

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

**Application Number** 6/2021/0181/MAJ

**Location** Former Shredded Wheat Factory Broadwater Road Welwyn Garden City AL7 1RR

**Proposal** 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.

**Case Officer** Ms Clare Howe

**Organisation**

**Type of Comment** Objection

**Type** neighbour

**Comments** If planning permission is granted, the number of dwellings on the North site of the Broadwater Road development will increase by more than 50% the number agreed by the Council in 2018. Blocks of flats up to 11 storeys high are planned and will look totally at odds with their surroundings. They also contradict the Council's building limit of 5 storeys, and their stated aim to respect the heritage Shredded Wheat buildings and silos, which would be almost completely invisible behind the tower blocks. There is inadequate greenery in the proposals, especially for the second Garden City. The plans do not include adequate car parking space, and will greatly increase traffic in the Garden City. There are no plans included for where children from the development will go to school, or for a GP practice. The public 'consultation' undertaken to date has been poor and there is a low level of public awareness of this major development.

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**Attachments**