

The density and height of these buildings is total out of scale and proportion to Welwyn Garden City

- \* Insufficient parking spaces puts pressure on surrounding areas
- \* The negative impact of such a high number of residents has on the existing infrastructure
- \* Local schools are already at their full capacity

The developers state that they are proposing 1,454 units for the site. With an average of 2 people per unit (on the conservative side)  $2 \times 1,454 = 2,908 / 11.2$  hectares (the size of the site) = 255 people per hectare. Yes, 255 people per hectare. Comparing this to inner London that has 108 people per hectare, Barcelona 163 and Paris at 212, that is incredibly dense for a garden city.

As residents, we have all had to abide by the strict planning regulations. Whether we like it or not, it does protect our garden city. There has been a restriction of a maximum of 5 storeys for the town up to now. The council absolutely cannot allow this to change. It is pure greed that the buildings are this tall. It funds the project. The proposal was initially for 11 storeys, which was recently changed to 10.

The developers have incorrectly stated that there are 112,000 residents in WGC. There are not. It is estimated that there are around 51,000 residents in WGC. According to the Office of National Statistics, there were 122,746 residents in the whole borough of Welwyn Hatfield in 2018. This fact misleads residents to thinking that the development will not have such a high impact on our current numbers.

It is clearly quoted in their Design & Access Statement that, "The object of a Garden City is to draw away from overcrowded localities...". Doesn't the density, massing and height of the buildings directly oppose this statement?

How does this development fit in with the Tree-City of the World award that has just been given to WGC, for the second year running? The density of this development is far greater than inner London and is totally inappropriate and incompatible to WGC.

I acknowledge that this is a site that needs redevelopment, but the scale, form and density is not in keeping with our beautiful town. There are aspects of the proposal that are positive, but as with most developers, greed is governing this design.