


18 Walden Road
Welwyn Garden City
Hertfordshire
AL8 7PF

Planning Office
Welwyn Hatfield Borough Council Offices
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Dear Sirs and Madams,

I am writing to object against the planning application in Campus Park East (Reference: /6/2022/2801/MAJ) for the reasons I have outlined below. My general objections include:

1. There are elements of the development's proposed design which do not align with the design of other properties and developments in the area, in particular:
 - a. The height of the buildings: Whilst the local council's policy puts a restriction of all buildings to five stories, the proposed development will include six-storey buildings. The proposed development also falls within a conservation area, so it is imperative that these storey restrictions are implemented.
 - b. The lack of mansard roofs: A design element which is consistent and in keeping with other properties and developments within the town centre.
 - c. The lack of large playing space for families and children of all ages: Whilst efforts have been made to include open spaces within the proposed development, there is no sufficient space to play ball games. The closest open area to the development for this is on the Campus Roundabout outside of the college, which is surrounded by a busy (and unsafe) open road.
2. The proposed development appears to be very densely populated – more so than any other development in the town centre. If the space is a fraction over two hectares, there will be approximately 150 properties per hectare.
3. There are very few 3 or 4-bedroom properties included in this development (4.6%) whilst council policy outlines that 62% of all properties in new developments should have this number of bedrooms.

I hope my objections are taken into consideration and would be keen to hear about how Bellway Homes are adhering to all of the above.

Kind regards,

