

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

I would urge anyone involved with this planning application to take some time to walk down Broadwater Road in the direction of Bridge Road; or to walk down Church Road in the direction of the railway. You cannot fail to be horrified at the scale of what already exists and of the further proposals for the area. Having lived in the area for most of my life, I cannot believe how easily and wantonly the trusted principles of the town are being cast aside.

Nothing should be contemplated which exceeds the highest buildings they are or will be replacing.

I strongly support the objection of the WGC Society as follows:

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 will compromise the Broadwater Road street scene, overpowering the neighbouring art deco Griffin Place and Mirage developments. It is inappropriate for a Garden City, being too dense in nature and lacking greenery. It will be even more crowded than Manhattan in central New York (793 people per hectare compared with an average of 275 in Manhattan). It has no kinship with our unique town.

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.

Yours sincerely



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