

From: Terry Mitchinson
Sent: 12 March 2021 09:08
To: Clare Howe <c.howe@welhat.gov.uk>
Subject: Fwd: Residential planning in WGC

Clare,

Am forwarding this email from a resident in Panshanger with regards the ongoing (never-ending!) saga of the former Shredded Wheat site FYI.

Not sure what officer is dealing with the latest Panshanger application, but could you forward that part of this email to that officer for me?


I have asked the Mr Blanch to also comment in the usual manner via the website.

Thanks in anticipation.

Terry

Councillor Terry Mitchinson
Panshanger Ward
Executive Member Leisure, Culture and Communications
07899 791242

Begin forwarded message:

From: 
Date: 10 March 2021 at 13:17:38 GMT
To: Jane Quinton <jane.quinton@welhat.gov.uk>, Ayesha Rohale <ayesha.rohale@welhat.gov.uk>, Terry Mitchinson <Terry.Mitchinson@welhat.gov.uk>
Subject: Residential planning in WGC

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Dear Councillors, Jane Quinton, Ayesha Rohale & Terry Mitchinson,

I am rather perturbed by the home-building that has started on the ex-Shredded Wheat factory site – and the Bio Park - on Broadwater Road; [REDACTED]

On driving along Broadwater Road two weeks ago I was quite shocked at a unit of flats being built almost next to the pavement. The building is clearly going up much higher than the traditional buildings that had been there and much of the area; apparently it is going to be some ten stories, or more, high according to a letter from a LibDem councillor in “W H Times”. In fact the whole area either side of Hydesway is to have buildings of 10 to 11 stories high, even higher than the preserved Silo.

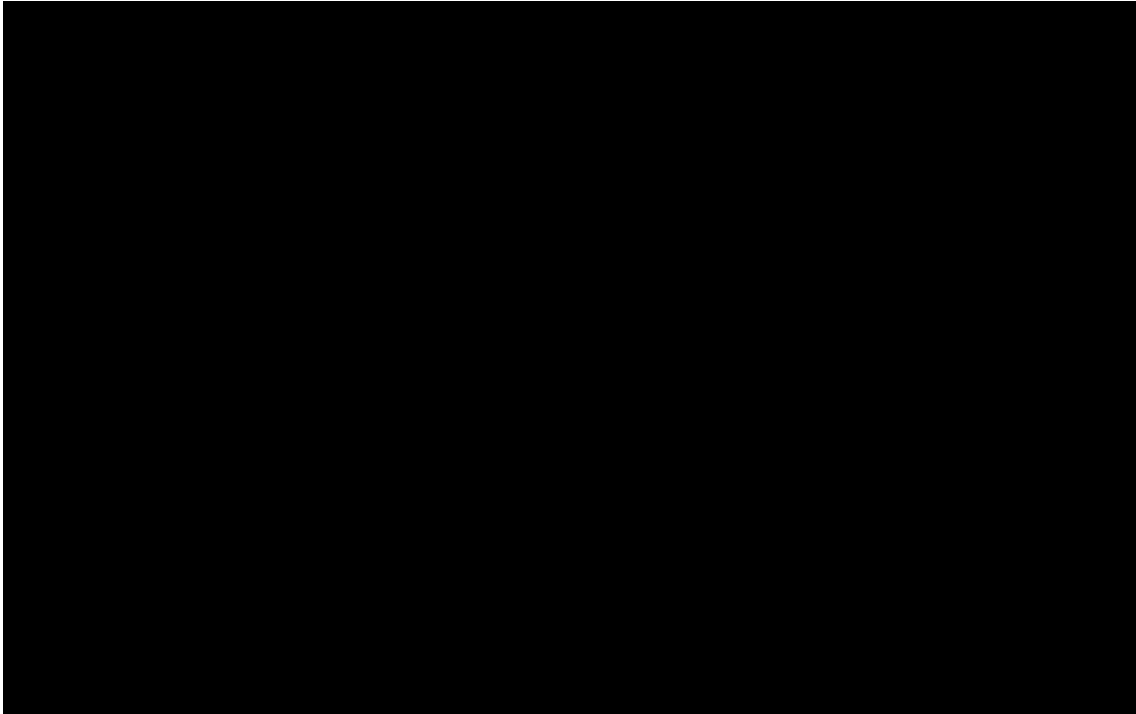
Having spoken to some friends and neighbours, there is no awareness of these plans other than the fact that the site was being levelled and some building started. There has been limited information in the local press and not that many people read the newspaper anyway.

I have been given information from the local WGC Society that these ten-story buildings will now be made up of *1241 dwellings* with parking spaces being *far fewer* than this number. Having now looked at the Planning Application, it confirms this, although there will also be some community provision. However, the density of dwellings per area will be far greater than the density in many of our big cities, in particular London – and it will have very little green space. Yet, we know the problems that such high rise and dense dwellings have produced for people and families - particularly in our “Lockdown” periods - such as building safety, neighbour disputes, car-parking problems, gang crime and home-working space.

I, like others, have always been proud of our town and its central area, a town with a world-renowned plan and style and trying to celebrate its centenary. The area concerned is – or was – an industrial site but was still part of the garden city ethos of healthy living. We do need housing desperately in this country and a *reasonable* number built here will lessen the demand on green-field sites; but these current plans are an ugly and hideous manifestation of hurried solutions. Previous buildings on this site have been an acceptable three to four stories *maximum* in height. It appears that these new plans are to be allowed by a council with fewer members living in and understanding Welwyn Garden City. A majority of our Councillors come from Hatfield and the surrounding villages, appearing to have little regard for the town’s proud concept. Meanwhile other suitable communities, such as Brookmans Park and Welwyn, are having minimal planned additions in housing.

Other parts of our town centre are also threatened with large blocks of flats and high car parks.

I hope that you could push for a considerable revision of these misconceived and ruinous plans for this area and ask for a plan that aligns it with the ethos of Ebenezer Howard's garden city.



I welcome your thoughts.

