

From: [REDACTED]

Sent: 30 March 2021 15:31

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

Subject: Objections to Broadwater Road Proposals

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Dear Mr Howe

As a long-term resident of Welwyn Garden City I am writing to express my strong objections to the proposed development of Broadwater Road. A development which will completely change the local environment and have a significantly negative effect on local infrastructure and the quality of life of existing residents. At the same time residents in the new developments will also have a low quality of life in high density housing with limited open space and few on-site facilities. Welwyn Garden City is a town with no fully functional hospital, with overstretched GP services and utilities: the additional housing planned will place a further burden on them. The proposed development is in total conflict with the ethos and spirit of a garden city.

Objection to Proposal 6/2020/3420/MAJ - The Biopark

The development proposes high rise buildings up to 9 storeys in a restricted area. It is totally inappropriate for a Garden City due to its scale, density of buildings and lack of open space which will provide a low quality of life for new residents: many of whom will be families. The limited parking allocation ignores the fact that most local people have cars and will be forced to park in neighbouring streets causing obstruction and nuisance. Additional traffic will create gridlock during peak times along Broadwater Road. There other areas in the borough more suitable for development eg. villages but these seem to have been ignored by WHBC.

Objection to Proposal 6/2021/0181/MAJ - The Wheat Quarter

This development is totally at odds with the spirit and ethos of a garden city. The density of proposed housing which would accommodate approx. 1200 more people than the 2019 application would place significant strains on local infrastructure which is struggling to cope. GP surgeries, dental surgeries, school and utilities will face the prospect of being overwhelmed. The proposal to erect buildings up to 9 storeys contradicts the Broadwater Road SPD limiting construction to 5

storeys except in exceptional circumstances. High density buildings with limited open space will not provide a good quality of life for new residents. The iconic Shredded Wheat silos and production hall will be obscured by the development and the high level, high density building will create an unsightly vista for Broadwater Road. There is insufficient parking allocation; new householders will be forced to park in neighbouring roads which will create congestion and nuisance for both new and existing residents. There are alternative sites within the Borough, eg in villages which would easily accommodate more housing and provide a better quality of life for new residents.

Objection to Proposal 6/2021/0671/MAJ - South Site

The new plan projects a significant increase in the number of proposed dwellings: from 643 to 929 and increased building height up to 10 storeys. This contradicts the Broadwater SPD limiting buildings to 5 storeys except in exceptional circumstances. The buildings will dominate the Broadwater Road skyline: will overpower the neighbouring art deco Griffin Place and Mirage development and will be visible for a significant distance. High density housing with limited open space or greenery is totally inappropriate for a garden city and will ruin the local environment. Limited parking allocation will force new residents to park in neighbouring roads which will result in obstruction and nuisance for both existing and new householders. Other sites within the borough, such as villages, could accommodate additional local housing and would provide a better environment and quality of life for new residents rather than an overcrowded high density environment. However, WHBC seems to have ignored these alternatives despite their suitability.

Yours sincerely

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