

**From:** [Clare Howe](#)  
**To:** [Planning Comments \(Shared Mailbox\)](#)  
**Subject:** FW: Objections to Planning  
**Date:** 30 March 2021 08:54:31

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Morning

Can you please upload the objections below to the applications 6/2020/3420/MAJ, 6/2021/0671/MAJ and 6/2021/0181/MAJ.

Thanks

Clare

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**From:** [REDACTED]  
**Sent:** 30 March 2021 07:57  
**To:** Clare Howe <c.howe@welhat.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** Objections to Planning

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Hi,

I am writing to you to object to the planning proposals for the area around the 'Wheat Quarter'.

**Objection to Proposal 6/2021/0181/MAJ – The Wheat Quarter**

The new proposal increases the number of dwellings by 50% from 811 to 1220, and building height to 9 storeys. This contradicts the Broadwater Road SPD limiting building to five storeys except in exceptional circumstances. The development hides the Shredded Wheat silos and production hall. It will compromise the Broadwater Road street scene, overpowering the art deco Griffin Place and Mirage developments to the south. It is inappropriate for a Garden City, being too dense in nature (264 dwellings per hectare compared with 141 for a typical London social housing estate) and lacking greenery. It has no kinship with our unique town. It will house approximately 1200 more people than the 2019 application, making the local infrastructure inadequate to sustain a development large enough to form a new Ward in the town. Other sites within the borough, such as villages with high public transport accessibility, appear to have been ignored despite their suitability for development.

**Objection Grounds to Proposal 6/2020/3420/MAJ – The BioPark**

Here 289 units are proposed to house 852 people in a very restricted site, with building height to 9 storeys. This contradicts WHBC's own vision for Broadwater Road west which was to integrate the spirit of the Garden City with the very best of 21st century design. There is nothing of the Garden City spirit here. The development is clearly seen from the west side Conservation Area, as well as from Hatfield House. 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 due to its large scale, high density of homes and minimal greenery. It has no kinship with our unique town. This development offers only 216 parking spaces for 289 homes. There is no example where a development without adequate car parking has worked. Other sites within the borough, such as villages with high public transport accessibility, appear to have been ignored despite their suitability for development.

**Objection Grounds to Proposal 6/2021/0671/MAJ – South Site**

The new proposal increases the number of dwellings from 643 to 929 and building height to 10 storeys. This contradicts the Broadwater Road SPD limiting building to five storeys except in exceptional circumstances. The development will compromise the Broadwater Road street scene, overpowering the neighbouring art deco Griffin Place and Mirage developments. It is inappropriate for a Garden City, being too dense in nature and lacking greenery. It will be even more crowded than Manhattan in central New York (793 people per hectare compared with an average of 275 in Manhattan). It has no kinship with our unique town. It will house just over 900 more people than proposed in the 2019 application. The local infrastructure is inadequate to sustain this many extra people.

Other sites within the borough, such as villages with high public transport accessibility, appear to have been ignored despite their suitability for development.

I will be contacting the local councillors regarding this matter.

Councillor Margaret Birleson  
Councillor Lynn Chesterman  
Councillor Nick Pace

Thank you.

