

PLANNING COMMITTEE
24 APRIL 2017
ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

Item 4 : Pages 5-36 : Ref: 16/1232/01
East Park, Streatham Campus

Committee Report text missing within the representation section:-

56. Provision of student accommodation of this scale will potentially damage the private rental housing market;
57. Additional pressure on existing service infrastructures eg gas, electricity, water and sewage system and emergency vehicles;
58. Concern that development will lead to pressure in the future to access the site from Higher Hoopern Lane;
59. Need to ensure that there is no vehicular access from Pennsylvania Road or Higher Hoopern Lane;
60. Existing paddock (adjacent to the application site) should be retained and not used as a construction compound, material storage or construction vehicle parking.

Devon and Cornwall Police Liaison Officer comments that a condition that the scheme achieves Secured by Design Gold standard. This will ensure that both the physical security and the environmental crime prevention design are taken into account throughout the design and construction. It will also show that the applicant takes the safety, security and sustainability of the scheme seriously by applying a national standard that has proven to reduce burglary by up to 75%.

Additional Condition 21

The development hereby approved shall achieve Secured By Design 'Gold' Standard which shall be submitted to and approved by the Local Planning Authority unless otherwise agreed in writing.

Reason: To ensure that both the physical and environmental crime prevention measures are taken into account throughout the design and construction of the scheme.

Additional email/letters received since the report was published. Principal planning issues raised:-

1 letter of support commenting that the views and convenience adversely affected by the development will be relatively small and the scheme has been carefully positioned to cause least possible visual impact on the surrounding area.

1 letter of comment on the need for a cycle route from Higher Hoopern Lane to pass in front of Higher Hoopern House to improve accessibility for cyclists.

264 further email/letters of objection received. Additional comments raised:-

- viii. Insufficient time given to respond to revised scheme;
- ix. Concerns raised by Devon Wildlife Trust have not been adequately addressed;
- x. Grossly inadequate assessment of the impact of the development given that nothing of a comparable nature for PBSA has been previously applied for;
- xi. Development has not been moved sufficiently away from the boundary of the site;

- xii. Site is not in a sustainable location;
- xiii. 3D images and illustrative material fail to show the real impact of the development;
- xiv. Design of buildings out of proportion with the rest of the University;
- xv. Proposed density of student population is not sustainable in respect of the location and local infrastructure;
- xvi. Development should be directed to brownfield sites;
- xvii. Development will be the first time the main campus extends beyond the natural boundary formed by the Taddiford and Hoopern valleys;
- xviii. The buildings should be no more than 5/6 storeys high reducing to 2/3 storeys towards the top of the site;
- xix. Excessive ratio of students in relation to the population of Exeter;
- xx. University growing at a disproportionate rate;
- xxi. Need for an independent assessment of the student number forecast, given the number of overseas students is in decline;
- xxii. Site is unsuitable for student use, lacking facilities and too far from the City Centre;
- xxiii. Development should be phased to enable the demand for new students to be properly assessed;
- xxiv. Previous issue relating to quantum of development should not only be considered in physical terms but in respect of noise and light impact;
- xxv. University has failed to engage adequately with the local community;
- xxvi. Noise disturbance from potential gas turbine CHP;
- xxvii. Issues raised by the Police will be difficult to accommodate within the scheme particularly in respect of lighting within the site and access to Pennsylvania Road;
- xviii. Development should strive towards greater architectural merit;
- xxix. Reduction in student numbers by 100 is inadequate to address previous objections;
- xxx. Energy generation to serve the development will cause potential noise and air pollution problems for local residents;
- xxxi. University's priority should be to provide academic buildings as lecture halls are currently full;
- xxxii. Development should have been accompanied by an environmental impact assessment;
- xxxiii. Site transgresses a site of local interest for nature conservation and therefore contrary to Local Plan Policy LS4;
- xxxiv. Development will add to traffic congestion in the area;
- xxxv. Detrimental impact on the hills and ridges;
- xxxvi. Open space to the north of the site will become a magnet for late night and ad hoc parties.

Item 5 : Pages 37-42 : Ref: 17/0302/02
Land adj 157 Pennsylvania Road

No further update.

Items 6 & 7 : Pages 43-50 : Refs: 16/1523/03 and 16/1524/07
Harrington House, Harrington Lane

No further update.