

29 Broadwater Road , Welwyn Garden City

It is somewhat scandalous that another major employment site in Welwyn Garden City has been lost , resulting in those businesses largely relocating outside of Welwyn Garden and causing employees longer commutes to their place of employment or having to seek alternative employment .

Whilst it is very disappointing to lose an iconic local landmark building , probably the only one of its kind in Welwyn Garden City the main issue I have with the development is carparking.

Whilst the site would seem to be in a sustainable location it has to be recognised that occupants of 2 bed apartments (60% Of the apartments) are likely to have more than 1 vehicle and therefore this is likely to put pressure on the local streets for overnight and weekend carparking where there is already substantial pressure . The evidence of car ownership comes from the nearby development of Times Square , off Bessemer Road where 600 apartments are planned and where one space is allocated per apartment . Even though the development is only 60 % occupied there are nightly and weekend issues of where residents can park because a lot of the residents in 2 bedroomed apartments have 2 vehicles , even though the census of car ownership shows that the average occupier has only 1 vehicle . The issue has become so extreme that a car parking management company now aggressively patrols issuing fines like confetti to anyone not parking in their allocated space and meaning that residents with 2 cars are having to find alternative car parking such as in the town centre and having to walk to their property

There is also no visitor parking planned at Broadwater Road . At the larger Times Square development there is currently no visitor parking at all , although 11 spaces will be made available once the development has been completed. The lack of visitor parking is causing residents numerous problems as it is almost impossible to have visitors on site which is causing huge amounts of resentment by residents . The location of the Broadwater Road development will allow off street parking for visitor in nearby residential streets but this will be the detriment of other local residents or they will be able to park in the town centre but this discriminates against the elderly and those with disabilities .

The parking proposed at the development needs to be rethought