

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

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|---------------------------|---|
| <b>Application Number</b> | <input type="text" value="6/2021/0181/MAJ"/>  |
| <b>Location</b>           | <input type="text" value="Former Shredded Wheat Factory Broadwater Road Welwyn Garden City AL7 1RR"/>   |
| <b>Proposal</b>           | <input type="text" value="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>       | <input type="text" value="Ms Clare Howe"/>  |
| <b>Organisation</b>       | <input type="text" value=""/>   |
| <b>Type of Comment</b>    | <input type="text" value="Objection"/>  |
| <b>Type</b>               | <input type="text" value="neighbour"/>  |
| <b>Comments</b>           | <input type="text" value="The new proposal increases the number of dwellings from the granted 811 units by over 50% to a massive 1241 units. Compared with the 2015 permission this is an increase of over 240%. The proposed building height is 10 storeys which contradicts the Council's own SPD limiting building to 5 storeys. The development will compromise the Broadwater Road street scene, overpowering the art deco and Mirage developments to the south. It is inappropriate for a Garden City, being too dense in nature. The proposed density is higher than Manhattan. It is 264 dwellings per hectare compared with 141 for a typical London social housing estate. This is too dense, too high and detrimental to well being. It is lacking greenery and has no kinship with our unique town. The local infrastructure is inadequate to sustain a development that is large enough to form a new Council Ward in the town."/> |
| <b>Received Date</b>      | <input type="text" value="15/03/2021 15:56:06"/>  |
| <b>Attachments</b>        |   |