



tcpa

**Town and Country
Planning Association**

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Ms C Howe
Principal Major Development Officer
Welwyn Hatfield Borough Council

Sent via email only: C.howe@welhat.gov.uk

30 April 2021

Dear Ms Howe

Ref: Planning applications 6/2021/0181/MAJ, 6/2021/0671/MAJ and 6/2020/3420/MAJ

The TCPA objects to all three planning applications for development on Broadwater Road, Welwyn Garden City.

Whilst the TCPA welcomes the addition of new homes, especially rented social housing, and also the regeneration of this central brownfield site and the iconic Shredded Wheat buildings, we believe that the applications are compromising the long-term sustainability of this important site and the wider Garden City.

The scale, height and density of the proposed development is inappropriate in the Garden City context. The landscaping is minimal and the architectural detailing insufficient. The Garden City model drew on the best of town and country with the aim of supporting all current and future residents to thrive. We are concerned that the proposed density of the new dwellings and the lack of green space have ignored the history of the Garden City, the important lessons that surely must be learned from the pandemic and the need to address the climate crisis.

We recognise the need for the site to be redeveloped and have no objection to the principle of densification of this site, as was proposed with the existing permission, where that need has been demonstrated as part of a strategic consideration of need across Welwyn Hatfield. But densification needs to be done in a way that is sensitive to the iconic and listed Shredded Wheat buildings, and with accompanying community facilities and green infrastructure networks that would ensure the site is inclusive and climate change resilient, where modern Garden City Principles can be met. Rather than being sensitive to the listed buildings, we are concerned that the development will adversely affect the setting of them.

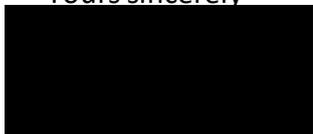
The TCPA considers there is much merit in the council's own adopted SPD 5 report which outlined a development approach that attempted to do justice to the World's second Garden

we are: independent and open to all who want better places **we have achieved:** greener cities, new towns, better homes and stronger communities **we create:** ideas, knowledge, publications, campaigns, independent policies **we remain:** focused on achieving a sustainable future ...**through planning**

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City. The Association therefore urges the council to refuse these applications. And to open meaningful discussions with the applicants to build out on their current consents or bring forward schemes which are exemplars of how to regenerate the Garden City for the 21st century.

Yours sincerely



Fiona Howie
Chief executive