

From: [REDACTED]
To: [Planning Comments \(Shared Mailbox\); Nabeel Kasmani](#)
Subject: Planning Objection 6/2022/2801/MAJ
Date: 14 January 2023 15:55:00

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Dear Mr Kasmani,

Having viewed the plans as submitted by Bellfield Homes Ltd (North London) for the development of the Campus East No 6/2022/2801/MAJ I can comment as follows:

1) Over Capacity

Para 5.6 "Planning Statement" states that 250 dwellings was the "indicative capacity" stipulated by the Council for this site. The application is for 313 dwellings. This increase, whilst doubtless desirable for the Bellway profit margin, is clearly over and above what the Council considered the site would be able to accommodate. An attempt to mitigate the "high rise" nature of the proposed development is given in Para 6.29 of the same document, stating that taller buildings are towards the South of the site. This does not address the issue of over capacity; it merely displays how the developers could squeeze in the maximum number of dwellings in the available space. This explanation gives no comfort to those, like me, who live immediately adjacent to the proposed Blocks B3 / B4.

2) Visual Impact

The impact of the proposed buildings on existing residents is significantly greater than has been indicated by the application. On page 28 of the "Heritage Townscape Visual Impact Assessment" there is a view of Blakemere Road (referred to variously as Blackmore or Blakemore Road in the report) with an outline of the proposed buildings. The image was taken from a position which minimises the visual impact of the proposed development. From Walden Road, the South end of Blakemere Road or Junction Cottages, the view would be very different. It would show the gable end of a five storey block of flats merging seamlessly with the back of the existing College building, also standing at some 5 storeys high. Both these buildings would be within a few metres of the border of existing dwellings, some which have been there since 1860, long before Welwyn Garden City was built. Given that mature trees at this location are due to be removed - as per the "Arboricultural Impact Assessment" Para 4.1.3 Table 1 and illustrated in Appendix A - the visual impact would be significant.

3) Available light

Image 3 Para 7.1.2 of the "Daylight and Sunlight Report" shows a plan of the proposed building in

relation to existing buildings. Para 7.1.16 of the same document states that the only property to be adversely affected by development would be No 1 Junction Cottages. This assessment, however, does not tell the whole story. The reality of the situation is that the existing College building and the North elevation of proposed Block B3 / B4 are situated in such a way as to render the view to the South East from the rear windows of properties at Junction Cottages would consist of wholly of 5 storey buildings. 4) Increase in Noise On page 22 of the "Statement of Community Involvement" under the heading "Sustainability" the heat source for the proposed buildings will be air source heat pumps. Through personal experience of a similar device located at the College, I am aware that the noise generated, at all times of the day and night will be significant.

Whilst it is accepted that the proposed brownfield development for new housing in Welwyn Garden City is preferable to building on a greenfield site, the proposed development is just too tall and too close to the borders of existing properties.

I, therefore, wish to lodge an objection to this development.

Yours sincerely



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