

**Re: Planning Application 6/2021/0671/MAJ– South Side Former Shredded Wheat Factory Broadwater Road
Welwyn Garden City AL7 1RR**

Respondent: [REDACTED] 9 Penn Way , AL7 3EE

Dear Welhat Planning

Please find below my objection to the application with reasons detailed below:

OBJECTIONS

Peartree Area

Considering this application in conjunction with the MTVH development for Wheat Quarter North (application reference 6/2021/0181/MAJ) and the Biopark development it will bring the number of new properties in this very small stretch of land to over 4,000. This is effectively doubling the population of Peartree without thought or care as to how this affects infrastructure and the quality of life of current residents.

Most of us in this area are in favour of development but it must be carefully thought of as the proposals are unrealistic and these high-rise proposals are simply creating a concrete jungle in a what is a beautiful Garden City. I personally moved out of London to get away from overcrowded and dense areas.

Building Height

Being a high-rise development, the application goes against every ethos of the Garden City and its history. The council's SPD itself states that only in exceptional circumstances should development be over 5 storey's and the existing permission already far exceeds this with up to 8 storey structures.

Density and Open Space

The new proposal reduces the area of green and open space considerably, which once again goes the garden city ethos. The proposal suggests approx. 1454 units are expected to be built on this site, if you take an average of 2 people per unit that is 2,908 in total over an area of approx. 11.2 hectares equating to 255 people per hectare, that is usually more than London City and is simply too dense for a Garden City.

Amenities – we do not have the capacity or infrastructure in local schools, surgeries, traffic hospitals etc to cope with the huge numbers that will be moving to the neighbourhood. You simply need to look at Broadwater road during peak hours to get a feel of how much traffic passes through. It can literally take one 30 minutes to get from Penn Way access road to the traffic lights on Broadwater/Bridge road intersection.

Parking – the plans include a low number of spaces per dwelling. This means that parking in the areas around the development such as Peartree Lane, Mirage, Knella Rd etc will become worse than it already is (and it is bad already). Vehicle ownership in the Mirage area directly next to the Wheat Quarter currently stands at 1.38 vehicles per dwelling - this is an area of predominantly apartments rather than large houses, so it is similar to the Wheat Quarter application. Please note that these figures are correct at 11.01.20 and taken from a survey of Peartree Mirage residents (full results of the survey available upon request). This means that the proposal would require around 3,000+ spaces to meet the ACTUAL minimum requirement of residents. This clearly shows that the speculative assumption that people living near to WGC station do not have or need cars, is plainly incorrect and false.

No one wants to see 1000's of extra vehicles arriving in the area especially when parking and traffic are already a problem in addition to environmental concerns.

Conclusion

I acknowledge that this site requires development, but the scale, form and density are not keeping in line with the Garden City ethos and although development is positive the proposals are significantly over the top.

Thanks and Regards

[REDACTED]