

From: Tom Grillo
Sent: 05 November 2022 18:36
To: Planning; David Fowler
Subject: Abbey Co-op Phase 3

Dear Mr Fowler,
and others to whom it may concern,

**Abbey Co-op Phase 3: Redevelopment of Emminster & Hinstock and
Abbey Co-op Community Centre
Full Planning Application**

I write with comments regarding the above application.

We are residents of Priory Terrace. Our property directly backs onto the application site.

We wish to support the scheme on the following basis:

- The design is far preferable to the existing building which is in poor condition.
- The proposed garden will provide a net gain in biodiversity.
- The scheme provides much needed new homes for the borough.
- Streetscapes will be improved including with better site security at Ground level.

We have reservations about the following issues. Changes to remedy these issues should be sought by the Local Planning Authority to ensure this scheme is successful for the community:

- The height of block B should be reduced from 11 stories to c.9 stories. Whilst the design of the proposed would seem to be competent and preferable to the existing buildings on the site, the 11 storey block has the potential to **harm the nearby conservation areas**.
- The play area and social space should be removed from the garden landscape proposals, on account of **excessive noise** they will create. If replaced by areas of shrubs and trees, this would **improve the biodiversity net gain and urban greening factor** of the proposals.

I hope the above comments are useful.

In addition, the applicants should expect to compensate those neighbouring residents whose daylight is affected negatively by the scheme. This may be agreed outside of the planning process.

We look forward to seeing the delivery of this scheme and hope the above minor changes can be made.

Kind regards,

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