

This proposed Campus East development is in a sensitive and visible location in the heart of the Welwyn Garden City Conservation Area. The proposal involves the introduction of a different building height and style which is inappropriate and does not comply with those policies enforced on residents both now and during my 50 years residence of Welwyn Garden City.

New homes are clearly required in Welwyn Garden City and mainly in social housing which this development does not address. I am aware of current residents living in appalling conditions. Surely the council should first address this need, the more so in the light of widely-publicized national tragedies as a result of lack of/ poor housing stock in other council areas within the UK.

The council has stated a policy of 5-storeys in other areas of the local developments, and this is against the wish of many local residents consulted. To allow a proposal which includes a 6-storey building anywhere would be inconsistent, and particularly in the centre of town, in the Conservation Area, is totally unacceptable.

There are already major problems with parking and infrastructural services locally. Schools and GPs are oversubscribed. The council already is working hard to control on-street parking around the town centre and to enable residents to reasonably access their own home. The increasing number of trades delivery vehicles already have major problems going about their daily businesses without damaging our green spaces.

There is already a shortage of play space for growing youngsters in areas close to the town centre surely planners should be attending this and not worsening the situation and driving teenagers onto street corners and under the subways.

This is not at all the vision inspired by the Garden City Pioneers. We residents take great pride in displaying our Garden City to visitors and extolling its virtues. Our credibility will suffer when a 6-story façade meets our gaze across the campus. This is not a good plan.