

From: [REDACTED]
To: [Planning Comments \(Shared Mailbox\)](#)
Subject: Application 6/2022/2801/MAJ Objection
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18/1/2022

Dear Sir/Madam,

Objections to the proposed planning application 6/2022/2801/MAJ:

4-6 storey blocks of flats are not in keeping with the planning policies of the existing surrounding areas, which are primarily two-storey housing in a traditional style with abundant green spaces. The proposed blocks of flats with this high density of residents are not in keeping with the ethos of a Garden City. Particularly at the bottom of Gresley Close bordering the development site. This should not be higher than 3 stories. Furthermore, there will be a loss of car park spaces from the 584 spaces in the current car park, and only 156 new spaces created in the proposed plan which is an alarming shortfall of spaces. There is a risk more cars will be parked in Gresley Close and surrounding areas. Car parking needs to be provided to encourage shoppers to the Town centre, not dissuade people to come and thus affect the few remaining shops in Welwyn Garden City. There is currently a public footpath and cycle path across the car park, which is heavily used by local residents and office staff in Shire Park. Safe, clean access for walkers and cyclists needs to be maintained during any construction works and thereafter, especially as we are moving toward the growing trend to persuade everyone to stop driving cars. A large number of residents in Gresley Close and workers in Shire Park use the current route to/from the town centre and train station. Footpaths should be made available and maintained for everyone to provide a well lit, safe route from the existing local area to the train station, shops and restaurants in the town centre. Vehicular access off The Campus to Waitrose, Peel Court and Oaklands college will be affected by the creation of so many dwellings, both during construction and thereafter, regardless of how many spaces are provided within any new development. Due consideration needs to be given to emergency access, large delivery vehicles to Waitrose and the refuse collections.

Additional GP services and school provision for the number of proposed new residents of 313 dwellings needs to be addressed asap, and made clear to those residents who are already unable to access a GP in a timely manner or obtain a place in a local school.

Creation of 313 flats with no regard for considering either of these two important services would be seen by many as a folly. Surely any planning application of this size should consider all the varying scenarios and outcomes.

It would be unwise to assume that by providing so few parking spaces in relation to the number of dwellings, prospective residents will simply not own a car, when car use is generally a more convenient means of accessing schools, hospitals, workplaces and shops. In addition there are no proposed spaces for visitors/deliveries within the new planning.

There will be significant noise to the residents at the end of Gresley Close and Peel Court during the construction phase, and due consideration needs to be given to minimising this.

Yours sincerely,



51 Gresley Close
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Welwyn Garden City