I have several things to point out:

- I am worried that there will no longer be any disabled access to the site, especially for the elderly population of our town and those people with access needs.

This should be considered in terms of car parking and access. I just hope these are addressed as this volume of dwellings, as well as the colossal development on the other side of the road, will put a huge strain on Broadwater Road, already very congested as rush hours, as well as local facilities, schools, healthcare and roads. This has to be considered carefully.

- I am concerned that for these properties there will be no visitor parking, therefore visitors will be forced into the other areas of Peartree, in which all is permit stricken anyway. The parking situation in the town centre is already quite bad with many people having to park in overpriced car parks and in neighbouring streets to the centre. Many households have more than 1 car these days and this very much concerns me. Many people will end up parking in Hydeway, Ludwick way and surrounding Peartree areas, this will become a major issue.

- It also concerns me that there is a diminishing amount of available office space in the town centre, we seem to be moving valuable businesses away from our town centre, in which we rely on for jobs and services. I don’t feel as though we are adding enough office space and community space.

- I’d like to know how much of this development will be affordable to local people. We urgently need more affordable housing for our younger generations, something that is definitely not considered in Welwyn Garden City. I believe this developer is trying to cash in on commuters and not at the benefit of OUR residents.

- Finally, I want to urge we need to include more green space in this development, we don’t want it to be another concrete jungle. This does not fit in line with our garden city and I hope you strongly consider this when making any decisions towards this plan.