

# 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** I object to this application on the following grounds: 1. The development is out of character with the surrounding area which includes an important conserved heritage site (grain silos) and with the garden city in general. 2. The residential mix (as per Local Plan guidance) is deficient in terms of: a) Inadequate provision for social housing b) Inadequate provision for affordable housing including shared ownership and starter homes. c) Inadequate provision for family accommodation ie houses with gardens 3. The development undermines the very principle of the Garden City concept with its emphasis on high-rise flats as opposed to sustainable individual housing units with adequate garden space and associated community facilities. 4. The application is lacking detail on sustainability issues including energy efficiency, traffic management and community development.

**Received Date** 22/03/2021 09:32:08

**Attachments**