

FROM

Name:

Joelle Jeng

Address:

28 WILLEYS AVENUE
EXETER EX2 8GP

RECEIVED
11 OCT 2022
CITY DEVELOPMENT

Date & Signature:

28, 9, 2022



SCANNED

For the Attention of: Mr Howard Smith - Planning Officer

ECC Planning Services

Civic Centre

Paris Street

Exeter EX1 1JN

OBJECTION TO PLANNING APPLICATION 22/1145/FUL: Haven Banks - comments below:

Effect of proposed development on the appearance of the area:

The massive building doesn't suit this Victorian style area at all, it will be detrimental to the look of the quay + surrounding streets the flats that are already here are much smaller, and don't intrude on others' lives. Sewage services are already under strain ~~down the~~ ~~main road~~ and with this be checked and upgraded.

Loss of privacy to neighbouring properties:

Its massive way too large for the surrounding area, and will make current residents feel overlooked and with no privacy. It will be like having a giant square block of rock dumped in a rather lovely area.

Significant overbearing impact; shadowing and loss of sunlight and daylight:

its far too high, ~~the~~ it will be the tallest buildings around, the loss of light in neighbouring buildings will be significant.

Quality of Design and how the proposal fits in:

its far to "generic" they've tried to give it some sort of style but in reality its just a giant box with some glass, no vision, no style, no imagination.

Effect on parking, traffic and highway safety issues:

theres one road in and out and one in road on the end of Willey's Avenue, this will cause increased traffic, speeding and traffic, currently I feel safe to let my child ("") pop to the post box, no longer will I be able, parking is already overloaded and weekends in particular and there are multiple people who

Significant increase in noise and general disturbance:

totally worried about noise, people shouting, "younger professionals" aren't quiet, traffic isn't quiet - nor healthy delivery ~~drivers~~ drivers are already zooming around - what about visitors, access safely out on to Alphington Road.

could apply for disabled spaces who currently don't feel the 'need' but no matter the "we won't allow permits" this will really force them into needing disabled bays causing even less space to park and until the dial situation with the buses is sorted out it will get worse. traffic getting onto ex bridges is solid on a good day, there will be serious issues especially when the walking paths are flooded.

Loss of important trees or impact on wildlife:

where will the fox go, he often wanders the back allies also we do have hedgerows and they are on the protected list. absolutely worried about the trees in and around the area, and people gardens shadowed over

Impact on historic buildings or structures:

the flood walls that were put in were supposed to protect the residents but with another giant cement building cause even more of an issue

Effect on local economy:

The new residents won't use local gyms, hairdressers or anything they have it all in-house, ~~Peop~~ the older residents will have to drive to get to places. where will the visitors to the thriving business on the quay park, the jost won't come, where will the tourist buses park, it's a beautiful area.

National and local planning policies:

local services are already under strain has anyone accounted for this impact, schools, hospital, DR's, Dentists, opticians. - and space for these things? | It deserves to be treated as such, cities need outside spaces as well the residents, I can't see how anyone will have any quality of life with balconies that aren't even theirs,

Other comments:

the "co-living" = bedsits and expensive ones these are student apartments in disguise this is not financially or practical for anyone thinking of staying in this area short term or leading to long term families, the plans are frighteningly dystopian.

I'm absolutely and totally against this style of development - no family or young couple could live there

- no older generation even could.

We need homes not bedsits and bland boxes people deserve space and light - old residents + new

the peace we enjoy will be lost. also the local services are already stretched what about Dr's, dentists and schooling (if they ever get a chance to afford to have) families