

Objection to Planning Application: 6/2022/2801/MAJ

- 1) This proposal is not sympathetic to the historical principles of Welwyn Garden City and has no consideration for building 'homes' for the creation of a community, with a variety of house and flats.
- 2) The majority of the proposed housing is 1 & 2 bedrooms, with very few 3 bedrooms. There are 313 dwellings in this application which is far too many considering the size of the site. There is insufficient recreational space for children and adults.
- 3) The 6-storey block is higher than the council's policy. Also, the blocks overlooking the south side of Gresley Close are far too high, and would affect the privacy of residents in Gresley close.
- 4) The proposed parking is inadequate. There are not enough parking bays for the number of dwellings and this will put pressure on parking in the surrounding areas, such as Knightsfield. In addition, parking allocation with electric vehicle charging capability is below the required number.
- 5) There does not appear to be any social housing allocated.
- 6) Local GP surgeries are overstretched and local schools are oversubscribed.
- 7) The area is designated by the Government as a 'water stressed area'. The increase in population will put additional strain on local water sources (rivers): sixty-five per cent of drinking water comes from local rivers and local habitats are suffering.