

9 Maritime Court
Haven Road
Exeter
EX2 8GP
23 September 2022

Exeter City Council
City Development
Paris Street
EX1 1NN
Your Ref: 22/1145/FUL

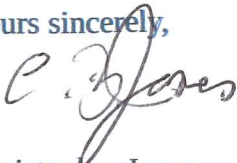
Dear Mr Smith,

Haven Banks Redevelopment

My objections to the proposed development are mostly directed at its size, so grotesquely out of proportion to existing buildings in its height and density of occupation, bringing a fundamental change to the character of the area.

1. These blocks will tower over adjacent properties, dwarfing the historic industrial building and invading the privacy of those like me who live within the purview of the balconies and high windows of C block. The blocks will materially diminish the light in our gardens and affect the beans, grapes and tomatoes that I grow in mine.
2. The neighbourhood at the moment consists of owner-occupiers or long-lease tenants of moderate three-storey townhouses and flats with small gardens or balconies and just sufficient off-road parking space. The injection of about 450 densely-packed dwellings, all rented, with little or no outside space will lead to neglect of the environment and an overloading of all facilities and transport. Without proper road access and parking spaces there will be difficulties in supplying the properties and, whatever the regulations, occupants will inevitably have or acquire cars which will encumber the surrounding roads.
3. The area at present serves as part of the leisure facilities of the quay and Piazza Terracina, Haven Road being an extension of Riverside Park for the runners and cyclists who regularly use it and the Piazza hosting many events that spill into the surrounding streets and require substantial parking space at peak times and at weekends, as does the climbing centre. The congestion and removal of parking and drop-off facilities will adversely affect the commercial prosperity of the Canalside businesses and prejudice the safety of the open spaces. It might indeed return the area to its unsavory reputation before regeneration took place in the late 20th century.
4. I am not convinced of the economic viability of the proposed development since the rents envisaged are way above the wages of the workers it was supposedly designed for.

Yours sincerely,



Christopher Jones