

Comment for planning application 6/2022/2801/MAJ

Application Number	6/2022/2801/MAJ
Location	Campus East Car Park College Way Welwyn Garden City AL8 6DG
Proposal	Demolition of all existing buildings and structures followed by the erection of five buildings to provide 313 residential units (Use Class C3); car and cycle parking, cycle and refuse storage, hard and soft landscaping, external lighting, drainage, infrastructure and all associated works.
Case Officer	Mr Nabeel Kasmani
Organisation	
Type of Comment	Objection
Type	neighbour
Comments	This fails through 1. Social Housing is 0% 2. Affordable Housing should be dispersed to prevent stigma. 3. Dwelling Type: 4.6% are 3 bed and 0% are 4 bed. 4. Density: 150 dwellings per hectare 5. Local Plan. this is 8% over allocation of 290 6. Height: 6 storey blocks are above the council's policy max of 5 storeys 7. Overlooking: blocks at north end create privacy/encroachment issues. 8. Parking Rate. Average vehicle ownership is at least 1.2. (Source: 2021 Census) 9. Parking Split: 'affordable' homes have an insufficient 0.37 per home 10. EV Charging. 50% contravenes building regulations Part S introduced in 2021 11. Play Space Absence for ball games 12. Design: not using accepted window style or mansard roofs 13. Sustainability: cycle path? 14. Education: new school? 15. Consultation changes not reflected 16. Application Documents have a lack of rendered views e.g car park screening, block A is 6 storeys tall
Received Date	20/01/2023 18:40:59
Attachments	