

From: [REDACTED]
To: [Planning Comments \(Shared Mailbox\); Nabeel Kasmani](#)
Subject: Proposed Development Campus East Car Park, College Way, WGC, AL8 6DG. Application 6/2022/2801/MAJ
Date: 20 January 2023 16:49:30

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Dear Sirs

Please accept this email as my FORMAL objection with comments on the proposed development at Campus East Car Park. Applications 6/2022/2801/MAJ and 6/2023/0034/FULL. Please acknowledge receipt of this objection and confirm that it will be included in the planning process.

Before I address the detail of my objection I would like it documented that I believe this development goes against everything Welwyn Garden City stands for and the Council require of every local resident. Estate Management requires every resident to apply for permission even for the smallest change to properties in order to keep the area to the agreed "Garden City" standard. Ebenezer Howard will be turning in his grave and the Council should be ashamed that they consider building flats everywhere is the way forward.

Objections and reasons

1. The Council cannot have considered how many flats are currently empty in Welwyn Garden City. Following Covid it has become evident that families want their own personal outside space. Small houses with gardens should have been what the Council set out for this area.
2. Expecting that the Council will not change its requirement for the development of this area, I come to the unacceptable number of properties per hectare. The latest application by Bellway Homes see 313 homes on the land. This is approx 150 per hectare. Other developments have been restricted to 75 per hectare. **Is this because it is Council land that is being sold?** The original tender document was, I understand, for 250 properties. I can only guess that Bellway are able to hold the Council to ransom as if the Council refuse permission Bellway will withdraw - leaving the Council with a hefty bill to "start the process again"
3. The height of the buildings to reach the number of properties they intend to build is unacceptable. Neighbouring Peel Court and Oaklands College were restricted to four stories. **Again an example of the Council allowing anything because its their land being sold.** This is surely a contravention of the Conservation policy of the Council. This will cause a nuisance both from privacy and noise for the neighbouring properties. It could also restrict light for those that are on the boundary.
4. The Council note this to be a Town Centre development which may fall outside the general planning. However, there are considerable numbers of this type of property within an easy walking distance of the town and people are moving away as some of these have been described as "ghetto living".

5. It is the Council's own policy that 62% of dwellings should be 3 and 4 bedrooms. This applies to only 4.6% of this development. Is this because the development is being sold by the Council and Bellway Homes can only get their required return by packing in lots of small properties.
6. The Council should be disgusted that they have not given any consideration to social housing when the need is so great. Affordable housing has been considered but all in one block which research confirms that this results in a divide between the residents and causes many difficulties.
7. Parking has not been given sufficient thought. 0.58 spaces is under the current requirement for Welwyn Garden City, where the 2021 census shows that vehicle ownership is at least 1.2 vehicles.. This will cause major problems as it has on Times Square where residents have taken to parking in the Sorting Office spaces and on the roundabout. Other developments eg Debenhams remain empty and one concern is that they do not have parking available.
8. Why do the affordable homes not have the same requirement for parking, only 0.3 spaces. This is not acceptable and helps to create a divide between residents. The lack of adequate parking for all residents is going to create a major problem for the adjacent roads.
9. EV charging. I am not sure that the 50% suggested meets regulations set by building control. This should not be left to building control but should be a major part of any planning application.
10. Outside space. There is insufficient space for play and relaxation. It cannot be assumed that because the properties are flats there will be no children. (of all ages).
11. No consideration has been given to schooling. The schools within walking distance are ALL full which means travelling and with NO acceptable public transport system, parents will have to use vehicles. Again are Welwyn Hatfield making and changing rules to suit themselves. Would this be acceptable from any other land owner.
12. The Council has spent fortunes on a - what will be very dangerous - cycle system in the garden city but they have not given any requirement for cycle storage of pathways. Reducing car parking spaces will not automatically make residents use cycles but provision should be made to help encourage their use.
13. There is no clear design of the buildings. As expressed before Welwyn Garden City has the Estate Management Division for a valuable reason - to ensure that properties aesthetically align - with the red bricks and georgian style windows. Once again I believe the Council are falling short of their own rules and regulations.
14. There will be a constant convoy of heavy vehicles for a significant period of time. This will affect the road surfaces but will also lead to hazards and difficulties for the elderly residents of Peel Court.

I believe the developers, Bellway Homes, have been disingenuous with their application. Their initial document stated approx 280 homes and now their tender has been accepted they are holding the Council to ransom and applying for 313 homes. If this is how they start this procedure one can only imagine what they will be like to deal with through the process.

Once again I ask that you acknowledge receipt of this Objection and confirm that it will be put forward to the planning process.

Thank you



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