

I welcome the replacement of the Biopark industrial buildings with a residential scheme. However, I object to the planned development of 289 dwellings.

The density and heights proposed is out of keeping with the character of the Mirage development which is in the immediate vicinity and which is 2-4 storeys in height. The heights of the blocks on the east side should be reduced.

The height of the blocks and the extensive provision of large balconies will have an impact on the amenity of the neighbouring properties in the Mirage development, particularly the townhouses in Penn Way. They will be overlooked and suffer a loss of privacy to a much greater extent than when the Biopark was operating. The Planning Statement attempts to address this issue with a 1.8m fence on the boundary to Penn Way and metal railings on the balconies. This is inadequate as the privacy concerns will be with the number of flats and their balconies looking down on Penn Way and Salvisberg Court. Residents sitting or standing on the balconies will have a clear view. The main issue is with the projecting balconies which are “designed to allow greater views”, which on the east side will result in loss of privacy for the residents of the Mirage development. The north-east facing projecting balconies on 7 storeys of Block A overlook Salvisberg Court. I note that the mature trees shown on the Proposed Site Masterplan between Block A and Salvisberg Court have been removed to make way for the electricity substation and car parking for the Wheat Quarter South development.

The desire to increase the connectivity between the Broadwater West developments to aid sustainable transport and viability of the community hub is well intended. However, a consequence will be a greater scope for anti-social behaviour and increased security risks.

The impact on local services, parking and traffic should be assessed for the Broadwater and Bridge Road developments as a whole. It is the cumulative effect of increased population as each development is completed that will cause the great strain on services and infrastructure.