

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Relating to Planning application 6/2022/2801/MAJ - 34 Longcroft Lane. Welwyn garden city AL8 6EA  
**Date:** 21 January 2023 20:36:55

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Dear Welwyn Garden city Planning department,

I am writing this email to object to the plans proposed in planning application 6/2022/2801/MAJ. For context I am not opposed to a housing development in the area campus east car park, in fact I welcome the idea. That said how you could even consider the proposed 6 storey development is appalling. This development completely contradicts the very foundation this city was designed around by Louis De Soissons and Ebenezer Howard.

This development should be a mixed-use scheme in keeping with the rest of west side WGC, housing such as that in Gresley close. Not grossly overpopulated blocks as currently designed, far exceeding any other development in WGC and twice the desired density in the Broad water road supplementary planning document. This plan also suggests a block that is 6 storeys high which is not in keeping with the town wide policy of a maximum 5 storeys.

One of the biggest problems with this planning application is the 4/5 storey block of flats to the north of the developments. This completely encroaches on the properties at the end of the road, The height should be lowered to that of the neighbouring property to avoid shadowing, right to light infringements, and privacy issues. On other master plans in WGC heights are stepped up near neighbouring properties 2 storeys moving to 3 would be more acceptable.

Parking is woefully undersupplied for the area, look at census data from the current surrounding properties! This needs to be revised to a minimum of 1 per property! And each of these spaces should have provision for EV charging.

Design is not in keeping with the rest of west side and having recently gone through planning application myself, which was extremely onerous, allowing the application to proceed as currently designed would be remiss and hypocritical.

With the ongoing cycle paths being built in WGC where is the continuation in this application?

From an education front I have a young son, Why is there no nursery or Primary school part of this development, all local schools and nurseries are full! Where will new children go?

Looking forward to the revised plans and a response.

Thanks,

[REDACTED]  
[REDACTED]