

Planning Committee Report 22/1746/RES

1.0 Application information

Number:	22/1746/RES
Applicant Name:	University Of Exeter And UPP
Proposal:	Approval of reserved matters of access, appearance, landscaping, layout and scale in relation to outline permission 20/1684/OUT for student accommodation and ancillary amenity facilities, and external alterations and refurbishment of Birks Grange Village Blocks A-E, with associated infrastructure, demolition of existing buildings and landscaping.
Site Address:	West Park University Of Exeter Stocker Road
Registration Date:	19 December 2022
Link to Application:	https://publicaccess.exeter.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RN8QATHB03800
Case Officer:	Catherine Miller-Bassi
Ward Member(s):	Cllr Kevin Mitchell, Cllr Michael Mitchell, Cllr Martin Pearce

REASON APPLICATION IS GOING TO COMMITTEE

The application is significant, complex and of local interest, so determination by the Planning Committee is appropriate following the Exeter City Council Constitution.

2.0 Summary of recommendation and update

GRANT permission subject to conditions as set out in the report.

This application was heard by Committee on 25/05/23 and deferred to 19/06/23 at members' request to allow for a site visit, due to take place on 09/06/23.

The update to the original committee report published on 24/05/23 is copied below:

1. Correction to Section 6. Description of development

Paragraph currently reads:

As confirmed by the applicant in an email dated 04/05/23, the scheme would result in a net increase of **1,769**no. student bed spaces, with 2,061no. new bed spaces being created following the removal/demolition of 292no. existing bed spaces.

Paragraph to be replaced with:

As confirmed by the applicant in an email dated 22/05/23, the scheme would result in a net increase of **1,474**no. student bed spaces, with 2,056no. new bed spaces being created following the loss of 582no. existing bed spaces, (of which 290no. would be refurbished rather than demolished).

2. Amended drawings received

The following amended drawings were received on 23/05/23:

BLOCK CB - GA PLAN - GROUND FLOOR PLAN, EXE-WIA-CB-GF-DR-A-00200, Rev.P04

BLOCK CB - GA PLAN - FIRST FLOOR PLAN, EXE-WIA-CB-01-DR-A-00201, Rev.P03

BLOCK CB - GA PLAN - SECOND FLOOR PLAN, EXE-WIA-CB-02-DR-A-00202, Rev.P02

BLOCK CB - GA PLAN - THIRD FLOOR PLAN, EXE-WIA-CB-03-DR-A-00203, Rev.P02

BLOCK CB - GA PLAN - FOURTH FLOOR PLAN, EXE-WIA-CB-04-DR-A-00204, Rev.P02

BLOCK CB - GA PLAN - FIFTH FLOOR PLAN, EXE-WIA-CB-05-DR-A-00205, Rev.P02

BLOCK CB - GA PLAN - ROOF PLAN, EXE-WIA-CB-RF-DR-A-00206, Rev.P02

BLOCK CB - GA ELEVATIONS - EAST & WEST, EXE-WIA-CB-ZZ-DR-A-00300, Rev.P03

BLOCK CB - GA ELEVATIONS - NORTH & SOUTH, EXE-WIA-CB-ZZ-DR-A-00301, Rev.P03

The following additional drawings were received on 23/05/23:

BLOCK ST - INTERNAL SECTIONAL ELEVATIONS - EXE-WIA-ST-ZZ-DR- A-00302, Rev.P01

BLOCK GH - INTERNAL SECTIONAL ELEVATIONS - EXE-WIA-GH-ZZ-DR- A-00302, Rev.P01

BLOCK CB - INTERNAL SECTIONAL ELEVATIONS - EXE-WIA-CB-ZZ-DR- A-00302, Rev.P01

The following amended drawings were received on 16/05/23:

PROPOSED SITE PLAN, EXE-WIA-ZZ-ZZ-DR-A-00100, Rev.P05

BLOCK CB - GA SECTIONS, EXE-WIA-CB-ZZ-DR-A-00400, Rev.P03

EXE-TLP-XX-XX-DR-L-10002 P05 Landscape General Arrangement - Birks

As such, recommended conditions 1. (Plans) and 9. (Landscaping Details) will be updated to include the latest revisions.

3. Student Privacy Management Plan

A Privacy Management Plan was submitted on 22/05/23. This notes:

- The UPP student services offices are located in Ross House, immediately adjacent to Block J, that are open and staffed during general working hours and at weekends.
- an introduction sessions will be held for new students to meet the relevant pastoral staff and be informed of good neighbourly conduct including respecting fellow students' privacy
- Complaints regarding privacy issues can be made in person or by email and will be acknowledged, logged and escalated as required
- Student tenancy agreements set out the disciplinary procedures for such anti-social events, which may result in termination of the tenancy agreement for persistent offences.
- Privacy complaints with regard to the physical form of the building, i.e. windows, doors etc will be reported to the Facilities Management Team who would repair or improve privacy matters through secondary means such as installing additional blinds, screening or other such measures as deemed necessary.
- A follow up visit would be undertaken to ensure the issue has been resolved satisfactorily.

As such, recommended condition 4. will be updated as follows:

The submitted Privacy Management Plan, dated 22/05/23, that sets out how the University would manage any privacy issues in the event that a complaint is made by an occupant regarding overlooking and privacy, shall be implemented in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the residential amenity of neighbouring and future occupiers.

4. Block CB – impact on residential amenity

- The above-mentioned drawings comprise amendments sought by Officers to overcome concerns regarding the residential amenity of future occupiers of proposed Block CB and occupants of neighbouring Block J to the north.
- It was considered that the intervisibility between the existing and proposed windows, the majority of which would serve bedrooms, at a separation gap of 12m, would result in unacceptable loss of privacy.
- The proposed amendments comprise:

- A separation gap of approx. 13.3m, representing an increase of approx. 1.3m;
- The introduction of a saw-tooth profile on the proposed north elevation of Block CB, with angled projecting bays;
- The windows sited in the proposed bays would be angled at 30 degrees from the main elevation towards the north-west;
- This would avoid direct overlooking of the windows in Block J to the north;
- These angles would also increase the sightlines between the respective elevations to approx. 17m.
- The proposed amendments are accompanied by a Student Privacy Management Plan, as set out above.
- For these reasons, the original Officer concerns regarding loss of privacy are considered to have been overcome to an acceptable degree.

5. Addendum to Section 17. Conclusion

By reason of the amended drawings and Privacy Management Plan for occupiers of the existing and proposed student accommodation received, Officer concerns regarding Block CB are now considered to have been overcome to an acceptable level.

As such, the reserved matters application is considered acceptable overall and recommended for approval in its entirety, subject to the recommended conditions.

3.0 Reason for the recommendation

NPPF paragraph 11 states:

Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking, this means: c) approving development proposals that accord with an up-to-date development plan without delay.

15no. letters of objection have been received regarding this application. These have raised issues of: harm to visual amenity; harm to residential amenity/overlooking/loss of privacy; light and noise pollution; antisocial behaviour; lack of democratic process; inadequate community engagement; misinformation; inaccurate plans; harm to ecology; highways safety.

The application comprises all the reserved matters pertaining to outline consent ref. [20/1684/OUT](#), granted in September 2021 following a resolution at Planning Committee.

The outline consent approved the proposed development in principle. Also, it approved the scheme's heights and maximum floor areas based on the indicative

layout and verified views. The conditions attached to the outline consent also address much of the technical detail.

Officers have raised concerns with the applicant regarding the impact of proposed Block CB on the residential amenity, namely the loss of privacy to existing student accommodation Block J to the north as well as for future occupiers.

Following discussions with the applicant, Officers are satisfied that an amended design, involving an increase in the separation gap between Blocks CB and J, together with the introduction of angled window bays, would be capable of overcoming the intervisibility concerns.

At the time of writing, the Council is awaiting a formal submission of the amendments to proposed Block CB above. It is the Officers' view that the revised proposal should also be accompanied by a management plan that would set out how the University would manage any privacy issues in the event that a complaint is made by an occupant regarding overlooking and privacy.

An update on the above will be provided prior to the Planning Committee on 25 May.

On balance, therefore, it is considered that the reserved matters are capable of policy compliance subject to additional conditions relating to visual amenity, residential amenity and biodiversity.

As such, this application is recommended for approval, except for Block CB, in line with NPPF paragraph 11 c).

4.0 Table of key planning issues

Issue	Summary
Principle of development	Acceptable – established at Outline
Character and appearance	Acceptable subject to further conditions
Residential amenity	Acceptable subject to further conditions
Heritage	Acceptable
Highways	Acceptable
Biodiversity	Acceptable subject to further conditions
Contamination	Acceptable
Flood risk and drainage	Acceptable
Sustainable construction	Acceptable
Economy	Acceptable
Other	Acceptable

5.0 Description of site

The application site comprises the western portion of the University of Exeter Streatham Campus and lies approximately 1km north of Exeter city centre.

As shown on the submitted Existing Site Plan, the wider, blue-outlined site under the ownership of the applicant comprises the following elements (those within the red line - i.e., application site area - outlined in bold):

1. **Birks Grange Halls of Residence Blocks A-E** (within red outlined application site) (north-west of the site)
2. **Birks Grange Refectory** (within red outlined application site) (south of Birks Grange A-E beyond some interceding halls of residence)
3. Birks Bank Pinetum (beyond red outlined application site) (east of Birks Grange Halls of Residence Blocks A-E and Refectory and some interceding halls of residence also beyond red outline)
4. **Estate Services Centre** (within red outlined application site) (south of Birks Bank Pinetum)
5. **Nash Grove Accommodation** (within the red outlined application site) (in the eastern portion of the site)
6. **Clydesdale House** (within red outlined application site) (east of Pinetum)
7. **Clydesdale Court Accommodation** (within the red outlined application site) (between Clydesdale Rise and Clydesdale House)
8. **Clydesdale Rise Accommodation** (within the red outlined application site) (east of Pinetum)
9. **Holland Hall Car Park** (within the red outlined application site) (east of Clydesdale Rise)
10. Holland Hall (beyond the red outlined application site) to the east of the site
11. Mardon Hall (beyond red outlined application site) to the east of the site
12. **Tennis Courts** (within red outlined application site) (east of Nash Grove Accommodation)
13. Reed Hall (beyond the red outlined application site) to the east of the site

The application site also includes:

- Clydesdale Road to the east of the Pinetum lies within the site;
- The vehicular Access to Birks Halls leading off New North Road to the west of the site, lying to the north of Dunvegan Close; and
- Part of Streatham Drive and a small part of Queen's Drive adjacent to the north-east of the university's Washington Singer buildings.

The eastern part of the application site lies within the Locally Listed Historic Park and Garden titled Exeter University Campus, a non-designated heritage asset.

Grade II listed Reed Hall lies beyond the application site to the south-east at approximately 74m from the eastern site boundary.

To the south of the site lies a residential area, including dwellings in Elmbridge Gardens, Dunvegan Close, Lodge Hill, Streatham Rise and Streatham Drive.

6.0 Description of development

This application is for approval of reserved matters.

The outline consent granted under application ref. [20/1684/OUT](#) was to build student accommodation and ancillary amenity facilities (up to a maximum of 49,821 sq. metres) and external alterations and refurbishment of Birks Grange Village Blocks A-E; with associated infrastructure, demolition of existing buildings and landscaping.

This reserved matters application pertains to the proposed refurbished and new build student accommodation.

The following drawings were approved under consent ref. [20/1684/OUT](#):

- Site Location Plan 010002 Rev P2,
- Demolition Plan (dwg no. 010003 Rev P2);
- Land Use Parameters Plan (dwg no. 010010 Rev P2);
- Movement and Access Parameter Plan (dwg no. 010011 Rev P2);
- Heights Parameter Plan (dwg no. 010012 Rev P2)
- Landscape and Biodiversity Parameter Plan (Figure 1, dated 16th April 2020)

As such, the proposed demolition of the existing development has been agreed in principle as follows:

- Birks Grange Refectory (south-west of application site)
- Estate Services Centre (southern part of application site)
- Nash Grove Accommodation (the eastern portion of the application site)
- Clydesdale House (the east portion of the application site)
- Clydesdale Court Accommodation (the eastern part of the application site)
- Clydesdale Rise Accommodation (the eastern portion of the application site)
- Holland Hall Car Park (the eastern portion of the application site)
- Tennis Courts (the eastern portion of the application site)

The proposal comprises the erection of 8no. new residential buildings as follows:

1. **Block CB** – south-west of site (to replace Birks Grange Refectory), (permission granted for relocation of mature magnolia tree ref. [22/1724/TPO](#));
2. **Block ST** – south of the site (to replace Estate Services Centre, including greenhouses);
3. **Block QR** – south of the site (to north-east of ST, replacing Nash Grove blocks E and F);
4. **Block GH** – north-east of the site (replacing blocks A, B and C Clydesdale Rise, west of the car park adjacent to Holland Hall);
5. **Block JK** – south of Block GH (replacing blocks 1-4, 5-8 and 9-16 Clydesdale Court);
6. **Block EF** to the west of Block JK – also south of Block GH (replacing blocks 1-4, 5-8 and 9-16 Clydesdale Court);

7. **Block LP** to the west of Mardon Hall and south of Block JK (replacing blocks A, B, C and D Nash Grove, Clydesdale House and tennis courts); and
8. **Block AD** to the west of Block LP and south of Block EF (replacing blocks A, B, C and D Nash Grove, Clydesdale House and tennis courts).

The proposal also includes refurbishing the existing Birks Grange Village blocks A, B, C, D and E to the site's north-west.

As confirmed by the applicant in an email dated 04/05/23, the scheme would result in a net increase of **1,769**no. student bed spaces, with 2,061no. new bed spaces being created following the removal/demolition of 292no. existing bed spaces.

Landscaping and tree retention are not subject to this application as this aspect of the development was approved at the outline stage and controlled via condition, which is under consideration as part of a separate application.

Amended drawings have been received in response to officer concerns comprising the following revisions:

- Removal of the originally proposed footpath and access road leading to Building ST from the west;
- Block JK – amendment to the junction between roof levels of 7-storey and 9-storey sections to soften and simplify appearance at transition;
- Block EF – windows proposed in south-east elevation serving stairwell reduced in width to limit light spill;
- Block CB – service yard to south reduced in size; public realm to south improved; cycle storage relocated.

A separate reserved matters application for the proposed replacement Estate Service Centre (now called Ground Compound Rennes Drive) is currently under consideration, ref. [22/1735/RES](#).

Separate discharge of conditions applications are also under consideration regarding condition nos. 4, 5, 6, 7, 8, 9, 10, 11, 13, 17, 19, 20, 24 and 25, under refs. [23/0351/DIS](#) and [23/0495/DIS](#).

7.0 Supporting information provided by applicant

- Arboricultural Impact Assessment Plan A1 L NTS D36 50 P3.1 UoE Resi (02/11/22)
- Application Form
- Bat Survey Report (08/12/22)
- Biodiversity Net Gain Note, by The Landmark Practice, dated 16/09/22
- Birks Grange - Inclusive design statement for planning
- Constraints Report UoE Resi 2, D36 50 02
- Covering Letter - 16 December 2022
- Demolition Plan, 00020- Rev.P01, (19/12/2022)

- Design and Access Statement Birks Grange
- Design and Access Statement LORES
- Drainage Strategy, EXE-AC-NB-XX-RP-C-00010, (19/12/2022)
- Fire service site plan, (19/12/2022)
- Fire Statement, 221216-R00-BA22059
- Letter West Park, D36 50 04
- Noise Planning Report, UoExeter West Park, R1462.1 V1, (19/12/2022)
- Outline Planting Schedule - West Park and Birks, EXE-TLP-XX-XX-SH-L-90003, (19/12/2022)
- Outline Tree Planting Schedule - West Park and Birks, EXE-TLP-XX-XX-SH-L-90001, (19/12/2022)
- Planning Statement - December 2022
- Statement of Community Involvement - December 2022
- Sustainability Statement December 2022 (Rev 2) (24/01/2023)
- Verified Views, EXE-TLP-ZZ-ZZ-VS-L-60001, (19/12/2022)
- West Park - Inclusive design statement for planning
- Wind_Microclimate, UOE-FLO-RP, Rev.P03, (19/12/2022)

8.0 Relevant planning history

Reference	Proposal	Decision	Decision Date
23/0483/FUL	Construction of two-storey detached building	PENDING	
23/0463/PDU	Construction of detached single-storey prefabricated building on steel posts to store freezer units for Exeter Living Systems	PENDING	
23/0495/DIS	Discharge of Conditions 6, 9, 17 on 20/1684/OUT - Outline planning application to build student accommodation and ancillary amenity facilities (up to a maximum of 49,821 sq. metres) and external alterations and refurbishment of Birks Grange Village Blocks A-E; with associated infrastructure, demolition of existing buildings and landscaping (All Matters Reserved).	PENDING	
23/0496/DIS	Discharge of Conditions 5 and 8 on 20/1685/OUT - Outline planning application to build a replacement Estates Services Centre and ancillary buildings and structures, with associated	PENDING	

	infrastructure and landscaping (All Matters Reserved).		
23/0351/DIS	Discharge of Conditions 4, 5, 7, 8, 10, 11, 13, 19, 20, 24 and 25 of permission 20/1684/OUT - Outline planning application to build student accommodation and ancillary amenity facilities (up to a maximum of 49,821 sq. metres) and external alterations and refurbishment of Birks Grange Village Blocks A-E; with associated infrastructure, demolition of existing buildings and landscaping (All Matters Reserved).	PENDING	
23/0348/DIS	Discharge of Conditions 4, 6, 7, 9, 10, 11, 12, 14, and 22 of permission: 20/1685/OUT - Outline planning application to build a replacement Estates Services Centre and ancillary buildings and structures, with associated infrastructure and landscaping (All Matters Reserved).	PENDING	
22/1735/RES	Approval of reserved matters of access, appearance, landscaping, layout and scale in relation to outline permission 20/1685/OUT to replace Estates Service Centre and ancillary buildings and structures.	PENDING	
22/1724/TPO	Relocation of a mature magnolia tree	PER	17.01.2023
20/1684/OUT	Outline planning application to build student accommodation and ancillary amenity facilities (up to a maximum of 49,821 sq. metres) and external alterations and refurbishment of Birks Grange Village Blocks A-E, with associated infrastructure, demolition of existing buildings and landscaping (All Matters Reserved).	PER	17.09.2021
20/1685/OUT	Outline planning application to build a replacement Estates Services Centre and ancillary buildings and structures,	PER	15.06.2021

	with associated infrastructure and landscaping (All Matters Reserved).		
20/1672/SO	Screening opinion for the student accommodation and relocation of the Estate Service Centre.	EIANOT	11.12.2020

Table 1. [20/1684/OUT](#) Outline conditions for information

Condition Number	Requirement	Trigger	Details Submitted	Application Ref
1	Reserved Matters Approval	Prior to Commencement	Addressed by separate reserved matters submission	Current application
2	Time Limit	Compliance	N/A	
3	Approved Plans	Compliance	N/A	
4	Finished Floor Levels and Roof Heights	Prior to Commencement of any Individual Building	Height Parameter Comparison – EXE-WIA-ZZ-ZZ-D-A-00103 Rev P1	23/0351/DIS
5	Outline Landscape and Ecology Management Plan	Prior to Commencement	EXE-TLP-XX-XX-DR-E-00001 - LEMP - West Park and Birks_Rcd	23/0351/DIS
6	Detailed Arboricultural Method Statement and Tree Protection Plan	Prior to Commencement	West Park Arboricultural Method Statement – Report No. D36 50 05 Rev A Tree Protection Plans – drawing ref D36 50 P4 1 of 2 and 2 of 2	23/0495/DIS
7	Construction Environmental Method Statement	Prior to Commencement	West Park New Student Accommodation - CEMS C7	23/0351/DIS
8	Construction Traffic Management Plan	Prior to Commencement	West Park New Student Accommodation - CTMP C8	23/0351/DIS

9	Contamination Site Investigation	Prior to Commencement	Birks Grange and West Park Geo-Environmental Assessment – Report No. 14863 (1 to 5)	23/0495/DIS
10	Noise Impact Assessment	Prior to Commencement	R1462.1 V1 - UoExeter West Park - Noise Planning Report	23/0351/DIS
11	Internal and External Lighting Assessment	Prior to Commencement	West Park Lighting Impact Assessment March 2023	23/0351/DIS
12	Secure cycle parking details	Prior to Use	To be submitted separately.	
13	Written Scheme of Archaeological Work	Prior to Commencement	ACD2868 Clydesdale, Nash & Birks Grange, University of Exeter_WSI	23/0351/DIS
14	Reserved matters approval required	Compliance	Addressed by separate reserved matters submission	
15	Internal floor space limit	Compliance	N/A	
16	Secure by Design Gold Standard	N/A	To be submitted separately.	
17	Details of new Pedestrian Footway adjacent Streatham Drive	Prior to Occupation	103259-PEF-XX-XX-DR-C-0003-S2-PO2 General Arrangement Sheet 1 and 2	23/0495/DIS
18	Evidence of Passivhaus Principles	Prior to Occupation or as soon as practicable after Occupation	To be submitted separately.	
19	Unexploded Ordnance Investigation	Prior to Development	Detailed Risk Assessment Final CandBRP GCRD -	23/0351/DIS

			Brimestone 2021.07.16	
20	Waste Audit Statement	Prior to Commencement	West Park New Student Accommodation – Waste Audit Statement C20	23/0351/DIS
21	Details of Improvements to Streatham Drive	Prior to Occupation	To be submitted separately.	
22	Details of private highways works	Prior to Occupation	To be submitted separately.	
23	Cycle Parking Provision	Prior to Occupation	To be submitted separately.	
24	On site compound and Construction Method Statement	Prior to Commencement	West Park New Student Accommodation – CMS C24	23/0351/DIS
25	a) Soakaway testing b) Detailed drainage design c) Detailed surface water management and silt run off d) Adoption and maintenance of surface water system	Prior to or as part of Reserved Matters	Drainage Strategy EXE-AC-NB-XX-RP-C-00010 (1 OF 5) Drainage Strategy EXE-AC-NB-XX-RP-C-00010 (2 OF 5) Drainage Strategy EXE-AC-NB-XX-RP-C-00010 (3 OF 5) Drainage Strategy EXE-AC-NB-XX-RP-C-00010 (4 OF 5) Drainage Strategy EXE-AC-NB-XX-RP-C-00010 (5 OF 5)	23/0351/DIS

9.0 List of constraints

- Smoke Control Area
- Locally Listed Historic Park and Garden

10.0 Consultations

Below is a summary of the consultee responses. The latest response has been summarised when more than one response was received. All consultee responses, including earlier responses, can be viewed in full on the Council's website.

Arboricultural Officer:

Comments dated 17/02/23:

No objections subject to conditions

Devon & Somerset Fire & Rescue Service:

Comments dated 30/01/23:

The drawings would (without prejudice) appear to satisfy the criteria we would require for B5 access under Building Regulations and so we have no objection to this development at this time.

Ecology Officer:

Revised comments dated 29/03/23:

No objections following receipt of additional information subject to a condition regarding bat roosts.

Environmental Health:

Comments dated 30/01/23:

The submitted noise assessment recommends the following mitigation to ensure that the noise impacts of the scheme are reduced:

- *screening to the ASHPs on the roof of blocks B1 and B2,*
- *screening for the bin stores, particularly for blocks B1 and C1 to reduce the sound reaching properties on Streatham Drive, and*
- *passive attenuators to the intake and exhaust of all air handling plant.*

These are acceptable in noise terms.

Exeter Civic Society:

None received

Exeter Cycling Campaign:

Updated comments provided 22/04/23 following amended plans:

Objects for the following reasons:

- Lack of visitor cycle parking
- Cycle parking too far from accommodation
- Two-tiered bike storage is not considered best practice and can be considered discriminatory
- Cycle parking should be secure (it appears they may only be 'covered'). Security should be provided by a combination of locked doors, passive surveillance and active CCTV surveillance

- Additional space should be provided within the cycle stores to accommodate non-standard bike forms (5%), an area for cycle maintenance and charging points for e-bikes.

Health and Safety Executive (HSE):

Comments dated 17/02/2023: No objections

Local Highway Authority (Devon County Council):

Comments dated 24/04/23:

Cycle parking provision is now acceptable

Urban Design and Landscape Officer:

Comments dated 15/05/23:

Previous concerns withdrawn following receipt of amended plans; no objections subject to conditions.

Police Designing Out Crime Officer:

Comments dated 02/02/23:

The applicant has been in touch as they are seeking an SBD Gold award for the scheme. I have provided them with the relevant recommendations and criteria in order to attain the award so I have no concerns from a designing out crime perspective in relation to the scheme at this stage.

11.0 Representations

15no. representations from separate addresses have been received, of which all are objections.

All responses can be viewed in full on the Council website. The following issues were raised in the objections:

Objections:

- Some of the plans/models presented by the developer have been unclear or inaccurate.
- Various reasonable mitigations could be incorporated into the proposals but have not (yet) been
- Since the Outline Planning Application went through in 2021, during COVID restrictions, approval was initially given at a time when the council could not properly discuss, organise, and consult [*Officer note: all decisions were undertaken in accordance with due process during the Covid restrictions including the use of technology to enable virtual meetings where face to face meetings was not permitted*]
- Despite many residents of Dunvegan Close and Elmbridge Gardens asking for better pictures or an image of the proposed buildings around them and how they will look from our points of view, when visualisations were done (In the verified

views document on 19/12/2022), none were done as asked for from any of our roads

- The high number (over 150) of application documents and building name/reference changes make understanding the application and its impact on visual and neighbouring amenities difficult and time-consuming.
- The proposal is out of scale and character with the area
- Includes tall buildings on high hills adjacent to small two-storey houses, which has a detrimental impact
- Contains a high number of openable windows overlooking neighbouring dwellings
- A new path facing us will go up Cardiac Hill from the car park to the main entrances on B1 (ST). This will cause a lot of noise and be used by students returning from a night out at all hours. Additionally, up till now, no traffic behind the fence on this site has been noticed. The new plan shows no fence, and the access road closer to the embankment's edge looming over our roads. With 155 students, cleaners, maintenance, emergency, dustcart, take away, and food delivery vehicles creating a considerable amount of extra road traffic up and down this dangerously steep hill at all hours. Add to this the fence has vanished that hid this, and the entrances are all facing us.
- In the last two months, some mature trees that would have screened some of this have been cut down.
- An outside socialising area will face us, causing us even more light and noise issues.
- It is in contravention of local planning policy and exceeds the student numbers noted in the Core Strategy for 2025/26
- Instead of facing us, the main entrances should be on the North elevation to channel some of the noise away from the houses.
- If a new path is needed, it should go behind the existing blocks, reducing noise increases.
- The road/outside social areas to the other entrances facing us should be behind fences similar to what has been there for 70 years.
- The designers have not accommodated residents' views at all
- I ask that images of this building and how it sits on the hill be submitted so people know what is planned.
- The design should respond to the surrounding area comprising families and retired private dwellings on three sides.
- The steep gradient of the site has been underplayed in what feels like a deliberate attempt to disguise the detrimental impact of the new buildings on the residents.
- An alternative site should be found to house the planned 155 bedrooms for block ST (B1).
- The ST block is surrounded on three sides by two-storey private dwellings of 3 and 4 beds. Putting a 155-bed four-storey block here on top of a 5-storey hill above our roads would massively impact all of us.
- We strongly believe that pedestrian traffic to any new building on this site should be directed UP the hill towards the University and via the new footpath planned for Streatham Drive. The pedestrian infrastructure on New North Road is already

inadequate. Pavements on the elevated section between Duryard and Birks Village and the onward section to Prince of Wales Road are narrow. They are massively overcrowded, with pedestrians continually being forced into the road to pass large groups of students. It is only a matter of time before a severe accident, and someone is killed or injured. This will worsen as the new halls in Glenthorne Road come into commission. Students in the new West Village should not be encouraged to add to the numbers using these pavements.

- More recently, there have been incidents of drug dealing in Dunvegan Close and Elmbridge Gardens: students linger in these quiet cul-de-sacs to meet dealers who arrive and depart in cars. This is causing further detriment to the quality of life of residents.
- To mitigate the issues listed above, we suggest the following:
 - An alternative site for building ST (B1) can be found on another part of the campus, not adjacent to a residential area.
 - If this cannot be done, then the height of ST (B1) be reduced from 4 storeys.
 - The main entrances to ST (B1) should face east, towards the University, thus encouraging pedestrian traffic to use the new planned footpath in Streatham Drive rather than the overburdened pavements on New North Road.
 - The orientation of the building ST (B1) should be changed from west to north-west facing (similar to the neighbouring building further up the hill). This would instantly remove the current lack of privacy issues with 51 windows directly looking into the gardens and bedrooms of Elmbridge Gardens and Dunvegan Close. Instead, students in ST (B1) would overlook students in Birks Village.
 - Remove the planned path from ST (B1) to the car park in Birks Village.
[Officer Note: This has been removed in the amended plans.]
- As a former employee of the University (as are many of the residents of Dunvegan Close and Elmbridge Gardens), it saddens me to see how much the relationship between the University and residents has deteriorated.
- The University must, at some point, question whether the extra quantity of students will enable it to maintain high standards of academic education.
- The proposed six-storey 145-bedroom block *[Building CB]* with shop and socialising facilities has no window control zone facing us (South elevation towards Dunvegan Close), has 41 openable windows in our direction, is far wider than the buildings around it, and is two storeys higher than the buildings either side of it. At outline planning and during the feedback stages, numerous residents suggested that this building should be reduced in height to match the buildings around it, and no or few windows should face our houses. Residents have been continually ignored and lately told by the University team no windows would face our direction (due to the lack of an actual image or model of this building during both at outline planning application and the feedback stages last year) and that the height had been agreed with planners and could not be altered now so was not up for discussion. We discussed this and the number of windows anyway on feedback forms, objection letters, and discussions at exhibitions and meetings. At

none of these have designers even entertained altering the number of bedrooms, the height of the building or the number of windows facing us. They have even failed to show us any image at all of A1 until 24/01/2023. *[Officer Note: As mentioned in the representation above, there is no window-controlled zone to this building shown on the drawing Parameter Plan – Heights, Rev.P01, approved at the outline stage.]*

- The extra two storeys of Building CB will be a visual intrusion on the north end of Dunvegan Close, with the building visible over and through the existing tree canopy and the light from all the windows, especially in the winter when the leaves are not on the trees which will be a new issue to residents.
- Changing the names of the proposed buildings at different stages of the plans and mislabelling images of the proposed plans has proved very confusing and left gaps of information as to what the true intended outcome will look like
- Public signs advertising the planning application in the local area have not been available *[Officer Note: 3no. Site Notices were displayed for this application at Streatham Drive, near the junction with The Queens Drive, Entrance to Birks Grange Village and Clydesdale Avenue, near the junction with Streatham Drive.]*
- Can the developers dig down a level and start Building CB lower, and can the main entrance doors be positioned on the side of the building away from Elmbridge Gardens so the noise travels towards the university campus instead? *[Officer Note: There are proposed entrances on all elevations, but the majority are on the east, which does not face towards Elmbridge Gardens]*
- The latest plans include a 'new' path that will be lit at night, right alongside the perimeter of my garden and from the main halls to the car park, which will cause noise and light pollution to my property. *[Officer Note: A new footpath is shown in the submitted Illustrative Masterplan - West Park and Birks, Rev.P03, leading to Building ST from the existing access road to the electricity substation rear (east) of no.10 Elmbridge Gardens. This footpath would run west to east to the south of existing Block P and north of the electricity substation and not adjacent to the dwellings on Elmbridge Gardens. However, this has been removed from the amended plans.]*
- Two proposed buildings cause considerable concern to neighbours on our roads, namely A1 and B1, or perhaps we should refer to them as CB and ST as renamed in some documentation.
- B1(or ST, or QR even) will be built on the present Estate Services Centre. This is in a most prominent position (except, of course, we keep being told that it will have trees planted to help hide it. Do the developers know something that we don't about how long it takes trees to grow?).
- The consultation period was too short and should be extended. *[Officer Note: The Case Officer has considered all representations received until the time of writing in mid-April.]*
- 32 Streatham Drive faces west, not north, as stated in the Planning Committee Report dated 10 December 2020. All windows on the East elevation of B1(ST), meaning more than 40 will look directly into our home.
- As proposed elsewhere, these windows should have a "window control zone" to prevent student blocks from directly facing residential property.

- Article 8 Right to respect for private and family life and home. We feel that all comments were not fully considered. It states that adverse impacts on neighbouring properties must be mitigated by imposing conditions to ensure there is no undue impact on the home and family life of the occupiers. This has not been addressed.
- B1 (ST) now has solar panels and an / air conditioning unit which will raise the height of the building.
- We are very disappointed to learn that 26 objection letters from residents of Dunvegan Close and Elmbridge Gardens that we were told would be forwarded to you by Exeter University/UPP were not sent to the council.
- Massive overdevelopment will result in biodiversity harm to the arboretum and wildlife such as badgers, deer, and sparrowhawks.
- Due to the natural steep incline of the land, high-rise blocks will be very overbearing to our houses in Elmbridge Gardens and Dunvegan Close, with student windows looking directly down onto our homes and gardens.
- We feel the applicants are disregarding us.
- Applicants have misinformed residents.
- Community consultation has been inadequate, and submitted information inaccurate.
- The scale of the building is a reserved matter and has yet to be finalised [*Officer Note: the maximum building heights were consented at the outline stage when the principle of the development was also found acceptable by the Planning Committee based on the submitted illustrative plans*]
- The impact of demolition and construction works traffic along these roads/paths has not been sufficiently investigated and considered, nor around the construction site [*Officer Note: this was assessed at the Outline stage, and a condition is attached to that permission*]
- 7 am is too early for construction work to start and will disrupt neighbours
- These are massive tower blocks and should be reduced in height
- Lights left on at night in communal spaces of tall university buildings such as Holland Hall are disruptive for neighbours
- We can also see into student bedrooms which is not nice
- I know I am insignificant compared to the University and the money you may receive on the back of such developments; however, my neighbourhood and views to and from the river could/should be considered. [*Officer Note: planning applications are assessed against local and national policy, and while the impact of a development on the neighbouring residential amenity is assessed, private views are not protected under these policies; the principle and heights of the proposed development have been approved under the Outline consent*]
- B1 development has windows directly overlooking 32 Streatham Drive, which we were told would not happen.
- The height of B1 (ST) has always been an issue, even though the height has been reduced a little.

- The noise from the windows overlooking 32 Streatham Drive from B1 and B2 will create considerable noise pollution. This happens when Holland Hall and Mardon Hall windows open in the summer.
- There is no boundary fence between B1 and 32 Streatham Drive; one must be installed.
- Trees bordering the same boundary and that of B2 need to be retained to reduce over-looking the garden of 32 Streatham Drive.
- Access to Streatham Drive from 32 Streatham Drive will be more difficult as the driveway is hidden from vehicles turning from Devonshire Drive.
- The speed limit needs to be reduced to 20 mph.
- The contractor should maintain the road and repair and resurface the road to a high quality. This was done exceptionally poorly after Holland Hall was built.
- Footpath needs to be built before demolition and building work takes place.
- A planned footpath through the greenery at the top of Streatham Drive will damage established conifer tree roots.

12.0 Relevant policies

National Planning Policy and Guidance

National Planning Policy Framework (NPPF) (2021) – in particular sections:

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 11. Making effective use of land
- 12. Achieving well-designed places

Planning Practice Guidance (PPG):

- Consultation and pre-decision matters
- Design: process and tools
- Effective use of land
- Fire safety and high-rise residential buildings
- Housing needs of different groups
- Use of planning conditions

National Design Guide (MHCLG, 2021)

Biodiversity duty: public authority duty to have regard to conserving biodiversity (Natural England and DEFRA, 13 October 2014)

Development Plan

Core Strategy (Adopted 21 February 2012)

- CP5 - Meeting Housing Needs
- CP9 - Transport
- CP10 - Meeting Community Needs
- CP11 - Pollution and Air Quality
- CP12 - Flood Risk
- CP13 - Decentralised Energy Networks
- CP14 - Renewable and Low Carbon Energy
- CP15 - Sustainable Construction
- CP16 - Green Infrastructure, Landscape and Biodiversity
- CP17 - Design and Local Distinctiveness
- CP18 - Infrastructure

Exeter Local Plan First Review 1995-2011 (Adopted 31 March 2005)

- AP1 – Design and Location of Development
- C2 – Listed Buildings
- C4 – Historic Parks and Gardens
- E4 – Exeter University Campus
- L7 – Local Sporting Facilities
- T1 – Hierarchy of Modes
- T2 – Accessibility Criteria
- T3 – Encouraging Use of Sustainable Modes
- T9 – Access to Buildings by People with Disabilities
- T10 – Car Parking Standards
- LS1 – Landscape Setting
- EN2 – Contaminated Land
- EN3 – Air and Water Quality
- EN4 – Flood Risk
- EN5 – Noise
- DG1 – Objectives of Urban Design
- DG2 – Energy Conservation
- DG4 – Residential Development
- DG7 – Crime Prevention and Safety

Other Material Considerations

The Exeter Plan – Outline Draft Plan (September 2022)

- S1 – Spatial strategy
- S2 – Liveable Exeter delivery principles
- CE1 – Net zero Exeter
- STC2 – Active and sustainable travel in new developments
- STC3 – Active travel proposals

NE3 – Biodiversity
NE4 – Green infrastructure
D1 – Design principles

Exeter City Council Supplementary Planning Documents:

Sustainable Transport SPD (March 2013)
Residential Design SPD (September 2010)
Trees and Development SPD (Sept 2009)
University of Exeter Streatham Campus Masterplan Framework SPD (December 2010)

Development Related to the University of Exeter SPG (June 2007)
Net Zero Exeter 2030 Plan (Exeter City Futures, April 2020)

13.0 Human rights

Article 6 - Right to a fair trial.
Article 8 - Right to respect for private and family life and home.
The first protocol of Article 1 Protection of property

The consideration of the application in accordance with Council procedures will ensure that views of all those interested are considered. All comments from interested parties have been considered and reported within this report in summary with full text available via the Council's website.

It is acknowledged that there are certain individual properties where there may be some adverse impact (e.g. noise) and this will need to be mitigated as recommended through imposing conditions to ensure that there is no undue impact on the home and family life for occupiers. However, any interference with the right to a private and family life and home arising from the scheme as result of impact on residential amenity is considered necessary in a democratic society in the interests of the economic well-being of the city and wider area and is proportionate given the overall benefits of the scheme, including transport infrastructure and economic benefits.

Any interference with property rights is in the public interest and in accordance with the Town and Country planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

14.0 Public sector equalities duty

As set out in the Equalities Act 2010, all public bodies in discharging their functions must have “due regard” to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard in particular to the need to:

- a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
- c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has had due regard to the matters set out in section 149 of the Equality Act 2010.

15.0 Financial issues

The requirements to set out the financial benefits arising from a planning application is set out in s155 of the Housing and Planning Act 2016. This requires that local planning authorities include financial benefits in each report which is:-

- a) made by an officer or agent of the authority for the purposes of a non-delegated determination of an application for planning permission; and
- b) contains a recommendation as to how the authority should determine the application in accordance with section 70(2) of the Town and Country Planning Act 1990.

The information or financial benefits must include a list of local financial considerations or benefits of a development which officers consider are likely to be obtained by the authority if the development is carried out including their value if known and should include whether the officer considers these to be material or not material.

Material considerations

Job creation during construction

Non material considerations

The adopted CIL charging schedule applies a levy on proposals that create additional new floor space over and above what is already on a site.

This proposal is CIL liable, being Student housing whose occupation is limited by planning permission or planning obligation.

CIL is charged for this development at a rate of £40.00 per sqm plus new index linking.

Confirmation of the final CIL charge will be provided to the applicant in a CIL liability notice issued before the commencement of the development. All liability notices will be adjusted in accordance with the national All-in-Tender Price Index of construction costs published by the Building Cost Information Service (BCIS) of the Royal Institute of Chartered Surveyors for the year when planning permission is granted for the development. Full details of current charges are on the Council's website.

In this case, there is a new build GIFA of 49,760sqm and 8,847sqm of demolished existing GIFA. The net floor area would, therefore, total 40,913sqm. Based on the indexed rate for 2023 of £63.39 per sqm, this would result in a liability of £2,593,475.07.

The CIL liability above is an estimate only.

16.0 Planning assessment

1. Principle of Proposed Development

Core Strategy paragraph 2.11 states:

The University is very important to the economy and vitality of the city but the growth of student numbers also places pressure on the local community, particularly in terms of facilities and student accommodation and impact on the housing stock.

Core Strategy paragraph 6.28 states:

New purpose built student housing should be located on, or close to, the University Campuses...

Core Strategy policy CP5 states:

Purpose built student accommodation should be provided to meet the housing need.

Core Strategy policy CP10 states:

Facilities that meet Exeter's community, social, health, welfare, education, spiritual, cultural, leisure and recreation needs will be protected....

Local Plan First Review Saved Policy E4 states:

The development of education uses, student housing and research and development initiatives, including ancillary production, will be permitted on the University of Exeter campus provided that the character and setting of the campus is protected.

Local Plan First Review Saved Policy L7 states:

Development that would result in the loss of sporting facilities which serve a local area will not be permitted if it would harm sports opportunities in the area.

The University of Exeter SPG seeks:

- the provision of significant increases in purpose-built student residential accommodation (as much as possible)
- space on Streatham campus being reserved to meet any additional requirements for teaching related (non-accommodation) facilities
- the biodiversity of the site being conserved and enhanced
- high density managed accommodation on appropriate sites
- rigidly enforced car free accommodation
- improved sustainable travel
- any further major University developments to make significant advances in sustainable development / construction.

The University of Exeter Streatham Campus Masterplan SPD identifies the application site as follows:

- *Birks/Clydesdale Residences, part of Mardon Park*
- *a residential 'Park Living' area*
- *has potential for development*

Section 8.6.6 states:

- *New residential units are to be provided at Birks; these will form a series of blocks ranging from 4 to 6 storeys*
- *Additional student residences could be created by the consolidation and redevelopment of the cluster of student residences in the Clydesdale area of the Campus. The existing family centre and crèche could be redeveloped to provide a higher density development.*
- *Any new development should ensure that it creates a sense of place, with clear fronts and backs and entrances that overlook the key public spaces.*
- *Any new development should respond carefully to the topography and to views out over the wider landscape.*
- *Landscape & public realm:*
 - *Open up and improve the spatial structure of the woodland.*
 - *Develop and interpret the arboricultural interest at Birks Bank*
 - *Develop 'Japanese garden' at Birks.*

As noted above, the scheme proposes the following development, (Table 2**Error! Reference source not found.**), approved in principle at the Outline stage:

Table 2. Schedule of proposed development

	Ensuite bed	Standard bed	Accessible bed	Ancillary space	Total bed spaces
CB (A1)	144	0	0	Shop, Social and Study Areas, Multi-faith space	144
ST (B1)	149	0	0	Two small bookable study spaces	149
QR (B2)	78	0	1	Small bookable study space, small laundrette	79
AD (C1)	248	96	2	FM Reception, offices, facilities and workshop, large social/study space, flexible bookable spaces, vending, small laundrette, Changing places room, bookable kitchenette	346
LP (C2)	294	112	2	Bookable group study room, central laundrette, social and study areas	408
EF (D1)	163	48	0	Cycle storage, small laundrette	211
JK (D2)	266	0	0	Large plant room at ground floor	266
GH (E1)	58	110	0	Small laundrette, small	168

				bookable study spaces, bookable "quiet contemplation" room	
Birks A-E refurbishment	290	0	0	Faith Space, Study areas and Laundry	290
TOTALS	1,691	366	5		2,061

The principle of the proposed refurbishment, replacement and new student accommodation following demolition at the application site, including the loss of the tennis courts, was established under the outline consent, ref. 20/1684/OUT, pertaining to this reserved matters application.

2. Impact on Character and Appearance including Landscape

Local Plan First Review Saved Policy DG1 states: *Development should:*

- (a) be compatible with the urban structure of the city, connecting effectively with existing routes and spaces and putting people before traffic;*
- (b) ensure that the pattern of street blocks, plots and their buildings (the grain of development) promotes the urban character of Exeter;*
- (c) fully integrate landscape design into the proposal and ensure that schemes are integrated into the existing landscape of the city, including its three-dimensional shape, natural features and ecology;*
- (d) be at a density which promotes Exeter's urban character and which supports urban services...*
- (f) be of a height which is appropriate to the surrounding townscape and ensure that the height of constituent part of buildings relate well to adjoining buildings, spaces and to human scale;*
- (g) ensure that the volume and shape (the massing) of structures relates well to the character and appearance of the adjoining buildings and the surrounding townscape;*
- (h) ensure that all designs promote local distinctiveness and contribute positively to the visual richness and amenity of the townscape;*
- (i) use materials which relate well to the palette of materials in the locality and which reinforce local distinctiveness.*

Local Plan First Review Saved Policy DG4 states:

Residential development should:

- (a) be at the maximum feasible density taking into account site constraints and impact on the local area;*
- (b) ensure a quality of amenity which allows residents to feel at ease within their homes and gardens;*
- (c) ensure that the boundaries of private rear gardens facing public places are designed to make a positive contribution to the townscape;*

(d) where front gardens are included provide enclosure to create defensible space.

Local Plan First Review Saved Policy LS1 states:

Development which would harm the landscape setting of the city will not be permitted. Proposals should maintain local distinctiveness and character and:
(a) be reasonably necessary for the purposes of agriculture, forestry, the rural economy, outdoor recreation or the provision of infrastructure; or
(b) be concerned with change of use, conversion or extension of existing buildings:
Any built development associated with outdoor recreation must be essential to the viability of the proposal unless the recreational activity provides sufficient benefit to outweigh any harm to the character and amenity of the area.

Core Strategy policy CP16 seeks to protect and enhance green infrastructure.

Core Strategy policy CP17 requires a high standard of sustainable design that is resilient to climate change and complements or enhances Exeter's character, local identity and cultural diversity.

NPPF paragraph 126 states:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...

Outline consent, ref. 20/1684/OUT, approved, among others, the following plans:

- Land Use Parameters Plan (dwg no. 010010 Rev P2);
- Movement and Access Parameter Plan (dwg no. 010011 Rev P2);
- Heights Parameter Plan (dwg no. 010012 Rev P2)

The Council's Urban Design and Landscape Officer has been consulted on this application and originally raised concerns regarding the detailed appearance of the proposed upper storeys and plant in general; the main entrances to the larger blocks; and the southern approach to Block CB.

Following the submission of amended drawings during the course of this application, these concerns have been overcome, subject to recommended conditions.

Heights, density and floor areas

In terms of maximum heights, the current proposal accords with the consented Heights Parameter Plan, as shown in Table 3 below.

Table 3. Comparison with outline consent of proposed heights

Block	Max. storeys*	Parameter Plan (metres above sea level/AOD)	Proposed (metres above sea level/AOD)
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AD	8	86.700	$85.000 + 1.5 = 86.500$
EF (upper roof)	9	89.000	$86.800 + 1.5 = 88.300$
EF (lower roof)		82.500	81.100 (top of plant enclosure)
GH (upper roof)	5	89.000	$74.400 + 1.5 = 75.900$
GH (lower roof)		76.000	74.400
JK (upper roof)	9	97.000	$94.800 + 1.5 = 96.300$
JK (lower roof)		94.000	91.950 (top of plant enclosure)
LP (upper roof)	10	96.700	$94.800 + 1.5 = 96.300$
LP (lower roof)		93.700	$91.950 + 1.5 = 93.450$
QR (B2)	4	73.000	$69.950 + 1.5 = 71.450$
ST (upper roof)	4	66.600	64.400 (top of plant enclosure)
ST (lower roof)		61.000	$58.700 + 1.5 = 60.200$
CB	6	49.400	$44.700 + 1.5 = 46.200$
Birks	As existing	+ 1m above existing	Varies, but all less than +1m

* The proposed development has not been controlled via the number of storeys to each building but by the Land Use and Heights Parameter Plans approved at the Outline stage. The storeys are included in this table for information only.

The proposed scheme involves taller, larger buildings, with the greatest density, towards the centre of the eastern segment of the site. The buildings on the east side of this element have greater heights because of the existing buildings further east, on higher ground, which provide context for the scales proposed.

The proposed built form on the western side of this segment, adjacent to the landscaped Pinetum area, which slopes down to the west, would have slightly lower roof heights than the eastern side.

The proposed buildings to the north and south of this eastern segment would be lower in height than the tallest blocks proposed, to provide a transition to the domestic scale of the residential areas beyond the site.

The proposed new building to the south of the western segment would lie at a lower ground level again and have the lowest roof height, in keeping with the existing buildings at Birks Village.

Regarding the GIA (gross internal floor areas), the current proposal accords with the description and condition 15 of permission, 20/1684/OUT, which stipulates a maximum of 49,821 sqm, as shown in Table 4 below. The full breakdown per building per floor was confirmed by email dated 20/04/23.

Table 4. Schedule of proposed floor areas

Block	GIA in sqm
CB	4939
ST	4038
QR	2411
AD	10336
LP	10999
EF	5532
JK	7417
GH	4105
TOTALS	49777

The principle of the proposed density was approved at the Outline stage by way of the max. GIA, together with the approved Land Use and Heights Parameter Plans.

While the Illustrative Masterplan and visualisations were not part of the documents approved by the Outline consent, they were reviewed by the Planning Committee to inform that determination. These plans and visualisations have been closely adhered to in the current reserved matters application, and the proposed density conforms with the documents submitted at the outline stage.

As such, the proposed heights, density and areas of the proposed development are acceptable.

Scale, massing and materials

Based on indicative plans, the principle of the footprints, scale and massing was permitted at the outline stage. As such, this reserved matters application addresses only the technical details of these elements.

A report by the Landmark Practice dated December 2022 entitled Visualisations has been submitted as part of this application. This contains Accurate Visual Representations or Verified Views, which portray the proposed development as might be seen from agreed viewpoints as follows:

- From Station Road looking north-east
- View from Burrator Drive looking north-east

A Design and Access Statement for the West Park Student Accommodation, ref. EXE-WIA-XX-XX-DO-A-00001 was submitted with this application. This states that

the detailed design was informed by a design review by the Exeter Design Quality Partnership (EDQP) on 01/12/22. It also notes that the scheme has been broken down into character areas defined by a specific materials palette to help reduce the appearance of massing and scale.

The 5no. Character Areas proposed are described in the submitted Applicant Response to the Urban Design Officer's Comments, dated 14/04/23, as set out in Table 5 below:

Table 5. Proposed Character Areas

	Character Area	Location	Existing features	Proposed development	Proposed materials palette
1.	Birks Grange Village	West	Lower ground level, separated from rest of site by treed, landscaped area (Pinetum)	Block CB & refurbishment of blocks A-E	<i>Similar visual appearance and material palette to the existing 2008-2010 Birks Grange Village buildings. This does include an attic storey, in dark grey pigmented concrete to match its neighbours.</i>
2.	Nash Grove blocks E & F & Estate Services Centre	South	Lower ground level	Blocks ST & QR	<i>Low rise, (no more than four storeys) with simple brick facades to respond to the sensitive neighbour boundaries. They are constructed in a light red multi textured brick with regular, punched windows and simple, clean detailing to give a smaller scale residential feel to the buildings.</i>
3.	Clydesdale Court/ House & Nash Grove & Tennis Courts	South-east	Higher ground level, slopes down to south, rises to east	Blocks AD & LP	<i>Entrance to site. Taller blocks, with multi red/brown brick to respond to the central campus buildings, such as Northcote House, simple detailing and architectural features.</i>
4.	Clydesdale Rise	North-east	Highest ground level	Blocks JK & EF	<i>Similar in height to AD and LP but use a buff multi brick to reflect the palette of historic Reed Hall, and</i>

					<i>masonry-effect window surrounds and banding</i>
5.	Clydesdale Rise	North-most corner of eastern segment	Highest ground level	Block GH	<i>Lower height, transitioning to neighbours north of site. Similar design to QR and ST, in terms of material choice and simplicity of detail, and includes angled window bays on northern side</i>

The appearance of the proposed new or refurbished buildings is set out at Table 6 below:

Table 6. Appearance of proposed new/refurbished building/s

CA*	Block	Proposed form	Proposed materials
1.	Birks A-E	<ul style="list-style-type: none"> • Refurbishment of existing building • 3-5 storeys • No ground floor level at eastern ends of bays • No 4th floor on western spine except for junctions with 2no. bays • Flat roofs, steps down to west • Solar panels on roofs 	<ul style="list-style-type: none"> • Main façades pale grey multi-brick • Pale grey aluminium windows /doors • Vertical elements (junctions with bays/between blocks & escape stairs) clad with perforated aluminium (patterned for wayfinding) • Soldier brick course at roof / aluminium coping
	CB	<ul style="list-style-type: none"> • 5-6 storeys (bays on west side 5 storeys only) • U-shaped planform, 2no. 5-storey bays & 1no. ground floor bay, projecting from west elevation • Single storey, ground floor, flat roofed infill bay to west with 4no. rooflights • Flat roofs • Solar panels on main roofs • Ground floor retail unit, multi-faith room & social space • 5no. stairwells • 1no. lift • 6no. student entrances • Service yard on south elevation enclosed by close-boarded 	<ul style="list-style-type: none"> • Red light multi brick, various textures & bonds to differentiate vertical sections etc • Grey concrete cladding to attic (5th floor) elevations • Anthracite Grey aluminium doors/windows • Chocolate Brown metal cladding at ground floor of external stairwells & perforated mesh at upper storeys • MVHR** louvres to match brickwork in colour • Grey concrete banding above ground floor & coping at roof level

		timber fencing (amended: reduced in size)	
2.	QR	<ul style="list-style-type: none"> • 3-4 storeys (4 at northern end) • L-shaped planform • Flat roofs • Solar panels on roofs • Ground floor partially excavated into higher ground levels & retaining wall with balustrade at lower ground levels due to steeply sloping site • 2no. stairwells • 2no. entrances • 1no. lift 	<ul style="list-style-type: none"> • Red light multi brick, various textures & bonds to differentiate vertical sections etc • Anthracite Grey aluminium doors/windows • Chocolate Brown metal cladding at ground floor of external stairwells & perforated mesh at upper storeys • MVHR** louvres to match brickwork in colour • Concrete banding above ground floor & coping at roof level to match brickwork in colour
	ST	<ul style="list-style-type: none"> • 3-4 storeys (3 at southern end) • Reverse F-shaped planform • Flat roofs • Solar panels on roofs • 2no. stairwells • 2no. lifts • 2no. entrances 	<ul style="list-style-type: none"> • Red light multi brick, various textures & bonds to differentiate vertical sections etc • Anthracite Grey aluminium doors/windows • Chocolate Brown metal cladding at ground floor of external stairwells & perforated mesh at upper storeys • MVHR louvres to match brickwork in colour • Concrete banding above ground floor & coping at roof level to match brickwork in colour
3.	LP	<ul style="list-style-type: none"> • 7-10 storeys • 3no. interlinked blocks with elongated hexagonal planform • Flat roofs covered with solar panels • Roofs step down to south-east – 3 levels • Lower ground excavated at north-west end 	<ul style="list-style-type: none"> • Red/brown multi brick, various textures & bonds to differentiate vertical sections etc • Chocolate Brown aluminium doors/windows • MVHR louvres to match brickwork in colour

		<ul style="list-style-type: none"> • 7no. entrances on ground floor • 2no. entrances on lower ground floor • 4no. stairwells • 4no. lifts 	<ul style="list-style-type: none"> • Concrete banding above ground floor & coping at roof level to match brickwork in colour
	AD	<ul style="list-style-type: none"> • 7-8 storeys (7 at south-eastern end) • 3no. interlinked blocks with elongated hexagonal planform • Flat roofs • Solar panels on roofs • 4no. main entrances on link towers (north-west and south-east elevations) • 1no. reception entrance on north-west end of central block • 2no. additional entrances to social spaces on sides of central block (north-east and south-west) • 4no. stairwells • 4no. lifts • Footbridge from higher ground to north leading to balcony at first floor on north-east elevation of central block 	<ul style="list-style-type: none"> • Red/brown multi brick, various textures & bonds to differentiate vertical sections etc • Chocolate Brown aluminium doors/windows • MVHR louvres to match brickwork in colour • Concrete banding above ground floor & coping at roof level to match brickwork in colour • Glass/steel canopy over entrances on south-west elevation of central block • Glass balustrades to first floor balconies on north-east elevations and footbridge to first floor north-east elevation of central block
4.	EF	<ul style="list-style-type: none"> • 6-9 storeys (9 at south-eastern part) • Steps down to north-west closer to GH • Flat roofs – 2 levels • Solar panels on main roof • 3no. stairwells • 2no. lifts • 2no. main entrances on north-east elevation 	<ul style="list-style-type: none"> • Buff light multi-brick, various textures & bonds to differentiate vertical sections etc • Concrete banding above ground floor & coping at roof level to match brickwork in colour • Majority of windows (in main elevations) with concrete light buff surrounds • Moss Grey aluminium doors/windows • Moss grey metal cladding at ground floor of external stairwells & perforated mesh at upper storeys • MVHR louvres to match brickwork in colour

	JK	<ul style="list-style-type: none"> • 7-9 storeys (9 at south-eastern part) • F-shape planform with 2no. projecting bays to south-west and dog-leg to north-west end • Flat roofs – 3 levels • Solar panels on main roof • 4no. stairwells • 2no. lifts • 2no. entrances 	<ul style="list-style-type: none"> • Buff light multi-brick, various textures & bonds to differentiate vertical sections etc • Concrete banding above ground floor & coping at roof level to match brickwork in colour • Majority of windows (in main elevations) with concrete light buff surrounds • Moss Grey aluminium doors/windows • Moss Grey metal cladding at ground floor of external stairwells & perforated mesh at upper storeys • MVHR louvres to match brickwork in colour
5.	GH	<ul style="list-style-type: none"> • 3-5 storeys • No ground & first floor levels at north-east end • No fifth floor at south-west end • H-shape planform with 2no. projecting bays to north-west & south-east • 8no. angled bays on north-west elevations to prevent overlooking • Flat roofs – 2 levels • Solar panels on all roofs • 6no. stairwells • 2no. lifts • 3no. entrances 	<ul style="list-style-type: none"> • Red/light multi-brick, various textures & bonds to differentiate vertical sections etc • Concrete banding above ground floor & coping at roof level to match brickwork in colour • Anthracite Grey aluminium doors/windows • Chocolate Brown metal cladding at ground floor of external stairwells & perforated mesh at upper storeys • MVHR louvres to match brickwork in colour

* Character Area

** Mechanical Ventilation with Heat Recovery (MVHR)

Concerns have been raised by the City Council's Urban Design specialist and the Case Officer regarding the appearance of the proposed larger apartment blocks sited on the higher ground levels to the east of the site, namely EF, JK, AD and LP.

It is acknowledged that the visualisations submitted in the LVIA portray the proposed development as monolithic and homogeneous. However, it must be recognised that

the visualisations lack sufficient detail to demonstrate the techniques proposed to provide visual differentiation between the blocks themselves, the projecting bays and the upper storeys.

A range of finishing materials/methods, such as stone-effect concrete and rusticated brickwork, is proposed to emphasise the vertical elements and attic storey differentiation. This would enable the built volumes to be visually broken up more effectively and reduce the appearance of bulk and mass.

It is considered, therefore, that the proposed development is capable of policy compliance concerning visual amenity, subject to conditions detailing the proposed finishing materials.

Block CB

Concerns were raised by the Case Officer and Urban Design specialist regarding the proposed service yard and public realm treatment adjacent to Block CB.

The initially proposed service yard would have extended the full width of the south elevation and been enclosed with close-boarded timber fencing. This would have resulted in a poor visual amenity at the gateway to the university campus when approaching from the south-west.

The above concerns also involved the proposed cycle stores east of the proposed building. These would have created a physical and visual barrier to the proposed public amenity space and reduced the usable area.

Amended plans have been submitted, considerably reducing the proposed service yard to the west side of the south elevation and improving the appearance of the south-west approach to the building.

The cycle stores have also been redistributed to the east and north sides of the building.

For these reasons, this element of the application is considered capable of policy compliance concerning visual amenity, subject to conditions detailing the proposed finishing materials.

Landscaping

The Outline consent approved the Landscape and Biodiversity Parameter Plan and applied Condition 5. A separate discharge of condition application for the latter is under consideration, ref. 23/0351/DIS.

Outline condition 5 states:

No development shall take place until an Outline Landscape and Ecology Management Plan, to include recommendations, has been submitted to and approved by the Local Planning Authority. The Management Plan shall indicate how the existing biodiversity of the site will be protected, in accordance with all relevant legislation;
how the proposed development and associated works will enhance wildlife in the area; and
how the landscaped area is to be managed to include an ecological clerk of works and shall be submitted to the Local Planning Authority for review on a 24 month basis unless otherwise agreed in writing.
Reason: In the interests of nature conservation.

It is acknowledged that the above condition does not include the implementation of the approved Landscape and Ecology Management Plan (LEMP). As such, it is considered reasonable to add a condition at the reserved matters stage to ensure that the LEMP, once approved, is implemented and maintained after that.

The following documents relating to the proposed landscaping have been submitted to accompany this reserved matters application:

- EXE-TLP-XX-XX-SH-L-90001 Outline Tree Planting Schedule West Park and Birks, dated 14/12/22
- EXE-TLP-XX-XX-SH-L-90003 Outline Planting Schedule West Park and Birks, dated 14/12/22
- EXE-TLP-XX-XX-DR-L-30001 P01 Landscape Planting Strategy West Park, dated 16/12/22
- EXE-TLP-XX-XX-DR-L-30002 P01 Landscape Planting Strategy Birks, dated 16/12/22
- EXE-TLP-XX-XX-DR-L-10007 P02 Landscape Treatments to Walls West Park, dated 16/12/22
- AMENDED EXE-TLP-XX-XX-DR-L-10001 P07 Landscape General Arrangement - West Park, received 14/04/23
- AMENDED EXE-TLP-XX-XX-DR-L-10002 P04 Landscape General Arrangement - Birks, received 09/05/23
- AMENDED EXE-TLP-XX-XX-DR-L-10004 P03 Landscape General Arrangement - West Park Detailed Area 1 of 3, received 14/04/23
- AMENDED EXE-TLP-XX-XX-DR-L-10005 P04 Landscape General Arrangement - West Park Detailed Area 2 of 3, received 14/04/23
- AMENDED EXE-TLP-XX-XX-DR-L-10006 P04 Landscape General Arrangement - West Park Detailed Area 3 of 3, received 14/04/23
- EXE-TLP-XX-XX-DR-L-90008 Block CB Landscape Sketch V2, received 09/05/23

The documents listed above demonstrate that the proposed development would involve considerable soft landscaping that would contribute to protecting and enhancing green infrastructure. However, further details regarding the quantum of planting and other scheme elements are required.

As such, the proposed landscaping is considered capable of policy compliance concerning visual amenity subject to a detailed landscaping condition.

3. Impact on Residential Amenity

Local Plan First Review Saved Policy EN5 states:

Noise-generating development will not be permitted if it would be liable to increase adversely the noise experienced by the users of existing or proposed noise-sensitive development nearby.

Local Plan First Review Saved Policy DG7 states:

The design of development should aim to achieve a safe and secure environment. Proposals should:

- (a) ensure pedestrian routes and public spaces are overlooked and subject to natural surveillance;*
- (b) provide enclosure of properties, so that private spaces are well defined and fulfil the role of defensible space;*
- (c) ensure that lighting is located and designed in such a way as to deter and reduce the fear of crime;*
- (d) ensure that schemes for landscape design, including new planting, do not create opportunities for crime and that, where appropriate, species of plants are used to deter criminal or anti- social behaviour;*
- (e) integrate crime prevention measures in an unobtrusive manner, such that the fear of crime is not raised, and that there is no detrimental effect upon townscape and amenity.*

NPPF paragraph 174 e) states:

Planning .. decisions should contribute to and enhance the natural and local environment by.. preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of .. noise pollution...

NPPF paragraph 185 a) states:

Planning .. decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions .., as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: ...mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life...

Noise pollution

Objections have been received regarding noise resulting from the proposed development.

A Noise Planning Report, by Red Twin Ltd, ref. R1472.1 V1, dated 15/12/22, has been submitted to accompany this application. This states that:

- *The site noise exposure is predominantly due to road traffic on Cowley Bridge Road, people, aircraft, and wildlife.*
- *The background sound is contributed to by distant road traffic believed to be the M5 to the East.*
- *The site is generally quiet and peaceful with occasional noisier events like an aircraft fly over, traffic on-site or maintenance works for example.*
- *The site use is not changing and it has been confirmed that the sounds of students will be managed to avoid undue disturbance to neighbours.*
- *Additional mitigation required involves:*
 - *screening to the ASHPs on the roof of blocks B1 and B2,*
 - *screening for the bin stores, particularly for blocks B1 and C1 to reduce the sound reaching properties on Streatham Drive, and*
 - *passive attenuators to the intake and exhaust of all air handling plant.*

The Council's Environmental Health Officer has been consulted on this application and has raised no concerns regarding the noise impact on the neighbouring amenity subject to implementing the mitigation in the submitted Noise Planning Report.

This consideration is also addressed via Condition 10 of the Outline consent, which states:

The applicant shall undertake a noise impact assessment for this application, which shall be submitted and approved in writing prior to commencement of the development. This report shall consider the impact of noise from the development on local receptors and shall include noise from plant and equipment as well as noise from deliveries, communal areas, residents and events.

If, following the above assessment, the LPA concludes that noise mitigation measures are required, the applicant shall then submit a scheme of works to ensure that the development does not have a significant negative impact on local amenity. These measures shall be agreed in writing by the LPA and shall be implemented prior to and throughout the occupation of the development.

Reason: In the interests of residential amenity.

Condition 10 is subject to a separate discharge of conditions application, ref. 23/0351/DIS, and is currently pending. The Noise Planning Report submitted to accompany application 23/0351/DIS is the same as the above report.

The additional noise mitigation recommended above would have an impact on the visual amenity that the recommended materials condition would address.

A Design & Access Statement – West Park Student Accommodation has been submitted to accompany this application, which notes:

- *The University is committed to ensuring that students behave as good neighbours, and matters relating to behaviour will be outlined in students' tenancy agreements.*

- *The University campus security team (Estate Patrol) will patrol the West Park student residences...*
- *The University Residence Life team has a night patrol team who visit the residential accommodation on a regular basis between the hours of 21:15 – 04:00.*
- *The University also liaises closely with the Police and the council's Environmental Health department*
- *A Student Management Plan will be submitted prior to occupation of the development.*

It is considered reasonable to impose a condition regarding submitting and implementing a Student Management Plan in the interests of the noise impact on residential amenity.

Light pollution

Objections have been received regarding light spill from the proposed development. This consideration is addressed via Condition 11 of the Outline consent and is currently pending under a separate application, ref. 23/0351/DIS. Therefore, this aspect will not be further assessed here.

Neighbouring dwellings

The dwellings most likely to be affected by the proposed development include:

- Homes at the northern ends of Dunvegan Close and Elmbridge Gardens (particularly nos. 22, 23 and 24 Dunvegan Close and nos. 7, 8, 9, 10 and 12 Elmbridge Gardens);
- Dwellings north of Lodge Hill, namely, Hillcot, Hidden House, St Clair and Summer Court;
- Nos. 30 and 32 Streatham Drive;
- Dwellings on Glenthorne Road, including The Cypress House, and nos. 6, 10, and Blocks A, B and C, Hill View Place;
- Dwellings on the northern side of Grafton Road, including nos. 2, 3 and 4 Highcroft Court, High Croft;
- No. 2 Clydesdale Road; and
- Existing student accommodation including Birks Halls Blocks F, G, K, J, H, L, M, N, P and Q.

Representations have been received raising concerns regarding the impact of noise and light pollution on the occupants of Dunvegan Close and Elmbridge Gardens dwellings and loss of privacy, particularly from the south elevation of the proposed 6-storey Building CB.

Concerning privacy, the council's Residential Design SPD states at paragraph 7.16: *A minimum back-to-back distance of 22 metres is required between habitable room windows.*

Paragraph 7.18 states:

Where buildings of different storey heights back onto one another, or differences in site levels place buildings of the same storey height higher than those they back onto, privacy distances will need to be increased.

Paragraph 7.19 states:

Where the angle of properties backing onto each is 45 degrees or more the separation distance may be reduced to 15m between habitable room windows.

BLOCK CB

No window controlled zone to Building CB is shown on the drawing Parameter Plan – Heights, Rev.P01, approved at the outline stage.

The south elevation proposed would contain 41no. windows on the first to the fifth floor, generally serving bedrooms.

The separation gap from the proposed south elevation to the northern boundary of the nearest neighbouring dwelling at no.24 Dunvegan Close would be over 56m. The intervening area contains mature trees, which would offer some screening.

It is acknowledged that the proposed building would have six storeys and would be situated on higher ground than the nearest neighbouring dwellings.

However, given the substantial separation gap involved, it is not considered that unacceptable overlooking would result.

BLOCK ST

A window controlled zone to the south elevation of Building ST is shown on the drawing Parameter Plan – Heights, Rev.P01, approved at the outline stage. However, it is recognised that windows are proposed for this elevation to serve kitchen-dining-living rooms and bedrooms on several storeys.

Notwithstanding the above, these windows are proposed to be sited within a series of triangular bays projecting at an approximately 45-degree angle from the principal elevation. As such, the orientation would be to the south-west rather than directly to the south. The separation gap to the southern site boundary would be over 22m.

It is acknowledged that proposed building ST would be relatively tall, with four storeys where these windows would be sited, and on elevated ground compared to the neighbouring dwellings on Dunvegan Close and Elmbridge Gardens. As such, screening provided by existing and proposed vegetation would be limited.

The proposed east elevation of Building ST would face towards the garden and rear (west) elevation of no.32 Streatham Drive. Because of the generous rear garden, the separation gap between the proposed building ST and the existing dwelling would measure approximately 60m.

The proposed development would considerably change the northern outlook from the neighbouring residential properties. However, it is not considered that the change would amount to harm in terms of overbearing impact, loss of light or privacy because of the separation distances involved and the angle of the windows proposed on the southern elevation of Building ST.

Objections were received regarding a proposed new footpath leading to Building ST from the existing access road to the electricity substation rear (east) of no.10 Elmbridge Gardens. This has now been removed from the amended scheme.

BIRKS VILLAGE BLOCK A-E

The proposal comprises the refurbishment of an existing building, and the window arrangement proposed in the north elevation is similar to that existing. As such, no unacceptable harm would be considered concerning the neighbouring amenity at the nearest dwellings to the north, namely nos. 6 and 10 Glenthorne Road and The Cypress House.

BLOCK GH

There is a window controlled zone to the north elevation of Block GH shown on the drawing Parameter Plan – Heights, Rev.P01, approved at the outline stage. However, it is recognised that windows are proposed for this elevation to serve kitchen-dining-living rooms and bedrooms on several storeys.

Notwithstanding the above, these windows are proposed to be sited within a series of angled bays. The orientation would be predominantly to the west (with 1no. bay orientated north-east) rather than directly to the north.

It is acknowledged that proposed Block GH would be relatively tall, with up to 5 storeys where these windows would be sited, and on elevated ground as compared with the neighbouring dwellings on nos. 2, 3 and 4 Highcroft Court and no.2 Clydesdale Road.

In this case, the separation gap from the proposed window bays in question to the northern site boundary would be approx. 34 to 39m.

The existing mature trees to be retained within the intervening area to the north of Block GH would provide some screening.

By reason of the orientation of the proposed windows in the angled bays projecting from the north-west central elevation of Block GH, together with the separation distances involved, no unacceptable overlooking would be considered to ensue with regard to the neighbouring amenity.

Neighbouring student accommodation blocks

BLOCK CB

Birks Village Block K lies approx. 9m to the west of proposed Block CB, Block J lies approx. 11m to the north and Block H lies approx. 6.7m to the north-east.

Birks Village Block K comprises bedroom windows at first to third floor on its east elevation. However, proposed Block CB contains no windows in the elevations closest to Block K although it would contain windows serving a stairwell in the west facing elevation of the main building. The separation gap would measure approx. 18m.

Given the separation gap involved and the non-habitable nature of the spaces served by the proposed west-facing windows in Block CB, no unacceptable overlooking would be considered to result in relation to occupiers of Block K.

Notwithstanding the above, it is acknowledged that the south-western element of Block CB would give result in some overbearing impact in relation to the occupiers of the east facing bedrooms in the southern half of Block K. This is by reason of:

- The limited separation gap of approx. 9m
- The higher ground level of Block CB as compared with Block K
- The height of the end elevation of the projecting bay of Block CB in the south-west corner
- The blank appearance of the closest proposed façade – while the stairwell would be clad in perforated metal sheeting, which would provide some permeability, this would not be considered sufficient to overcome the appearance of bulk and mass at close proximity to Block K
- No landscaping has been proposed to provide any screening or softening of the visual impact.

However, the nature of a university campus differs from a general residential area in that a higher density of buildings would be expected with a closer proximity.

Occupation of student halls of residence is usually term-time only and often for one academic year. Students are generally focussed on academic study and choose their residence with regard to the proximity of the faculties rather than the outlook of the accommodation itself.

For this reason, the policies set out in the Residential Design SPD have been applied with discretion. It is recognised that the outlook from Block K towards the east would

be changed as a result of proposed Block CB and would not be ideal. However, it is the Officer's view but this change would not amount to harm in this case.

It is considered reasonable to add a condition regarding vertical landscaping of the proposed west elevation in question to soften its impact.

Birks Village Block J lies at a higher ground level than proposed Block CB and contains windows predominantly serving bedrooms up to 4 storeys in its south elevation.

Block CB would contain 41no. windows in its north elevation from first to fifth floor predominantly serving bedrooms.

The separation gap between proposed Block CB and existing Block J would measure approx. 12m.

This matter has been raised with the applicant as a concern. As a result, the applicant has agreed to submit revised plans to overcome the potential loss of privacy resulting from the original scheme as follows:

- The northern elevation of proposed Block CB would be set back further to the south to increase the separation gap from Block J to the north;
- The internal layout would be amended to reduce the quantum of windows originally proposed for the northern elevation of proposed Block CB;
- A saw tooth elevation would be introduced on the north side of proposed Block CB whereby the windows would be located within angled bays to limit direct intervisibility and increase the sightlines from the windows of Block CB towards Block J;
- The sightlines from the windows in the north elevation of Block CB would be angled to the north-west or north-east rather than directly towards Block J to the north.

The amended drawings are expected to be formally submitted prior to the Planning Committee and an update will be published by way of the Addendum.

The revisions outlined here would be considered sufficient to mitigate the potential loss of privacy for occupants of Block J, subject to a management plan that would set out how the University would manage any privacy issues in the event that a complaint is made by an occupant regarding overlooking and privacy.

This privacy management plan would be required prior to first occupation as set out in recommended Condition no.4 at the end of this report.

For the above reasons, this element of the scheme is considered capable of policy compliance subject to approval of the amended plans and the management plan.

Birks Village Block H lies to the north-east of proposed Block CB and by reason of the respective orientation of the two buildings, no unacceptable overlooking would be considered to ensue regarding the existing or future occupiers.

Future occupiers

BLOCK QR

Following amendments agreed at the outline stage, block QR was re-orientated to align the main (north-west) elevation more closely with the adjacent access road.

However, concerns have been raised by the council's Urban Design specialist regarding the poor relationship between the north-west elevation of this building and the access road under the reserved matters application.

Amendments have been submitted relocating the main building entrance to the front (north-west) elevation, removing the lower ground floor and improving the waymarking for pedestrians through the proposed surface treatments adjacent the building.

As such, the amended scheme is considered capable of policy compliance with regard to the residential amenity of future occupiers, subject to conditions detailing the proposed finishing materials.

BLOCKS GH & JK

While the separation gap between proposed blocks GH and JK would measure approx. 7m at the shortest distance, no windows are proposed for the south-east elevation of block GH or the north-west elevation of block JK.

As such, no undue intervisibility would ensue with regard to the future occupiers of those accommodation blocks.

BLOCK CB

The proposed bedrooms on the north elevation of Block CB would be overlooked by the bedrooms at neighbouring Birks Block J, which could give rise to loss of privacy.

As noted above, this matter has been raised with the applicant as a concern and the applicant has agreed to submit revised plans as set out previously in the sub-section on the impact of the occupants of Birks Block J.

For the above reasons, this element of the scheme is considered capable of policy compliance subject to approval of the amended plans and the management plan.

INTERNAL SPACE PROVISION

In terms of the proposed room sizes, the Residential Design SPD states at 9.44 that a single bedroom should have a min. size of 8.4sqm.

The applicant has confirmed by email dated 26/04/23, that all single bedrooms proposed would have an area of 8.7sqm for a standard room and 13sqm for a single bedroom including an ensuite shower room.

As such, this would be considered acceptable.

Conclusion on residential amenity

Overall, the reserved matters are considered capable of policy compliance with the exception of Block CB. The impact of light pollution on the residential amenity is subject to consideration under a separate application.

4. Impact on Heritage

Local Plan First Review Saved Policy C2 states:

Development (including changes of use, alterations and extensions) which affects a listed building must have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

Local Plan First Review Saved Policy C4 states:

Redevelopment within, adjacent to, or otherwise likely to affect the setting of, parks and gardens of special or local historic interest will not be permitted if the proposals:
(a) would involve the loss of features considered to form an integral part of the character or appearance of the park and garden; and
(b) would otherwise detract from the enjoyment, layout, design, character, appearance, or setting of the park and garden.

NPPF paragraph 199 states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

NPPF paragraph 203 states:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application....

The eastern part of the application site lies within the Locally Listed Historic Park and Garden titled Exeter University Campus, which comprises a non-designated heritage asset.

Grade II listed Reed Hall lies beyond the application site to the south-east at approx. 74m from the eastern site boundary. The listed buildings and curtilage would not be considered to be affected by the proposal by reason of the substantial separation gap involved, together with the intervening buildings and mature landscaping.

As noted above, the application under consideration comprises the reserved matters of Outline consent ref. 20/1684/OUT. That consent approved the Land Use Parameters Plan and Heights Parameter Plan, together with the principle of the proposed development.

As such, the impact of the scheme on the heritage assets has been considered at the Outline stage and found acceptable in terms of the proposed max. building heights and approx. siting of those buildings within the development area.

The site does not fall within an identified area of Archaeological Importance. However, given that the application is for major development, Condition 13 of the Outline consent has been applied requiring a written scheme of archaeological work prior to commencement.

This has been submitted as part of a separate discharge of conditions application, ref. 23/0351/DIS, and is currently under consideration.

For the above reasons, the reserved matters application is considered capable of policy compliance with regard to heritage assets.

5. Highways, Access and Parking

Local Plan First Review Saved Policy T1 states:

Development should facilitate the most sustainable and environmentally acceptable modes of transport, having regard to the following hierarchy:

1. *Pedestrians*
2. *People with mobility problems*
3. *Cyclists*
4. *Public transport users*
5. *Servicing traffic*
6. *Taxi users*
7. *Coach borne visitors*
8. *Powered two wheelers*
9. *Car borne shoppers*
10. *Car borne commercial/ business users*
11. *Car borne visitors*
12. *Car borne commuters.*

Local Plan First Review Saved Policy T2 states:

Residential development should be located within walking distance of a food shop and a primary school and should be accessible by bus or rail to employment, convenience and comparison shopping, secondary and tertiary education, primary and secondary health care, social care and other essential facilities.

Local Plan First Review Saved Policy T3 states:

Development should be laid out and linked to existing or proposed developments and facilities in ways that will maximise the use of sustainable modes of transport.

Proposals should ensure that:

- (a) all existing and proposed walking and cycle routes are safeguarded or that alternative reasonably convenient routes are provided;*
- (b) suitable cycle parking provision is provided in accordance with the standards set out in schedule 2;*
- (c) where more than 20 people are employed facilities for showering and changing are provided;*
- (d) full account is taken of the needs of bus operation through and alongside new development by the provision of lay-bys, roads and other associated facilities;*
- (e) where appropriate, pedestrian and cycling links are provided to existing or proposed rail stations;*
- (f) the particular needs of people with disabilities are taken into account.*

Local Plan First Review Saved Policy T9 states:

Proposals for the development, change of use, alteration or extension of non-domestic buildings, particularly those open to the public, will only be permitted if provision is made for safe and convenient access by people with disabilities.

Local Plan First Review Saved Policy T10 states at Schedule 3:

Car free developments may be permitted, in accordance with policy H2.

Core Strategy policy CP9 encourages transport infrastructure improvements and sustainable transport measures.

NPPF paragraph 8 seeks to minimise waste.

NPPF paragraph 110 promotes sustainable transport modes and seeks safe and suitable access to the site for all users and that any significant impacts on the transport network (in terms of capacity and congestion), or on highway safety, to be cost effectively mitigated to an acceptable degree.

NPPF paragraph 111 states:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

County Highways has been consulted on this application and initially raised concerns regarding the proposed cycle parking provision. Following the submission of amended plans, these concerns have been withdrawn.

Environmental Health has been consulted on this application and has no comments with regard to the highways impact of the scheme.

The Exeter Cycling Campaign has been consulted on this application and has concerns regarding the lack of visitor cycle parking; cycle parking too far from accommodation; two-tiered bike storage is not considered best practice; cycle parking should be secure; additional space should be provided within the cycle stores to accommodate non-standard bike forms (5%), an area for cycle maintenance and charging points for e-bikes.

As noted above, the application under consideration comprises the reserved matters for Outline consent ref. 20/1684/OUT. That consent approved the Movement and Access Parameter Plan, together with the principle of the proposed development. It also included the following conditions:

- Construction Traffic Management Plan
- Secure cycle parking details
- Details of new Pedestrian Footway adjacent Streatham Drive
- Details of Improvements to Streatham Drive
- Details of private highways works
- Cycle Parking Provision

Access, traffic and parking

Access to the application site is via Streatham Drive to the south-east and Access to Birks Halls off New North Road to the west.

A Design & Access Statement – West Park Student Accommodation has been submitted to accompany this application, which notes:

- *The proposal being a car-free scheme, no vehicular impact will arise from the redevelopment, this being re-enforced by the University's campus restrictions which confirm that students are not permitted to bring vehicles to the site.*
- *The scheme is also to operate under the University's Travel Plan, thereby focusing all travel by sustainable modes of transport.*
- *Therefore, whilst student numbers will increase, in-line with the University's development proposals and campus wide masterplan, this will be achieved without an increase in car traffic.*
- *Streatham Drive / Holland Hall*
 - *Vehicular access to the retained Holland Hall Car Park and Holland Hall is via a new two-way route provided from Streatham Drive to run in front of Mardon Hall.*

- *The existing parking on Streatham Drive is to be converted to parallel parking bays to ensure that sufficient carriageway width is provided to allow for two-way movement for vehicles.*
- *The Spine*
 - *The central spine of the new West Park Student Village will predominantly be pedestrianised with cycle activity also catered for.*
 - *Service vehicles will be able to access this corridor for maintenance purposes entering and exiting via separate points on Clydesdale Avenue.*
 - *When accessed by vehicles the central avenue will operate on a one-way system with vehicles entering from the south-east and exiting to the north-west.*
 - *Bollards will be provided at either end of the avenue to prevent unauthorised use by non-estate traffic.*
 - *The corridor will be utilised at the start and end of terms to enable student drop-off and pick-up in proximity of their accommodation, with this managed by on-site staff.*
 - *During this period the oneway flow will be reversed to allow managed queuing on Clydesdale Avenue, away from the junction with Streatham Drive.*
- *Clydesdale Avenue west of blocks AD and EF*
 - *Two-way operation maintained albeit non-estate vehicles will be prevented from accessing the central avenue via this route by bollards.*
 - *The existing turning head is to be retained.*
 - *The road past the existing turning facility is to be downgraded*
 - *Traffic calming in proximity to Clydesdale House introduced via chicanes to prioritise pedestrian activity*
 - *A Co-Bike parking area will be located on the prominent pedestrian desire line.*
- *All delivery points have been located away from boundaries with residential neighbours.*
- *Emergency, maintenance and refuse vehicles will be able to access the central spine.*

In terms of the traffic impact of the proposed development, this would be predominantly car free but would result in some intensification of the existing use with some changes proposed to the existing parking arrangements.

The highways impact has been found acceptable at the Outline stage subject to the conditions noted above. These will be assessed under separate discharge of conditions applications.

The Travel Plan referenced above comprises the Sustainable Travel Plan for the Exeter Campuses 2021-2030, which is monitored and reviewed by the university's Environment and Climate Emergency Team (inc. Sustainable Transport).

As such, the reserved matters are considered capable of policy compliance in this regard.

Accessibility

The submitted Design & Access Statement – West Park Student Accommodation notes:

- *Level access will be provided to the principal entrance of all buildings*
- *Lifts will be provided*
- *5no. wheelchair accessible bedrooms at ground floor level will be provided in the West Park area*
- *All cores will include disabled refuges to the common stairs*
- *The University has adopted, "PAS 6463:2022 - Neurodiversity and the built environment".*

A West Park – Inclusive Design Statement, dated December 2022, has been submitted to accompany this application. This notes that:

- *Where parking is provided in the context of this project, this will be provided as designated disabled parking bays only.*
- *All of these parking bays will also be provided with EV charging points.*
- *Blocks ST, EF, JK and GH, whilst not providing wheelchair accessible accommodation in these blocks, drop off provisions will be made along with designated disabled parking bay next to the main entrance*
- *Wheelchair accessible accommodation is being provided in Blocks QR, AD and LP*
- *One parking bay per wheelchair accessible bedroom will be provided next to the main entrance.*

A Birks Grange – Inclusive Design Statement, dated December 2022, has been submitted to accompany this application. This notes that:

- *Birks Grange will not provide wheelchair accessible accommodation*
- *Drop off provisions will be made, along with 3 designated disabled parking bays*

For the above reasons, it is considered that the proposed development would provide acceptable access for people with disabilities in line with Local Plan policies T3 (f) and T9 and NPPF paragraph 110.

Cycle parking

For student accommodation, the Sustainable Transport SPD requires:

- 1 cycle parking space per bedroom for the first 10 bedrooms and 1 cycle parking space per 2 bedrooms for the 11th bedroom upwards; and
- 1 cycle parking space per 20 bedrooms (minimum 2 spaces) for visitors.

In this case, 2,061no. bedrooms are proposed. Therefore, the following provision would be required:

- 1,036no. cycle parking spaces
- 103no. visitor cycle spaces
- 1,139no. cycle parking spaces in total

The submitted Design & Access Statement – West Park Student Accommodation notes that cycle parking would be provided at a ratio of 1 space per 4 students, which would equate to 515no.

However, amendments have been secured during the course of this planning application in response to Officer concerns. As confirmed in the submitted Applicant Response, dated 14/04/23, the cycle parking provision would equate to 1 space per 2 bedrooms.

This element is addressed by the following conditions to the Outline application:

- Condition 12.
No part of the development hereby approved shall be brought into its intended use until secure cycle parking facilities have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.
Reason: To ensure that adequate facilities are available for the traffic attracted to the site.
- Condition 23.
Prior to occupation of the development, details shall be submitted to the Local Planning Authority of cycle parking provision for the development. Development shall not be occupied until such details have been agreed in writing by the Local Planning Authority and Local Highway Authority, and prior to occupation the cycle parking shall be provided in accordance with the submitted details.
Reason: To ensure that the development promotes all travel modes to reduce reliance on the private car, in accordance with paragraph 110 of the NPPF.

As such, it is considered that the proposed development is capable of policy compliance with regard to cycle parking provision, subject to the Outline conditions above.

Waste and recycling

The submitted Design & Access Statement – West Park Student Accommodation notes:

- *Kitchens will be provided with four compartment recycling bins; separate general refuse bins; and separate food waste caddies*
- *Refuse and recycling will be taken to the secure bin stores by students and deposited in 1100 litre Eurobins.*
- *Waste contractors will collect waste and recycling from the centralised bin stores using 32 tonne vehicles.*
- *Students will be informed of the recycling strategy and waste collection plan in the greeting pack and information posters*

As such, it is considered that the proposed development is capable of policy compliance in terms of waste management.

6. Biodiversity

Local Planning Authorities have a statutory duty to ensure that the impact of development on wildlife is fully considered during the determination of a planning application under the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, The Conservation of Habitats and Species Regulations 2017 (Habitats Regulations 2017).

Core Strategy policy CP16 seeks to protect and enhance biodiversity.

The Trees and Development SPD seeks to protect wildlife habitats.

NPPF paragraph 174 d) states:

Planning policies and decisions should contribute to and enhance the natural and local environment by: ...minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...

NPPF paragraph 180 d) states:

...opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

A 10% Biodiversity Net Gain (BNG) will become mandatory under the Environment Act 2023 from November 2023.

The principle of the proposed development has been found acceptable at the Outline stage in terms of biodiversity, subject to the following conditions:

- Condition 5
[See under Section 2 above]
- Condition 6
No development shall take place until a Detailed Arboricultural Method Statement in association with the Tree Protection Plan for the demolition and construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. The Tree Protection Plan shall also consider how trees adjacent to the site, including the Pinetum, are to be protected. The final method statement shall incorporate a provisional programme of works; supervision and monitoring details by an Arboricultural Consultant shall proceed in accordance with the measures described in the Arboricultural Method Statement throughout the duration of the works.
Reason: To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality.

The Outline consent also involved the approved plan: Landscape and Biodiversity Parameter Plan.

Protected species

The council's Ecology Officer has been consulted on this application and has no objections subject to a condition regarding bat roosts.

This application is accompanied by a Bat Survey Report, dated December 2022, which notes that:

- As roosting bats were identified, a full European Protected Species (EPS) Licence (Bats) will be required before the commencement of works.
- Mitigation will be required including bird and bat boxes, increased planting and avoidance of lighting near roosts.

It is acknowledged that some conditions have been attached to the Outline consent regarding ecology. However, it is considered reasonable to attach further conditions at the reserved matters stage, regarding the specific matter of the licence in respect of bats and the mitigation recommended in the above report.

Trees

The council's Arboricultural Officer has been consulted on this application and has no objections subject to conditions.

An Arboricultural Constraints Report, dated October 2019, has been submitted with this application, which includes:

- Tree Survey Schedule
- Tree Survey Plan
- Arboricultural Constraints Plan 1 of 2
- Arboricultural Constraints Plan 2 of 2

An Arboricultural Impact Assessment Plan, dated November 2022, has also been submitted with this application, which notes that:

- Most of the trees previously indicated as potentially being retained are now proposed to be removed;
- A number of Cat.B trees would be removed on the east side of Clydesdale Road and replaced;
- T36 is a veteran oak on the west side of the Holland Hall Car Park access road that should be retained;
- Cat.A trees and grassed area between Mardon Hall and proposed Block LP to be protected and retained;
- Cat.A trees adjacent Clydesdale Road to east of proposed Block QR, including tree T50 on north side of road, to be retained and protected;

- Cat.A trees in vicinity of junction between Clydesdale Road and Streatham Drive to be protected from construction traffic and activities;
- Birks Bank Arboretum to be excluded from development work;
- Trees on north-west side of proposed Block QR to be protected and retained;
- Cat.B tree T87 to be protected and retained [Officer note: previously proposed footpath in vicinity of this tree has been removed from the amended plans];
- New sewer to be re-routed to avoid trees T82 and T83;
- Mature magnolia to be removed or translocated if possible [Officer note: permission granted for relocation of mature magnolia tree ref. 22/1724/TPO];
- Mature oak tree, T81, between Birks Blocks A-E and Birks Block J, to be protected;
- Trees in vicinity of proposed footpath along Streatham Drive to be protected.

It is acknowledged that the above condition does not include implementation of the Detailed Arboricultural Method Statement and Tree Protection Plan once approved by the LPA. As such, it is considered reasonable to add a condition at the reserved matters stage to this end.

It is also recognised that the Outline condition pertains to the retention and protection of existing trees, rather than proposed new trees or other planting. Some details of proposed tree and other planting have been submitted to accompany this application and have been assessed under the Landscaping sub-section above.

As noted above, it is considered reasonable to add a condition regarding landscaping in terms of visual amenity. However, a condition is also required to address biodiversity enhancement, as discussed below.

The proposal is considered capable of policy compliance with regard to trees subject to the conditions attached at the Outline stage and recommended here.

Biodiversity Net Gains

A Biodiversity Net Gain Note, by The Landmark Practice, dated 16/09/22, has been submitted to accompany this application. This states that the proposed development would deliver a net gain of approx.:

- +14% Habitat Units
- +103% Hedgerow Units

Given the above and the submitted documents noted in the sub-section on Landscape in Section 2 of this report, the proposed development is considered capable of policy compliance with regard to biodiversity net gains.

It is considered reasonable to impose conditions in this regard.

7. Contaminated Land

Local Plan First Review Saved Policy EN2 states:

Where development is proposed on or near a site where there is contamination or good reason to believe that contamination may exist, the developer should carry out a site assessment to establish the nature and extent of the contamination.

Development will not be permitted unless, in relation to the specific use for which permission is being sought, practicable and effective measures are to be taken to prevent unacceptable risks to human health or the environment. Remediation measures must ensure that the proposal will not:

- (a) expose the occupiers of the development and neighbouring land uses to unacceptable risk;*
- (b) threaten the structural integrity of any building built, or to be built, on or adjoining the site;*
- (c) lead to the contamination of any watercourse, water body or aquifer;*
- (d) cause the contamination of adjoining land or allow such contamination to continue.*

Contamination should be treated on site if possible. Any permission for development will require that the remedial measures agreed with the authority must be completed before the development is occupied.

This consideration is addressed by Condition 9 of the Outline consent, which is subject to a separate discharge of condition application, currently pending under ref. 23/0495/DIS.

As such, no further assessment of this matter is required at this stage.

8. Impact on Air Quality

Local Plan First Review Saved Policy EN3 states:

Development that would harm air or water quality will not be permitted unless mitigation measures are possible and are incorporated as part of the proposal.

Core Strategy policy CP11 states:

Development should be located and designed so as to minimise and if necessary, mitigate against environmental impacts.

The principle of the proposed development has been approved at the Outline stage. The scheme is for new and replacement student accommodation on campus at the University of Exeter and would not involve any increase in traffic or parking.

No change of use would be involved and the existing situation would not be adversely affected with regard to air pollution.

In terms of dust or other air pollution arising from the construction phase, this matter is addressed by Condition 7 of the Outline consent, which is subject to a separate discharge of condition application, currently pending under ref. 23/0351/DIS.

As such, no further assessment of this matter is required at this stage.

9. Flood Risk and Surface Water Management

Local Plan First Review Saved Policy EN4 states:

Development will not be permitted if:

- (a) it would increase the likelihood of flooding*
 - (i) by reducing the capacity of, or increasing flows within, a flood plain, or*
 - (ii) through the discharge of additional surface water, or*
 - (iii) by harming flood defences;*
- (b) it would be at risk itself from flooding;*
- (c) it would require additional public finance for flood defence works;*
- (d) adequate provision is not made for access to watercourses for maintenance;*
- (e) it would threaten features of landscape or wildlife importance by reducing the recharge of local water tables.*

Core Strategy policy CP11 states:

Development should be located and designed so as to minimise and if necessary, mitigate against environmental impacts.

Core Strategy policy CP12 seeks to reduce flood risk and promotes Sustainable drainage systems (SuDS).

Core Strategy policy CP17 requires a high standard of sustainable design that is resilient to climate change.

Condition 25 of the Outline consent requires the submission of drainage details prior to or as part of the Reserved Matters application. However, this matter is currently subject to a separate discharge of conditions application, ref. 23/0351/DIS, pending determination.

As such, this matter will not be assessed at this stage.

10. Sustainable Construction and Energy Conservation

Exeter City Council declared a Climate Emergency in July 2019 and has endorsed the Net Zero Exeter 2030 Plan (April 2020), by Exeter City Futures Community Interest Company (CIC), a collaboration involving Exeter City Council, Devon County Council, Exeter College, the University of Exeter and the Royal Devon & Exeter NHS Foundation Trust, as well as Global City Futures.

Local Plan First Review Saved Policy DG2 states:

New development should be laid out and designed to maximise the conservation of energy. Proposals should:

- (a) retain and refurbish existing buildings on site except where retention is unviable or the buildings are detrimental to the character of the site or would prejudice the best use of land;*
- (b) aim to gain maximum benefit from solar gain;*
- (c) be subject to landscape schemes which provide landform and planting that acts as a shelter for buildings.*

Core Strategy policy CP11 states:

Development should be located and designed so as to minimise and if necessary, mitigate against environmental impacts.

Core Strategy policy CP13 states:

New development (either new build or conversion) with a floorspace of at least 1,000 square metres, or comprising ten or more dwellings, will be required to connect to any existing, or proposed, Decentralised Energy Network in the locality to bring forward low and zero carbon energy supply and distribution. Otherwise, it will be necessary to demonstrate that it would not be viable or feasible to do so. Where this is the case, alternative solutions that would result in the same or better carbon reduction must be explored and implemented, unless it can be demonstrated that they would not be viable or feasible.

Core Strategy policy CP14 states:

New development (either new build or conversion) with a floorspace of at least 1,000 sq. metres, or comprising ten or more dwellings, will be required to use decentralised and renewable or low carbon energy sources, to cut predicted CO2 emissions by the equivalent of at least 10% over and above those required to meet the building regulations current at the time of building regulations approval, unless it can be demonstrated that it would not be viable or feasible to do so.

Core Strategy policy CP15 requires sustainable design and construction methods, resilience to climate change, BREEAM Excellence and zero carbon from 2019 onwards.

Core Strategy policy CP17 requires a high standard of sustainable design that is resilient to climate change.

Decentralised and renewable or low carbon energy sources

All of the submitted roof plans indicate solar panels on the proposed roofs.

Sustainable design

A Sustainability Statement by Element 4 Group Ltd, dated 15/12/2022, has been submitted to accompany this application. This notes that:

- *The Proposed Development will be assessed against the WELL Community certification.*

- *A dedicated WELL pre-assessment workshop has been undertaken and it was concluded that a minimum score of 60 points which equates to a WELL 'Gold' rating is achievable.*
- *[Officer Note: The International WELL Building Institute (IWBI) has established a set of standards and design methodology for 'creating and certifying spaces that advance human health and well-being' entitled WELL Building Standard™ version 2 (WELL v2™) that has four levels: Bronze, Silver, Gold, Platinum)]*
- *The Proposed Development aims to exceed the targets set out in the RIBA 2030 Climate Challenge for upfront and embodied carbon*
- *The UK government is committed to achieving net zero emissions by 2050. The London Energy Transformation Initiative (LETI) was established to support the transition of the UK capital's built environment to net zero carbon. To achieve this, LETI believes that by 2025, 100 percent of new buildings must be designed to deliver net zero carbon. The Proposed Development will seek to reduce its embodied carbon and operational energy intensity to meet and where feasible exceed the LETI targets.*
- *The buildings will comply with Building Regulations Approved Document L2B: Conservation of Fuel and Power in new buildings other than dwellings (Part L2B 2013) incorporating 2016 amendments.*
- *Through Passivhaus, the Proposed Development's average residential Energy Use Intensity (EUI, excluding generation) is 45.4 kWh/m² year, well below the Target Emission Rate requirement by the Building Regulations Approved Document Part L2A, 2013 and it is 4.3 times lower than average university residential buildings (Russel Group), without energy generation.*
- *38% of the energy demand, equivalent to 1,012,445 kWh/year will be generated on site across all blocks.*
- *Water-consuming components will have at least 40% improvement in water consumption through BREEAM Wat01.*
- *The scheme will use a dedicated surface water drainage system to capture all rainfall on external paved areas and roof areas with allowance for climate change.*
- *The proposed development would consume four times less energy and produce six times less carbon emissions than what is recommended in CIBSE Guide F (2012) 'Good Practice Halls of Residence building types'.*

The submitted Planning Statement, dated December 2022, notes:

- *Birks Village Block A-E refurbishment*
 - *The EnerPHit standard is used for the Birks Village Block A-E since this comprises a refurbishment rather than a new-build.*
 - *The existing brick walls will be retained and overclad externally to improve the airtightness and thermal performance of the building envelope.*
 - *New high-performance triple-glazed windows will be installed throughout alongside full mechanical ventilation with heat recovery.*
 - *The existing pitched roof will be replaced with an insulated flat roof, on which PV panels will be installed.*

- *These will be mounted with as low profile as possible to reduce visual impact and glare.*
- *All this will allow the building to perform at and be certified to the low-energy Passivhaus EnerPHit standard with a heating demand of less than 20kWh/m2/year.*
- **West Park New Build**
 - *The new build accommodation will be built to achieve Passivhaus standard.*
 - *Thermal comfort will be achieved by maintaining constant internal temperatures*
 - *A Passivhaus building's superior ventilation system ensures ample fresh air at room temperature and makes for high indoor air quality without introducing cold draughts.*
 - *Triple glazed windows with louvred sunshades will provide excellent daylighting and ventilation with of high level of control.*
 - *The window size and design have been optimised through the computer modelling to ensure that bedrooms will not overheat.*
 - *The new development will be an entirely car-free development, in line with the University's commitment to Zero Carbon.*
 - *Buildings will all be highly insulated and will therefore require very little in the way of heating.*
 - *Buildings will have electric heating and hot water will be provided using highly efficient Air Source Heat Pumps.*
 - *A Constant supply of room temperature fresh filtered air will be supplied year-round, using mechanical ventilation unit with >80% heat recovery (MVHR).*
 - *The design proposals have been tested in the PHPP (Passive House Planning Package modelling) to deliver a 70% reduction in whole life carbon against a baseline case of 2005/6 of 'business as usual'.*
 - *The carbon reductions we will achieve will make these proposals well ahead of the targeted pathway to Zero Carbon by 2030.*

Condition 18 of the Outline consent states:

The development shall be designed in accordance with Passivhaus Principles. Prior to occupation, or as soon as practicable after occupation, evidence of Passivhaus certification shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the proposal is in accordance with the aims of Policy CP15 of Council's Adopted Core Strategy and in the interests of delivering sustainable development.

Construction waste

The matter of waste arising from excavation, demolition and construction is addressed by Condition 20 of the Outline application and is subject to a separate discharge of condition application, ref. 23/0351/DIS, currently pending.

For the above reasons, it is considered that the proposed development is capable of policy compliance with regard to sustainable construction and energy conservation subject to the conditions attached to the Outline consent.

11. Impact on Economy

Core Strategy policy CP18 states:

...Developer contributions will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development. Contributions will be used to mitigate the adverse impacts of development (including any cumulative impact). Where appropriate, contributions will be used to facilitate the infrastructure needed to support sustainable development.

This development is CIL liable, as set out in Section 15.0 Financial issues above.

By reason that the principle of the proposed development was found acceptable at the Outline stage, no further assessment of the scheme is required in terms of the above matter at this stage.

12. Other issues

Fire Safety

The Fire safety and high-rise residential buildings PPG notes:

- In the case of 'relevant buildings':
 - the developer is required to submit a fire statement setting out fire safety considerations specific to the development with a relevant application for planning permission for development which involves one or more relevant buildings, and
 - the Health and Safety Executive is a statutory consultee for relevant planning applications
- Relevant buildings are defined as those which:
 - contain two or more dwellings or educational accommodation and
 - meet the height condition of 18m or more in height, or 7 or more storeys [as measured to the floor level of the top storey not to the roof]

A Fire Statement Form, dated 16/12/2022, and Fire Service Site Plan, have been submitted to accompany this application.

Both the Health and Safety Executive (HSE) and Devon & Somerset Fire & Rescue Service have been consulted on this application and have raised no objections.

As such, the scheme is considered acceptable in planning terms with regard to fire safety.

Wind Microclimate

Local Plan First Review Saved Policy AP1 states:

Development should be designed and located to raise the quality of the urban and natural environment...

The NPPF is silent on this issue.

A Wind Microclimate Assessment by Flosolve has been submitted to accompany this application. This notes:

- *The proposed Exeter University development constitutes a significant increase in the overall massing at the site*
- *The proposed development is taller than the surrounding buildings and on a hill*
- *However, due to the extensive tree cover on and around the site, the development is not exposed to the prevailing south, south westerly, and north westerly winds*
- *It is therefore not at significant risk of downdraft/downwash or flow channelling between the proposed buildings*
- *With regards to pedestrian safety:*
 - *All areas within the proposed site are safe throughout the year except for a small area to the northeast*
 - *Here, the wind conditions are not worsened by the development and as such, no mitigation is required*
- *With regards to pedestrian comfort:*
 - *All areas within the proposed site experience wind speeds that achieve their target pedestrian comfort category*

For the above reasons, the proposal is considered acceptable with regard to the impact of the development on the wind microclimate.

Community Engagement

NPPF paragraphs 40 and 126 encourage community engagement by applicants, particularly prior to submitting an application.

The Consultation and Pre-Decision Matters PPG states that:

- *Local planning authorities are required to undertake a formal period of public consultation, prior to deciding a planning application. This is prescribed in article 15 of the Development Management Procedure Order (as amended)...*
- *The time period for making comments will be ... not less than 21 days...*
- *Local planning authorities may, at their discretion, take into account comments that are made after the closing date (but have no obligation to do so).*

A number of representations have been received raising concerns that the applicant's community engagement was poor or inadequate.

A Statement of Community Involvement by CarneySweeney, dated December 2022, has been submitted to accompany this application, which sets out the public consultation undertaken in respect of this application.

Notwithstanding the community engagement undertaken by the applicants, the council undertook its own public consultation in respect of this application, which involved letters to neighbours and the display of site notices.

The public consultation was open for more than 21 days and the Case Officer has taken into consideration any representations submitted after the closing date, up until the time of writing (04/05/23).

This report sets out the Case Officer's assessment of the material considerations including the representations received during the public consultation.

The Officer's recommendation will be considered by the Planning Committee who will determine the application in line with due process and in a democratic manner.

17.0 Conclusion

NPPF paragraph 11 states:

Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking, this means: c) approving development proposals that accord with an up-to-date development plan without delay.

It is acknowledged that 16 no. letters of objection have been received regarding this application. However, the application comprises the reserved matters pertaining to outline consent ref. 20/1684/OUT, granted in 2021 following a resolution at Planning Committee. The outline consent approved the proposed development in principle. Also, it approved the scheme's heights and maximum floor areas based on the indicative layout and verified views. The conditions attached to the outline consent also address much of the technical detail.

Officers believe Block CB requires further detailed design work to overcome issues concerning the overbearing impact and loss of privacy. As such, this element is recommended for refusal through the recommended conditions.

Notwithstanding the above, it is considered that the remainder of the reserved matters are capable of policy compliance subject to additional conditions relating to visual amenity, residential amenity and biodiversity.

As such, this application is recommended for approval, except for Block CB, in line with NPPF paragraph 11 c).

18.0 Recommendation

GRANT PERMISSION with the following conditions:

1) PLANS

The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority as follows:

- SITE LOCATION PLAN, EXE-WIA-ZZ-ZZ-DR-A-00001, Rev.P01
- EXISTING SITE PLAN - LEVELS & DEMOLITION, EXE-WIA-ZZ-ZZ-DR-A-00020, Rev.P01
- PROPOSED SITE PLAN, EXE-WIA-ZZ-ZZ-DR-A-00100, Rev.P04
- PROPOSED SITE PLAN - BUILDINGS HEIGHT PARAMETERS - CONFORMITY, EXE-WIA-ZZ-ZZ-DR-A-00102, Rev.P01
- SITE SECTIONAL ELEVATIONS EXISTING & PROPOSED 1 & 4, EXE-WIA-ZZ-ZZ-DR-A-00040, Rev.P01
- SITE SECTIONAL ELEVATIONS EXISTING & PROPOSED 2, EXE-WIA-ZZ-ZZ-DR-A-00041, Rev.P01
- SITE SECTIONAL ELEVATIONS EXISTING & PROPOSED 3, EXE-WIA-ZZ-ZZ-DR-A-00042, Rev.P01
- SITE SECTIONAL ELEVATIONS EXISTING & PROPOSED 5, EXE-WIA-ZZ-ZZ-DR-A-00043, Rev.P01
- BLOCK CB - GA PLAN - GROUND FLOOR PLAN, EXE-WIA-CB-GF-DR-A-00200, Rev.P03
- BLOCK CB - GA PLAN - FIRST FLOOR PLAN, EXE-WIA-CB-01-DR-A-00201, Rev.P02
- BLOCK CB - GA PLAN - SECOND FLOOR PLAN, EXE-WIA-CB-02-DR-A-00202, Rev.P01
- BLOCK CB - GA PLAN - THIRD FLOOR PLAN, EXE-WIA-CB-03-DR-A-00203, Rev.P01
- BLOCK CB - GA PLAN - FOURTH FLOOR PLAN, EXE-WIA-CB-04-DR-A-00204, Rev.P01
- BLOCK CB - GA PLAN - FIFTH FLOOR PLAN, EXE-WIA-CB-05-DR-A-00205, Rev.P01
- BLOCK CB - GA PLAN - ROOF PLAN, EXE-WIA-CB-RF-DR-A-00206, Rev.P01
- BLOCK CB - GA ELEVATIONS - EAST & WEST, EXE-WIA-CB-ZZ-DR-A-00300, Rev.P02
- BLOCK CB - GA ELEVATIONS - NORTH & SOUTH, EXE-WIA-CB-ZZ-DR-A-00301, Rev.P02
- BLOCK CB - GA SECTIONS, EXE-WIA-CB-ZZ-DR-A-00400, Rev.P02
- BLOCK ST - GA PLAN - GROUND FLOOR PLAN, EXE-WIA-ST-GF-DR-A-00200, Rev.P01

- BLOCK ST - GA PLAN - FIRST FLOOR PLAN, EXE-WIA-ST-01-DR-A-00201, Rev.P01
- BLOCK ST - GA PLAN - SECOND FLOOR PLAN, EXE-WIA-ST-02-DR-A-00202, Rev.P01
- BLOCK ST - GA PLAN - THIRD FLOOR PLAN, EXE-WIA-ST-03-DR-A-00203, Rev.P01
- BLOCK ST - GA PLAN - ROOF PLAN, EXE-WIA-ST-RF-DR-A-00204, Rev.P01
- BLOCK ST - GA ELEVATIONS - NORTH & SOUTH, EXE-WIA-ST-ZZ-DR-A-00300, Rev.P01
- BLOCK ST - GA ELEVATIONS - EAST & WEST, EXE-WIA-ST-ZZ-DR-A-00301, Rev.P01
- BLOCK ST - GA SECTIONS, EXE-WIA-ST-ZZ-DR-A-00400, Rev.P01
- BLOCK QR - GA PLAN - LOWER GROUND FLOOR PLAN, EXE-WIA-QR-LG-DR-A-00200, Rev.P01
- BLOCK QR - GA PLAN - GROUND FLOOR PLAN, EXE - WIA-QR-GF-DR-A-00200, Rev.P02
- BLOCK QR - GA PLAN - GROUND FLOOR PLAN, EXE-WIA-QR-GF-DR-A-00201, Rev.P01
- BLOCK QR - GA PLAN - FIRST FLOOR PLAN, EXE -WIA-QR-01-DR-A-00201, Rev.P02
- BLOCK QR - GA PLAN - UPPER GROUND FLOOR PLAN, EXE-WIA-QR-UG-DR-A-00202, Rev.P01
- BLOCK QR - GA PLAN - SECOND FLOOR PLAN, EXE - WIA-QR-02-DR-A-00202, Rev.P02
- BLOCK QR - GA PLAN - FIRST FLOOR PLAN, EXE-WIA-QR-01-DR-A-00203, Rev.P01
- BLOCK QR - GA PLAN - THIRD FLOOR PLAN, EXE -WIA-QR-03-DR-A-00203, Rev.P02
- BLOCK QR - GA PLAN - SECOND FLOOR PLAN, EXE-WIA-QR-02-DR-A-00204, Rev.P01
- BLOCK QR - GA PLAN - ROOF PLAN, EXE -WIA-QR-RF-DR-A-00204, Rev.P02
- BLOCK QR - GA PLAN - ROOF PLAN, EXE-WIA-QR-RF-DR-A-00205, Rev.P01
- BLOCK QR - GA ELEVATIONS - SOUTH WEST & NORTH EAST, EXE-WIA-QR-ZZ-DR-A-00300, Rev.P02
- BLOCK QR - GA ELEVATIONS - SOUTH EAST & NORTH WEST, EXE-WIA-QR-ZZ-DR-A-00301, Rev.P02
- BLOCK QR - GA SECTIONS, EXE-WIA-QR-ZZ-DR-A-00400, Rev.P02
- BLOCK AD - GA PLAN - GROUND FLOOR PLAN, EXE-WIA-AD-GF-DR-A-00200, Rev.P01
- BLOCK AD - GA PLAN - FIRST FLOOR PLAN, EXE-WIA-AD-01-DR-A-00201, Rev.P01
- BLOCK AD - GA PLAN - SECOND FLOOR PLAN, EXE-WIA-AD-02-DR-A-00202, Rev.P01
- BLOCK AD - GA PLAN - THIRD FLOOR PLAN, EXE-WIA-AD-03-DR-A-00203, Rev.P01
- BLOCK AD - GA PLAN - FOURTH FLOOR PLAN, EXE-WIA-AD-04-DR-A-00204, Rev.P01
- BLOCK AD - GA PLAN - FIFTH FLOOR PLAN, EXE-WIA-AD-05-DR-A-00205, Rev.P01

- BLOCK AD - GA PLAN - SIXTH FLOOR PLAN, EXE-WIA-AD-06-DR-A-00206, Rev.P01
- BLOCK AD - GA PLAN - SEVENTH FLOOR PLAN, EXE-WIA-AD-07-DR-A-00207, Rev.P01
- BLOCK AD - GA PLAN - ROOF PLAN, EXE-WIA-AD-RF-DR-A-00208, Rev.P01
- BLOCK AD - GA ELEVATIONS - NORTH EAST, SOUTH EAST & NORTH WEST, EXE-WIA-AD-ZZ-DR-A-00300, Rev.P01
- BLOCK AD - GA ELEVATIONS - SOUTH WEST, EXE-WIA-AD-ZZ-DR-A-00301, Rev.P01
- BLOCK AD - GA SECTIONS, EXE-WIA-AD-ZZ-DR-A-00400, Rev.P01
- BLOCK LP - GA PLAN - LOWER GROUND & GROUND FLOOR PLAN, EXE-WIA-LP-ZZ-DR-A-00200, Rev.P01
- BLOCK LP - GA PLAN - FIRST FLOOR PLAN, EXE-WIA-LP-01-DR-A-00201, Rev.P01
- BLOCK LP - GA PLAN - SECOND FLOOR PLAN, EXE-WIA-LP-02-DR-A-00202, Rev.P01
- BLOCK LP - GA PLAN - THIRD FLOOR PLAN, EXE-WIA-LP-03-DR-A-00203, Rev.P01
- BLOCK LP - GA PLAN - FOURTH FLOOR PLAN, EXE-WIA-LP-04-DR-A-00204, Rev.P01
- BLOCK LP - GA PLAN - FIFTH FLOOR PLAN, EXE-WIA-LP-05-DR-A-00205, Rev.P01
- BLOCK LP - GA PLAN - SIXTH FLOOR PLAN, EXE-WIA-LP-06-DR-A-00206, Rev.P01
- BLOCK LP - GA PLAN - SEVENTH FLOOR PLAN, EXE-WIA-LP-07-DR-A-00207, Rev.P01
- BLOCK LP - GA PLAN - EIGHTH FLOOR PLAN, EXE-WIA-LP-08-DR-A-00208, Rev.P01
- BLOCK LP - GA PLAN - ROOF PLAN, EXE-WIA-LP-RF-DR-A-00209, Rev.P01
- BLOCK LP - GA ELEVATIONS - NORTH EAST, SOUTH EAST & NORTH WEST, EXE-WIA-LP-ZZ-DR-A-00300, Rev.P01
- BLOCK LP - GA ELEVATIONS - SOUTH WEST, EXE-WIA-LP-ZZ-DR-A-00301, Rev.P01
- BLOCK LP - GA SECTIONS, EXE-WIA-LP-ZZ-DR-A-00400, Rev.P01
- BLOCK EF - GA PLAN - GROUND FLOOR PLAN, EXE-WIA-EF-GF-DR-A-00200, Rev.P02
- BLOCK EF - GA PLAN - FIRST FLOOR PLAN, EXE-WIA-EF-01-DR-A-00201, Rev.P02
- BLOCK EF - GA PLAN - SECOND FLOOR PLAN, EXE-WIA-EF-02-DR-A-00202, Rev.P02
- BLOCK EF - GA PLAN - THIRD FLOOR PLAN, EXE-WIA-EF-03-DR-A-00203, Rev.P02
- BLOCK EF - GA PLAN - FOURTH FLOOR PLAN, EXE-WIA-EF-04-DR-A-00204, Rev.P02

- BLOCK EF- GA PLAN - FIFTH FLOOR PLAN, EXE-WIA-EF-05-DR-A-00205, Rev.P02
- BLOCK EF- GA PLAN - SIXTH FLOOR PLAN, EXE-WIA-EF-06-DR-A-00206, Rev.P02
- BLOCK EF- GA PLAN - SEVENTH FLOOR PLAN, EXE-WIA-EF-07-DR-A-00207, Rev.P02
- BLOCK EF - GA PLAN - EIGHTH FLOOR PLAN, EXE-WIA-EF-08-DR-A-00208, Rev.P02
- BLOCK EF- GA PLAN - ROOF PLAN, EXE-WIA-EF-RF-DR-A-00209, Rev.P02
- BLOCK EF- GA ELEVATIONS - NORTH EAST, EXE-WIA-EF-ZZ-DR-A-00300, Rev.P02
- BLOCK EF - GA ELEVATIONS - SOUTH WEST, EXE-WIA-EF-ZZ-DR-A-00301, Rev.P01
- BLOCK EF - GA ELEVATIONS - NORTH WEST & SOUTH EAST, EXE-WIA-EF-ZZ-DR-A-00302, Rev.P02
- BLOCK EF - GA SECTIONS - SECTION A-A, EXE-WIA-EF-ZZ-DR-A-00400, Rev.P01
- BLOCK EF - GA SECTIONS - SECTION B-B, EXE-WIA-EF-ZZ-DR-A-00401, Rev.P01
- BLOCK JK - GA PLAN - GROUND FLOOR PLAN, EXE-WIA-JK-GF-DR-A-00200, Rev.P01
- BLOCK JK- GA PLAN - FIRST FLOOR PLAN, EXE-WIA-JK-01-DR-A-00201, Rev.P01
- BLOCK JK - GA PLAN - SECOND FLOOR PLAN, EXE-WIA-JK-02-DR-A-00202, Rev.P01
- BLOCK JK - GA PLAN - THIRD FLOOR PLAN, EXE-WIA-JK-03-DR-A-00203, Rev.P01
- BLOCK JK - GA PLAN - FOURTH FLOOR PLAN, EXE-WIA-JK-04-DR-A-00204, Rev.P01
- BLOCK JK- GA PLAN - FIFTH FLOOR PLAN, EXE-WIA-JK-05-DR-A-00205, Rev.P01
- BLOCK JK- GA PLAN - SIXTH FLOOR PLAN, EXE-WIA-JK-06-DR-A-00206, Rev.P01
- BLOCK JK- GA PLAN - SEVENTH FLOOR PLAN, EXE-WIA-JK-07-DR-A-00207, Rev.P02
- BLOCK JK - GA PLAN - EIGHTH FLOOR PLAN, EXE-WIA-JK-08-DR-A-00208, Rev.P02
- BLOCK JK- GA PLAN - ROOF PLAN, EXE-WIA-JK-RF-DR-A-00209, Rev.P02
- BLOCK JK- GA ELEVATIONS - NORTH EAST, EXE-WIA-JK-ZZ-DR-A-00300, Rev.P02
- BLOCK JK - GA ELEVATIONS - SOUTH WEST, EXE-WIA-JK-ZZ-DR-A-00301, Rev.P02
- BLOCK JK - GA ELEVATIONS - SOUTH EAST, EXE-WIA-JK-ZZ-DR-A-00302, Rev.P02

- BLOCK JK - GA ELEVATIONS - NORTH WEST, EXE-WIA-JK-ZZ-DR-A-00303, Rev.P02
- BLOCK JK - GA SECTIONS - SECTION A-A, EXE-WIA-JK-ZZ-DR-A-00400, Rev.P02
- BLOCK JK- GA SECTIONS - SECTION B-B, EXE-WIA-JK-ZZ-DR-A-00401, Rev.P01
- BLOCK GH - GA PLAN - GROUND FLOOR PLAN, EXE-WIA-GH-GF-DR-A-00200, Rev.P01
- BLOCK GH - GA PLAN - FIRST FLOOR PLAN, EXE-WIA-GH-01-DR-A-00201, Rev.P01
- BLOCK GH - GA PLAN - SECOND FLOOR PLAN, EXE-WIA-GH-02-DR-A-00202, Rev.P01
- BLOCK GH - GA PLAN - THIRD FLOOR PLAN, EXE-WIA-GH-03-DR-A-00203, Rev.P01
- BLOCK GH - GA PLAN - FOURTH FLOOR PLAN, EXE-WIA-GH-04-DR-A-00204, Rev.P01
- BLOCK GH - GA PLAN - ROOF PLAN, EXE-WIA-GH-RF-DR-A-00205, Rev.P01
- BLOCK GH - GA ELEVATIONS - NORTH EAST & SOUTH WEST, EXE-WIA-GH-ZZ-DR-A-00300, Rev.P01
- BLOCK GH - GA ELEVATIONS - NORTH WEST & SOUTH EAST, EXE-WIA-GH-ZZ-DR-A-00301, Rev.P01
- BLOCK GH - GA SECTIONS, EXE-WIA-GH-ZZ-DR-A-00400, Rev.P01

as modified by other conditions of this consent.

Reason: In order to ensure compliance with the approved drawings.

2) MATERIALS

Prior to commencement of above ground works pertaining to any building hereby permitted, not including demolition, details of the materials and finishes to be used in the construction of the external surfaces, windows and doors of that building, shall be submitted to and approved in writing by the Local Planning Authority, and shall include:

- a) detailed elevational drawings of the upper storeys demonstrating the composition of those façades;
- b) the details and appearance of the noise mitigation measures listed in Condition 5;
- c) the details and appearance of the means of enclosure to the service/delivery area adjacent to Block CB including constructional details / specification / sample materials;
- d) the details and appearance of the plant enclosures and lift over-run elements at roof level including constructional details / specification / sample materials.

Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and character of the area.

3) NOISE MITIGATION

Prior to first use of each building hereby permitted, the noise mitigation measures set out in the Noise Planning Report, by Red Twin Ltd, ref. R1472.1 V1, dated 15/12/22, shall be implemented in full, including:

- e) screening to the ASHPs on the roof of blocks B1 and B2,
- f) screening for the bin stores, particularly for blocks B1 and C1 to reduce the sound reaching properties on Streatham Drive, and
- g) passive attenuators to the intake and exhaust of all air handling plant

Reason: In the interests of residential amenity.

4) STUDENT PRIVACY MANAGEMENT PLAN

The submitted privacy management plan dated XXX, ref. XXX, that sets out how the University would manage any privacy issues in the event that a complaint is made by an occupant regarding overlooking and privacy, shall be implemented in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the residential amenity of neighbouring and future occupiers.

5) BAT PROTECTION

The demolition of buildings identified as supporting bat roosts shall not in any circumstances commence unless:

- a) under a bat license issued by Natural England; or
- b) either a statement in writing from Natural England is provided to the LPA detailing that a license is not required, or a Technical Note is submitted and approved by the LPA which details why a bat license is no longer considered necessary.

Unless otherwise agreed with Natural England, the bat license will include the relevant mitigation provided in the submitted report, Bat Survey Report, ref. 1631-BSR-SE, dated 08/12/2022

Reason: To safeguard the ecological interest of the site and ensure compliance with Regulation 9(3) of The Conservation of Habitats and Species Regulations 2017 and the NPPF.

6) BAT/BIRD MITIGATION

Prior to first occupation of the development hereby permitted, the mitigation measures identified in the submitted report, Bat Survey Report, ref. 1631-BSR-SE, dated 08/12/2022, shall be implemented in full and maintained thereafter, to include as a minimum:

- a) Pipistrelle species: Integrated bat boxes to be installed at a rate of 1:1 per roost lost;
- b) Brown long-eared: A roost within a roof void or standalone structure will need to be provided. The void height should be approximately 2.5m with a length and width of approximately 4x3m. The standalone structure should be a height of approximately 4m with a length and width of approximately 4x5m.
- c) Two additional integrated bat boxes per building should be installed within the fabric of the new buildings
- d) Four integrated bird boxes should be installed per building

e) Species-rich native planting around the roosts creating strong linear features to maintain connectivity across the site.

f) No lighting directed on the compensatory roost entrances

Reason: To safeguard the ecological interest of the site and ensure compliance with Regulation 9(3) of The Conservation of Habitats and Species Regulations 2017 and the NPPF.

7) LEMP IMPLEMENTATION

The development hereby permitted shall be implemented in accordance with the Detailed Arboricultural Method Statement and Tree Protection Plan as set out in Condition no.6 of the outline permission ref. 20/1684/OUT once approved by the Local Planning Authority.

Reason: In the interests of nature conservation.

8) TREE PROTECTION IMPLEMENTATION

The development hereby permitted shall be implemented in accordance with the Landscape and Ecology Management Plan as set out in Condition no.5 of the outline permission ref. 20/1684/OUT once it has been approved by the Local Planning Authority.

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality.

9) LANDSCAPING DETAILS

No building hereby permitted shall be occupied until a detailed scheme for landscaping has been submitted to and approved by the Local Planning Authority to include:

- a) Details of the planting of trees and or shrubs, the use of surface materials and boundary screen walls and fences;
- b) Vertical landscaping measures to soften the visual impact of proposed Block CB in respect of the occupants of Block K to the west;
- c) Specification of materials, species, tree and plant sizes, numbers and planting densities, and any earthworks required;
- d) The measures to deliver biodiversity net gains as set out in the submitted Biodiversity Net Gain Note, by The Landmark Practice, dated 16/09/22;
- e) The scheme shall be broadly in line with:
 - EXE-TLP-XX-XX-SH-L-90001 Outline Tree Planting Schedule West Park and Birks, dated 14/12/22
 - EXE-TLP-XX-XX-SH-L-90003 Outline Planting Schedule West Park and Birks, dated 14/12/22
 - EXE-TLP-XX-XX-DR-L-30001 P01 Landscape Planting Strategy West Park, dated 16/12/22
 - EXE-TLP-XX-XX-DR-L-30002 P01 Landscape Planting Strategy Birks, dated 16/12/22
 - EXE-TLP-XX-XX-DR-L-10007 P02 Landscape Treatments to Walls West Park, dated 16/12/22

- AMENDED EXE-TLP-XX-XX-DR-L-10001 P07 Landscape General Arrangement - West Park, received 14/04/23
- AMENDED EXE-TLP-XX-XX-DR-L-10002 P04 Landscape General Arrangement - Birks, received 09/05/23
- AMENDED EXE-TLP-XX-XX-DR-L-10004 P03 Landscape General Arrangement - West Park Detailed Area 1 of 3, received 14/04/23
- AMENDED EXE-TLP-XX-XX-DR-L-10005 P04 Landscape General Arrangement - West Park Detailed Area 2 of 3, received 14/04/23
- AMENDED EXE-TLP-XX-XX-DR-L-10006 P04 Landscape General Arrangement - West Park Detailed Area 3 of 3, received 14/04/23
- EXE-TLP-XX-XX-DR-L-90008 Block CB Landscape Sketch V2, received 09/05/23.

The landscaping shall thereafter be implemented in accordance with the approved scheme in the first planting season after commencement of the development unless agreed otherwise in writing by the Local Planning Authority, and shall be maintained for a period of 5 years. Such maintenance shall include the replacement of any trees and shrubs that die.

Reason: In the interests of visual and residential amenity and biodiversity.

10) SOLAR PANELS

No building hereby permitted shall be occupied until the solar panels have been implemented in accordance with the approved plans.

Reason: In the interests of renewable energy sources and the Climate Emergency.