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To: Planning
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Hello

I write as a long term resident of the Brookes Market area to object to the proposed redevelopment of Fox Court.

The area has been subjected to constant building works for several years and this latest development is scheduled to take place at the same time as a recently proposed plan to redevelop adjacent Waterhouse Square.

There has been no attempt whatsoever to engage with the local residential community. There are hundreds of families and individuals living nearby, many of whom could be classified as vulnerable. To ignore the impact on them is unacceptable. I draw particular attention to the needs of the Lodge, a guest house run by St Mungos charity to rehabilitate long term rough sleepers into the community which have seemingly been put to one side. The success of the Lodge's programme is dependent on our community remaining tranquil and safe. The plans for Fox Court may threaten the well being of their residents.

There are also considerable concerns about the cumulative impact of noise and pollution on the area. These plans will only add to the concern.

Traffic management of the proposed works presents serious challenges . The proposed roads are narrow and provide access for emergency vehicles.

The residential community has little faith in resolving these operational matters after planning permission has been granted. The experience of implementation of the Record Hall development was traumatic for many. We want to know about the lessons learned from such experiences before being able to welcome the redevelopment of Fox Court

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