



THE WHEAT QUARTER

Feedback Form

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NAME: _____

ADDRESS: _____

POST CODE _____

PHONE NUMBER: _____

EMAIL: _____

1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

1. Hooray that it's going to be developed
2. Essential that affordable housing is built, and that it really is affordable, not just a bit cheaper.
3. Parking must be addressed. I heard that no underground car parking will be provided. If so there's not room for adequate parking. 2 beddoomed flats frequently have 2 cars. This must be provided for, along with visitor parking and a way of preventing commuters from parking there.
4. The bridge. Who owns it? Has this been found out? Have the owners agreed to the plan?



THE WHEAT QUARTER

2. Is there anything that you think we have not considered in the plans?

See Q1 over

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes

☒

No

☐

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info@thewheatquarter.co.uk

or at:

**The Wheat Quarter
c/o ZM Land & Capital,
2 Falcon Gate,
Shire Park,
Welwyn Garden City,
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If you have any questions about either the proposals or the consultation, then please don't hesitate to call us on **0800 689 5209**.



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[REDACTED]

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PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

*I'm glad someone is finally going to develop it
but am concerned about housing numbers
and infrastructure*

*It's also a shame there are no houses, only flats
but understand there is no space left for
houses.*



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2. Is there anything that you think we have not considered in the plans?

I haven't seen (and would like to receive info on)

- plans for Broadwater. Traffic

congestion in the area is already very bad - with this number of extra people moving into the area - what traffic management plans are in place?

- what's happened to the drop-off for the station? This is the main access point for drop offs and pick ups and is heavily used *

- does the council have plans in place for additional Dr's surgeries - they are already at capacity

3. Are you supportive of our plans for The Shredded Wheat Factory?

- will Great Northern be increasing rail services to/from London for the extra commuters?

Yes

☒

No

☐

Provided the infrastructure is also in place around it for traffic, schools + healthcare otherwise the addition of 1,400

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more families will make living in this congested town even worse.

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* including where all the waiting cars will be - there is often 10-20 cars waiting at any time



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POST CODE: [REDACTED]

PHONE NUMBER: _____

EMAIL: [REDACTED]

1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

Very pleased that plans are
afoot to improve the center of
WGC after such a long time



THE WHEAT QUARTER

2. Is there anything that you think we have not considered in the plans?

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes

☒

No

☐

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ADDRESS:

[REDACTED]

[REDACTED]

POST CODE:

[REDACTED]

PHONE NUMBER:

[REDACTED]

EMAIL:

1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

Like the high % affordable housing
and community infrastructure proposed.

My concern is on the volume of passengers
at WGC wanting to use the trains → London / Moorgate
There is currently under capacity for trains to
and from London and this scheme will
increase the potential passenger numbers.



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2. Is there anything that you think we have not considered in the plans?

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes ☒

No ☐

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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

- Very excited about this development.
- Like the outline plans but realise they may change over time
- Hope you can meet the 30% affordable target
- Like sustainable approach - cars/cycles etc.
- Hope the likes of the Garden City Society don't force you to set this town in a spot.
- Willing to take part in future discussion/forums groups.



THE WHEAT QUARTER

2. Is there anything that you think we have not considered in the plans?

"The Wheat Quarter" is a bit too
too late to remove?

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes ☒

No ☐

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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

BUILD SOMETHING! THIS SITE HAS BEEN
REDUNDANT FOR TOO LONG!

MINIMIZE RETAIL- WE HAVE PLenty IN THIS
TOWN CENTRE (TOO MANY CHAATY STOPS.)

→ NEW RESTAURANTS & LOUNGE ✓ (GOODS BOLAND BUNNY
CULTIONERS)

MAKE THE PASSERON BRIDGE A GOOD THOUGHTFULNESS
TO ENCOURAGE 'FLOW' TO AND FROM THE NEW
DEVELOPMENT TO THE EXISTING TOWN CENTRE.



THE WHEAT QUARTER

2. Is there anything that you think we have not considered in the plans?

* MUCH IMPROVED PASSENGER BRIDGE
NEEDED

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes

☒

No

☐

WITH ABOVE
CAVEAT

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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

It is inevitable, in some form or another.
'Affordable' housing is gross nonsense.
All of these properties will be out
of reach for local folk.
Will the proposed pool/gym be open
to the public @ a reasonable
cost? How much demand is there for
a motorcycle museum in WQC?
PTO.



THE WHEAT QUARTER

2. Is there anything that you think we have not considered in the plans?

Yes, every time I walk past the site, I get an eyeful of 'shit', dust, grit, etc. Is there ~~some~~ way this can be 'soaked' or wetted to prevent this? It could cause harm or injury to the public.

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes ☐ ?
on the fence. No ☐

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EMAIL: _____

1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

I have not seen anything on increase infrastructure
required to support 1,400 homes. ie. School,
GP, dentist, transport. When will we see these plans?
I support need 800 homes, but 1400 is nearly double
original plan
I would like to see plans for support mechanism
prior to approval being given. considered.



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2. Is there anything that you think we have not considered in the plans?

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes ☐

No ☐

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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

A betrayal of Garden City principles



THE WHEAT QUARTER

2. Is there anything that you think we have not considered in the plans?

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes ☐

No ☐

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EMAIL: _____

1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

Looks fantastic. Nice to see the site finally being used.

- Make footbridge as accessible ~~for~~ as possible for as long as possible throughout build.

- An affordable/community swimming pool would be great.



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2. Is there anything that you think we have not considered in the plans?

• Bars/pubs - one thing WQC lacks compared to places like St Albans/Hertford is nice pubs/bars in the city centre. It would be nice to see these included.

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes

☒

No

☐

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EMAIL: _____

1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

- * Pleased to see a serious plan to develop the site
- * NOT HAPPY with the ^{high} number of units which will probably bring in 3500 residents. This will make our Garden City, Pile on City.
- * NOT been able to ascertain what the cost of the proposed accommodation is and therefore can not establish whether people on average £35,000 ^{can} annual income can afford to live on this development as they neither afford 80% of private rent nor buy 25% and rent 75% of the property
- * 1500 car parking spaces are planned to include car club residents & visitors. it is assumed that NOT ALL UNITS WILL OWN A CAR.
- * You need to be careful on the type of projections onto the silos



THE WHEAT QUARTER

2. Is there anything that you think we have not considered in the plans?

what level of salary can afford to live at this development?
what will be the cost of these properties?
what will be the annual management fee per property?

POINT 1 continued

400 Affordable units are planned so expect my Gardeners
Plumber to live in them. They have a Work Van for him and
a private car for wife to go to work with. There does not seem
enough parking space provided.

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes

☐

No

☐

NOT WITH THIS DENSITY

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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

Not a lot of definite information. All the things 'proposed' sound good, but ~~at~~ how much of them will really be included is what I'd like to know.

* Bridge between existing town centre (Howard Centre) & The Wheat Quarter is the most important part of the scheme - to maintain a centre & not divide the town. The bridge should include a 'slope' adjacent to the steps for people to wheel their bikes up. The roads will be increasingly busy & less bicycle friendly.



THE WHEAT QUARTER

2. Is there anything that you think we have not considered in the plans?

See over - re bridge *

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes

☒

No

☐

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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

He found the plans & ideas for the site very pleasing. But, the fact that there is no medical facility is of concern. We know that local medical practices are already over-stretched. It is something that needs consideration. Perhaps a walk-in scheme, consultation with some local GPs might be the way forward.



THE WHEAT QUARTER

2. Is there anything that you think we have not considered in the plans?

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes ☒

No ☐

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NAME: [REDACTED]

ADDRESS: [REDACTED]

[REDACTED]

POST CODE: [REDACTED]

PHONE NUMBER: [REDACTED]

EMAIL: _____

1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

Very THOUGHTFUL. The footbridge to

Rail Station needs careful thought

NEEDS TO BE VERY THOUGHTFUL.

The old factory is falling away should be removed completely?



THE WHEAT QUARTER

2. Is there anything that you think we have not considered in the plans?

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes

☒

No

☐

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EMAIL: _____

1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

Increase in number of new homes very encouraging.

A personal view: get rid of the silos!

Generally, imaginative and timely.



THE WHEAT QUARTER

2. Is there anything that you think we have not considered in the plans?

Likely changes to the WQC
demographic - has anyone attempted
a forecast?
School population?

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes

☒

No

☐

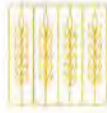
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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

Do not like the steel + glass joint housing
building - looks harsh & out in keeping with
the feel of the golden city (ie lacks character)
Do like the idea of a civic building - but will
the alternative health therapies ^{proposed} be affordable?



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2. Is there anything that you think we have not considered in the plans?

Room / space for community workshop
in the civic building
Reading rooms with newspapers in civic building

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes ☐

No ☒

due to damage of
housing building (see
over)

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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

1. "affordable housing shouldn't mean cheap & bad - that you can stay in work long enough to pay off a mortgage."

2. Traffic flow at Bridge Rd, Broadwater & crossroads - already difficult at rush hour. With all of these extra cars -!

3. Where will all these people work - can the railway take the extra traffic into London/Cambridge - the tunnels at Welwyn will be a constraint.

4. Whatever you're going to do I wish you'd get on with it.



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2. Is there anything that you think we have not considered in the plans?

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes ☒

No ☐

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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

excellent, please ensure the roundabout is included / at bessomer / broadwater junction. It worked very well in the trial. I think you have captured so many of our ideas. Can't wait for the build to commence



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2. Is there anything that you think we have not considered in the plans?

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes ☐

No ☐

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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

1. Impressive in design, but will this fit in with existing garden city?

2. 1400 apartments will accommodate young families, yet no plans for schools, medical centres, etc.



THE WHEAT QUARTER

2. Is there anything that you think we have not considered in the plans?

Can't think of anything at the moment.

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes

☒

No

☐

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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

1400 homes - where are the schools,
doctors surgeries etc to cater for all these
extra residents?



THE WHEAT QUARTER

2. Is there anything that you think we have not considered in the plans?

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes ☐

No ☒

over development

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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

OVER DEVELOPED,
TO HIGH
TO MANY CARP



THE WHEAT QUARTER

2. Is there anything that you think we have not considered in the plans?

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes ☐

No ☐

Thank you for taking the time to give us your feedback on our proposals. Please either put it in the ballot box provided at the consultation event or return it to us at:

info@thewheatquarter.co.uk

or at:

**The Wheat Quarter
c/o ZM Land & Capital,
2 Falcon Gate,
Shire Park,
Welwyn Garden City,
AL7 1TW.**

If you have any questions about either the proposals or the consultation, then please don't hesitate to call us on **0800 689 5209**.



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Feedback Form

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NAME: _____

ADDRESS: _____

POST CODE: _____

PHONE NUMBER: _____

EMAIL: _____

1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

How will the needs of the 1400
homes be supported, particularly in
terms of education & health support.
Will the opportunity be taken to
provide some facilities for the young
people of WGC, eg cinema, bowling alley
etc. This development is such a good
opportunity to enhance the facilities
of WGC for future generations



THE WHEAT QUARTER

2. Is there anything that you think we have not considered in the plans?

SEE ANSWER TO 1

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes ☒

No ☐

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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?



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2. Is there anything that you think we have not considered in the plans?

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes ☒

No ☐

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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

Please nothing more than FIVE stories high. The militant locals will just not have it. They will fight it all the way. In addition they all fear high number of affordable housing, they just use it as a stick to beat down your application. They would prefer none.



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3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes ☐

No ☐

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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

① Far too many houses/flats for a small site.
② Far too much concrete based on the photos on show.

what about schools, doctors etc. or are the
homes for single people rather than families

Disappointed...



THE WHEAT QUARTER

2. Is there anything that you think we have not considered in the plans?

See over.

3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes

☐

No

☒

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NAME: [REDACTED]

ADDRESS: [REDACTED]

_____ POST CODE: [REDACTED]

PHONE NUMBER: _____

EMAIL: [REDACTED]

1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

Parking - car pool is a great idea for a second car. Level 1 gardens are also great with hidden parking. Maintenance of public footpath needs to be further discussed.

Security on site needs to be addressed, as does when the street lights are turned off. Will the area be safe to walk through at night?

How can this be addressed to make residents feel safe.



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3. Are you supportive of our plans for The Shredded Wheat Factory?

Yes

☒

No

☐

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