

Dear Sir,

I wish to object in the strongest possible way to the proposed plans to the Broadwater Road / Biopark further development.

The new proposal increases the number of dwellings from the granted 811 units by over 50% to 1241 units. Compared with the 2015 permission this is an increase of over 240%! original 851 units to a massive 1,241 (+240%), The proposed building height is 10 storeys which contradicts the Council's own SPD limiting building to 5 storeys. This is just not right for Welwyn Garden City.

My reasons are as follows:

- The further increase in size is inappropriate for this, the second garden city;
- The approach is too dense by far.
- The design obviously does not take into account pandemic issues.
- The development hides the Shredded Wheat silos and production hall. It will compromise the Broadwater Road street scene, overpowering the art deco and Mirage developments to the south. It is inappropriate for a Garden City, being too dense in nature. It is 264 dwellings per hectare compared with 141 for a typical London social housing estate. This is too dense, too high and detrimental to well-being of the residents and other in WGC. It is lacking greenery and has no kinship with our unique town.
- Given the green nature of the town there is inadequate greenery in the proposals;
- I personally find there is no relationship between the style of the buildings and the rest of our town.
- The local infrastructure is inadequate to sustain such a large development (including roads/ railway/ schools/ medical etc.). I understand there is no example where a no-car/ bike-hub has worked. The proposals are large enough to create a new Council Ward!

I understand that if this development is granted then all the adjacent areas will have proposals for high rise buildings. A massive 7 storey development is already mooted for Bridge Road East. These plans may slip through because there is a low level of public awareness. It is your job to represent us and

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