

We live at number 4 Blakemere Road, we are two professionals

We have several objections to this development:

1. Privacy - 6 story buildings are not permitted in the conservation area and would overlook our property and many others - leading to decreased privacy for residents. We would want to see the development properties at the north end - closest to existing properties at Gresley Close and Blakemere Road/Junction Cottages - dramatically reduced in height - to a maximum of 2 stories at this end.
2. Noise and Debris - with major building works happening so close to our property there would be noise pollution and dust and debris from these affecting our property for a very long period of time.
3. Family Homes - 62% of properties in new development should be 3-4 beds. There are no 4 beds and only 4.6% are 3 beds. This should be addressed - there are many apartments sitting empty in Welwyn Garden City - we are I need of more family appropriate properties.
4. Too many properties - The number of properties proposed is too dense - when compared with the rest of the town centre. Also the plan has 290 maximum properties allowed and has added to this without permission.
5. Parking - There have been proposed to only have 0.58 parking spaces per property - average car ownership in the area is 1.2 - this will affect the already over utilised on street parking on Walden road and Blakemere Road - that both currently have insufficient restrictions.
6. Education - the schools in the area are already oversubscribed - where would the influx of new children residents go to school? Offering a monetary contribution to schools doesn't create more space for new pupils. This must be addressed before the application goes further.

7. Other large developments in WGC - with many other new housing developments in WGC - what will be done to address the increasing population of the town - more demand for essential services - hospitals, doctors, schools, dentists, supermarkets and also increasing numbers commuting to London effecting the already over-busy trains.
8. Road Traffic - what will be done to address the inevitable build up of traffic on the already busy entrance to College Way coming off the The Campus roundabout?
9. Foot Traffic - there would be increased foot traffic through what is currently a quiet and safe area at the end of Blakemere road and via Gresley close - if access were to be opened up to these two streets. This would also lead to further use of already over used and under restricted on street parking on Blakemere Road and Walden road - we strong object to this being a possibility

