Comment for planning application 6/2021/0671/MAJ

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6/2021/0671/MAJ

Location

South Side Former Shredded Wheat Factory Broadwater Road Welwyn Garden City

Proposal

Erection of 317 dwellings (Class C3) with associated access, parking, landscaping and other supporting infrastructure, and outline planning for up to 404 dwellings (Class C3) with all matters reserved for access.

Case Officer

Ms Clare Howe

Organisation

Type of Comment

Type

Comments

Objection

neighbour

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

20/03/2021 17:29:50

Attachments