

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

I currently live in the Conservation Area. Having been born here and then continued to live in Welwyn Garden City all my life 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. It is important that we preserve the ethos of Ebenezer Howard.

The application appears to breach many of the planning criteria for this town. I 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: the plans that have been submitted are for 313 dwellings on a site that is just over 2 hectares, that means that there would be a density of 150 dwellings per hectare which is at least twice the number of dwellings that should normally be built per hectare and more than the council would normally pass. New build housing estates already have frequently contained very narrow roads on which it is very difficult for two cars to pass each other. 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. 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.
4. Design: this does not appear to utilise the mansard roofs and window styles of the town.
5. 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 and some harmful emissions. This is particularly problematic from a health and safety perspective with the possibility of young children living in the proposed development, and of course, the elderly residents of Peel Court.
6. 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 are only three Secondary schools for the whole town. Furthermore, there are only two 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. The decision some years ago not to widen the A1M when property either side of the road had been compulsorily purchased turned out to be , a huge mistake, especially with the reduction of services at the, now drastically reduced, QEII hospital, and the planned increase in residents.

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

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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