

Objection 1: Breach of SPA Recommendations

The development will be in breach of the Supplementary Planning Document 2008. I understand no subsequent document has been produced since, therefore you cannot and should not simply ignore this.

Objection 2: Impact on the Amenities

This huge development cannot be approved unless the council are building more doctors surgeries, local schools etc. Without that, you will be responsible for bringing additional hardship on the people you are supposed to represent, particularly during a time when council taxes are continually increasing above and beyond the rate of inflation.

Objection 3: Parking

Within the Mirage area (just south of the development site), a survey was performed to identify the average number of cars per dwelling. We found the average number was 1.38, well above the number of spaces which will be available for this development (and BioPark etc). Using this ratio, the number of additional cars of the road would be in the 1,000s, bringing pollution and traffic to the area. No doubt the lack of parking spaces will result in people incorrectly parking in the Mirage area.

Objection 4: Maintenance

This is a big development site with a lot of proposed dwellings. Maintaining a site such as this has always been a problem, both inside and outside Welwyn Garden City. Sites such as Times Square are already suffering as resident's quality of life is reduced and the ability to sell and rent their properties become harder. If there are struggles with Times Square, how could there possibly not be more significant problems associated with this site? This site is likely to deteriorate quickly over time, ruining the East side of the town. No doubt it will also bring more crime to area which the council would need to address immediately.

Objection 5: Building Height

Building 10 story buildings is against everything the council and the area should stand for. People move and stay in the area because of the open green spaces, I'm not sure why the council would purposely force this upon the current residents.

The SPD states development buildings should only exceed 5 stories in exceptional circumstances. This is an appropriate rule to follow. If this is simply ignored, we will find these hideous buildings and development sites popping up all over Welwyn Garden City.

Interesting, if these tall buildings are approved, the silo, which I assumed would be the centrepiece showing the history of WGC will barely be visible in most areas

Objection 6: The Local Area

While I've already mentioned parking, amenities and the general aesthetics of the proposal, you must also consider the fact that when combining the Shredded Wheat and Biopark proposals, you will be bringing thousands of new dwellings to a very small area of land, effectively doubling the population of Peartree. This area cannot simply become an easy political win for the council, it is highly irresponsible for the council to even let the proposal get this far. It will not benefit the town and it will most certainly not benefit the people already leaving in the local area.