

**From:** C H Edwards [REDACTED]  
**Sent:** 08 August 2018 11:35  
**To:** Malcolm Cowan; Planning; Steve Roberts; Tamsin Jackson-Mynott  
**Subject:** Planning 6/2018/0171/MAJ

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Hello all,

I am writing to you all, as consultees, regarding the planning application for the former shredded wheat site. I object to some things as seen below:

I have several things to point out:

- I am worried that there will no longer be any disabled access to the site, especially for the elderly population of our town and those people with access needs. This should be considered in terms of car parking and access I just hope these are addressed as this volume of dwellings will put a huge strain on Broadwater Road, already very congested as rush hours, as well as local facilities, schools, healthcare and roads. This has to be considered carefully.

- I am concerned that for 1340 properties there will be more parking needed in the town centre, in which all is permit stricken anyway. Is 795 spaces really enough for this many dwellings? The parking situation in the town centre is already quite bad with many people having to park in overpriced car parks and in neighbouring streets to the centre. Will there also be sufficient parking for Visitors of 1340 flats with 1/2 bedrooms each? Many households have more than 1 car these days and this very much concerns me. Many people will end up parking in Hydeway, Ludwick way and surrounding Peartree areas, this will become a major issue.

- it also concerns me that there is a diminishing amount of available office space in the town centre, we seem to be moving valuable businesses away from our town centre, in which we rely on for jobs and services. I don't feel as though we are adding enough office space and community space.

- I'd like to know how much of this development will be affordable to local people. I understand 414 units will be 'affordable' but, does that mean WGC residents and young people will be able to afford them? £300k for a 1 bedroom apartment is NOT affordable for anyone with a job in this town. This was evidently seen in the new Times Square development off of Bessemer Road, very overpriced units only targeting Londoners. It just sounds as if it is a London developer wants to cash in on us, again here. We urgently need more affordable housing for our younger generations, something that is definitely not considered in Welwyn Garden City.

- Finally, I want to urge we need to include more green space in this development, we don't want it to be a concrete city with blocks 8 stories high. This does not fit in line with our garden city and I hope you strongly consider this when making any decisions towards this plan.

I hope you do consider my points when putting across your judgements, thanks very much.

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