

PLANNING

Date: Tuesday 5 December 2023

Time: 5.30 pm

Venue: Rennes Room, Civic Centre, Paris Street, Exeter

Members are invited to attend the above meeting to consider the items of business.

If you have an enquiry regarding any items on this agenda, please contact Sharon Sissons, Democratic Services Officer (Committees) on 01392 265115.

Entry to the Civic Centre can be gained through the rear entrance to Customer Service Centre, Paris Street.

Membership -

Councillors Knott (Chair), Asvachin (Deputy Chair), Bennett, Hannaford, Jobson, Ketchin, Miller, Mitchell, M, Patrick, Sheridan, Vizard, Wardle, Warwick and Williams, M

Agenda

Part I: Items suggested for discussion with the press and public present

5 Planning Application No. 22/1145/FUL - Haven Banks Retail Park, Haven Banks, Exeter

To consider the report of the Director City Development.

(Pages 3 -
94)

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 15 January 2024** at 5.30 pm in the Civic Centre.

Find out more about Exeter City Council services by looking at our web site <http://www.exeter.gov.uk>. This will give you the dates of all future Committee meetings and tell you how you can ask a question at a Scrutiny Committee meeting. Alternatively, contact the Democratic Services Officer (Committees) on (01392) 265107 for further information.

Follow us:

[Twitter](#)

[Facebook](#)

Individual reports on this agenda can be produced in large print on request to Democratic Services (Committees) on 01392 265107.

Exeter City Council Planning Committee 5th December 2023

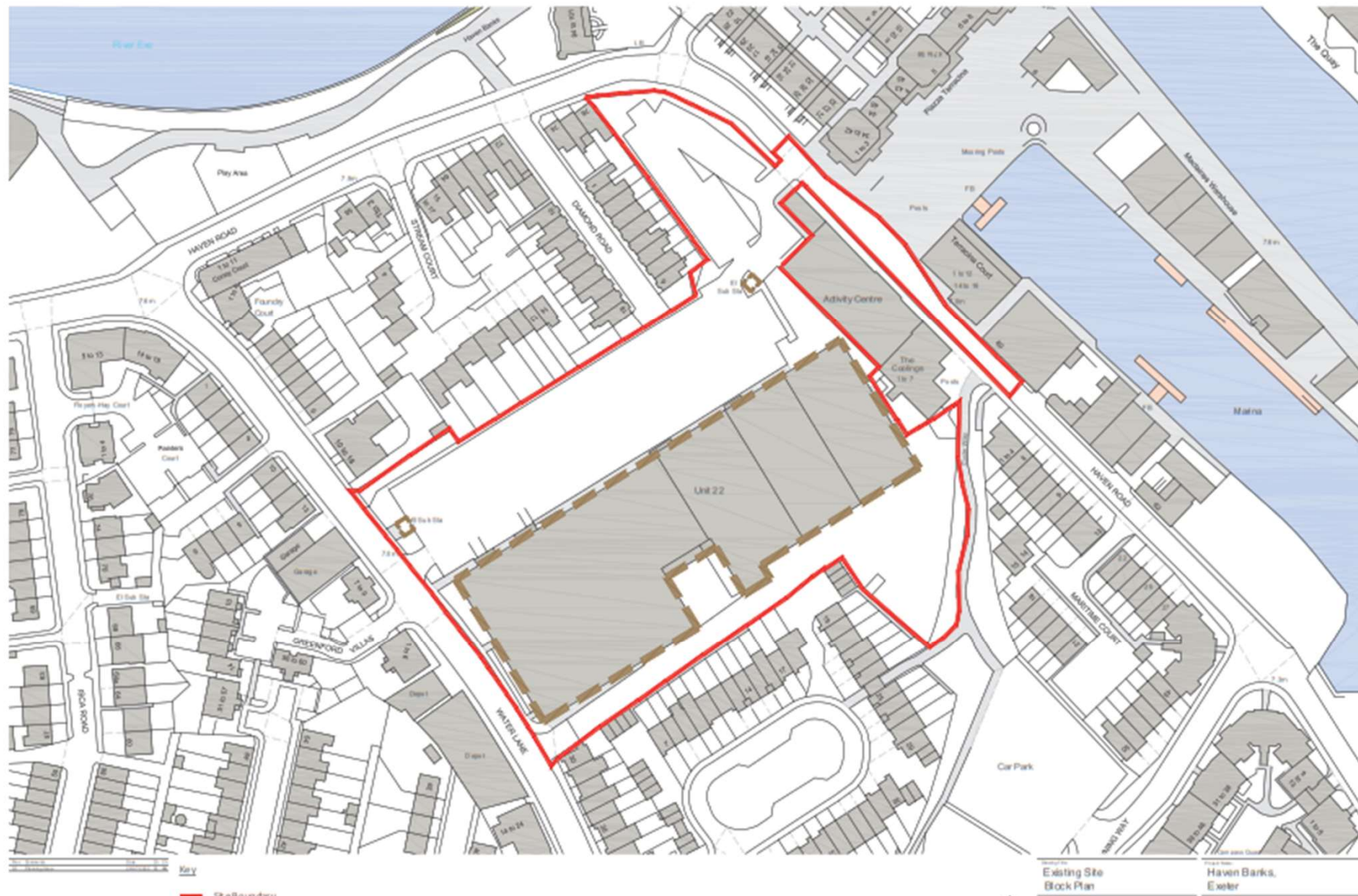


Application 22/1145/FUL

Site: Haven Banks Retail Park, Water Lane, EX2 8BY

Applicant: Welbeck CP (Haven Road) Ltd

Proposal: Comprehensive redevelopment to deliver a new, mixed use neighbourhood, comprising demolition of existing buildings and construction of four residential-led mixed-use buildings of 2 to 6 storeys, including retail, café/restaurant and flexible commercial units (Class E), residential (Class C3) and co-living (Sui Generis) accommodation, pedestrian square and public realm, amenity areas, landscaping, access, parking, servicing and associated works.



SITE LOCATION PLAN



AERIAL VIEW



POLICY CONSTRAINTS



PHOTO FROM QUAYSIDE



PHOTO FROM SHILHAY



PHOTO FROM SHILHAY



VIEW FROM PIAZZA TERRACINA



PHOTO FROM HAVEN BANKS



THE REAR OF THE COOLINGS



SERVICE YARD AND MARITIME COURT



EXISTING SERVICE YARD AND REAR OF CHANDLERS WALK



EXISTING SERVICE YARD AND REAR OF CHANDLERS WALK



SITE BOUNDARY, THE COOLINGS AND MARITIME COURT



PHOTOS FROM CHANDLER'S WALK



PHOTO FROM CHANDLERS WALK



WATER LANE



WATER LANE FRONTAGE



CAR PARK, TREES AND REAR OF STREAM COURT



CAR PARK AND BOUNDARY WITH DIAMOND ROAD



BOUNDARY WITH DIAMOND ROAD, RETAINED TREE



BOUNDARY WITH DIAMOND ROAD



DIAMOND ROAD



HAVEN BANKS FRONTAGE



ACCESS FROM HAVEN BANKS



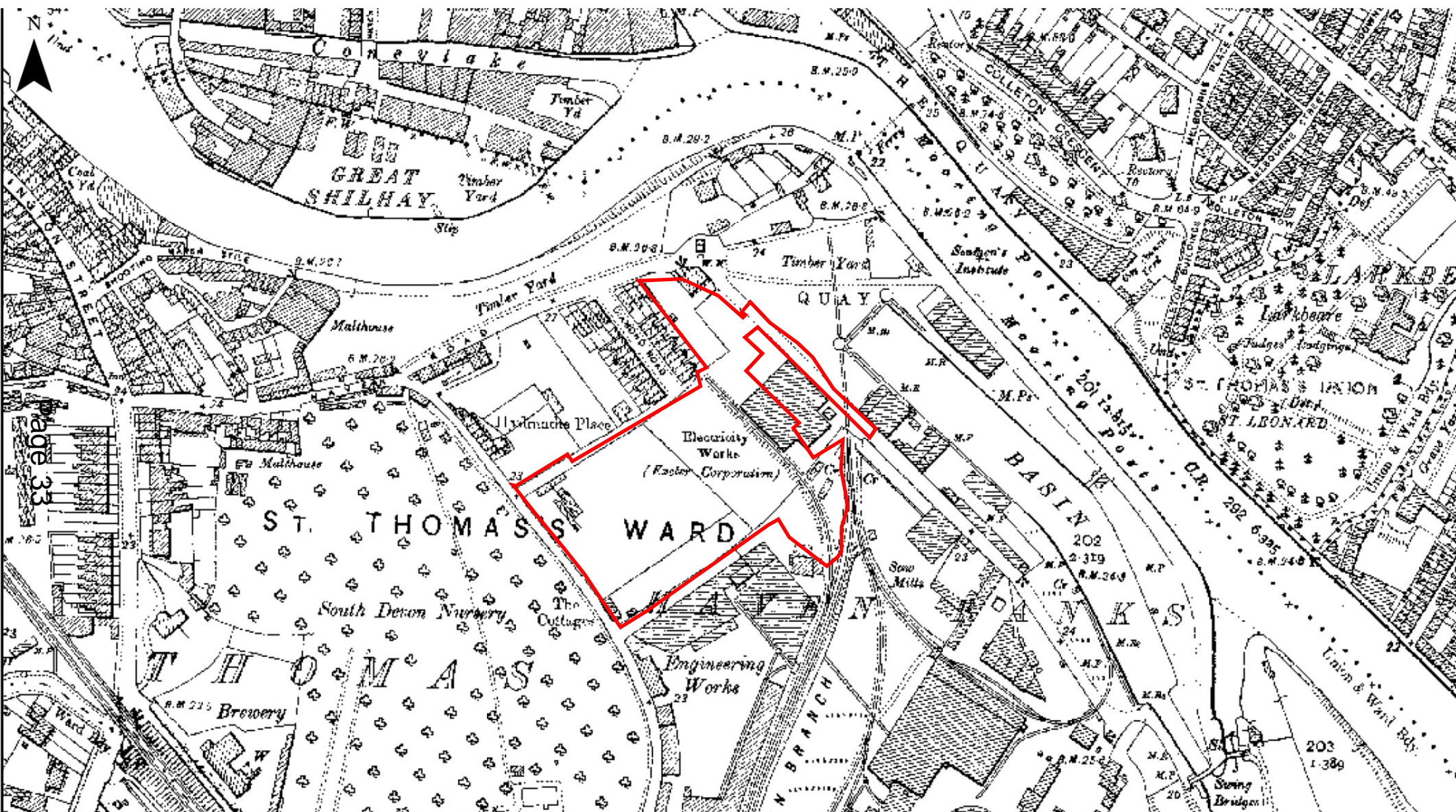
REAR OF CLIMBING CENTRE



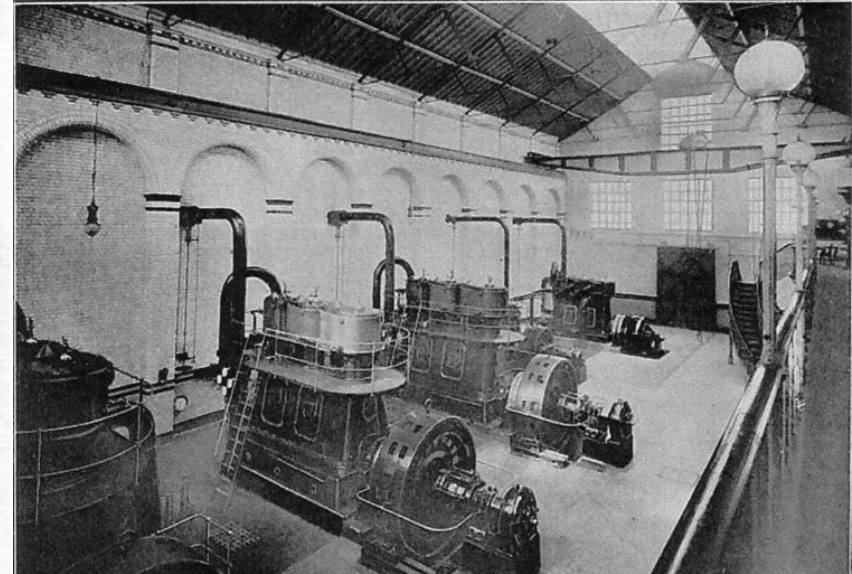
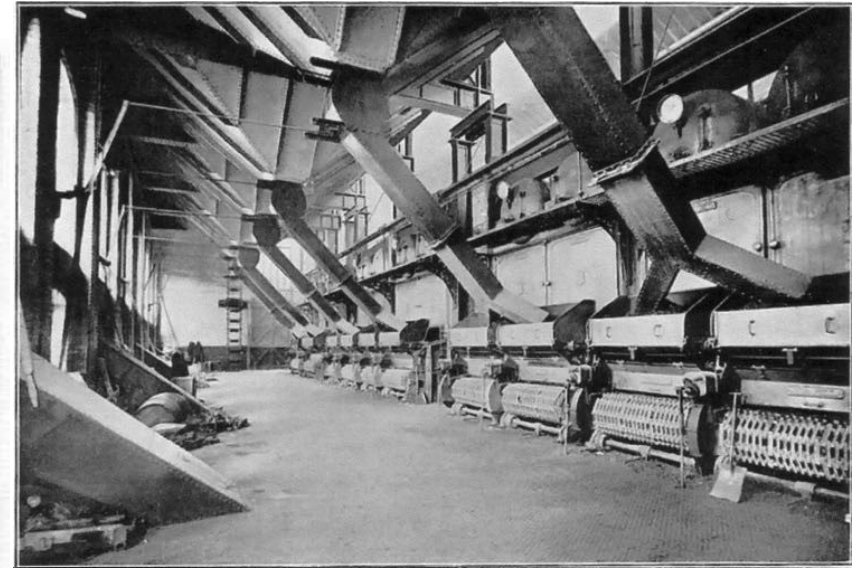
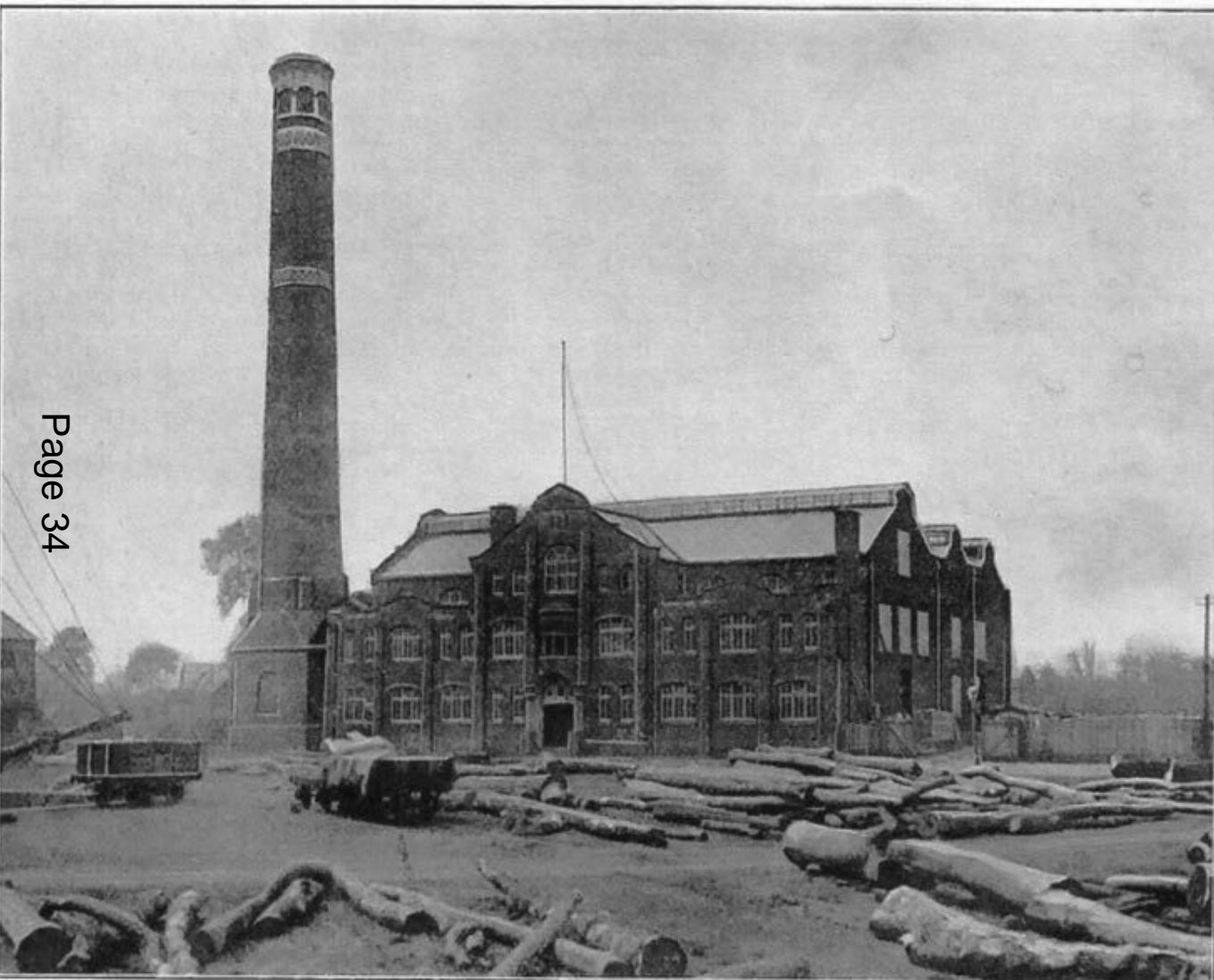
PHOTOS



1850 MAP



1905 MAP



ELECTRICITY GENERATING BUILDING

Existing Character

- Substantial buildings close to the site set precedent for scale and massing
- Out of Centre Retail/Leisure uses
- Priority given to cars over pedestrians/cycles
- Poor relationships to Water Lane, to the rear of buildings on Haven Road and to the pedestrian/cycle route
- Creates a sense of insecurity and lack of personal safety – limited natural surveillance, no night-time uses
- Existing trees, but otherwise low landscape quality
- Movement across the site possible, but unattractive
- Vacant buildings



CURRENT SITE



SCALE, HEIGHT + MASSING (NE)



ROUTE FROM WATER LANE



ROUTE FROM WATER LANE



ROUTE FROM WATER LANE



ROUTE FROM WATER LANE



ROUTE FROM HAVEN ROAD



ROUTE FROM HAVEN ROAD



ROUTE FROM HAVEN ROAD



ROUTE FROM HAVEN ROAD



ROUTE FROM PEDESTRIAN + CYCLE LINK



ROUTE FROM PEDESTRIAN + CYCLE LINK



ROUTE FROM PEDESTRIAN + CYCLE LINK



VERIFIED VIEW – WATER LANE LOOKING NORTH WEST



VERIFIED VIEW – WATER LANE LOOKING SOUTH EAST



VERIFIED VIEW – FROM COLLETON CRESCENT



VERIFIED VIEW – FROM EXETER QUAY



SCALE, HEIGHT + MASSING (NE)



SCALE, HEIGHT + MASSING (SW)



SCALE, HEIGHT + MASSING (NW)



SCALE, HEIGHT + MASSING (SE)



SITE LAYOUT – GROUND FLOOR



SITE LAYOUT – FIRST FLOOR



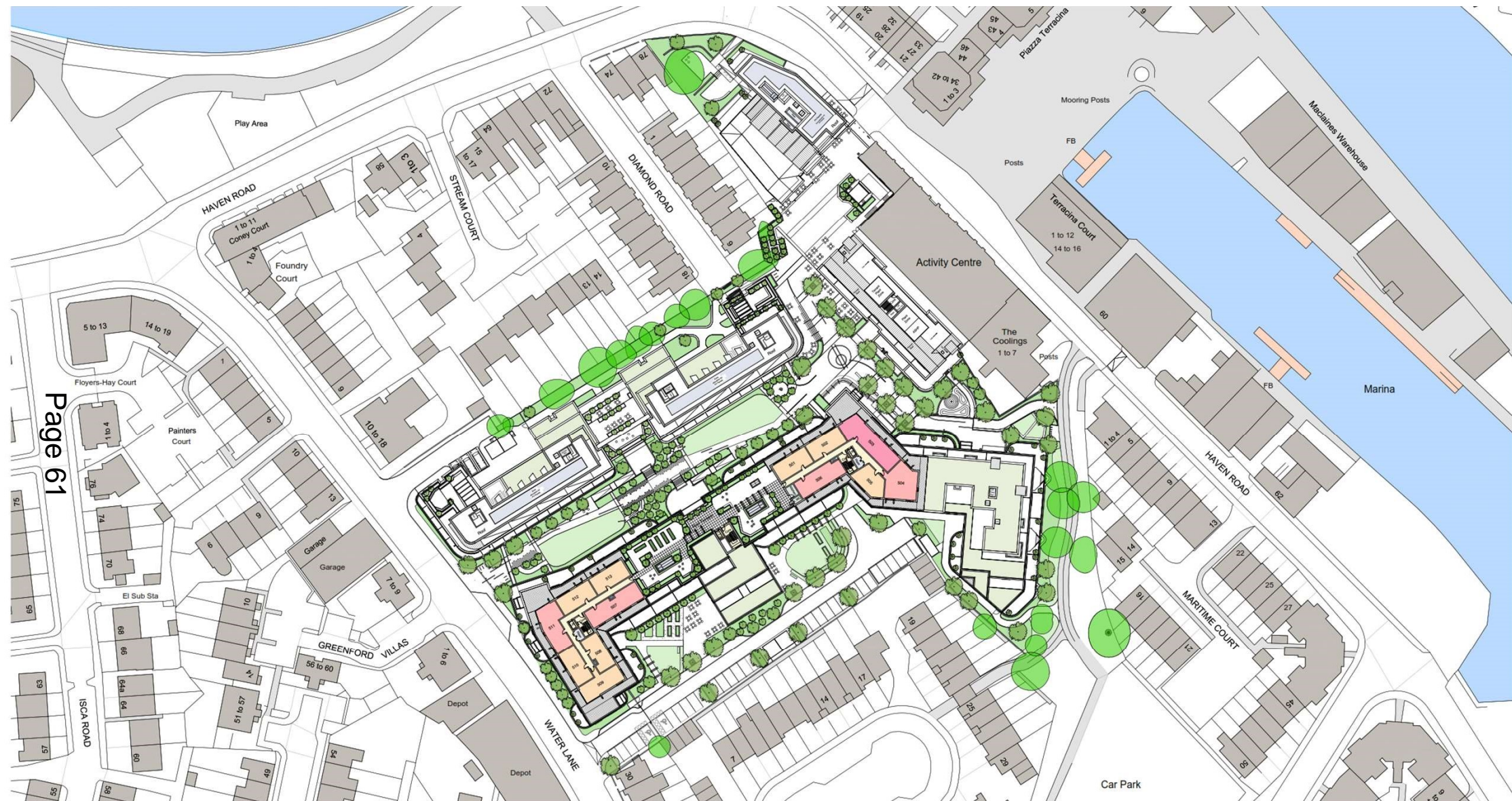
SITE LAYOUT – SECOND FLOOR



SITE LAYOUT – THIRD FLOOR



SITE LAYOUT – FOURTH FLOOR



SITE LAYOUT – FIFTH FLOOR



SITE LAYOUT – ROOF FLOOR



Block A - South East Elevation



BLOCK A – ELEVATIONS



Block A - North West Elevation



BLOCK A – ELEVATIONS



Block B - South West Elevation



BLOCK B – ELEVATIONS



Block B - North East Elevation



Block B - South East Elevation

BLOCK B – ELEVATIONS



Block C - North West Elevation



Block C - South East Elevation 1

BLOCK C – ELEVATIONS



Block C -South West Elevation 1

Rev	Comments	Date	Dr	Ch
G1	Planning Issue	29-07-2022	EL	AM
G2	Revised Planning Issue	16-02-2023	JW	AM
G3	Revised Planning Issue	12-06-2023	EL	AM

NOTE: This drawing is generated from a federated Revit model, as such the Structural and M&E elements shown were not modelled by Piper Whitlock Architecture (PWA). PWA do not take any responsibility for the design of the other consultant information referenced into PWA's drawing and all such information should be sourced/interrogated from drawings/ models provided by the companies responsible for their creation.

PWA Code: 20021

Notes: Use annotated dimensions only. All dimensions in millimeters unless otherwise stated. This drawing is to be read in conjunction with all other related material. Any discrepancies, conflicts or errors must be reported to Piper Whitlock Architecture before commencing work.

Materials Key

01 Facing Brickwork Colour: Red Stock	05 Gabion Retaining Wall	09a Anodised Window Panels Colour: Bronze	12 Recessed Metal Channel Colour: Dark Grey	17 PPC Louvers Colour: Dark Grey	22a Metal Balustrade Colour: Dark Grey	26 Protruding Brickwork Colour: Multi Buff
02 Facing Brickwork Colour: Multi Buff	06a Metal Cladding Colour: Dark Grey	09b Anodised Window Panels Colour: Light Grey	13 Metal Wave Profile Window Reveals Colour: Gold	18 Obscured Window Glazing	22b Decorative Metal Balustrade Colour: Dark Grey	
03 Facing Brickwork Colour: Multi Buff Light	06a Metal Cladding Colour: Light Grey	10 Cycle Stone Mesh Screen Colour: Corten	14 Metal Wave Profile Soffit Colour: Grey	19 Steel Balcony and Frame Colour: Dark Grey	23 PPC Aluminium Coping Colour: Dark & Light Grey	
04a Facing Stone Colour: Red Sandstone	07 Metal Shingle Cladding Colour: Mid Grey	11a PPC Window Surround Colour: Dark Grey	15 Framed Curtain Wall Glazing PPC Aluminium Frame Colour: Dark Grey	20 Metal Canopy Colour: Bronze	24 Louvered Plant Screen Colour: Light Grey	
04b Facing Stone Colour: Light Beige	08 Castalated Metal Cladding Colour: Dark Grey	11b Metal Window Surround Colour: Bronze	16 External Doors and Window Frame Colour: Dark Grey	21 Balcony Soffits Colour: RAL 9010 (White)	25 Single Ply Membrane Roof Colour: Light, Mid & Grey	

BLOCK C – ELEVATIONS



Block C-South East Elevation 2



Block C-South West Elevation 2



Block C - North East Elevation 1

BLOCK C – ELEVATIONS



North East Elevation 3
1 : 150



South West Elevation 2
1 : 150



North East Elevation 2
1 : 150



West Elevation
1 : 150

BLOCK C – ELEVATIONS



Block D - South East Elevation



Block D - North East Elevation

BLOCK D – ELEVATIONS



North East Elevation 2
1 : 150



South West Elevation 2
1 : 150



North East Elevation 3
1 : 150



South West Elevation 3
1 : 150



North East Elevation 4
1 : 150



South West Elevation 4
1 : 150

BLOCK D – ELEVATIONS

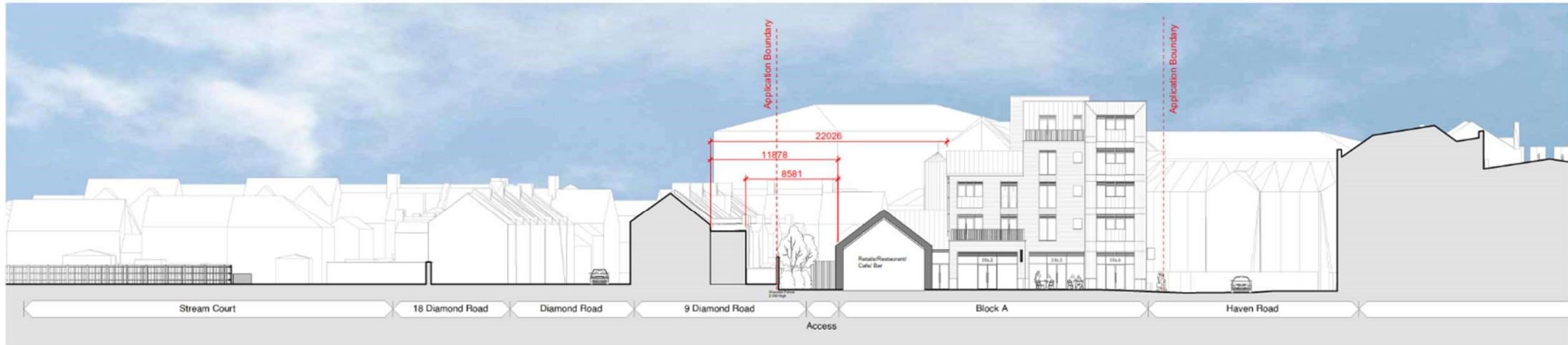


Block D - North West Elevation



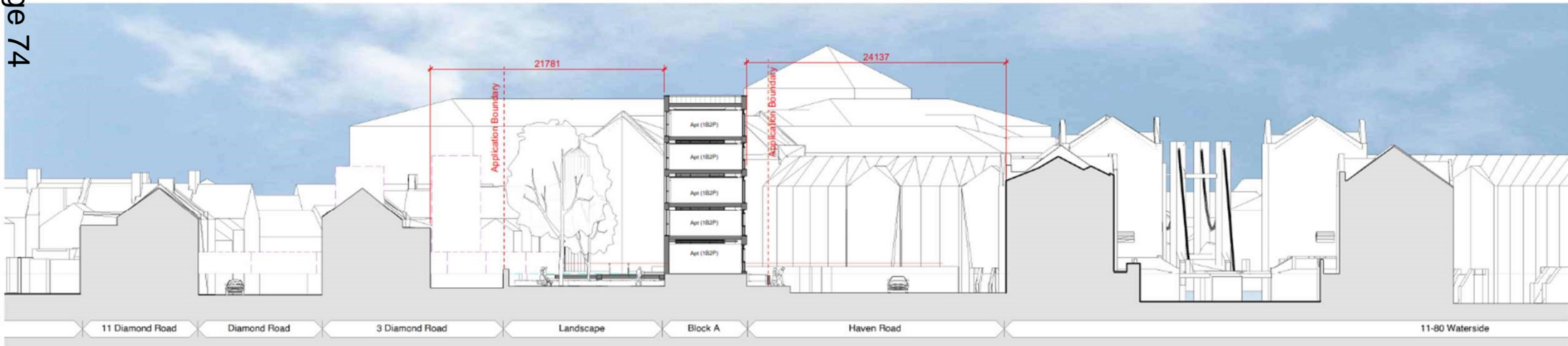
Block D - South West Elevation

BLOCK D – ELEVATIONS



Section P1-P1

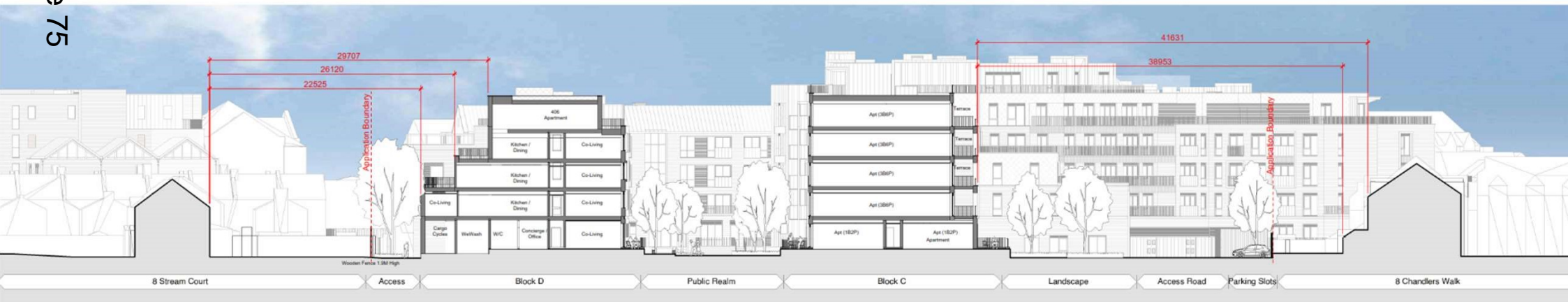
1 : 100



Section P2-P2

1 : 250

SITE SECTIONS



SITE SECTIONS

SITE SECTIONS



Street Elevation 1



Street Elevation 2

STREET ELEVATIONS



Street Elevation 3



Street Elevation 4

STREET ELEVATIONS



Street Elevation 5



Street Elevation 6

STREET ELEVATIONS



Street Elevation 7



Street Elevation 8

STREET ELEVATIONS

Liveable Water Lane SPD

Liveable Water Lane Supplementary Planning Document

Development Framework and Design Code

Public Consultation Draft October 2023



DEVELOPMENT FRAMEWORK AND DESIGN CODE

Liveable Exeter Principles

Memorable places

Exeter has strengthened its relationship with key features that define the image of the city including the River Exe, the City Centre and the surrounding hills.

Outstanding Quality

Exeter has high-quality and net zero carbon living, working, learning, leisure, cultural and historic environments which help to attract top businesses and the best talent.

Welcoming neighbourhoods

Exeter is made up of a network of compact and well-connected neighbourhoods where people can access day to day services such as care, schools, work and social spaces by walking and cycling.

The Liveable Exeter Principles are tools to contribute to delivering the outcomes of the Exeter Vision 2040. The 7 themes capture the outcomes Exeter is seeking to achieve.



Liveable Buildings

Exeter's new and upgraded buildings contribute to an attractive city and are well-designed spaces where people enjoy spending time.

Connected Culture

Exeter has a diverse and accessible cultural offering, connecting our world leading climate science, arts and literature, heritage, learning and innovation.

Spaces for people and wildlife

Exeter's urban and natural spaces are attractive and well-connected environments well used for recreation, active travel and for supporting wildlife.

Active Streets

Exeter has transformed into a city with high-quality streets where active travel, public transport and shared mobility are the natural and most convenient choice for most journeys.

LIVEABLE EXETER

Memorable Places

- Block A acts as a slender and attractive 'marker building' at a gateway position
- Varied, but coherent, architectural language – each block has its own identity, but together they form a recognisable group through the sharing of some common details and materials - creating a 'family' of related buildings
- Improvements to Piazza Terracina - strengthened as an existing place (replacement tree and access control + traffic calming of Haven Road along its edge, greater footfall + vitality)



Outstanding Quality

- Renewable Energy generation as NPPF 155
- Exceeds Core Strategy Policy CP15 for energy performance
- DG2 energy conservation, through layout
- Connection to future District Heating network
- No reliance on fossil fuel for residential heating
- Excellent architecture
- Low-car development
- Mix of uses



Welcoming Neighbourhoods

- Essential facilities and amenities exist, and are within walking distance
- Improvements to key social infrastructure with new investment (esp. health and education)
- Further neighbourhood facilities in prospect as part of the Water Lane Development Framework



LIVEBLE EXETER

Spaces for People and Wildlife

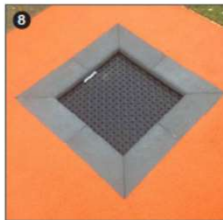
- Biodiversity Net Gain (24%)
- Urban Greening
- Replacement + Additional Tree-planting
- Urban cooling effect of trees and landscape
- Safe and attractive routes connect Water Lane to Haven Banks Road and the Quay



LIVEABLE EXETER

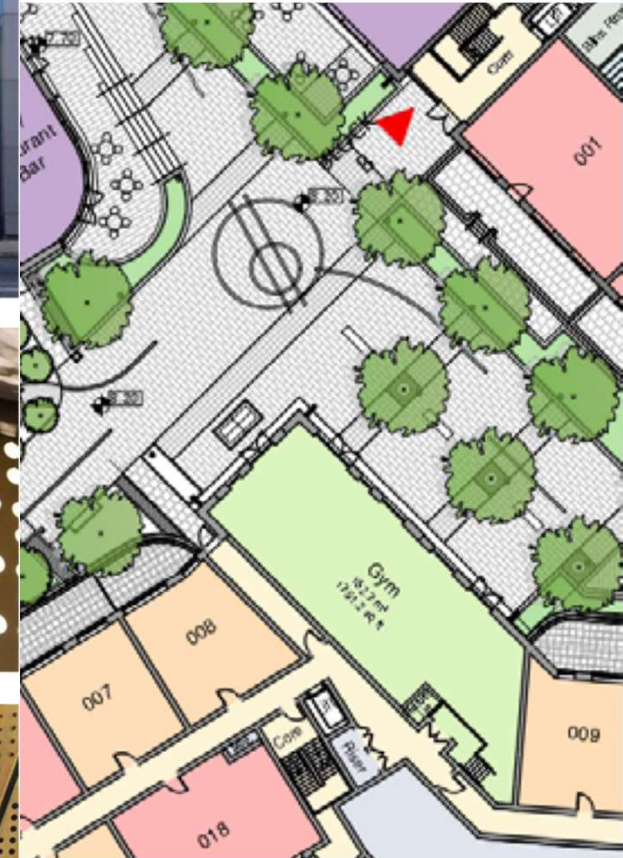
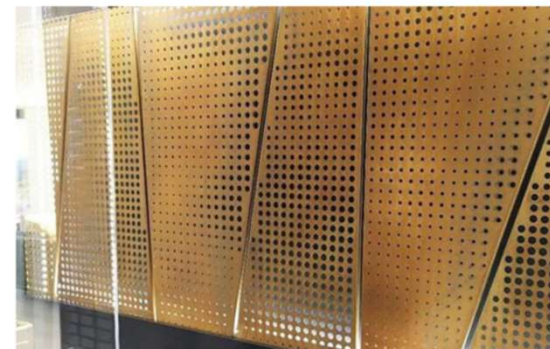
Active Streets

- Safe, generous, healthy streets promoting 'active travel' (walking and cycling) and social interaction (quiet environment, play opportunities, landscape character + variety)
- Non-residential uses front onto and activate the busiest parts of the layout at ground floor
- Direct link to existing bus stops on Water Lane and within comfortable walking distance of St Thomas railway station (+ a level cycling route to St David's)



Liveable Buildings

- Mix of residential formats and dwelling types (conventional apartments, Build to Rent and co-living, with studios, 1, 2 and 3 bed accommodation)
- High-quality shared amenities in BTR and Co-living
- 105 flats with 2 or 3 beds, balconies and terraces, suitable for families
- 24hr management on site



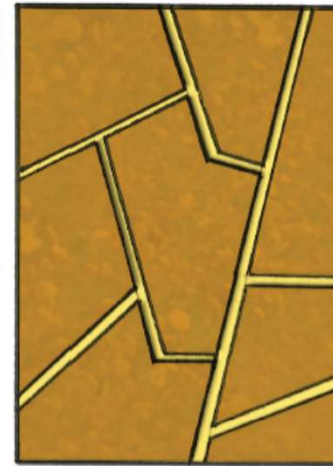
LIVEABLE EXETER

Connected Culture

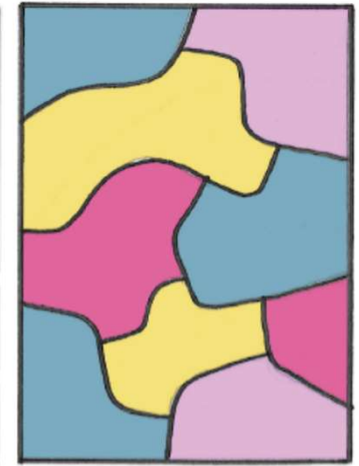
- Public Art + Craft
- Place-making – supporting ‘everyday culture’ of neighbourhood life
- Creativity from social / community interaction



2. ILLUSTRATIVE GREEN WALL ELEVATION



3. ILLUSTRATIVE CORTEN ELEVATION



4. ILLUSTRATIVE GRAFFITI ELEVATION



ILLUSTRATIVE IMAGE - GREEN WALL WITH PATTERNED PANELS



ILLUSTRATIVE IMAGE - CORTEN PANEL WITH PLANTING



CONTINUATION OF EXISTING MURALS THROUGHOUT EXETER



ILLUSTRATIVE IMAGE - GREEN WALL WITH WAYFINDING



ILLUSTRATIVE IMAGE - CORTEN PANEL



ILLUSTRATIVE IMAGE - MURAL

The benefits of development are considered to include:

- Regeneration of a sustainable brownfield site that is currently underused
- Provision of 184 units of co-living accommodation and 239 flats, 20% of which will be affordable private rent
- Provision of 5 commercial units, site management and gym, generating vitality and economic activity
- Creation of an attractive network of public routes through the site
- Regeneration of an unattractive site that negatively impacts on the setting of the Riverside Conservation Area
- Provision of flood resilient refuge to the wider area and contribution towards a flood escape route

Identified harms include:

- Development in an area subject of flood risk
- Loss of protected trees
- Reduction in natural light to neighbouring dwellings
- Loss of light to solar photo voltaic panels on neighbouring buildings.

- Sustainable Transport measures contribution £100,000.00 towards pedestrian and cycle improvements in the vicinity of the site
- Affordable Housing on-site of 20% of units for Build to Rent development
- Contribution, in combination with other developments in the Water Lane Area, to the delivery of Strategic Flood Escape Route for Water Lane Area in a timely manner. Sum to be confirmed following options appraisal and technical design
- £76,448.84 – towards provision of Equipped Children's Play Space, and Informal Youth Facilities,
- Provision of five car club vehicles with parking spaces and charging infrastructure
- Provision of 6 electric hire cycles, parking and charging infrastructure
- Travel Plan for residents, including provision of initial period car club membership to residents.
- £187,256.00 for local GP surgeries expansion
- £533,006.25 to Devon County Council Education towards the provision of primary school infrastructure
- £25,250.00 towards Early Years education to ensure delivery of provision for 2, 3 and 4-year olds
- £52,000.00 for access control Improvements and additional tree planting in Piazza Terracina
- Traffic Orders
- Management Plan (co-living)
- Pedestrian rights of way through development
- Habitats Mitigation for residential where CIL is not payable.

The development will also generate approximately £787,500 in CIL.

CONCLUSIONS

At present the Council cannot demonstrate a 5-year housing land supply, therefore the tilted balance as set out in paragraph 11d) of the NPPF (2023) applies. This means that the application should be granted permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF and the Development Plan taken as a whole.

By providing residential accommodation as part of the mixed-use regeneration of a previously developed but underused site in a highly sustainable location, it is considered that the proposal clearly and demonstrably outweighs all the identified harms. As such, this application is recommended for approval in line with NPPF paragraph 11 d).

RECOMMENDATION

DELEGATE TO THE SERVICE LEAD (CITY DEVELOPMENT) TO **GRANT PERMISSION** SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106 AND CONDITIONS

RECOMMENDATION



This page is intentionally left blank