

Comment for planning application 6/2021/0181/MAJ

Application Number	<input type="text" value="6/2021/0181/MAJ"/>
Location	<input type="text" value="Former Shredded Wheat Factory Broadwater Road Welwyn Garden City AL7 1RR"/>
Proposal	<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."/>
Case Officer	<input type="text" value="Ms Clare Howe"/>
Organisation	<input type="text" value=""/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The new proposal increases the number of dwellings from 643 to 929 and building height to 10 storeys. This contradicts the Broadwater Road SPD limiting building to five storeys except in exceptional circumstances. The development will compromise the Broadwater Road street scene, overpowering the neighbouring art deco Griffin Place and Mirage developments. It is inappropriate for a Garden City, being too dense in nature and lacking greenery. It will be even more crowded than Manhattan in central New York (793 people per hectare compared with an average of 275 in Manhattan). It has no kinship with our unique town. It will house just over 900 more people than proposed in the 2019 application. The local infrastructure is inadequate to sustain this many extra people. Other sites within the borough, such as villages with high public transport accessibility, appear to have been ignored despite their suitability for development."/>
Received Date	<input type="text" value="22/03/2021 17:04:00"/>
Attachments	