

5<sup>th</sup> June 2017

Andy Robbins,  
City Development Manager.  
Exeter City Council.

Dear Mr. Robbins,

Re: Planning application 17/0724/03.  
Moberly House, University of Exeter, Lower Argyll Road.

This proposal represents an approximate 80% increase in bedrooms over the existing building. The latter is a large building and in the view of the Planning Sub-committee of the Exeter Civic Society, the increase is going to make it overbearing in this sliver of land between Lower Argyll Road and Grafton Road which is mainly residential. The new halls at Duryard have the space to be large and much the same applies to Birks Halls. This, in contrast, is a small site and should not have a much larger building forced into it.

We were disappointed also that such an aspirational applicant should produce such weak plans for energy conservation/carbon mitigation. The nearly forty page LZC report ends with a seven paragraph summary saying why every one of the possible options is inappropriate. To us this a failure of imagination and design.

It is striking therefore that in the parallel application 17/0727/03 Spreytonway, by the same applicants, that after a similar exercise at least two LZC options are recommended as feasible; Photovoltaic panels and a Combined Heat and Power unit. With an appropriately forward looking design brief we believe a similar outcome should be possible at Moberly.

Having made these two points, we might suggest a possible way to address both would be to reduce the proposed height and thus reduce the overbearing bulk, which might then allow a reconsideration of the roof treatment to allow PV panels. (This is not to forget the use of CHP as at Spreytonway).

Given our concerns we would press for a significant re-consideration of this application.

Yours Sincerely

Chris Watson.  
On behalf of the Planning Sub-Committee of the Exeter Civic Society.

Copy to Case Officer: Paul Jeffrey.