

> From: Marian Dawson [REDACTED]

> Sent: 28 March 2018 17:35

> To: Contact-WHC

> Cc: [REDACTED]

> Subject: Shredded Wheat Planning Application

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> To whom it may concern. My background is being born in WGC in [REDACTED], and being a qualified architect and planner from [REDACTED], and spending near [REDACTED] working from this area, including on hundreds of public and private dwellings in WGC and Hatfield, where the continuation of the established planning character was an essential requirements.

> The current and latest proposals for this vital central area of this town is in my opinion grossly over densely developed in respect of the dwellings, to the extent that nobody living in the area or on the Borough Council will have any real experience of any development remotely similar. So first get the Developer to give the location of any existing development of a similar density that can be visited, even if this is in central London.

> I am reminded that when I worked on a scheme of over 400 dwellings in WGC for the. Development Corporation in early 1950s, the Government requirement was 1 garage for every 10 dwellings with space for 1 more in the future, plus a very few parking spaces for visitors. There was no concept of the explosion of car ownership by all sections of society. The unallocated car parking provision on this present scheme for residents, visitors and " car club" is so inadequate as to be the brother of the 1950s Government, and inevitably would shortly lead to road and parking extension into the " green " spaces, quite apart from the need for delivery vehicles etc. to get near to every buildings main entry, and of course to meet the fire fighting needs. How many vans or similar as kept by residents can be accommodated full time ?

> There are so very many other queries — not least for whom are these new dwellings being provided, and how many are for 2.or more bedrooms aimed for families where two or more cars may become desirable? Residents could end up looking for anywhere within a mile to park, never mind those from the car owning Borough wishing to attend one of the many other interesting buildings on the Northern Area - which could require much more car parking. All the " open access" car parking would need some constant control and penalty systems to prevent misuse etc.

> Enough for now — without even referring to Ebenezer Howard and the many who visit our City because of him.

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> David. N. Sutcliffe. Retired Architect.

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> Sent from my iPad