

From: [REDACTED]

Sent: 10 April 2021 17:06

To: Clare Howe <c.howe@welhat.gov.uk>

Subject: Broadwater Road Developments

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Dear Ms Howe

I am writing to register my objections to the totally inappropriate developments on the South Side, Wheat Quarter and Bio Park. In the first place they all exceed the long held 5 story rules of the council.

None of the schemes have given reasonable explanations of how they would 'manage' parking if only allowing 0.6 vehicles per dwelling what happens to any extra cars ,vans etc that could come as visitors or tradesmen or are we to assume that the residents would be friendless with no relations and nothing would go wrong with their property?

I would suggest that 2100+ flats could generate over 1000 vehicles that would require at least 5 acres of space either surface or underground. I could not see much evidence of either apart from Wheat Quarter and Bio park, and even then no figures for the Wheat quarter underground capacity. There would also have to be provision for parking for the other facilities in the Wheat Quarter. Most of the artist impressions show only a few cars (and even then they appear in the South Side leaflet I received to be driving on the wrong side of the road! Such lack of accuracy makes me even more sceptical of the competence of the developers. The childlike faith in the idea, that just because people live near a rail station and a bus terminal means that would be their only method of transport is naive beyond belief . You only have to drive down Howlands to see that the guidance on car ownership is totally flawed so far as Welwyn Garden City is concerned. The road adjacent to mine, ex council homes, has 12 cars and only 6 homes! This state of affairs is typical throughout the town. Most councillors I have spoken to agree that one of the most complained of situations is that of parking, surely the time to sort it out is at the planning stage!

If in the future all vehicles will be either electric or Hydrogen one assumes the planners are putting in charging points in each parking bay (if not why not) as most vehicles would be

charging overnight rather than relying on the availability of a car club car for the in the morning rush, after all a potential for 6000 people to share only a few club cars is to say the least wishful thinking.

Kind regards

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