

Comment for planning application 6/2021/0671/MAJ

Application Number	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	Objection
Type	neighbour
Comments	<p>Dear Sirs, This proposal increases the number of dwellings from 643 to 929 and building height to 10 storeys, in contradiction to the Broadwater Road SPD limiting building to 5 storeys (except in exceptional circumstances, of which there are none justified here). The development will compromise the Broadwater Road street scene, overshadowing the art deco Griffin Place and Mirage developments. It is inappropriate for the Garden City, being too dense & lacking greenspace essential for health & wellbeing. It would be more crowded than Manhattan, New York (with 793 people per hectare compared with the average of 275 in Manhattan). It has no place in our unique town's planning environment. It would house over 900 more people than proposed in 2019, which is unsustainable and therefore in breach of the NPPF. The local water supply is already in deficit, due to over abstraction, causing direct damage to our local environment. The proposals fail the necessary tests for planning approval.</p>
Received Date	29/03/2021 13:07:09
Attachments	