

Objection to planning application - 6/2021/0181/MAJ

We whole heartedly object to the proposed development on the Shredded Wheat Factory site on Broadwater Road. We would like to stress the following points -

- * The density and height of these buildings is total out of scale and proportion to Welwyn Garden City
- * The insufficient number of parking spaces puts pressure on parking in surrounding areas
- * The negative impact of such a high number of residents will have on the existing infrastructure
- * Local schools are already at their full capacity
- * The QEII has already been downgraded and no longer has a 24 hour A&E. Both there and the Lister Hospital are stretched to meet the current population
- * The site is one of only four sites in Hertfordshire that Peregrine Falcons nest
- * Increased traffic on an already very busy junction

As residents, we have all had to abide by the strict planning regulations. These regulations protect the essence and status of our garden city. Historically WGC has a 5 storey restriction - the council absolutely cannot allow 10 storeys. This is a world renown award-winning town for its historical planning, design and landscape, please do not let us loose this over greedy developers.

1,454 units are proposed for the site. With an average of 2 people per unit = 2,908 divided by 11.2 hectares (size of the site) = 255 people per hectare. This is more dense than inner London (108), Barcelona (163) and Paris (212). We understand that there is a great need for an increase in housing, but this density is not appropriate and massively disproportionate to the housing densities across Welwyn Garden City and would also therefore set a dangerous precedent going forward.

In their Design & Access Statement they clearly quoted, "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?