

THE WHEAT QUARTER

Feedback Form

Thank you for coming to today's exhibition. Please do take the time to fill in this feedback form when you have had a chance to look at the information and ask any questions you may have.

NAME: _____

ADDRESS: _____

POST CODE: _____

PHONE NUMBER: _____

EMAIL: _____

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

I'VE BEEN TOLD AN ESTIMATE OF
3,000 NEW RESIDENTS, SO:

WHAT ARE THE PLANS FOR GP?

"

RAIL SERVICES?

"

EDUCATION?

3,000 NEW RESIDENTS REQUIRE
NEW + EXTENDED LOCAL SERVICES



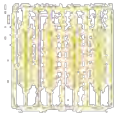
- ## LOCAL DOCTORS SURGERY.

Yes:

No

1

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

Concerned about access to the station via the footbridge -
people need easy access with pushchairs & bicycles - a lift is
not the best solution.

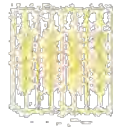
Happy about gardens if carefully maintained. Could there be
more trees?

Wondering how the gallery will be funded?

'Alternative' health centre - sounds as if it could be 'alternative medicine'

I hope not.

Hope that housing for potential downsizers won't be too pricey.



THE WHEAT QUARTER

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

More event support of cycle routes

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

Yes

☒

No

☐

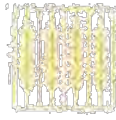
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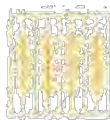
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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

*Far too dense and congested. Bears no resemblance or
similarity to the character of Welwyn Garden City.
I would like to live in a little box.*



THE WHEAT QUARTER

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

Quality of life for the residents of the area

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

Yes

☐

No

☒

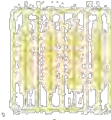
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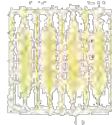
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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

TOTALITY LOST THE CONCEPT OF
'A GARDEN CITY'. WHERE IS THE
SCHOOL & FACILITIES.



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

☒

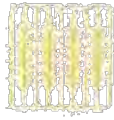
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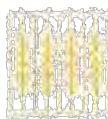
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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

I think the plans are most appropriate for W.G.E. as it appears there are no houses only flats and this area will become a high density housing completely at odds with the original concept of the Garden City - houses with gardens and adequate safe space for children to play in close by their home. While some of your ideas are community orientated when and if costs spread some of these will be omitted in favour of housing.



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

On the plans available there is no existence of places to park. What arrangements are being made for car access in and out of the site as it is already very busy in Broadwater Rd.?

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

Yes

☐

No

☒

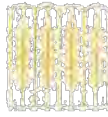
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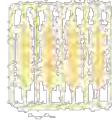
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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

Not too bad but surprised that you will
have to retain those awful silos. To
commemorate the Shredded Wheat complex
you could have some sort of
memorial. You have lots of space for
more accommodation



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

Yes see other side

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

Yes

☐

No

☒

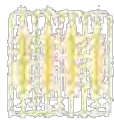
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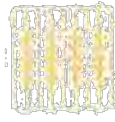
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This scheme is over developed and will cause issues for infrastructure extra 1000+ cars on the wick roads. It looks 'Ghetto' like and the elevation has increased which I find totally unacceptable. The previous plans were not ideal but preferential to these. The air pollution will inevitably increase. I cannot see what benefits this will give to our town or local people. Just becoming an extension of London.



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

Infrastructure ??? Increase in
air quality due to increase of
1100+ cars. Reduction in school place
options.

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

Yes

☐

No

☒

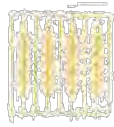
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NAME: [REDACTED]

ADDRESS: [REDACTED]

[REDACTED]

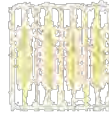
POST CODE: [REDACTED]

PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

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

I feel there is not enough green space -
the present pictures show a lot of "concrete".
Fire doctors facilities, schools etc being
made available to the amount of residents
expected. Also there does not appear
to be much to assist local elderly
folk in the plans.



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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 ☒

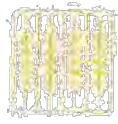
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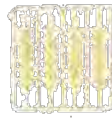
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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

Hideous, hideous, hideous buildings - completely out of sympathy with the rest of the town, particularly the Louis de Gonsouvis West side and town centre. The steel & glass monstrosity at the end of the footbridge will loom over the town in a very dominating way.

Why on earth cannot there be some slight effort to fit in with the rest of the town? Please don't treat the residents to the disfigurement.



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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 ☒

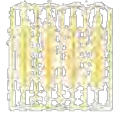
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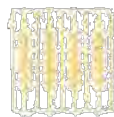
EMAIL:

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

SCHOOL / DOCTORS / HEALTH FACILITIES WOULD BE NEEDED
FOR THIS VOLUME OF HOUSING.

CONCERNED ABOUT VEHICULAR ACCESS TO THE SITE.
ALSO WHO WILL BE RESPONSIBLE FOR THE LANDSCAPE
UPKEEP?

WHY DO WE NEED A MOTOR BIKE MUSEUM



THE WHEAT QUARTER

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

SCHOOL/DOCTORS FACILITIES:-

- ALL THE EXISTING FACILITIES ARE ALREADY
OVER SUBSCRIBED

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

Yes



No



BECAUSE ANYTHING WOULD
BE AN IMPROVEMENT ON THE SITE AS IT IS.

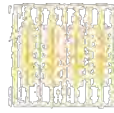
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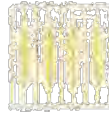
I want almost the infrastructure =

DOCTORS, HOSPITALS, SCHOOLS, LEISURE AREA

FOODS, SWIMMING POOLS,

How is Transport going to cope (Can you do a shed at present?)

- you need to build the infrastructure not Houses!!



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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 ☐

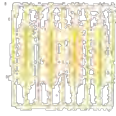
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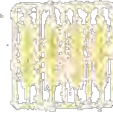
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EMAIL: _____

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

Please could you send me
information on other similar
developments in the south-east.
Thank you



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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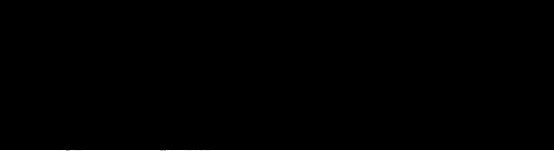
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WHEAT QUARTER FEEDBACK FORM



1.

Not enough info given at the exhibition to really give my views.

There was no model or really clear pictures to give the true effect of the increased density of the housing or the comparative heights of the blocks.

No detail was shown on the exterior appearance of the various blocks, so impossible to know if the whole Wheat Quarter would look very ugly and uniform (as it appears on one of the display boards).

Concerns

i. The mass of blocks of flats looks too dense, too high, and too uniform in appearance to be attractive visually. The variety of the previous plan has been lost. Attention needs to be given to creating variety in the exterior appearance of the blocks of flats.

ii. Good that some of the silos and the main factory building are to be preserved. (I hope you will be able to preserve the original metal window frames, or at least copy the shape of the original glazing bars accurately.)

iii. I am concerned about the effect on Broadwater Road of increased traffic, and of traffic turning in and out of the Wheat Quarter. Also concerned about the increased traffic at the junction of Broadwater road and Bridge road (which is already very busy and controlled by traffic lights)

iv. I am concerned about the access to the footbridge to the station and west side of WGC (which is for residents of the whole east side of WGC, not just the new residents of the Wheat Quarter). A large lift will be needed, with space for disabled, older people, parents with buggies, and also for cycles. I am concerned over who will provide this bridge and lift and maintain it so it does not break down.

v. I am concerned that no social housing at all is included in the new development, so there is no truly "affordable" housing for local people on low or average incomes.

vi. I am concerned that any new shopping or entertainment provision should not compete with facilities on the nearby West Side of WGC and lead to facilities there becoming unviable. (e.g. Campus West entertainment centre). We need more detail on what exactly would be provided at the Wheat Quarter.

2. Other things that seem not to have been considered

i. I didn't see any detail on water features in the new Wheat Quarter. Water features are essential to the attractiveness of new public areas. (e.g. small jets rising from a paved area).

ii. I don't understand why a motor-cycle museum has been suggested. We need facilities that link in some way to Welwyn Hatfield borough and to the Shredded Wheat site itself. (e.g. a display area recording & showing the exceptional

number & quality of Deco/Modernist industrial buildings that used to be on the East side of WGC).

iii. Need for social infrastructure to support the mass of new residents.

How will all these new residents be provided with doctors, dentists, and schools etc.? Will local schools become more over-crowded, and waiting times for appointments longer?

iv. Nothing at all was clearly indicated at the exhibition about parking for the new residents. If there is inadequate on-site parking for new residents, their parked cars will cause problems in nearby streets (as has been seen in many places with new development, such as the vastly expanded number of University of Herts high-rise accommodation blocks on Bishop's Rise, Hatfield, which are causing major parking problems over a large area of Hatfield)

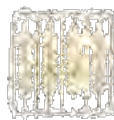
3. Broadly supportive.

New homes are needed.

This site has been left derelict for far too long.

To have some new public realm and public facilities within the site would be good.

But – most of the planned Wheat Quarter looks extraordinarily ugly in this exhibition.



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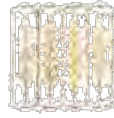
EMAIL: _____

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

I'm happy to see the development, and the provision of public space and cultural amenities.

*My major concern is the narrow bridge connecting maybe 3,000 people to the town centre. You can't walk across with a buggy and child without stopping for people coming the other way. How on earth will this effectively connect 3,000 people to the station & town centre?
It must be widened!*

DM



THE WHEAT QUARTER

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

See bridge comments

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

Yes

☒

No

☐

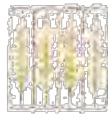
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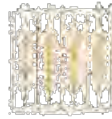
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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

Broadly fine - good balance of building and open space. Pleased to see community spaces and the ↑ in % of affordable housing.



THE WHEAT QUARTER

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

The key will be access ~~and~~ from town centre and parking. The bridge arrangement must work for all. Flexible spaces for the large number of community groups that thrive in the area will be important. We felt that the museum could have a stronger focus on some of the past industries of the town.

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

Yes.



No



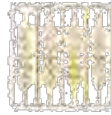
Thank you for taking the time to give us your feedback on our proposals. Please either put it in the ballot box provided at the consultation event or return it to us at:

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.



THE WHEAT QUARTER

Feedback Form

Thank you for coming to today's exhibition. Please do take the time to fill in this feedback form when you have had a chance to look at the information and ask any questions you may have.

NAME: _____

ADDRESS: _____

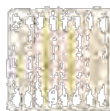
_____ POST CODE: _____

PHONE NUMBER: _____

EMAIL: _____

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

My wife & I were impressed with
the plans and the attention to
detail.



THE WHEAT QUARTER

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

The project will mean an extra
3000 people living in the centre of
town.

My concerns are threefold.

1. Sufficient car parking space

2. Enough doctors and medical facilities

3. Enough schools and teachers.

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

Yes

☒

No

☐

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