

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>* 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.</p>
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Attachments	