

From: [REDACTED]
To: [Planning](#)
Subject: Objection to Campus Park East development (Application Reference: 6/2022/2801/MAJ)
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I object to the proposed development on the following grounds:

1. The density of the site is unacceptable and the height of the blocks at 6 storeys is at odds with the council's policy of a maximum of 5 storeys. This development is within a conservation area so the height limit must be adhered to.
2. The provision is only flats - this to me seems ridiculous in with the sheer volume of flats being built along Broadwater Road, surely there is a need for actual houses somewhere in Welwyn Garden City. The density of the site is too high.
3. The development is adjacent to the conservation area and is wholly inappropriate. On your own website it is stated that "All new developments proposed in conservation areas should be: of a very high quality; sympathetic to its special architectural and historic qualities, including scale, design, materials and space between buildings." The development does not meet any of these requirements (<https://www.welhat.gov.uk/planning-applications/planning-considerations-conservation-areas/1>)
4. There is inadequate provision of parking spaces - each flat should have a parking space provided for it. Any families living in the development will need a car to get to school as there will be no availability in the nearest schools, so the families will have to travel further. It would be very easy to assume that because the site is within walking distance to the bus and railway station that the residents would always travel by public transport, but this won't be the case if they can't walk to adequate schooling, medical provision etc.
5. Although the development does not provide adequate parking, it also doesn't provide adequate provision of a cycle way - with the recent development of cycle ways in the town, at the very least, a proper cycle way (not a "shared footpath") should connect to existing cycling provision.
6. The design is not in accordance with the design principles of the West Side of Welwyn Garden City. How this can be so poorly designed, considering a 46 page "Heritage, Townscape and Visual Impact Assessment" has been prepared. In the assessment, the following is noted "The buildings within this character area have a

fairly homogenous design with a consistent palette of materials reflecting the local tradition. These include red sand-faced bricks produced at the company's brickworks, imported clay pan roofing tiles, large, white painted timber sash windows, and simple, white painted timber fascia boards and shopfronts. Buildings tend to have a horizontal form, whilst mansard roofs and dormer windows feature strongly. Decorative elements include pilasters and pediments to building entrances, together with occasional stucco detailing. "

It looks as if the architects did not read this - I don't see any white sash windows or mansard roofs.

The council needs to step up and use their powers to reject this development. It is wholly inappropriate. The council should actually start representing their constituents and not working to their own agenda.



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