
From:

Sent: 14/12/2017 11:01:18

To:

Subject: FW: Application number 17/1640/FUL - 50 Topsham Road/Deaf Academy site

From: Jack Hillman

Sent: 12 December 2017 20:29

To: Higgins, Michael

Subject: Application number 17/1640/FUL - 50 Topsham Road/Deaf Academy site

Jack Hillman

14 St Leonards Avenue

Exeter

EX2 4DL

Michael Higgins

Principal Project Manager (Development),

Exeter City Council, City Development,

Civic Centre, Paris Street, Exeter, EX1 1NN

12-12-17

Re: Planning application 17/1640/FUL

50 Topsham Road, Exeter, EX2 4NF – the current Deaf Academy site.

Dear Mr Higgins,

I have carefully read the application and plans for the proposed housing development on the site of the Exeter Royal Academy for Deaf Education, 50 Topham Road, Exeter.

I am a resident of the adjacent road, St Leonard's Avenue, and would like to submit an objection to the proposed plans.

Aside from the obvious environmental problems, my principal objection is that of access and increased congestion on Topsham Road, which will be aggravated by the proposal to create an access road from Weirfield Road for entry to the care home. If there is to be an entry point on the main stretch of Topsham Road, surely a second road throwing out traffic to the busy main thoroughfare is madness. It is difficult enough currently to get a car onto Topsham Road from Weirfield Road, to create what will inevitably be a busier road in that same position – on the top of a hill and at the top of a bend, is surely unworkable.

I would submit that the entry to the care home should come from within the housing site – surely there is sufficient space for an access road to the care home to be created, between the two sites, and which would result in both using the same entry route to Topham Road. Trews Weir Reach already reaches the main road on a crossroads with existing traffic lights, and would anyway surely be a much more sensible place to locate an entry to both sites, being already-equipped for this.

The creation of yet another point of traffic access on such a busy road, in such a location does seem self-defeating. The road inside the estate could easily be lengthened to reach the second site and provide perfect access.

In addition to this being an increased safety hazard, removing the parking spaces in Weirfield road will have knock-on impact on parking in the surrounding area. Removing trees which have a preservation order in a conservation area, will not only have a negative aesthetic impact on an area where the developers are hoping to sell the new homes, it will decrease the beneficial environmental effect the trees provide in reducing air and noise pollution.

I cannot think that the council will enhance its environmental credentials by approving the plans as they stand. I can only see increased congestion by vehicles attempting to enter and exit Weifield Road which is already a nightmare, and increased traffic onto the main thoroughfare by multiple access roads - which itself will affect the flow around Exeter centre especially during peak times. On top of this and the increased safety hazard, there is increased pollution by the removal of mature and established trees.

I hope you and the panel will consider this objection when arriving at a decision on the proposed development. Thank you for taking the time to read.

Yours sincerely,

Jack Hillman

St Leonards Avenue resident.