

While I'm in support of redevelopment of the local land, I have a few concerns that I feel need to be considered/addressed.

Parking:

There is very little parking being allocated with the assumption that owners/tenants won't need a car as the development is close to the station. The neighbouring development (mirage), which is closer to the station typically has double the car occupancy of that being proposed for the development which seems to be a problem waiting to happen. Where are the likely overflow of cars expected to park? How will purchasers and renters be limited to only have cars matching the number of spaces that come with the property?

Amenities/services:

- Do the local drainage systems have capacity to deal with the extra development in the area or is there risk of flooding?
- Is there sufficient provision for schools, doctors, dentists, childcare etc?
- The roads (Broadwater road) are already very busy at rush hour, is there a plan cope with the extra traffic that will be generated to prevent it backing up the towns road network at peak times?

Overdevelopment and breaking garden city principles:

I am concerned that the proposal is for very tall buildings, which is against the garden city principles and it may create an eyesore for neighbours across the town and potentially lead to overdevelopment

and a precedence being set. The development of the neighbouring Wheat Quarter already feels like it's overshadowing the local area.

Supporting the housing challenges in the local area:

How will the properties be prioritised to go to those from the local area who are waiting for a suitable home? Will the homes be made of a suitable size and cost? It sounds like there is only approximately 1/3 of the usual affordable housing on the development and there is a risk that a lot of the properties could be bought by those from outside the local area or investors and make very little impact on the housing challenges in Welwyn Hatfield.

- Would it be better to make the

development a more even blend of houses and flats and priorities those waiting for suitable accommodation?