

CITY DEVELOPMENT

22 NOV 2017

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20 Weirfield Road
St Leonards
Exeter
EX2 4DN
18/11/17

Dear Mr Higgins

I am writing to voice my objections and concerns over the redevelopment of the Deaf Academy on Topsham Road. **I strongly object to the following:**

1. **The removal of trees** along the perimeter of Weirfield Road. I feel that it would be a great loss to the area of such beautiful mature trees. Surely we should be encouraging green space in today's cities, and trees are a very important part of that. I bought my house on Weirfield Road because it was a peaceful green street which was not overlooked. I'm worried that if the proposed development goes ahead and they remove the majority of trees, it will be too big an impact on the conservation of the St Leonards area. The road will lose its charm, and I'm concerned that the value of my house will decrease. If, however, the proposed buildings do get built, the trees will act as a privacy screen for all residents who live on Weirfield Road, and to those living in the Care Home. I would like to see the majority of trees remain for the benefit of those living on either side of them. All these trees are beautiful and need to be kept.
2. **I am worried about Outlook** - that the proposed Care Home is going to be built too close, and too high, in relation to the terraced houses on Weirfield road. As such I believe we will be overlooked considerably and the building too overbearing. The Exeter Residential Design Guide states that; The distance between habitable room windows and a blank wall must be a minimum of 2 times the height of the wall. I asked the developers to clarify these dimensions in Sept and have not heard anything from them. This worries me, can you ensure that they will adhere to Exeter's Design Guide?
3. **I also strongly object to the Care Home development entrance being located on Weirfield Road** for a number of reasons; The road is narrow enough already, I myself have had my car scratched by the waste disposal lorries that come down the street twice a week. I'm worried this type of damage to personal property will happen more regularly with increased frequency of large service vehicles, not to mention the increased risk of a child being run over – many young families live on the street. I also feel that there is not enough proposed parking for the Care Home (with 120 units, approx. 30 staff members, and visitors with only 60 parking spaces). I worry that on peak visiting days, like at the weekend, this parking will be easily filled and spill out onto Weirfield Road, which is already very busy.
4. I would suggest that having a main entrance to two large care homes on Weirfield road (a Cul-de-sac) is wholly inappropriate and would have a very negative impact on the street. **I totally object to it. I believe the Entrance should be on Topsham Road** – where the entrance to the housing estate is being located anyway. I feel the developers are using Weirfield road as a convenient entrance solely as a way to save money. Incorporating the entrance for the housing estate with the care homes onto Topsham Road will mean the developer losing space that they could otherwise build on and sell. I

feel this is the real reason they want an entrance on Weirfield road and I think this is totally unfair on the residents who live on Weirfield road. **Why should we put up with the daily traffic associated with a busy care home? There will be a huge increase in traffic; refrigerated food lorries, waste disposal, linen services, online shopping couriers, maintenance & utility vehicles, ambulances & doctors, specialist carers, the daily movements of up to 30 members of staff, 120 residents and their visiting families** – its too much for a small street like Weirfield road, and wholly unfair to expect us to put up with it when another entrance is being proposed for the new housing estate on Topsham Road. Are the developers afraid that if they incorporate the two entrances, prospective house buyers in the new estate may be put off by how busy the through traffic is? Because that is precisely what will happen on Weirfield Road. Its hard enough to get out onto Topsham road presently, but with the added number of residents and service vehicles, it will just be a constant traffic jam on Weirfield Road. When I asked the highways representative about this increased traffic, he actually told me that he believed traffic on the street would decrease! I laughed at this ridiculous statement at the time, but when its where you live, and have invested in for your future, I find it very worrying.

I'm not against new development but it has to be done well, and I believe that this proposed plan is too large for the area to sustain. There are too many houses, and the care homes are too big. There simply isn't enough space available to make this proposal comfortable within its surroundings, and the negative impact on the area too big. The developer is sweating the space of the site too much in an effort to make as much money as possible, but to the detriment of the surrounding area.

I do hope you will consider these points, and highlight this with the developer.

Warm Regards

Simon Banbury