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Exeter Civic Centre

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17/1198/FUL
Land at Glenthorne Rd.

There are two main subjects of objection the Planning Sub-committee of the Exeter Civic Society wishes to make to this proposal.

The first is to its relationship to and effect on Glenthorne Rd and to the residents and those who use it as a pedestrian lane. Glenthorne Rd is a private, unadopted lane, owned and maintained by the Duryard Trust. It is narrow, has been given a tarmac surface and has no pavements. Its condition has been driven by the Trust's beneficiaries, the residents of the low rise properties within the Trust's boundaries, here most easily defined as between Lower Argyll Rd and Grafton Rd. It is adequate for the low activity levels generated by the private residents, private cars and limited public services and by students on foot between the Duryard and Birks Grange Halls of Residence and private student accommodation on Cowley Bridge Road and also to and from the University of Exeter main Streatham academic campus.

There is no separation on Glenthorne Road between vehicles and pedestrians who will again increase in number when Moberly is reinstated as approved. It will then be sufficiently dangerous for this existing volume of use. The present proposal would push this danger beyond unacceptable; not only by increasing pedestrian use, but by its generation of vehicular traffic which Glenthorne Rd was never designed for. Bin lorries would be much more frequent, add to this a continual stream of supermarket delivery vans and others bringing in internet orders, and then add taxis. This scenario flouts all concepts of highway safety. Glenthorne Road is not a public highway. It cannot support the density of pedestrian and vehicle mix that a high rise, 220+ student development at its far end would generate.

The second point is that this is an inappropriate development for this site, introducing a density of occupation and building size that is dominating, overbearing and overlooking, entirely contrary to the present pattern in this enclave. We consider that this low rise break between the Duryard Halls and Birks Grange Halls is important, and, as well as visually, maintains a balanced and mixed community, and does not become simply regarded as part of the University campus.

On these grounds we strongly recommend the refusal of this application and of any others of a similar nature on this site.

Chris Watson for the Planning Sub-committee of Exeter Civic Society