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Please accept this email as my objection to Planning Application 6/2020/3420/MAJ

Our Councillors have informed us that objections will be accepted and taken into account up to the date of DMC meeting.

**I object to the Planning Application 6/2020/3420/MAJ for the Bio Park, Broadwater Road and urge the Council to refuse planning permission on the following grounds:**

1. The application would result in an incongruous overdevelopment of the site.
2. The application is breach of the Council's 'Broadwater Road West Supplementary Planning Document 2008'.
3. The application is in breach of Policy H6 of the District Plan

This application would result in an incongruous overdevelopment of the site, have a detrimental impact on the amenity of neighbouring areas, fail to meet quality standards for space and amenities and have a detrimental impact on traffic and parking. According to the information supplied by the developer, there would be 289 dwellings for 852 people in an area of only 1.24 ha. It is shocking to realise this will result in a population density of 687 persons/ha. To put this into perspective: the most densely populated area of central London is Islington, with a population density of 160 persons/ha; Manhattan has 275 persons/ha; and Mumbai (one of the most densely populated cities on earth) has 530 persons/ha.

The application is in breach of the Council's 'Broadwater Road West Supplementary Planning Document 2008', in terms of building heights and housing density. The developer's proposals do not satisfy the required criteria as mentioned in section 6.17 for building higher than 5 storeys, specifically, the effect on the local environment and amenity of those in the vicinity of the building; the relationship to the context of the site and the wider area; and the effect on the historic context of the site and the wider area. The amenity and privacy of people living in the houses nearby will be seriously disadvantaged by the residential units proposed to be higher than 5 floors at the location.

The application is in breach of Policy H6 of the District Plan which only allows for densities more than 50 dwellings per hectare in central areas and in areas with

good accessibility provided that the development does not have an adverse impact on the character of the surrounding area and complies with other design policies of the Plan. The developer proposes building 289 dwellings on this 1.24ha site, which equates to 233 dwellings per ha. Cramping 233 dwellings per ha into this site, with little or no investment in the necessary schooling, medical, welfare and outdoor recreational facilities will have a major deleterious effect on the surrounding area. It is unreasonable for the developer to provide accommodation for 852 new inhabitants into a town like Welwyn Garden City and make no provision for their wider, long-term needs & welfare. Lastly, this area has extremely poor accessibility for a housing estate: the only access is via BioPark Drive and once this cul-de-sac has been equipped with pavements wide enough for safe access for all inhabitants of the estate, the remaining road-width of BioPark Drive will only be suitable for one-way traffic - which is clearly unacceptable & impossible - or be dangerously congested with two-way traffic.

The local residents of surrounding area will be negatively impacted by this development and their gardens will be overlooked from the balconies of the propose blocks of flats. This is not what people should endure living in a garden city.

In the UK, we have experience of congested housing estates and we know that this level of population density will be detrimental to the health & safety of the future inhabitants. I urge you to study the terrible failures of similarly over-developed estates in the past, such as the Broadwater Farm, Chalkhill & Aylesbury Estates in London, and Billyfields in Wales. There are many more such examples and the policy of building such estates has generally been abandoned in the U.K. In fact, such estates are being torn down and replaced with lower density housing.

This proposal will result in an over-populated estate, with wholly insufficient external recreational space for the hundreds of planned residents, very restricted road access, insufficient facilities, and no services for schooling or proper medical facilities. History shows that such overcrowding leads to anti-social behaviour and other environmental & societal problems. The Covid-19 pandemic has placed a bigger importance on the outside space, but the developer is providing little usable outdoor public space.

