

WGC Society Representation to Appeal Inquiry for Bradmore Way Planning Application
Welhat Council Ref 6/2022/1097/OUTLINE. PINS Ref /C1950/W/22/3307844

1. I am making this submission to the Inquiry on behalf of the Welwyn Garden City Society:

- The Society was established in 1947 to promote high standards of planning and architecture in Welwyn Garden City, which lies within the Borough of Welwyn Hatfield.
- It is the town's civic society, with a voluntary membership who pay annual subscriptions.
- We take an interest in any major developments in the Borough that affect Welwyn Garden City

2. The WGC Society supports the Planning Application being considered by this Inquiry.

3. The majority of the new homes in this Application will be 3 & 4 bedroomed houses:

- This is exactly the sort of accommodation that is desperately needed in the Borough.
- The Council's analysis of 'Objectively Assessed Housing Needs' from 2016 to 2036 says over 13,000 new homes will need to be built.
- And, the Council says, 63% of these new builds need to be 3-4 bedroomed houses.
- That means roughly 8,000.... New, 3-4 bedroomed homes.

4. The Bradmore Way site is very suitable for this kind of housing:

- It is outside of the Borough's town centres, which are concentrating on building 1-2 bed properties.
- It is adjacent to existing housing and close to excellent transport links, such as Brookmans Park Railway Station.
- Although the site is in the green belt, there is NO public access to the land.
- And the site is completely surrounded by private properties:
 - to the north, by the dense woodland known as "Peplin's Wood," which is private property.
 - to the east, by a line of trees along the boundary with Brookmans Park golf club.
 - to the west, by a dense line of trees along the boundary with the National Railway Line.
 - to the south, by the houses on Peplins Way and Bradmore Way.
- We recognise this development will change the rear-garden views of some houses on Peplins Way and Bradmore Way.This has to be balanced with the needs of the Borough for the houses this development will provide.

5. It is inevitable & desirable that sites such as Bradmore Way will feature in the housing supply.

- Failing to build houses in suitable locations, like Bradmore Way, will put undue pressure on the rest of the Borough, particularly Welwyn Garden City, and this is why we are making this representation today.
- The Borough needs these 125 homes and we ask the Inspector to grant the Appeal.