



## **HISTORY OF SITE**

08/0336/01 -	Residential development and access to highway (appearance, landscaping, layout and scale reserved for future consideration)	REF	08/10/2009
13/3962/03 -	Formation of vehicular access off Pinhoe Road to serve future development	PER	11/12/2013
14/0057/03 -	Three storey building containing 41 retirement apartments including communal facilities and associated car parking and landscaping	REF	17/04/2014

## **DESCRIPTION OF SITE/PROPOSAL**

The site is a former green field on the southern side of Pinhoe Road which has been prepared for development. Full planning permission is sought for a 'retirement living' development of 41 apartments comprising 18 one bedroom and 23 two bedroom apartments for older persons. The application includes parking provision, landscaped gardens and communal facilities for occupiers. There are 35 car parking spaces. with mobility scooter parking spaces and cycle spaces provided with charging facilities. Most of the parking is underneath the building.

The building is three storeys in height with a flat roof. It is predominantly faced with brick. Externally, there is hard and soft landscaping around the site, with a wall and railings on the Pinhoe Road frontage. A pedestrian entrance with a secure gate is proposed directly onto Pinhoe Road. Vehicular access to the site is taken from a spine road which has already been granted consent.

## **SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT**

- Plans and elevations
- Perspective views
- Landscape and planting plans
- Tree Survey
- Planning Statement
- Design and Access Statement
- Statement of Community Involvement
- Acoustic Survey
- Topographical Survey
- Biodiversity Report
- Reptile Report
- Drainage Strategy
- Viability Assessment
- Flood Risk Assessment

## **REPRESENTATIONS**

Objections: 1. Principal planning issues raised:

- Highway safety
- Impact on wildlife
- Design, scale and massing out of character with the area

Support: 1. On grounds that this type of accommodation is needed in the area.

## **CONSULTATIONS**

**County Head of Planning, Transportation and Environment** - no objection subject to conditions relating to parking, turning and drainage.

**South West Water** - no objection in principle.

**RSPB** - details of provision of "swift bricks" and the creation of a suitable wildlife-friendly water feature have been included in the Habitat Management and Biodiversity Enhancement Strategy following negotiations, and their provision should be made a condition of the consent.

**Natural England** - no objections; general advice concerning biodiversity and landscape enhancements.

**Exeter International Airport** - no safeguarding objections subject to all standard safeguarding criteria being met.

**Assistant Director Housing and Contracts** - support approval subject to an appropriate contribution to affordable housing provision.

**Assistant Director Health** - no objection subject to conditions relating to construction/demolition hours and ambient noise levels.

## **PLANNING POLICIES/POLICY GUIDANCE**

### **Central Government Guidance**

National Planning Policy Framework 2012

### **Exeter Local Development Framework Core Strategy 2012**

CP1 – Spatial approach  
CP3 – Housing development  
CP4 – Housing density  
CP5 – Meeting housing needs  
CP7 – Affordable housing  
CP11 – Pollution and air quality  
CP12 – Flood risk  
CP13 – Decentralised energy networks  
CP14 – Renewable and low carbon energy  
CP15 – Sustainable design and construction  
CP16 – Strategic green infrastructure  
CP17 – Design and local distinctiveness  
CP18 – Infrastructure requirements and developer contributions  
CP19 – Strategic allocations for growth

### **Exeter Local Plan First Review 1995-2011 Saved Policies**

H1 – Housing land search sequence  
H2 – Housing location priorities  
H5 – Diversity of housing  
H6 – Affordable housing  
H7 – Housing for disabled people  
T1 – Hierarchy of modes of transport  
T2 – Accessibility criteria  
T3 – Encouraging use of sustainable modes of transport  
T9 – Access to building by people with disabilities  
T10 – Car parking standards  
C5 – Archaeology  
EN2 – Contaminated land  
EN3 – Air and water quality  
EN4 – Flood risk  
EN5 – Noise  
DG1 – Objectives of urban design  
DG2 – Energy conservation

DG4 – Residential layout and amenity  
DG6 – Vehicle circulation and car parking in residential developments  
DG7 – Crime prevention and safety

### **Exeter City Council Supplementary Planning Documents**

- Affordable Housing SPD 2013
- Archaeology and Development SPG 2004
- Planning Obligations SPD 2009
- Residential Design SPD 2010
- Sustainable Transport SPD 2013
- Trees and Development SPD 2009

### **Monkerton & Hill Barton Masterplan Study 2010**

### **Exeter Development Delivery Policy Statement November 2013**

### **Exeter Development Delivery Document - Draft Development Plan Document 2013**

### **OBSERVATIONS**

The principle of this development has already been considered by the Planning Committee when considering application 14/0057/03. Members considered the issues raised by the objector at that time. The only outstanding issue is the amount of a contribution towards affordable housing provision. Notwithstanding extensive discussions, Officers have failed to reach agreement with the applicant.

The Council has employed an external valuer to assist with assessing the viability of the development. His overall conclusion "is that it should be viable for this development to make a financial contribution of £1,250,000 to the provision of off-site affordable housing, and that that is as far as Exeter City Council should be prepared to go by way of compromise, on the evidence we have before us. I could make a case for a higher figure, but mindful of the guidance on "flexibility" in the PPG, I think it more appropriate to offer that concession now, in the hope that we can reach an early settlement, and move forward."

In response the applicant has advised that "McCarthy and Stone are prepared to make a once and final offer as an off site contribution, on commercial expediency grounds. That figure would comprise £656,000K. When added to CIL (£444,000) this produces a total of £1.1 million by way of infrastructure / affordable housing related contributions."

On the basis that the applicant is not prepared to meet the requested contribution despite the Council's external valuer advising that this would be viable, the application is recommended for refusal.

### **DELEGATION BRIEFING**

Members considered that the requirement for affordable housing should be retained.

### **RECOMMENDATION**

**REFUSE** for the following reasons:

- 1) In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which makes provision for a contribution towards affordable housing, the proposal is contrary to Exeter Local Development Framework Core Strategy 2012 policy CP7, Exeter Local Plan First Review 1995-2011 Saved Policy H6 and Exeter City Council Affordable Housing Supplementary Planning Document 2014.

Local Government (Access to Information) 1985 (as amended).  
Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre,  
Civic Centre, Paris Street, Exeter: Telephone 01392 265223