

# Comment for planning application 6/2021/0671/MAJ

<b>Application Number</b>	<input type="text" value="6/2021/0671/MAJ"/>
<b>Location</b>	<input type="text" value="South Side Former Shredded Wheat Factory Broadwater Road Welwyn Garden City"/>
<b>Proposal</b>	<input type="text" value="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."/>
<b>Case Officer</b>	<input type="text" value="Ms Clare Howe"/>
<b>Organisation</b>	<input type="text" value=""/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<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 5 storeys except in exceptional circumstances, (of which there are none here). 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 will house just over 900 more people than proposed in the 2019 application. The local infrastructure is wholly inadequate in every respect 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."/>
<b>Received Date</b>	<input type="text" value="24/03/2021 09:50:30"/>
<b>Attachments</b>	