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From: [REDACTED]

Sent: 11 May 2021 20:07

To: Nick Long <N.Long@welhat.gov.uk>

Subject: Welwyn Garden town centre plans

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Dear Mr Long,

I am emailing you, as our Welwyn-Hatfield Council Director for Planning, to express my strong objection to the proposed Welwyn Garden City town centre new 'housing' plans along Broadwater Road that Councillors appear to be approving.

I, like many other local people, I am deeply shocked by these building plans for 10-storey high (plus 'toppings') blocks of flats. These have not been made fully public over the last four years and certainly not reported in the Council's recently quarterly publication "One" delivered to all local households. The building applications for these housing developments fall far below any acceptable safe and healthy planning for this town.

To begin with, these plans all contravene our Council's agreed Broadwater Road Supplementary Planning Document (SPD) that was set out for good reason, i.e. the health and well-being of our town community and its inhabitants. A maximum height of four to five stories was set as an acceptable limit to the building height. There is also no provision in the plans for open spaces or light spacing between buildings, too few parking spaces, and few garden dwellings that some families need.

On population density, in this limited area of three sites with nearly 2,500 dwellings, there will be towards *six-thousand occupants*, virtually a tenth of the current town population. This area, on any projection, will have a higher density than the worst inner-London estates!

We know from other cities that this density and height, with maintenance, stairs and elevator issues, has created unsettled emotions among neighbours, leading to wider safety and social problems - and to violence. The extra provision of welfare, police, GP services and schools cannot be provided since there have been severe financial cuts in funding over a number of years by the current government. This proposed density will exacerbate the problems further for our town.

So many Council members do not live in Welwyn Garden City and therefore probably do not 'naturally' have the local pride felt by us in our world-renowned and healthily-designed garden city; consequently they and you are ignoring constructive objections to these plans. By crowding in many very high rise apartments here, too many Councillors are avoiding having much-needed residential building in their villages such as Welwyn, Digswell, Welham Green, Brookmans Park, etc. where there **is** land for some expansion and with good transport access and rail stations access for most..

These monstrous, closely-built and very high-rise apartments of this density, with no kinship to the style and architecture of our unique town, must not be put into practice. The future will be you and your Council's legacy! The plans - even those started - must surely be re-thought by the planning committee, the council and the builders. I may not get a reply to this email although I trust that these views, held by many, will be considered.

