

From: [REDACTED]
To: [Planning Comments \(Shared Mailbox\); Nabeel Kasmani](#)
Subject: Application 6/2022/2801/MAJ Comment and Objection 7 Blakemere Road WGC AL8 7PQ
Date: 24 January 2023 00:24:36

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**Campus Park East (Bellway Homes)
Application Reference: /6/2022/2801/MAJ**

Dear Mr Kasmani

As a local resident who has lived in Welwyn Garden City since 1999 I am raising this objection with the best interest of the Garden City and its residents, both existing and future, at heart.

Greenery, trees and open spaces are what make Welwyn Garden City so attractive. I am concerned about the number of trees which will be felled under the proposed development, many of which are substantial and old, and form an important habitat. Owls and bats can frequently be seen and heard in the area and Slow worms can be found in the undergrowth.

There appear to be no plans to improve and upgrade local infrastructure, increase capacity at local schools, medical and social care facilities to cater for and support the growing number of Garden City residents which means that this development will be to the detriment of its neighbours and other existing local residents.

Parking provision is inadequate at 0.58 per dwelling when parking in the town centre and neighbouring roads has been an issue for a long time. With parking being reduced as a result of this development and parking in neighbouring roads by non-residents already causing problems with Oaklands College students, workers in the town and train users not knowing where to park. Additional housing will add even more pressure on the limited availability of parking spaces in the vicinity. To make matters worse the little parking there is within the proposed development doesn't appear to be allocated evenly which will cause problems for future residents on site.

Please refer to the most recent Census to see for yourself that average car ownership for the local area is considerably higher than the provision in the plan.

Council policy states that new developments must have a provision of social housing which doesn't appear to be the case here. This is clearly a breach of policy and more importantly of no help when there is already a shortage and future needs are likely to increase. This application appears to place all affordable housing in one location rather than spreading it throughout the development which may cause issues with integration as can be seen elsewhere.

The density of this development is so different to other sites in Welwyn Garden City that I wonder if this is appropriate particularly when the location and parking issues are taken into consideration? My understanding is that it is double the density of other developments in the Garden City.

Council policy states that 62% of dwellings on new developments should be 3 and 4 bedroom

homes. This application fails these criteria as only 4.6% are 3 bed and 0% are 4 bed. This is a shortfall of 182 properties. In its original plan the Council suggested a maximum of 290 dwellings for the site. The latest submission by Bellway is for 330 in a totally inappropriate composition.

Council policy states that in its Conservation Area the maximum height of buildings must not exceed 5 storeys. With this in mind the six storey building on the plan cannot be allowed. In addition, the highest buildings are immediately adjoining neighbouring properties.

As this site is on Council land and in the Conservation Area it is all the more important to make sure that local residents' interests and the Council's own policies are at the heart of any future development.

I strongly object the proposed development and ask you to please ensure that at the very least Welwyn Hatfield Council's own policies are enforced.

Sincerely

A solid black rectangular redaction box covering the signature area.