

# Comment for planning application 6/2021/0181/MAJ

<b>Application Number</b>	6/2021/0181/MAJ
<b>Location</b>	Former Shredded Wheat Factory Broadwater Road Welwyn Garden City AL7 1RR
<b>Proposal</b>	Hybrid planning application comprising: Detailed Planning Application for 399 Private Rented Sector (PRS) dwellings and 153 dwellings (Class C3), 250 units of residential care accommodation for the elderly (Use Class C2) with associated communal facilities, 15,247m2 of community and commercial hub (Use Classes E and F1) with associated cycling hub, car parking, access, landscaping, public art and other supporting infrastructure; and Outline Planning Application for up to 418 dwellings (Class C3) with all matters reserved except access.
<b>Case Officer</b>	Ms Clare Howe
<b>Organisation</b>	
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>The height of buildings is excessive - it would impact on the streetscape in the town centre. This is totally out of character for a town with very few tall buildings. The proposals would create monolithic cliffs along Broadwater Rd and Bridge Rd, and dark canyons within the site. The blocks would be as high as (some possibly higher than) the silos, which should be the focal point of the site. The small cramped landscaped areas are a sad failure in the context of a garden city. Very high density of housing units is totally at odds with housing density elsewhere in the town, and flies in the face of the spirit of a garden city. This over-development would have a negative impact on quality of life of residents. The drawings show undistinguished architectural design which demonstrates no recognition of the special nature of this town. If approved, this insensitive and wholly inappropriate proposal would do great damage to the unique and internationally important heritage of WGC.</p>
<b>Received Date</b>	11/03/2021 15:50:38
<b>Attachments</b>	