

From: [Sarah Smith](#)
To: [Claire Brewster](#); [Michael Robinson](#)
Subject: FW: 29 Broadwater Road
Date: 14 July 2020 15:52:26

Hi Claire

Please find attached a late item for DMC

Thanks

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Welwyn Hatfield Borough Council

From: Malcolm Cowan
Sent: 14 July 2020 15:45
To: Michael Robinson <m.robinson@welhat.gov.uk>
Cc: Sarah Smith <s.smith@welhat.gov.uk>; Tamsin Jackson-Mynott <tamsin.jackson-mynott@welhat.gov.uk>; Jayne Ranshaw <jayne.ranshaw@welhat.gov.uk>
Subject: 29 Broadwater Road

I have a few concerns:

1. There is no designated play area. Given there is buggy storage, the applicant anticipates children living there.
2. The evidence from a resident of Times Square about inadequate parking, especially visitor spaces. We already know there is a likelihood of overflow parking from the Shredded Wheat site, and there are no 'easy wins' in terms of neighbouring areas where excess vehicles could go to park.
3. The applicants states that 70% affordable rent and shared ownership tenures will only be provided subject to grant and viability. Are these tests met and how can we be sure the tenures will be delivered? Having the site owner as a HA - para 9.54 - is not enough - they could sell it on as soon as consent is given.

Regards, Malcolm.