



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?

The redevelopment of this scheme is disappointing, and a million miles away from the essence of Welwyn Garden City. It seems like it will be the new Tottenham, where the area is empty → → due to people using it as only a place to sleep. What is there to do?

Welwyn needs a site which provides a mix between 'Pretty garden', and 'classy cosmopolitan'

This proposal is neither. I would question who would bother buying here.



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

The nature of the town & the people who live here.

Retail / Restaurant / Activity space.

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

Yes ☐

No ☒

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info@thewheatquarter.co.uk

or at:

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c/o ZM Land & Capital,
2 Falcon Gate,
Shire Park,
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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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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

Nicely planned out, happy about a lot of green space.

concerns: can't yet see much provision for independent companies like shops / cafés / bars / play areas. Need to be options for socialising / meeting places.

Infrastructure: how will the area cope with a high number of new dwellers. Need to have provision for new schools, doctors, dentist etc.

Trains: Extremely concerning how Great Northern is going to cope with extra commuters when trains are already at capacity.



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

Infrastructure :
trains / schools / hospitals / doctors / dentist /
Police force
* It is not clear how WGC will cope
with this.

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?

Hospitals, doctors, schools, what's the plan?
It looks good, I'm happy that most flats have got an outdoor space (Balcony) what about penthouse flats?
I would like to see a few play areas for children, and an outdoor gym for teenagers and adults alike.
Also a water feature in the gardens ~~there~~ would make the place more alive, and children could play. We need more things for the children.



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

Trains, - we need more they
are full already.
Dentist, doctors, schools, hospitals?

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?

Broadly in favour - it will be good to see the site developed and this looks like a sensible plan.

I heard mention of a climbing wall in the silos - this is an imaginative idea and I'd love to see that emerge.



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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 ☐

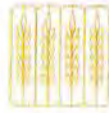
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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

I am really concerned about ^{seeing} ~~5~~ many buildings being cramped over the land with too many storeys. In my view 5 would be the limit but ^{at a push!} seeing 8/9 storeys, it is way too much and completely in contrast with the rest of the town. The green space is welcome but it is hiding the fact that it is very little compared to the number of buildings.

Most concerned about the traffic being generated as a result - I am in favour of a →

new development but something more in keeping with the town and not as dense - As always, sadly high profit for the developers will be driving this project.

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

- Traffic congestion
- Drop-off point for the train footbridge
- originally a covered market was mentioned which would be a nice addition

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

Yes

☐

No

☒

not as it is, too dense and way too high.

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

It all looks and sounds wonderful, but I have my doubts that it will all come to fruition. Nevertheless I look forward to seeing the site develop.

I worked for Welwyn Garden City Development Corporation from 1948 to 1983 so have had a hand in the development of the town.



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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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POST CODE: [REDACTED]

PHONE NUMBER: _____

EMAIL: [REDACTED]

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

looks good, 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?

- U3A community use and what would the charges be, will there be tea & coffee making facilities and parking.
eg bridge so tables & comfortable chairs.



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

- schools
 - ~~ing~~ hospitals for the additional people
-
-
-
-
-
-
-
-

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?

Approve of plans being for apartments
to maximise no. of dwellings

Approve of proposed electric car
sharing scheme.

Approve of proposed improvements to
rail bridge.

It is still a huge number of extra
people for the Town to absorb → pressure
on schools, railways - trains already
overfull in peak times & busy at all times



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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

☒

generally

No

☐

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PHONE NUMBER: _____

EMAIL: _____

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

Pleased about better development
of railway bridge &
increased public space.
Please consider use of
grey water for flushing
toilets in these new buildings
Pleased to see greater proportion
of 1/2 bedroom properties &
affordable housing.



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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?

REASONABLY POSITIVE

CAR PARKING SPACES FOR THE SPA/GYMPool

ETC

ARE THERE RETAIL SPACES

IF SO WHAT



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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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PHONE NUMBER: _____

EMAIL: _____

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

Would like to see a doctor's
surgery on site as it's hard
to get an appointment in the
area.



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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?

In the pictures of the proposals the Silo appears to be much further away from Broadwater Rd and Bridge Rd than it is in practice. Are the pictures simply an "Artist's impression" or are they based on actual measured plans?

There are no plans of what is going to happen to the Broadwater Rd. - Bridge Rd. junction. At present it is traffic lights on a cross junction. In the past plans it was proposed to be a roundabout. This would not be advantageous as the amount of traffic and size of junction would mean that



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

at certain times traffic in some roads would not be able to get onto the roundabout because of the amount of traffic flowing from the right, a possible cause of some drivers doing silly things and the opportunity for accidents.

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

There are no details given only general outlines
Yes ☐ No ☐ therefore I cannot say if I support it.

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

Spoke about the bridge which belongs to network rail - and has steps leading to silo area. Apparently you are proposing new larger steps - a bit "This is a mistake!!". It needs a slope - a circular slope to accommodate buggys - wheelchairs - people who find steps difficult - and it allows flow. Look at examples of Prague for example - forward thinking.
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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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

Much more ambitious than the previous development proposals.
Hope that the number "affordable homes" are delivered & not avoided during the construction process.
The buildings are not in the WQC style but that's ok as long as they are of a high quality including the open spaces.



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

No provision of children's play area
Appears to be minimum provision of car parking. It's my opinion that residents ~~and~~ cars will spoil the overall openness of your wheat quarter down grading it.

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:

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

The affordable houses should not be available for individuals ~~to rent~~ purchase for rent instead.

This should be put into the planning regulations.



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

As the QE2 is not a hospital and the lister is often overwhelmed. What medical facilities will be provided?

What about trains. Already dreadfully overcrowded.

What about Schools

What about Water, Sewage & electricity?

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?

Disappointment that the original scheme appears to have been downgraded. I understand the ~~the~~ rationale that the joint developers are following with creating a large number of affordable homes. However, this now appears to be a classic Q.S. driven development at the expense of architectural flair. I accept the "designs" need to be developed but I found the current architectural impressions to be so very ordinary & lacking in interest. This cannot be disguised by the overdone landscaping overlays.



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

The effect of bringing in to the development up to around 3,000 vehicles. How many parking places are there? Is any parking place provided with an electric charging point?

As for having a narrowed Broadwater Road, I see that as unnecessary & potentially dangerous as it is both a bus route and a route for HGV's to the adjacent depot.

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

Yes

☐

No

☐

I have reservations at this stage as I am not as enthusiastic over this exhibition as the earlier Tesco scheme.

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

No merit in preserving an eyesore that is no longer required for its original purpose - clear the entire site! We have already lost so-called listed buildings of greater architectural merit.

Suggest providing new commuter car parks to act as noise buffer against railway b) relieve on street parking on west side of town c) allow demolition of the structurally deficient Bridge Road car park

Railway footbridge needs enlarging, not just refurbished - capacity is already inadequate. Ideally bridge should be moved northwards and new station entrance provided and an integrated bus/rail/taxi facility created, which the town sorely lacks.

Who will maintain the soft landscaping? The Council cannot even maintain the current town property. Overall, looks like a slum in the making.



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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 Where are the schools?

② Doctors surgery

No provision seems to have been made for the above.

I like the ideas for the silos proposed usage.



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

As stated overleaf

Schools

Dockers

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?

Superficial !



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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 pleased to learn that
factories will be built
underground. Great design



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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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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?

Generally supportive with the following comments.

① External treatment of some proposed buildings seems out of step with the modernist approach taken in the original buildings.

② ~~Long~~ From experience - underground parking can be problematic to manage from an anti-social behaviour perspective. The larger the scheme the bigger the problem.



THE WHEAT QUARTER

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

The level of additional demand
for rail service - already very stretched
at peak times.

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

I'm concerned about your proposal to build a gym, as close by (less than a mile away, I think), is the Gostling Sports Park (with its own gym), a Charitable trust, and it has provided sports and fitness facilities for the community, since the 1960s, so it seems unfair to propose a competing facility so close by (as I say, within one mile, perhaps).



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

*Ambitious, good concentration on housing
Very much like the emphasis on ^{on} Arts
and leisure.*

*The footbridge to the station urgently
needs attention and good to see this
is included in proposal.*

*(PTO) Concern: is there enough facilities to
support the housing - schools, doctors
essential for number of developments.*



THE WHEAT QUARTER

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

see front page

Also parking facilities Always
an issue for new developments

Children's play area V. important
to Target group of young families

Things for youths!!

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?

In principle I support the concept plan. I would have preferred to have demolished the silo towers rather than try to have the difficulty of preserving and finding an economical use for them. I would also have preferred the original plan for 850 homes & only have 50 affordable homes. I personally don't think it is necessary to have more than 50 affordable homes although I recognise the council have different views. I like the preservation of open green space in the concept plan & keeping the community activities in the central dwelling & not spread around the site.



THE WHEAT QUARTER

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

I know you have considered it and I hope more pressure can be applied to the council to negotiate with BW Gates to offer them another site out of town so that this area could be incorporated into the plan.

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?

I'm pleased to see more affordable housing in this ~~prop~~ proposal + that something will be done with the site. The listed buildings are in a terrible state + desperately need restoring: for any use is better than watching them rot. The footbridge needs work urgently too so I think overall the development is a positive thing.



THE WHEAT QUARTER

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

I have spoken to someone re my main concern which is infrastructure - I live on West Side + didn't get a place in my local school ~~the~~ only 600m away; I didn't get a place in the next 2 closest schools either, I have to drive to a school 4 miles away. As the plan is to build 1400 homes for families, will there really be enough school places, GP services etc?

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

Yes

☒

No

☐

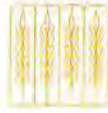
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1. What are your views on our proposals for the redevelopment of The Shredded Wheat Factory?

*I have spoken to Joel about
an art, actual circle. I will
email some ideas sent into
the local & County council*



THE WHEAT QUARTER

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

① to DEVELOP THE BRIDGE

② Pick Up AREA FROM NOW
TOWN SIDE OF BRIDGE

③ DETAILS OF ART FACILITIES ETC

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

Yes ☐

No ☐

need more information

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