

From: Stephen Hodge [mailto:]
Sent: 11 June 2020 18:35
To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Subject: Objection to Planning Application #19/1556/FUL

Dear Matthew/ECC

Objection to Planning Application #19/1556/FUL

'Development of a Co-Living (Sui Generis) accommodation block and a hotel (Class C1) including bar and restaurant, following demolition of existing shopping centre and pedestrian bridge, change of use of upper floors of 21-22 Queen Street to Co-Living (Sui Generis), and all associated works including parking, landscaping, amenity areas, public realm improvements, new pedestrian bridge and provision of heritage interpretation kiosk. (Revised)'

As a long-time citizen of Exeter and, more specifically, a current resident of Northernhay Street, I am writing to object to planning application 19/1556/FUL on the following grounds:

1. Town cramming and detrimental impact on residential amenities

The scale and massing of the proposed development is out of keeping with other buildings in the Central Conservation Area. It would dwarf the nearby residential community of Northernhay Street (and wider St David's Conservation Area). Harlequin's Shopping Centre is currently only open during the working day, and the change in population density 24 hours a day would place enormous strain on public utilities, including waste and drainage. Likewise, it will lead inevitably to a significant increase in noise and disturbance (I chose to purchase my house, as it currently enjoys a surprising amount of peace and quiet for a city-centre property). There is insufficient planning for car parking in the application, and Northernhay Street and the Maddocks Row cut-through are likely to suffer from significant increased traffic. The Sui Generis nature of the Co-Living micro-housing will result in overcrowded living conditions, certainly not advisable in a CV-19 age. The new development is significantly higher (across the entire site, not just the centre) than the existing development and surrounding properties. Frankly, the whole thing is too big, and smacks of greed. The paltry amendments made by the developer since the first submission are insulting and pathetic.

2. Loss of privacy and overlooking

At the moment, there are barely any windows that look out from the Harlequin's Shopping Centre towards my property, and, particularly as it is not open in the evening, I enjoy significant privacy. The proposed development will result in dozens of windows looking out towards my first-floor master bedroom in particular, and will result in a lower ability to feel at ease in my home.

3. Overshadowing/loss of light

At the moment, I enjoy almost year-round bright sunlight through the front of my property into both the ground-floor sitting room and master bedroom on the first floor, especially during the first half of the day. The proposed development will cause overshadowing.

4. Detrimental impact on property values

The development is likely to cause property values to lower, due to the points raised above.

I am not against development per se. There is great potential for this site, as highlighted by Historic England in its objection to the plans. I am a great believer in the liveable cities movement, which chimes with a number of aspirational comments made about city development by ECC in recent years. However, this current beast of a development does not make for a liveable neighbour, nor a liveable centrepiece to our city.

Yours

Professor Stephen Hodge
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