

From: [REDACTED]
To: [Planning; Planning Comments \(Shared Mailbox\); Nabeel Kasmani](#)
Subject: Application 6/2022/2801/MAJ Comment/Objection/Support
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Dear Welwyn Hatfield Council,

Objection to Application 6/2022/2801/MAJ

I have lived in Welwyn Garden City all of my life. It is a pretty, pleasant place to live; and it is important that we preserve it this way. I am extremely concerned at the prospect of the concrete, commuter jungle it could become if plans such as the above-named application are passed.

The application appears to breach many of the planning criteria for this town. I live in the Conservation Area of WGC and am aware of the strict planning/conservation rules which I had to adhere to in respect of developments to my own property.

My objection to this application relates to the following areas:

1. Density of space: it appears from the plans that there are at least twice the number of dwellings that should normally be built per hectare and more dwellings than the council would normally pass. New build housing estates built in this areas have frequently contained very narrow roads on which it is very difficult for two cars to pass each other. All roads therefore need to be carefully planned, however it is very difficult to see the road plans from the leaflet.
2. Height of the blocks: it is unacceptable to permit buildings of up to 6 storeys in height on the edge of the Conservation Area, especially as the dwellings beside the planned blocks are two storeys in height and will be overlooked. When we applied to add a loft conversion to our property in Blakemere Road, we were originally refused a window in the side elevation on the grounds that it would overlook our neighbours. However, the above-named application would result in a large number of the existing homes being overlooked by the new flats. It would be more 'in keeping' with the area to build a mixture of houses and two storey blocks of flats if Welwyn Hatfield Council were to pass the plans in amended form.
3. Insufficient parking: the current provision for parking would not satisfy the needs of the number of people the plans are proposing to house, therefore the town centre and surrounding roads would be filled with the 'overspill of vehicles'. The allocation of parking on this application is 0.58 cars per dwelling (and the number allocated for 'affordable housing' is an even lower percentage) whereas the 2021 census shows that ownership in the surrounding area is at least 1.2 cars per household. An example of this overcrowding can be seen at the flats on the Xerox site where the residents have taken to filling up all of the spaces outside the Sorting Office. Whilst commuters in London do not need their own vehicles as they have a network of regular tubes and buses to get to their destinations quickly, residents of Welwyn Garden City do not have this luxury. For example, getting a bus to St Albans would take a considerable amount of time, so the need for a vehicle, or maybe two or three per household, would exacerbate the already existing parking problem in WGC.

4. Traffic management: there would be a vast increase in the traffic trying to get out onto the Campus roundabout and around the town which will cause congestion. This is particularly problematic from a health and safety perspective given that the area backs onto a large Residential Care Home for the elderly who often use the traffic lights to cross onto the Campus roundabout. Excess traffic is more likely to lead to an increased number of accidents which affect a vulnerable section of society.

5. Services and amenities:

Education: what arrangements are being made for more schools in respect of the additional people it is proposed will live in the area. Many of the existing schools in the area are oversubscribed; there used to be 5 or 6 Secondary schools in the area however now there are only three for the whole town. Furthermore, there are only two small primary schools for the immediate area (Sherrards and Handside).

Healthcare: local doctors and dentists practices and hospitals are really struggling to provide the level of service they would like to provide given the large number of people requiring their services. Reselling the compulsorily purchased properties either side of the A1M between Welwyn and Stevenage South some years ago where the road was going to be widened to 3 lanes each side certainly was an oversight as the congestion on that part of the road is already detrimental to ambulances getting through the traffic and with more residents in the area that problem is only going to increase.

Leisure/play space: there is no safe place for children to play outside which is imperative to their wellbeing, physical and mental health.

I understand that a large number of people have submitted objections to this plan. It would be extremely concerning if the local council overlooked these objections and went ahead with the plans in spite of the serious flaws that I and others have identified.

I look forward to receiving your response.

Kind regards,



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