

The council states it 'will ensure that any development is appropriate for its position within the Garden City' and is clear to see from the plans that this development would definitely not be appropriate for the following reasons.;

- a. Residential properties should be limited to 5 stories and this development proposes the building of a proposal for a 6-story block. The council states the area to be developed is suitable for "up to 280 new homes", yet this is an application for 313.
- b. The style of this development does not comply with the Garden City Estate Management Guide.
- c. The Strategic Housing Market Assessment Update (2017) and the Welwyn Hatfield Technical OAN Paper (2019) provide evidence that the greatest need is for three bed properties. Only 4.5% of the proposed development is for 3 bed housing.
- d. Affordable homes will have 0.37 parking spaces per home. It is clear that this will not be enough parking which will not only affect the parking and congestion on the surrounding roads but will make the affordable housing undesirable for future residents.
- e. There is no plan for where children who live in the development will go to school. Local schools are already in high demand.

Historic England writes that negative change can have a real effect upon the way the community feels about their area. A negative change affects confidence, reduces investment, and leads to a cycle of decline. I believe this development would result in a negative change in our area.