

Dear Daljit and Jonathan,

I hope you're both well.

I've copied my ward colleagues into this email so they have the opportunity to associate themselves with my comments and/or add their own.

I've been incredibly busy this week and so have only just managed to write my thoughts regarding the proposed Oak House development, due to be revisited by city plans this upcoming Thursday 21st. I'd like to take the opportunity to put forward some supportive comments.

- The current site doesn't hold any visual value and arguably lessens the visual amenity of the area.

- The design of the new building as put forward in the last plans panel, in my opinion, was sympathetic to the surrounding area. I was pleased that it was to look like a row of terraces and did not find the massing particularly out of place.

I think it worth mentioning that the developer had been working for some time, over several sessions, with the community association and neighbouring residents. As a result they adapted the design, broke up the massing, and addressed issues such as overlooking - for which they redesigned the back of the building. A drop off/taxi point was also incorporated into the site after feedback from the association. Active community engagement/responsiveness from the developer on these plans has been exemplary.

It was raised in plans panel that the greenspace wasn't properly developed. The original designs included a sitting area in the wedge of greenspace but, again, this was removed after feedback from residents - citing potential anti social behaviour.

While Little Woodhouse Community Association is, on the whole, opposed to more student accommodation in the area, it's notable that the association did not lodge an objection (as they usually do to this type of development). Though I'm aware that the identity of the operator is not a material consideration on plans panel, the good reputation of Unipol as a student housing operator was not discounted by residents. I've seen the work Unipol does in breaking down barriers between students and long term residents.

Unipol has a good relationship with communities in our ward. Those channels of communication are important for the well-being of the neighbourhood as a whole due to increased integration, as well as very beneficial to the well-being of the students who will live there - and to the graduates they will eventually become.

Additionally, the layout of the building - shared kitchens, community space, and lack of studio flats - reduces social isolation and increases the mental well-being of the residents.

I hope my comments will be noted by City Plans Panel.

With best wishes,

Cllr Kayleigh Brooks