

Campus East Carpark - Bellway Homes

Application Reference 6/2022/2801/MAJ

I object to the plans in their current form. Welwyn Garden City residents deserve better than this, which both breaches the councils own policies and does not enhance our town nor provide the type of housing stock we desperately need.

Having attended the consultations and a meeting with Bellway Homes at Campus West it appears that they already had their plans and were not open to implementing the changes they discussed with us. For example they told us they had removed the sixth storey and they haven't.

I feel we have been betrayed and misled.

My objections

1. Planning application submitted by Bellway - lack of transparency which is in danger of hiding the issues

Firstly and most importantly I don't feel the planning application submitted by Bellway homes has been specific enough. For example there was a complete absence of any written details clarifying the heights of buildings, number of levels, or the proximity to existing homes. As residents we have had to trail through an abundance of separate images and try and come to our own conclusions. Not only is this lack of transparency unacceptable it also serves as a 'smoke screen' behind which issues such as heights and density of buildings can be hidden from view. This is not in my view a fair nor transparent process.

2. Conservation area - design

These flats will be situated centrally right in the heart of Welwyn Garden City and within the conservation area. As residents already residing within this area we have tough restrictions when it comes to adapting/DIY our homes which is quite rightly in place to protect our heritage as a Garden City. So how can this proposed development with 'office style' buildings, metal balconies, and window frames which are not white Georgian style be permitted? What makes Bellway homes different to mine? And how can they even consider peaking at six storeys high? Peel Court managed to build blocks which were four storeys and used sensitive designs to blend in adjacent to this site so why can't Bellway also be held to account. It is in the very heart of town and in the conservation area and if it goes ahead in its current form it will be the nail in the coffin for our Garden City.

3. Existing homes on the boundary of the development - loss of privacy and light

As a resident with a little cluster house on the boundary of this development I am concerned. We have enjoyed the privacy of our communal gardens but these will be overlooked with a loss of privacy if these dwellings are built in their proposed form.

We will also sustain a massive loss of light. Greater consideration is needed here to actually work with residents to find an amicable solution rather than plonk a four/five storey block at the end our

