

I am writing to strongly object against the planning application 6/2020/3420/MAJ. I am a local resident and a keen advocate of property development if it enhances the local area, but I strongly believe that this new proposed development is a significant over-development that will negatively affect the life of myself and other local residents. I object to this application for the following reasons:

- The local parking situation is already at critical capacity, with reserved private parking spaces already being occupied by non-residents looking to find local space to park.
- I bought in this area under the impression that over the next few years, the property value would increase as exciting new developments are built. However, with so many new properties being introduced, the value of my property I believe will go down rather than up.
- This planning application is not compliant with council policy standards of 30% affordable housing in new builds (this new development works out at around 10% affordable housing)
- I was not communicated to once over the past few months to ask for my opinion on this new development, which is a clear violation of local regulations. I had to be prompted by another resident to express my opinion. It is claimed that a letter was sent on December 24<sup>th</sup> to all local residents, however I never received this.
- The capacity in local schools, GPs and hospitals is already at a critical mass (even more so with the ongoing pandemic situation) and introducing yet another large development and population to the local neighborhood will make the situation completely unsustainable.
- The Welhat council states developments will only be built above 5 stories in exceptional circumstances. I am yet to see evidence of this being an exceptional circumstance and will welcome any feedback as to why this development is considered exceptional.

Thank you for taking the time to review my comments, and I hope they will be taken on board for consideration.