
From:

Sent: 13/12/2017 15:04:22

To:

Subject: FW: Comments for Planning Application 17/1640/FUL

From: Higgins, Michael

Sent: 11 December 2017 08:56

To: Bullock, Daniel <daniel.bullock@exeter.gov.uk>

Subject: FW: Comments for Planning Application 17/1640/FUL

Customer Details

Name: Dr Chris Calvert

Email:

Address: Trews Weir House, Trews Weir Reach, Exeter, Devon EX2 4EG

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Close to adjoining properties
- Development too high
- Increase in traffic
- Out of keeping with character of area

Comments: Dear Mr Higgins,

I am writing to object to certain elements of the proposed development and raise my concerns. I am very much supportive of the plans to incorporate the pre-school in the applicants' proposal. This has been and remains an exceptional facility for generations of children within St Leonards.

I have the following objections and concerns:

1. Surface Water Flood Risk - During periods of heavy rain the drainage systems in place along Trews Weir Reach cannot

cope with the level of water and there can be a cascade of water down towards the river. With further development, there will be much greater run off and a significantly increased risk of flooding from surface run off. It is imperative that this is considered in the development plans to completely mitigate this risk and improve upon the flood risk as the current land absorbs significant rainfall.

2. Height of Proposed Dwellings - From reviewing the plans in detail the proposed height of the buildings will be completely out of character to the local vicinity in the style they are designed. This is not a city centre location. In the current plans, the buildings will directly overlook St Leonard school playing fields with possible safeguarding issues.

The developments to the south of the site (HTM 139-145) will directly look onto the current development in Old Mill Close, Trews Weir Reach and Cygnet Court with a significant impact of privacy with the proposed high balconies. They will also dominate the landscape in the immediate vicinity and from the riverside views. These buildings (HTM plots 139 to 145) should not be 3 floors on top of the current hill and should be set back to avoid the felling of beautiful healthy trees (over 50 years old Oaks T16/T17) that currently have been placed under a Tree Preservation Order (Number 596 in 2009) for good reason and have many years to live.

3. Parking and traffic density - Given the density of units there will be a significant burden placed upon Topsham Road especially at peak times with cars turning into and out of the development likely adding to the already standing traffic and safety of children crossing the road to school. A further pedestrian crossing should be part of the plans directly opposite the proposed entry/exit to filter traffic from the development and visitor parking incorporated into a less dense site.

4. Noise during construction - Work needs to be minimised to office hours and I would like to seek assurances that construction will not continue during weekends and late evenings.

I understand the need to develop the site and increase the stock of housing but I do hope the planning team has the foresight to scale down the intensive nature of the site and concerns regarding the height of the proposed dwellings, drainage, trees and boundaries of the current proposal.

Yours sincerely,

Dr Chris Calvert