

Planning Objection to 6/2021/0181/MAJ

Whilst the government insists on additional housing there comes a point where one gets the impression that a developer's profit is paramount and they really are pushing their luck.

Some might say taking the

Lack of progress re the Old Shredded Wheat Building

- Uncharitable as it is one can see the developer running out of money and being unable to complete the works.
- Some on the Council's planning committee may be familiar with this type of issue with other developers.
- I suggest either escrow capital or a moratorium on planning changes until all the public services and facilities are delivered.

Moving on -

So, an increase in height.

- Will the buildings be visible from Russellcroft Road, through the fountain and above the Train station? They never were.
- How does this enhance and improve our town?
- Does this increase the developers profit?

Fire and rescue

- Does the proposal manage the increased risk and difficulty in dealing with tall building incidents?
- Have the Fire and Rescue services reviewed the plans?
- Have the Council considered their legal position should a major incident occur?
- See water below
- Evacuation and safe areas. Have these been reviewed and upgraded as needed?
- Will roads and access ways be kept clear? – see fire and rescue.

An increase in demand for water and sewage services.

- Will it be to the detriment of the existing services?
- Have Fire hydrants been planned for?
- Will the fire hydrants require higher pressures and will those pressures cause problems with the existing infrastructure?
- Will the developer be paying for managing the increased demand? Say, a new treatment plant, broken water mains etc?
- Not that long ago we were all warned that water was at a shortage.
- An increase in demand is still an increase in demand no matter how eco-friendly.

Parking

- Despite assurances and the rationing of parking places There will be problems.
- How is the developer going to manage this long term? Not a "we will build a playground" offer please!

Social

- Will a Change the social Mix result in social problems. Hard to predict but it should be studied and reported on
- Leasehold or Freehold? Falling house values like Stevenage's Tower developments can lead to general run down of an area
- Drug dealing, petty crime, it happens.
- Have the police reviewed the plans and will any increased costs be covered by the Developer?

Amenity

- Welwyn Garden City was planned as a low-rise community not a tower block estate for commuters.
- How does this development improve things for the existing Welwyn Garden City Residents?

Increase in community charge

- The new development should not cause an additional cost the community. Has this been considered?