden City AL7 1RR
<b>Proposal</b>	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>	Ms Clare Howe
<b>Organisation</b>	
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>The new 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 will compromise the Broadwater Road street scene, overpowering the art deco Griffin Place and Mirage developments to the south. It is inappropriate for a Garden City, being too dense in nature (264 dwellings per hectare compared with 141 for a typical London social housing estate) and lacking greenery. It has no kinship with our unique town. It does not "protect our special heritage" (ONE magazine spring 2021) It will house approximately 1200 more people than the 2019 application, making the local infrastructure inadequate to sustain such a large development. Other sites within the borough, such as villages with high public transport accessibility, seem to have been ignored despite their suitability for development.</p>
<b>Received Date</b>	21/03/2021 16:40:24
<b>Attachments</b>	