

BioPark Planning Appeal

Proof of Evidence

Welwyn Garden City Society

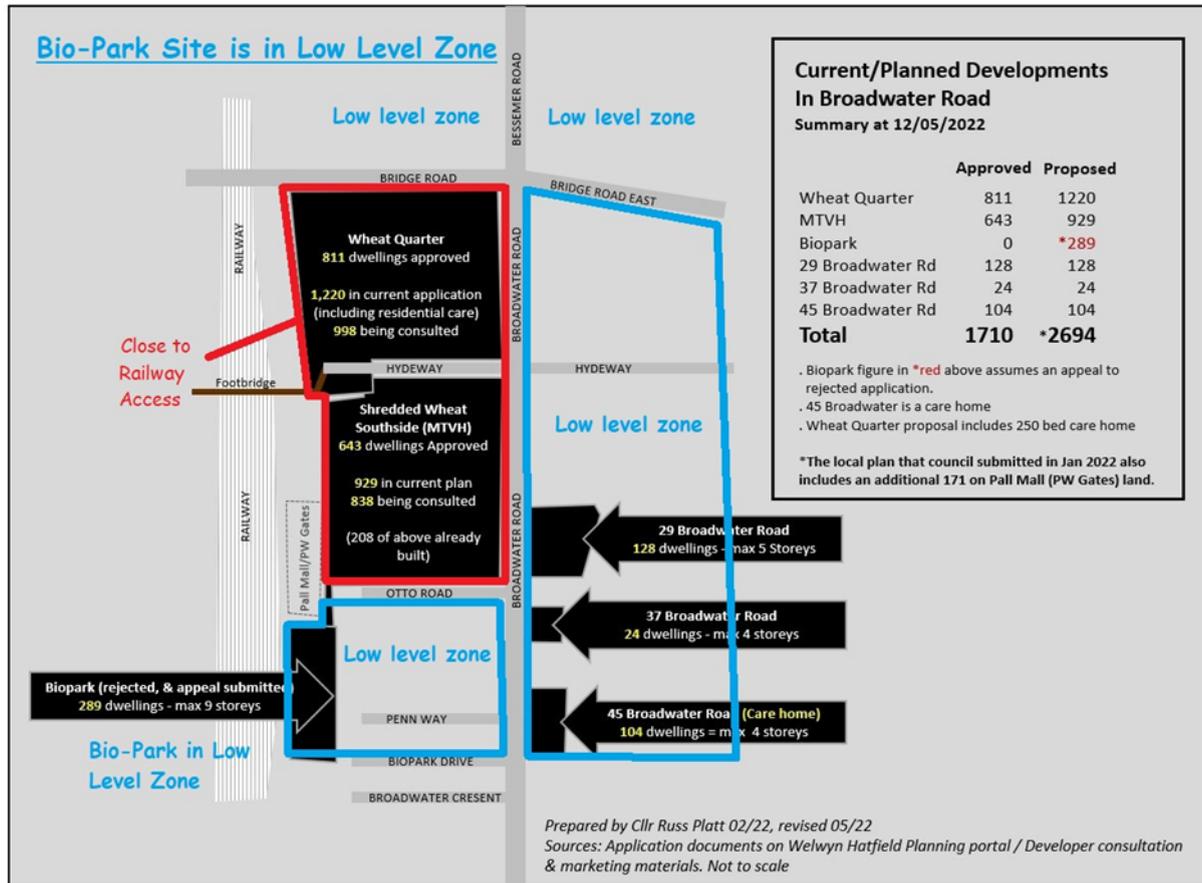
The Planning Balance

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A: Low Level Development Zone Surrounding Railway Station Zone

The BioPark site is in the low-rise development zone of less than 5-storeys that is furthest away from the railway access.



The Broadwater Road West SPD reflects this policy.

B: Broadwater Road Site Development Overview

Table showing the avalanche of 1&2 bedroom flats that have previously been given planning in the surrounding locality.

Development Details	Formerly BioPark	Mirage	Griffin Place	29 Broadwater Rd	37 Broadwater Rd	45 Broadwater Rd	Wheat Quarter 2018 (North & South)
	Flats	Flats/ Houses	Flats	Flats	Flats	Bed-care rooms	Flats (inc. 114 Extra Care)
Approval Granted	Refused 2021	2011	2017	2021	2019	2020	2019
Status	In Appeal	Built	Built (refurb.)	In Progress	In Progress	In Progress	Phase 1 of 5 in Progress
Site area	1.24 ha	2.83 ha		0.7 ha	0.2 ha	0.38 ha	8.1 ha
No of residential units	289	207	34	128	24	104	1,454
No. of 1 bedroom flats	129	80	9	51	0	0	705*
No. of 2 bedroom flats	126	80	25	77	22	0	654*
No. of 3+ bedroom flats	34	47			2	0	95
% of 1 / 2 Bedroom Flats	88%	77%	100%	100%	92%		93%

C: Conversion of Use from Employment to Housing Means Lowering of Building Height

Comparison of views in the low level zone of Broadwater Road, furthest away from the railway access. These show that the change in use from Employment to Housing meant a lowering of the highest building height.

Former Roche Employment Buildings in 2008	Replacement Mirage Housing Constructed to Lower Height in 2010
 A photograph showing a large, modern industrial building with a prominent glass-enclosed staircase tower. The building is viewed from across a road with a white fence in the foreground.	 A photograph of a residential street lined with multi-story apartment buildings. The buildings are significantly shorter than the former Roche buildings. A road with parked cars and trees is visible.
 A photograph of a large, light-colored industrial building with a glass-enclosed staircase tower, similar to the one in the top-left image.	 A photograph of a modern, multi-story residential building with a flat roof and large windows, showing a lower profile than the former Roche buildings.
	 A photograph of a residential street with several multi-story apartment buildings. The buildings are shorter than the former Roche buildings. A road with trees and a fence is visible.

D: Increase in Floor Area and Occupants

Increase In Occupants

Previous Employment	Proposed Housing	Increase	
600	852	+252	+ 42%

Calculation previously submitted in Society SOC Appendix D

Increase in Gross Internal Floor Area (m2)

Existing	Proposed	Increase	
20,366	32,973	+12,607	+ 62%

Calculation previously submitted in Society SOC Appendix I