

**From:** [REDACTED]  
**To:** [Planning Comments \(Shared Mailbox\); Planning](#)  
**Cc:** [Nabeel Kasmani](#)  
**Subject:** Application Ref: 6/2022/2801/MAJ - Objection - 7 Blakemere Road Welwyn Garden City  
**Date:** 23 January 2023 22:46:25

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Dear Mr Kasmani,

I am writing in regard to the planning application for the proposed development of Campus East Car Park by Bellway Homes.

I was aware that there was a development proposed but believe this to be very different and on a much larger scale than the original.

I live very close to the development and wonder how our local infrastructure can possibly cope with another 300+ properties? The local schools are full, as are doctors and dentists. There is a shortage of parking, poor public transport and Welwyn Hatfield Council services are overstretched. Surely all these issues need to be addressed before any development can even be entertained?

Looking at the local policy it appears that many of your own criteria will not be met by this development.

I understood that Council policy stated 62% of dwellings on new developments should have 3 or 4 bedrooms but there will be no properties with 4 bedrooms and less than 5% with 3.

The height of the properties is overbearing, they are inadequately spaced, there are no play facilities for children and the parking provision is not just inadequate it's divisive. How can it be right to provide a parking space for all 'owned' homes and 0.37 per 'affordable' home? With an average of just 0.58 parking space per dwelling this is woefully inadequate and way below the average of 1.2 vehicles per household as indicated by the 2021 Census. Where will these people park? Where will the Council staff, college students and other members of the public park when the car park closes?

Where is the Social Housing? Surely there is a requirement to provide 47 dwellings on a development of this size, but there is not a single one. With more than 3,000 people currently on the Council waiting list this is appalling.

What about the trees and shrubs shown on the application that will be removed and destroyed during the development? The site is also home to owls, bats and Slow worms which I believe are protected.

This is a 'Garden City' and should not be allowed to become an urban jungle. Don't destroy the whole ethos of our town by permitting this development to go ahead.

I formally and very strongly object to this proposal.

Yours sincerely

[REDACTED]