

## Objection to Proposal 6/2021/0671/MAJ – South Site

The new proposal increases the number of dwellings from 643 to 929 and building height to 10 storeys.

This contradicts the Broadwater Road SPD limiting building to five storeys except in exceptional circumstances.

The development compromises the Broadwater Road street vista.

It overpowers the neighbouring art deco Griffin Place and Mirage developments.

It is inappropriate for a Garden City.

It is too dense and lacks greenery.

It is more crowded than Manhattan in central New York (793 people per hectare compared with an average of 275 in Manhattan).

It does not meet our unique town's ethos.

It will house just over 900 more people than proposed in the 2019 application. The local infrastructure is inadequate to sustain this many extra people.

Other sites within the borough, such as villages with high public transport accessibility, appear to have been ignored despite their suitability for development.