

Broadwater Road is at risk of becoming overwhelmed with new build properties that include the re-development of the Biopark site. This Biopark building is just as significant to the Welwyn Garden City skyline as the Shredded Wheat site. I object to this development as is due to the number of factors this developer has not considered:

1. There is no where near enough parking for 289 units proposed, let alone the consideration for disabled parking of which there is next to none. Proposals do not have sufficient infrastructure for electric cars to help meet the governments net zero targets. Finally, parking is hugely restricted around the Peartree area and the proposed number of visitor spaces for the development is not adequate.
2. With the huge Shredded wheat development just down the road, there is no consideration for extra amenities and community infrastructure. The developer does not evidence any contributions to local services such as GPs, schools, community centres, or other public services to which are already overwhelmed.
3. This development falls short of the number of 'affordable' houses as set by government. With only 10% affordable this will be another example of selling to Londoners/commuters with no consideration for Welwyn Garden City residents. If we see more younger first-time buyers considered with increased affordability this will be acceptable. Additionally, the number of social dwellings falls short of an acceptable figure.
4. Current development plans to make buildings up to nine storeys high does not consider nearby residents, the garden city ethos or the current policy that allows buildings with up to five stories. Welwyn Garden City should not be permitting such large increases in population in such a short space of time. Please consider the drastic impacts on our garden city.