
Sent: 10 January 2020 11:31
Subject: FW: Planning application 19/1676/FUL- Objection

I have been a resident of Willeys Avenue for 18 years and live directly opposite the proposed development site with my partner and young daughter. We are happy for the plot of land to be developed but feel that this revised planning application still remains grossly out of keeping with the area. I appreciate that the developer has considered our objections and made changes to the planned development, however most of my original concerns and objections remain. The community of Willeys Avenue is made up mostly of families with young children and elderly people. I am very concerned that we will all be affected by the current proposal and strongly object to the development for the following reasons.

Density and Massing.

The developer's previous plans were refused on the grounds of mass and scale. The new plans submitted show a development of same mass and scale. The planned development has not reduced in size at all, surely if the plans have been refused previously the developer will need to reduce the scale of his proposed development before submitting new plans?

The proposed development remains far too big for the small plot of land on which it will sit and will bring more traffic and parking issues to an already stretched area. I believe that this proposal directly contradicts point 6.17 in the Exeter Core Development plan. "Careful and innovative design is key to achieving the highest appropriate density in a particular location. A proposal which would harm the character of the neighbourhood or site through excessive density, poor design or inadequate open space will not be acceptable."

The proposed development is just too big for our street. It remains big, bulky and horrendously overbearing. The view from Isca Road shown on the Design and Access statement shows this despite the architect cleverly (sneakily) moving the viewpoint from the centre of the road to the left of the road to reduce the visual impact of the development on the streetview. You can still see how overbearing this development will be against the small two storey terraced houses of Isca Road. I would request that the planning committee request a visual to show the look of the building from the middle of Isca road before making a decision as when this was shown to the planning committee during the previous meeting they were shocked by the scale of the building from this viewpoint. I don't believe that this has changed. This new visual in the design and access statement does not show the development from the same angle, which lessens the impact of the mass of the proposed building. This development will still close the end of the street, removing light and green space from an already claustrophobic feeling street. A break in the massing would maintain a visual link with the wider urban landscape and add interest to the street scene. The architects suggest that the height of the development is "responding to the taller language of the northern approach, however none of the taller buildings on the "northern approach" can be seen from the houses on Willeys Avenue as the road takes a turn to the right past Isca Road obscuring the taller developments from the 1900's terraced houses of Willeys Avenue.

It is clear that the developer has not taken any of the concerns of residents and of the planning committee around the scale and massing of this development into account and he is despite the previous refusal still trying to maximise his profit by cramming as many properties into a small site without consideration for the streetscape or for the existing resident's ability to feel at ease in their homes.

As such my objections remain the same as those stated by the local planning authority in the case of application 18/1610/FUL

1) The proposal would be contrary to paragraph 127 (a, b, c, and d) and Paragraph 130 of the National Planning Policy Framework (2019), objective 9 and Policy CP17 of the Exeter Local Development Framework Core Strategy (2012), Policies DG1 (b, g, and h) of the Exeter Local Plan First Review (2005) and the Residential Design Guide SPD (2010) because:

i) by virtue of its scale and massing this apartment block would be dominant and visually intrusive within the streetscene, unsympathetic with and detrimental to the character of this established residential area.

ii) the proposed development represents poor design that would fail to take the opportunities to improve the character or quality of the area, would not contribute positively to the visual richness and amenity of the townscape and would not raise the quality of urban living through excellence in design.

Again, I would love to see the plot of land developed but feel that it would be far more appropriate for the developer to build a row of two storey terraced houses/apartments like the development on Isca Road, Landscore Road and Coleridge Road. The houses inside the recently developed Brewers court are also an example of attractive developments in scale and in keeping with the local area. The development would be more acceptable if it was two storeys high with pitched roofs with Dormer windows, using local brick.

Visual impact:

I can see that the developer has put some thought into our concerns about the visual impact that the development will have on our street, however I still object to the new plans as I still feel that the proposed development still does not fit in with the streetscape of Willeys Avenue.

The new development continues to look utterly out of place on our street. It is still far too big and bulky. The roof line does not follow the line of the existing properties on the street; the property is still much higher and overbearing. The new plans show that the proposed development has been moved back from the pavement of the street and small planting areas have been included, this is good, However, the development still does not align with the other houses on the street as despite the changes it still sits further forward than the adjoining houses and fails to follow the historical building line of the street. The development will also stick back further than the rear of the houses it will adjoin on Willeys Avenue causing much overshadowing to gardens on this side of the street. The proposed development continues to jar with the existing streetscape. This design continues to contradict the Residential Planning design DPD 9.68/9.74 which require all developments to demonstrate high architectural quality, enhancing streetscapes and designs that are aesthetically pleasing.

Residential Amenity:

The development will negatively affect the amenity of the street and of the resident's homes.

I am objecting to the development as the size of the block will impact upon our residential amenity in terms of light. This concern has not been addressed by ECC and my request for a Daylight Impact assessment has also not received a response. The three storey height will have a significant impact upon the light entering our bedroom and living room, making our living space dull and dark, this is already noticeable for the short periods of time when a train passes our home, blocking the light, and as the development is considerably higher than the train embankment the amount of impact the development will have upon our available light is concerning, and as a result I would have expected to see a Daylight Impact assessment form part of the application. This doesn't seem to be there, so again I would like to request that an assessment is completed or a copy of the assessment if completed is available to view.

Loss of existing views:

I currently enjoy far reaching views over the railway embankment to the green hills at the edge of the city. I will lose these views, which I have enjoyed for the past 18 years. I chose my property because of the open aspect and connection with the countryside in an urban street. The development will block our views of the hills and countryside in the distance, which I currently enjoy. When I decided to buy our home the bright sunny rooms at

the front of the house and views of the hills in the distance were a deciding factor. I request that the developer plants mature native trees such as rowan, silver birch, hazel, fruit trees and shrubs which will encourage wildlife into the area to compensate for this loss.

Parking

The issue with parking has still not been addressed. The proposed build will put pressure on the already stretched roads into and out of the area. We already struggle with parking on our street and we only have one vehicle in our family. With the proposal of 9 apartments, some with two double bedrooms the parking provision of 9 spaces is insufficient. Many households have two cars, and as the development is likely to attract young renters it is likely that they will share accommodation and have more than one car, meaning that the new residents will need to find space to park in an already highly congested area. It is becoming increasingly difficult to find somewhere to park on Willeys Avenue, Isca Road, Fords Road and Welcome street and if I return home late in the evening I often have to park two or three streets away. The design of the parking in the development looks cramped and difficult to manoeuvre in. Due to the inherently lazy nature of people, if they are unable to park with ease in the development, they are more likely to choose to take the easy option and park on the street. We really cannot accommodate any more vehicles parking along Willeys Avenue.

We suffer with congestion in the Haven Banks Area. Rather than queuing to enter the road at Water lane, drivers often drive directly into Willeys Avenue from Alphington road, legally and illegally turning right into the road despite the no right turn sign. Often these vehicles travel at speed to cut out the traffic queues, which poses a risk to our children. Animals have been killed on the road by speeding traffic, and we have in the past requested traffic calming measures to be put in place before a child is run over. There is only one way in and out of Haven Banks, consideration needs to be made of the traffic infrastructure in this area, Isca Road only has room for one vehicle to pass at a time when its parking spaces are full, residents of this development are likely to travel up and down Isca road to reach the development which will put even more pressure on this area.

Ecology:

The railway embankment at the rear of the site is a city centre haven for wildlife. There are many birds nesting in the embankment, bats are seen flying across the backs of the properties of Willeys Avenue adjoining the site. There are also urban foxes, and a large community of hedgehogs nesting and feeding in the area. I am aware that an ecology assessment has been carried out, but it doesn't appear to address the wildlife living in the area other than birds and bats.

The hedgehog is a species of principal importance for the purpose of conserving biodiversity under Section 41 of the Natural Environment and Rural Communities Act 2006, and such biodiversity considerations need to be taken into account when planning applications are being considered. I note that netting is proposed in the ecology assessment to protect the birds in the embankment. Netting is a major danger for hedgehogs, any in the undergrowth are trapped and any that travel through the area to find food are at risk. I would request that the developer carries out a Wildlife survey to determine how this species is using the site and how it will be affected.

To recap, I am not against development of the site, however, I want the development to be in keeping with the streetscape, to be of a sensible and appropriate scale. We have a beautiful city with interesting and historical streetscapes, which is sadly becoming ruined as it becomes awash with huge, overbearing poorly designed developments which serve to line greedy developers pockets whilst ignoring the views and concerns of the communities that have lived here for many years and the generations that will grow up to live here in the future.

I want the development of St Andrews Yard to sympathetically improve the look of our street, to bring an

attractive green and ecologically friendly space to our community and for the developer and planning officers to consider the long standing residents ability to feel at ease in their homes and gardens. I would like the developer to open up the small triangular garden at the end of the site for residents of the street to use, and for him to ensure that his development includes bug hotels, hedgehog friendly nesting sites and native and wildlife friendly planting to compensate for the damage to the wildlife currently living in and around this site that will be cause during the development of this site.

I look forward to hearing your response and for the opportunity to raise my objections with the planning committee.

Kind regards

Helen Kidney

Sent from [Outlook](#)