

[REDACTED]
2 Hitherway
Welwyn Garden City
AL8 7RG

28 March 2021

Dear Welwyn Hatfield Borough Council Planning Department

Objections to Proposal 6/2021/0671/MAJ – South Site

I understand from the documents submitted that this application is for 721 dwellings with buildings to a height to ten storeys. I object to it on the following grounds:

- these proposals go against the housing and town layout principles for Welwyn Garden City, particularly as the housing density is far too high and site lacks green spaces. Indeed they have no characteristics in common with the unique town of Welwyn Garden City.
- this goes against the council's own Supplementary Planning Document for the area which limits building to five storeys, except in exceptional circumstances.
- it will have detrimental impact the Broadwater Road outlook and will overpower the Art Deco Griffin Place and Mirage developments.
- this request will house over 900 more residents than the number proposed in the 2019 application for the same site. The local infrastructure and services are completely inadequate to sustain such a large increase.
- the proposed population density is calculated at 793 people per hectare. This is extremely high and significantly greater than that found in Manhattan, New York where the average is 275 per hectare.
- the proposed 185 car parking spaces shown on the application form is completely insufficient for the residents and visitors of this number of dwellings.
- other sites within the borough, such as villages with good public transport access, appear to have been ignored despite their suitability for development.

Yours faithfully

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