

61 Thornton Hill,
Exeter, EX4 4NR
22 December 2021

Mr Michael Higgins
Principle Project Manager
City Development
Exeter City Council.

Former Police Station and Magistrates Court, Heavitree Road. Outline planning application with all matters considered in detail except landscaping, for the demolition of the existing buildings and construction of mixed-use development comprising Purpose-Built Student Accommodation (*Sui Generis*) and Co-Living (*Sui Generis*) with associated infrastructure. [21/1564/OUT](#)

Planning sub-committee of Exeter Civic Society wishes to object to this application.

We consider that the buildings are slightly too high and definitely too close to the Heavitree Road, and that the Student Roost is too prominent as seen across the Waitrose green copse by those travelling towards the city. We had been hoping for more definitive information about a possible extra lane for buses and to ease turning into Gladstone Road but we now understand that DCC Highways has no immediate intention of providing this and that the applicants believe that their design provides enough space for such a lane if it is later required. This does not seem convincing as even without the extra roadway there is scant space for trees which are essential along the frontage of both buildings to soften the appearance and to improve air quality in an area of continuous traffic.

Within each building the courtyards are not large. The height surrounding them is so great that full sunshine will only reach ground level and those windows on the lower floors when the sun is high in the sky. This is an extra reason for considering reducing the height.

Regarding the layout of each floor of the Co-living building the Planning sub-committee considers that almost every room is of inadequate size for a dwelling which would be the occupier's permanent home. Indeed the rooms are appreciably smaller than those in similar developments which the city has recently approved and surely do not accord with accepted policy DG4 which aims to *ensure a quality of amenity which allows residents to feel at ease within their homes*. The communal amenity space which the application refers to as 'fantastic' does not appear to be great, and as it is situated on the lower ground floor, it is remote from most of the individual rooms. The arrangement of the rooms on long passage ways with no occasional interruption for community space is unattractive and could be improved by siting a small drop-out area midway on each corridor. This would also have the advantage of reducing the number of rooms.

We trust that this present application will be refused.

Pamela Wootton
for Planning sub-committee of Exeter Civic Society.

