

## Notes for the Planning Appeal hearing 3 May 2024

- I am a neighbor and have lived here for 2.5 years.
- I have submitted a written statement but want to reiterate my points here in person.
- I oppose this proposed development on the following three grounds.
- Firstly, parking is a massive issue in this area already.
- The building I live in (Kings Oak) has 14 flats without designated parking and significant amount of residents own or use a car, having to find parking in nearby streets (Albert Road and Serpentine Road).
- Dangerous parking as there is no other option at peak times - I regularly see people parking on double yellows and on pavements blocking wheelchair and stroller access.
- Example of a mother I saw a few days before the appeal hearing who had to cross a busy street with a stroller and a toddler as a car was blocking the pavement.
- Secondly, congestion on Harborne Park Road and High Street is bad already especially during peak hours and would only get worse if you add 83 new flats with 100+ new residents right at the intersection.
- Both this and the parking would add unfair burden on the existing residents.
- Public transport is not viable alternative to everyone as busses are often unreliable. I use them weekly and have missed appointments and been forced to order a taxi last minute multiple times.
- Busses are also very crowded on peak times so adding a lot of new people to this area again puts pressure on existing infrastructure.
- Finally, I want to note the day light assessment (part of the initial application) carried out by the developer was conducted before the Kings Oak building was finished. The new B building would completely block the south facing windows of my flat and the assessment on existing neighboring properties also shows reduced natural light due to the big size of the development.
- As the proposal currently stands, it does not meet the needs of the local community, nor creates any significant benefits and this space would be better utilised.
- I'm not opposed to new development in the area, and we need more affordable family housing.
- E.g. demolition of old building on High Street, smaller building to replace with more family sized accommodation.
- The empty lot is currently being used by a lot of dog walkers and others as an outdoor space - it would better serve as a park or a parking space.
- Therefore, I believe amending this proposal and a smaller development would work much better, as it would have less impact on the neighbouring properties and fit better to the character of the neighbourhood.

- This should also come with more parking and green space for either residents or all of the community.