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28 March 2021

Dear Welwyn Hatfield Borough Council Planning Department

**Objections to Proposal 6/2020/3420/MAJ – The BioPark**

I understand from the documents submitted that this application proposes 289 dwellings intended to house approximately 850 people on a very restricted site, with buildings to a height of nine storeys. I object to this on the following grounds:

- these proposals go against the housing and design principles for Welwyn Garden City due to its large scale, the extremely high density of housing and the minimal green/open spaces.
- this completely goes against the WHBC vision for Broadwater Road west, which was intended to integrate the character of Welwyn Garden City with all the best principles of modern design.
- it will have a detrimental impact on the Broadwater Road outlook and will overshadow the Art Deco Griffin Place and Mirage developments.
- this development will be clearly visible from long distances, including from the west side conservation area, and from Hatfield House.
- according to the application form submitted, 226 car parking spaces will be provided for this site, although other documents have different figures. For example the Planning Statement says 156 spaces on p17 and in appendix 3, and the Transport Assessment Part 1 states 219 on p26. It would be beneficial to confirm the actual number of car parking spaces proposed. However even the maximum figure of 226 parking spaces is too low for the residents and visitors of 289 dwellings.
- other sites within the borough, such as villages with good public transport access, appear to have been ignored despite their suitability for development.

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