

I have reviewed the planning application & completely object to the proposals to build multiple, high story flats at the Campus East carpark location. There are various reasons for my objection many based on the contravention of local planning requirements in Welwyn Garden City.

- 1) The original development of this location presented a couple of years ago by the council at Campus West has now been completely disregarded – the property count has massively & unacceptably increased.
- 2) The proposed flats are 5 ~ 6 stories high & are significantly taller than the adjacent properties especially that which border directly with Gresley Close. Gresley Close properties are ground / first floor & will be unacceptably overlooked by the proposal.
- 3) The habitation density is unbelievably high & not in keeping with the existing adjacent properties
- 4) The development is purely based on high rise flats & very few 3 bed & zero 4 bed dwellings are proposed. The development should complement those adjacent to Gresley Close.
- 5) Virtually no consideration has been given to realistic parking requirements at the development. If there are 313 off dwellings & each dwelling has 2 adults, this would imply the need to 'park' 616 vehicles – multiple vehicles are a reality in today's environment. The obvious solution for the future inhabitants would be to park in adjacent roads which will very obviously include Gresley Close after 6pm & at weekends – this will be totally unacceptable.
- 6) The adjacent road network will not support the increase in traffic volume.
- 7) Welwyn Garden City is a 'GARDEN CITY' & the original concept would be completely disregarded if the proposed development were allowed to proceed in a conservation area.
- 8) There has already been massive high-rise development in WGC with no increase in local amenities (schooling, doctors etc). We are all aware of the difficulties this has already created.
- 9) Further, meaningful engagement with the local & adjacent residents should be provided possibly with formal presentations where thoughts can be aired.