

# 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"/>
<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="This new proposal has increased the number of dwellings from 643 to 929 rising to a height of 10 storeys despite the fact that this exceeds the Broadwater Road SPD limit of 5 storeys. This cannot be considered to be 'exceptional circumstances.' It is totally inappropriate for WGC, being far too dense, and it will overpower the art deco and Mirage developments in the neighbourhood. Our world-renowned Garden City must have open green spaces which are lacking here. Where does the 'marriage of town and country' come into this planning? It has 793 people per hectare, compared with an average of 275 in Manhattan! Furthermore, the local infrastructure will not be able to sustain the influx of this many people... far more than were proposed in the 2019 application. Other possible sites in the borough are omitted from the plan despite the suitability of, for example, Brookman's Park, which has access to public transport. This development plan requires much further careful consideration."/>
<b>Received Date</b>	<input type="text" value="27/03/2021 13:17:17"/>
<b>Attachments</b>	