

PLANNING

Date: Monday 4 August 2025

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 Mark Devin, Democratic Services Manager on 01392 265477.

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

Membership -

Councillors Knott (Chair), Rolstone (Deputy Chair), Asvachin, Atkinson, Banyard, Bennett, Harding, Hughes, Hussain, Ketchin, Mitchell, M, Williams, M and Pole

Agenda

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

5 Planning Application No. 24/1536/OUT - Land Adjacent Marsh Barton Train Station, Clapperbrook Lane East, Exeter, EX2 8QE

To consider the report of the Strategic Director for Place.

F_PR

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 8 September 2025** 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.

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Planning Committee

4 August 2025



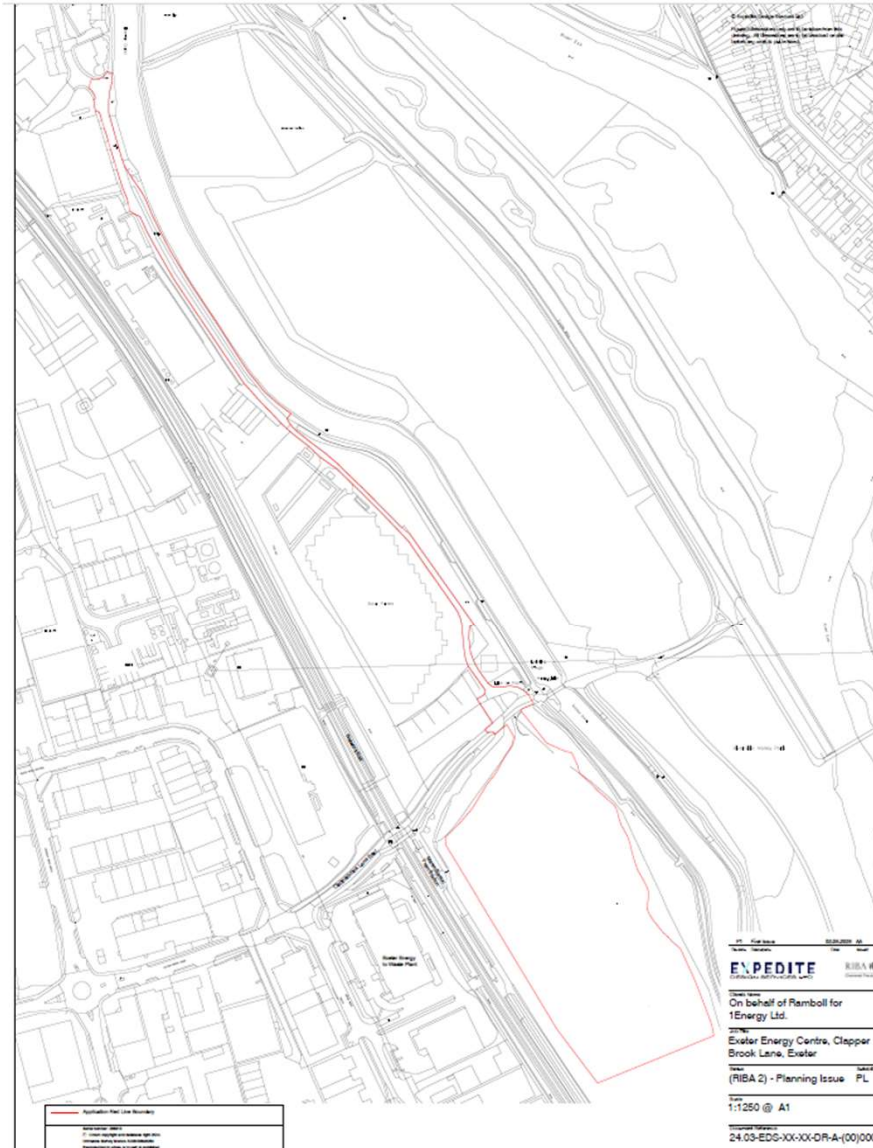
Exeter
City Council

Application: 24/1536/OUT

Applicant: Exeter Energy Ltd

Proposal: Outline application for the construction of Energy Centre for the Exeter Energy Network (seeking approval of layout, access, and scale).

Site : Land Adjacent Marsh Barton Train Station, Clapperbrook Lane East, Exeter.



SITE LOCATION PLAN



AERIAL VIEW



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



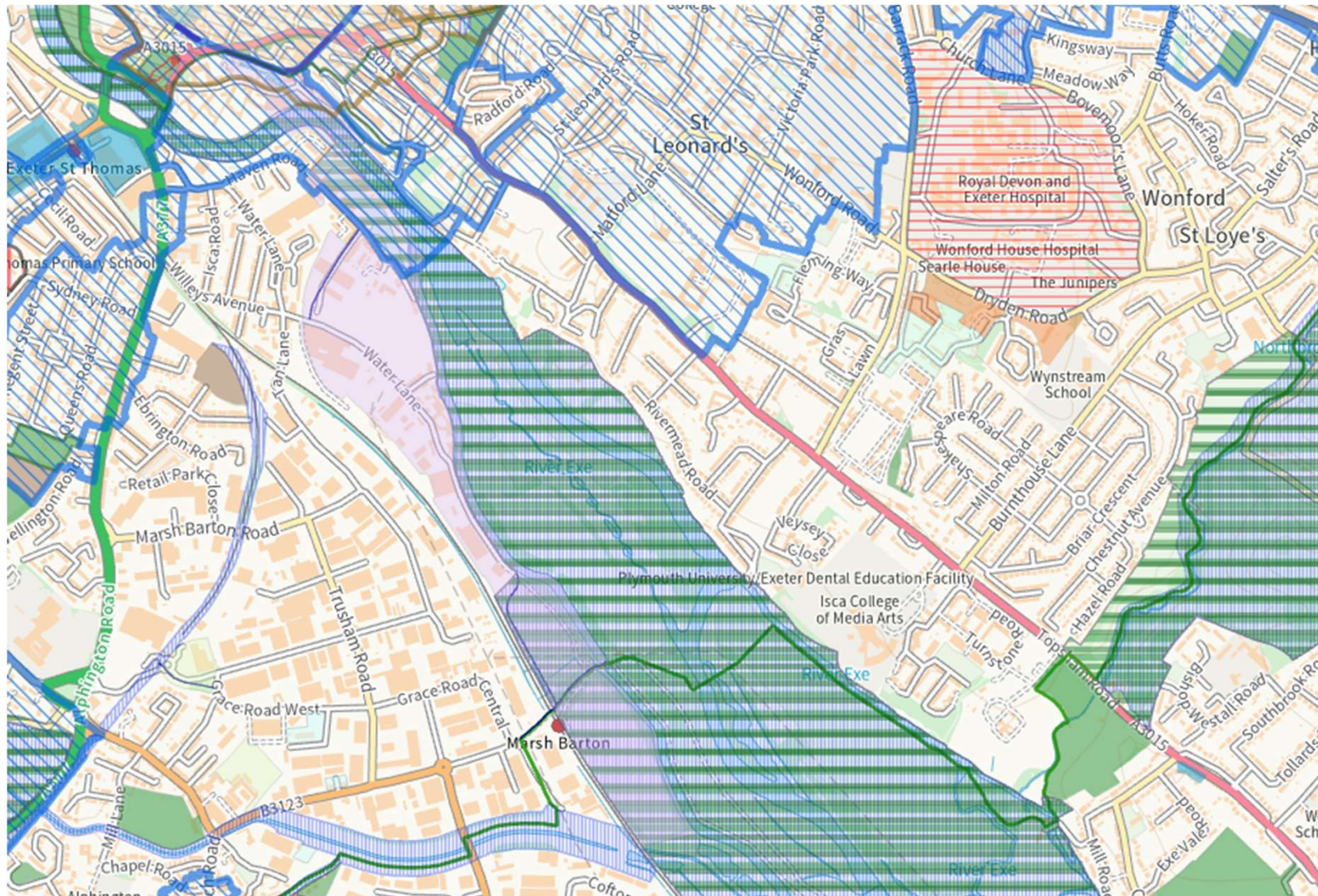
SITE PHOTOS



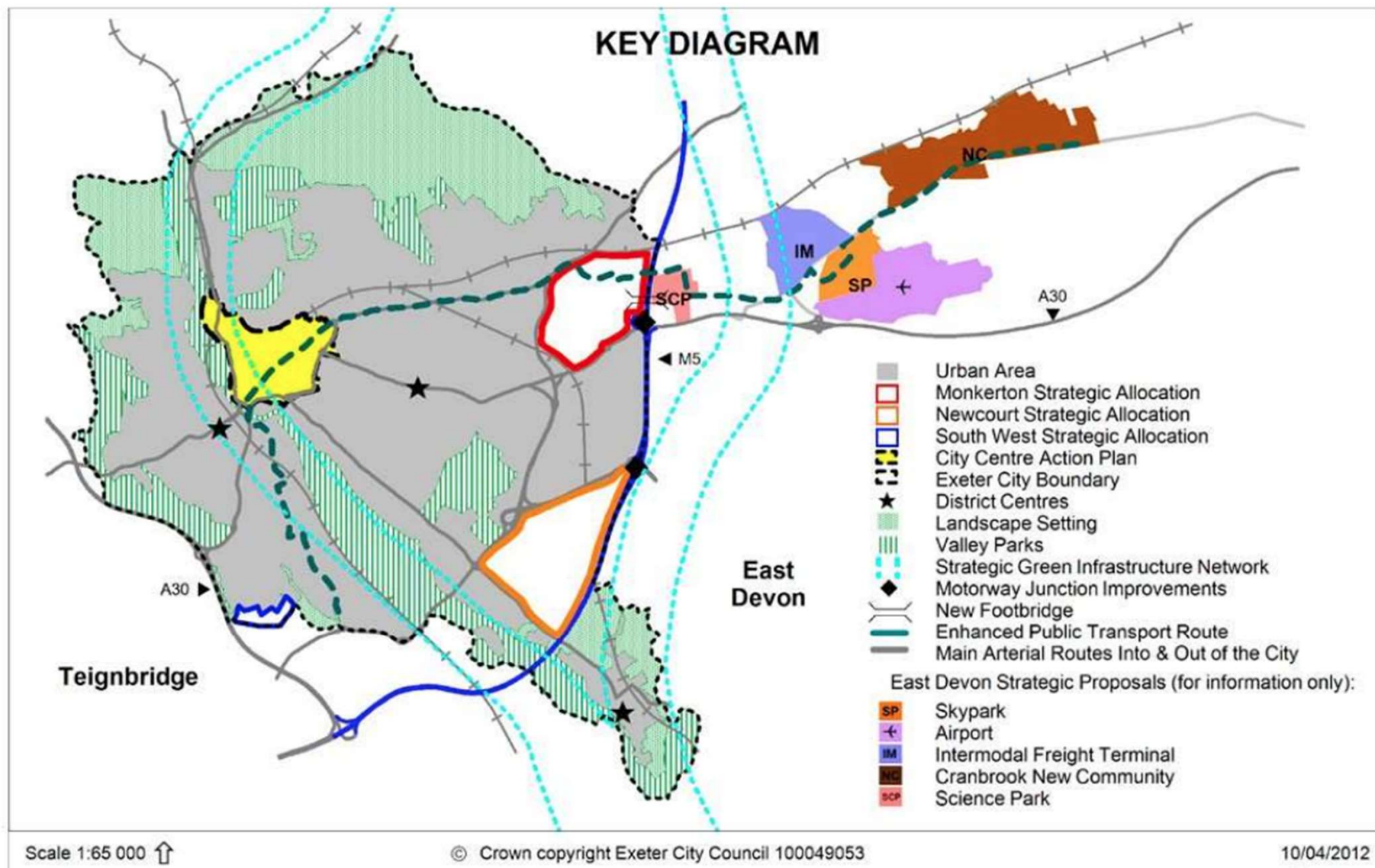
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SITE PHOTOS



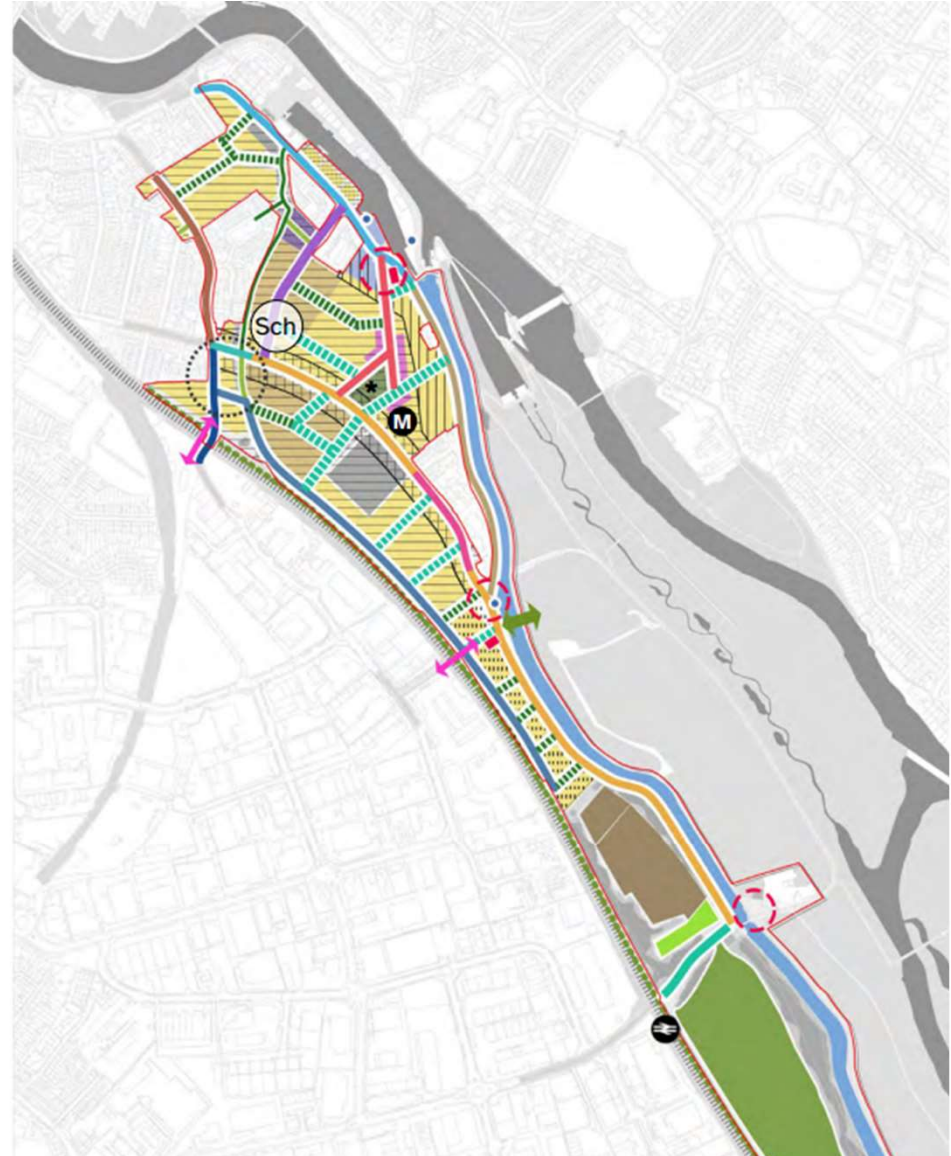
EXETER LOCAL PLAN 1ST REVIEW POLICIES MAP



CORE STRATEGY POLICIES MAP

Regulating plan

The regulating plan describes the specific spatial requirements of the Code within the Water Lane area. It can be used to help identify which spatial codes are relevant to specific parcels of land and therefore individual planning applications. A legend is provided on the following page.



LIVEABLE WATER LANE SPD

3.2 Illustrative Development Framework

A new primary school (indicative location)

A new green space for the community

St Thomas

St Leonard's Church

St Leonard's

Growing Haven Banks

County Hall

Gas Works Place

The Neighbourhood Street

Neighbourhood Centre

Mobility hub for all modes

The active travel spine

Exeter's high-line

A vibrant waterside space at Gabriel's Wharf

Riverside Valley Park

Streets with planting and raingardens

Solar farm

An outdoor activity hub accessed by train

Gateway station to the Valley Park

A wildlife, nature and energy opportunity

Marsh Barton

Marsh Barton Station

Alphinbrook

Legend

- Neighbourhood Centre
- Residential led development
- Employment opportunity area
- Haven Banks car park 1
- Craning point
- Main public spaces
- Local green space
- Grace Road Fields, wildlife, nature and energy opportunity site
- Electricity substation

S14 Railway embankment

Development proposals must protect and enhance the railway embankment which is an important wildlife corridor. This could include features such as planting to improve the visual appearance of the embankment and community growing areas. There should be early engagement with Network Rail to ensure proposals support safe operation of the railway and are aligned with their strategy to increase trackside biodiversity.

Proposals must include frequent green corridors between the railway embankment and the Canal that are attractive for both people and wildlife and take account of the potential consequences for noise levels along the Canal.

S15 Grace Road Fields

Grace Road Fields is a wildlife, nature and energy opportunity site and proposals should strengthen its role as an important site connecting Water Lane, the Riverside Valley Park, Marsh Barton and its station, both for people and nature.

Proposals for Grace Road Fields should be developed in collaboration with the Council and other stakeholders including Sport England to ensure a comprehensive strategy for the future use of the site.

Development proposals for other sites in Water Lane should explore opportunities to support proposals for Grace Road Fields.

Proposals should prioritise uses which:

- Enhance nature and biodiversity, particularly along the Canal and the railway embankment.



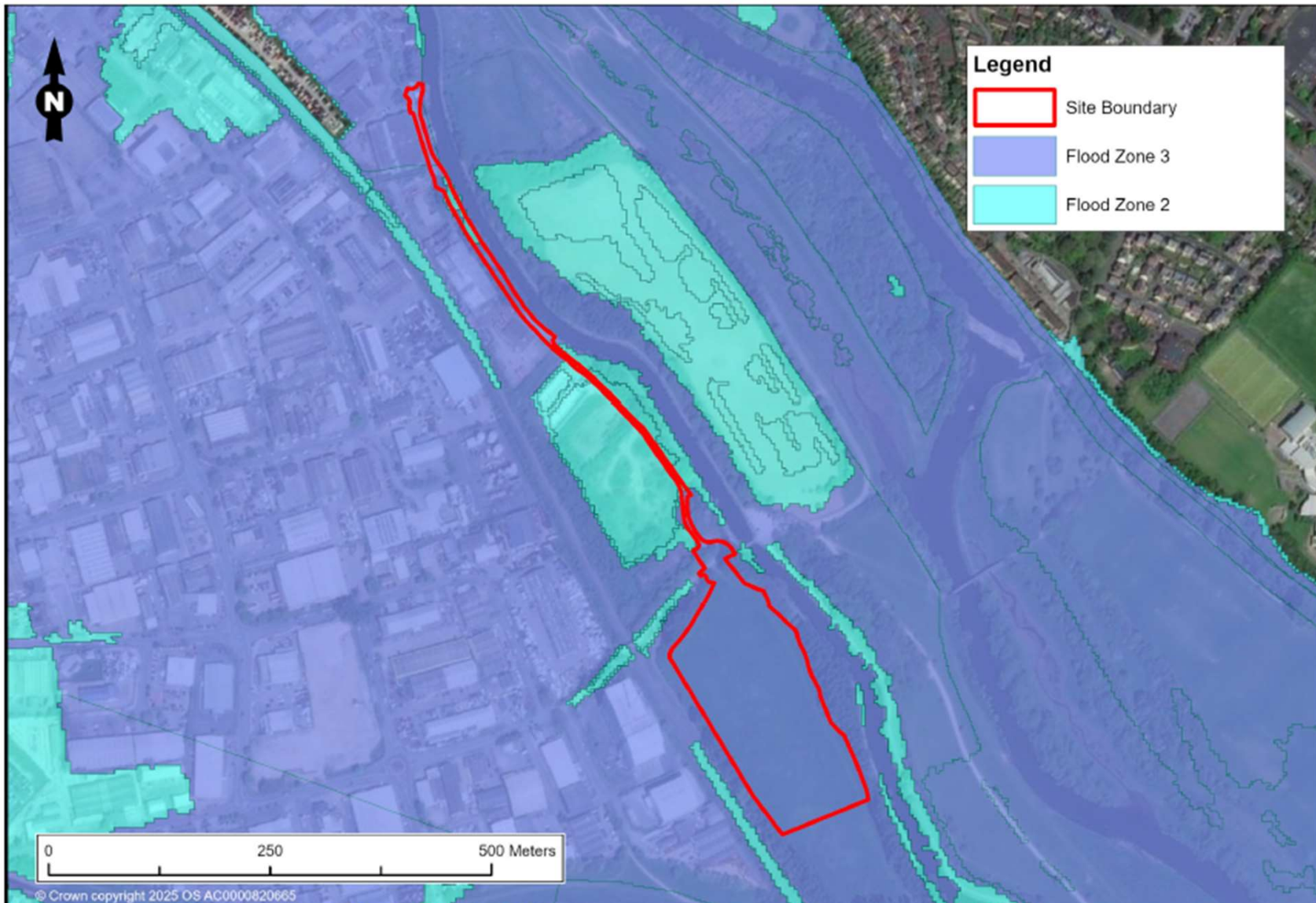
Wildlife friendly and attractive planting on embankment, London Olympics Park



Nature-based destination play area, Burgess park, London. Image credit, Helena Smith.

- Establish the area around Marsh Barton station as a regional destination for recreation and water-related activities.
- Improve recreational opportunities, particularly along the Canal and near the station.
- Improve access to the Canal, particularly along the Canal and near the station.
- Improve connections for people walking and cycling between Marsh Barton, the station and the Valley Park.

Uses that are being considered for Grace Road Fields include, BNG habitat bank, woodland creation, recreational area, wildlife hub, canal Basin/marina, energy centre, allotments and solar farm. The Riverside and Ludwell Valley Parks Masterplan should be used for ideas and reference.



EA FLOOD ZONE MAPPING

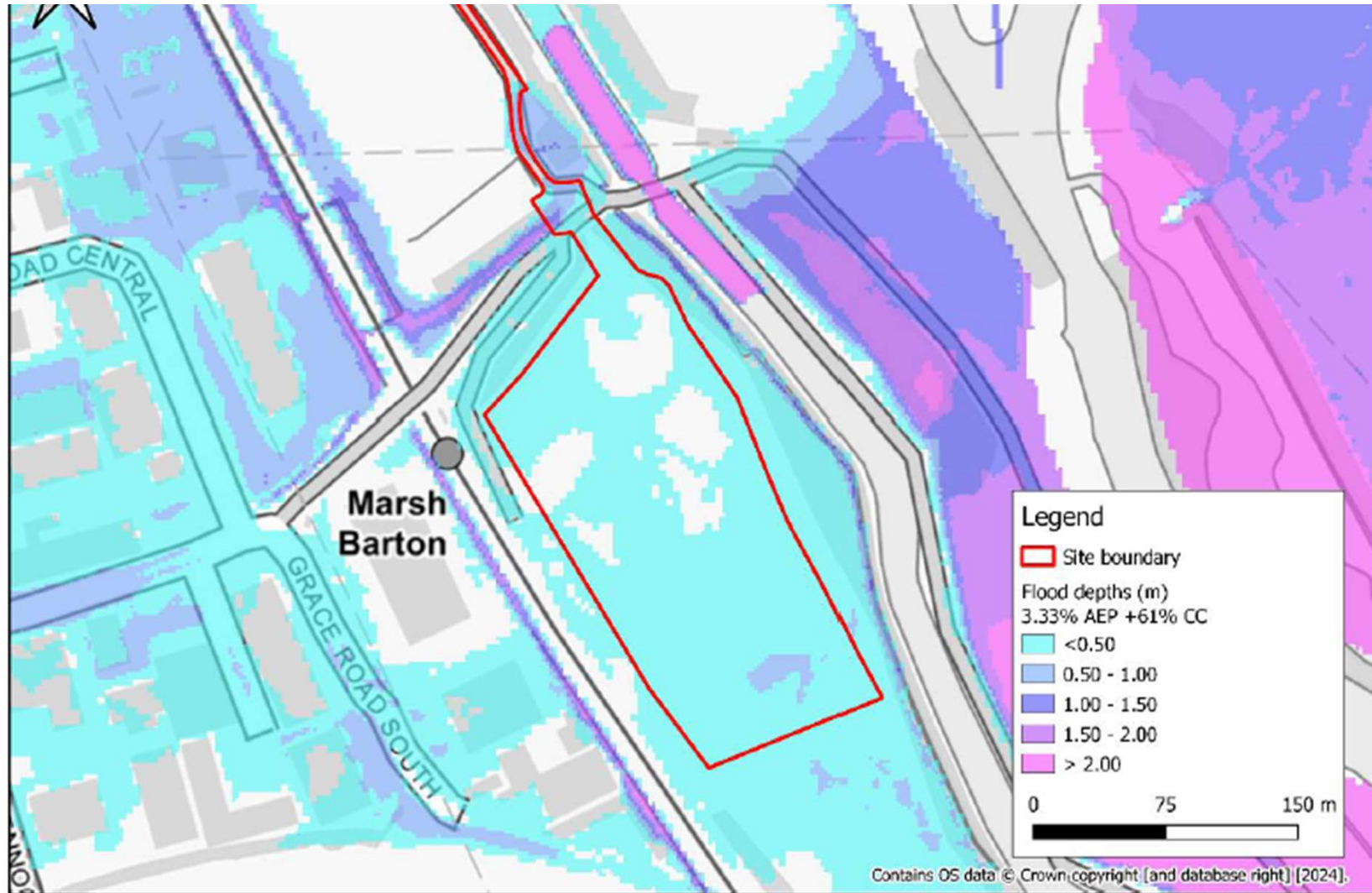


Figure 3-2: Baseline fluvial 30-year with 61% CC flood depths (m)

FLOOD RISK ASSESSMENT EXTRACT

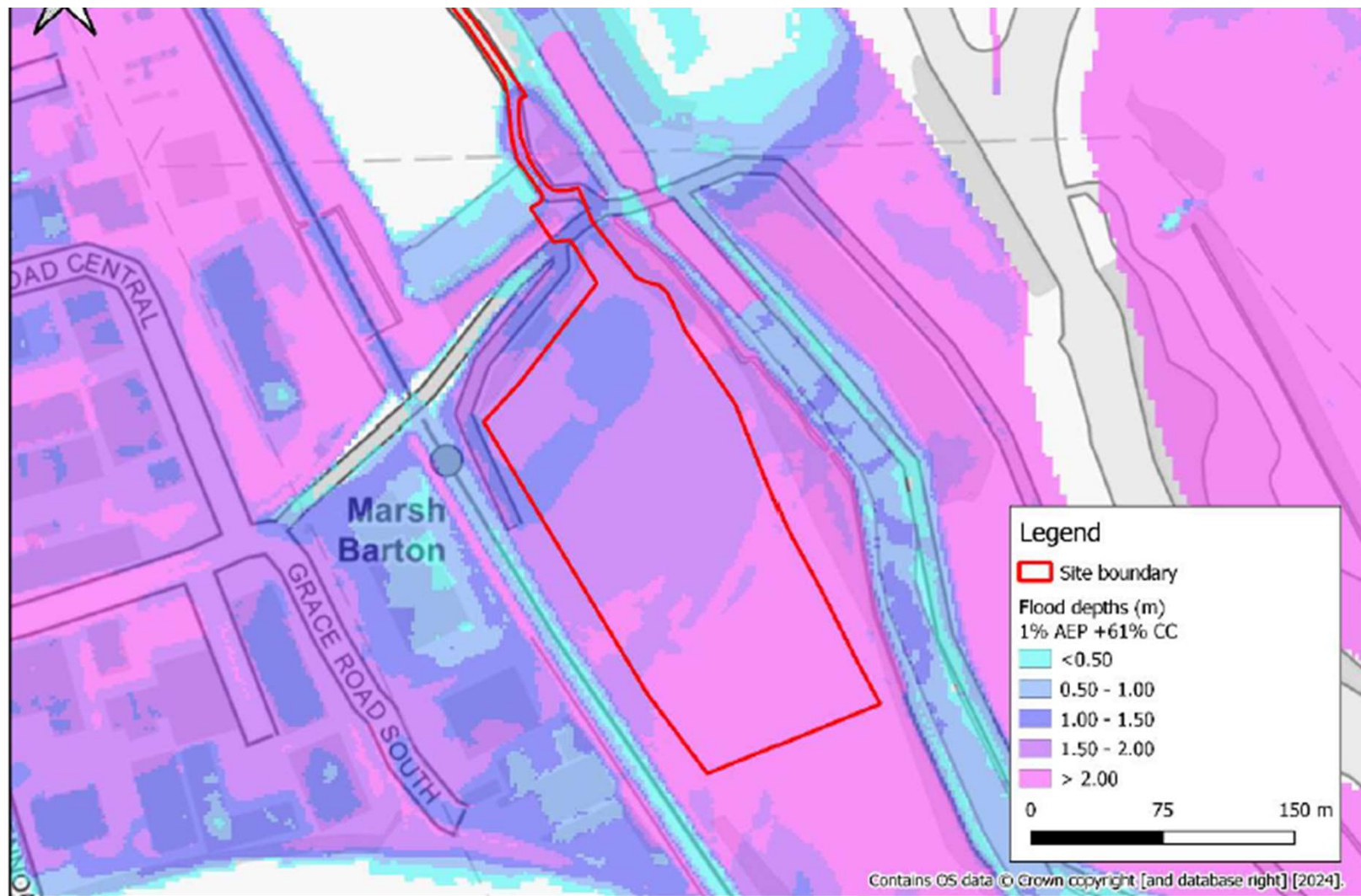
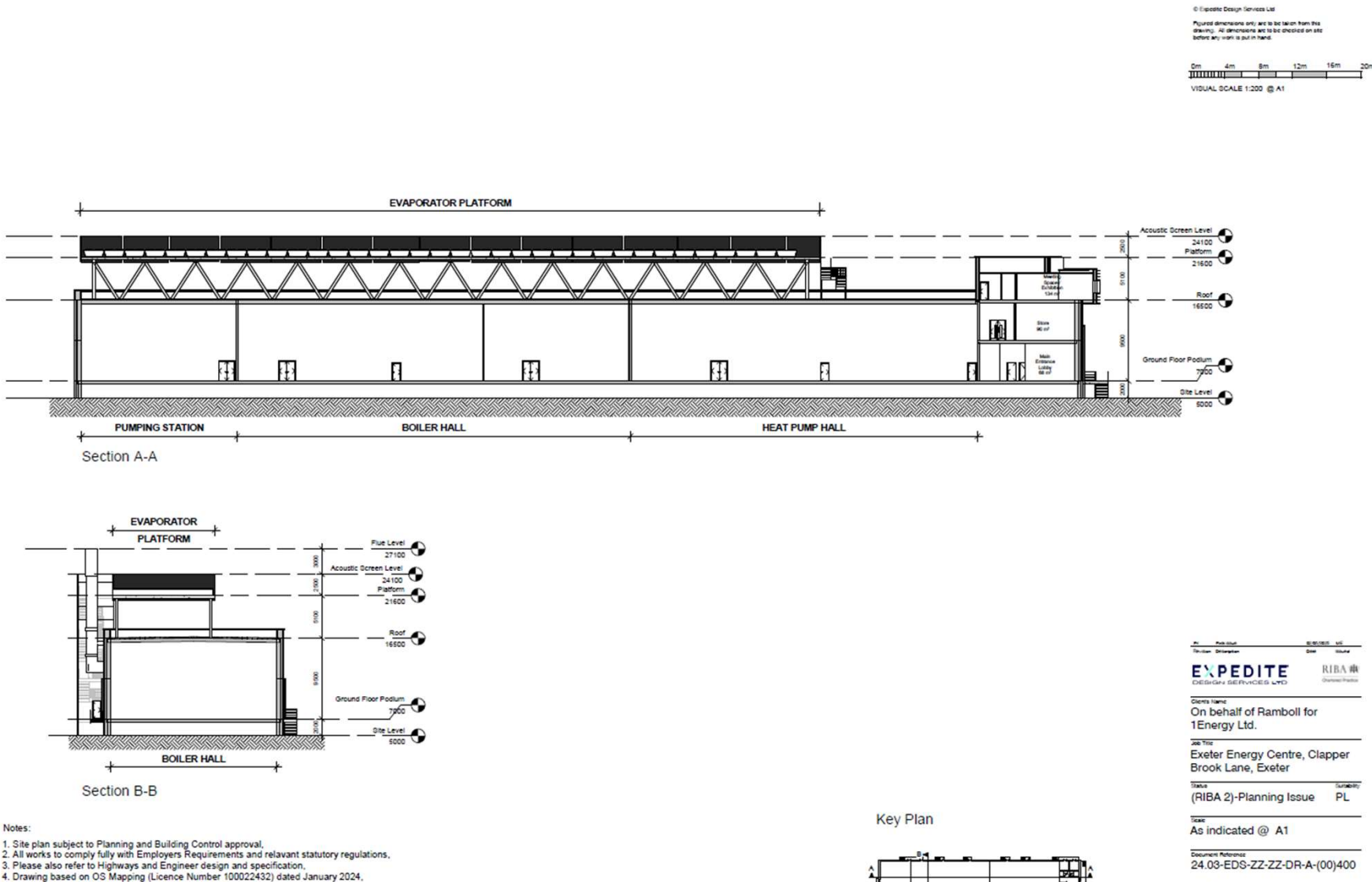


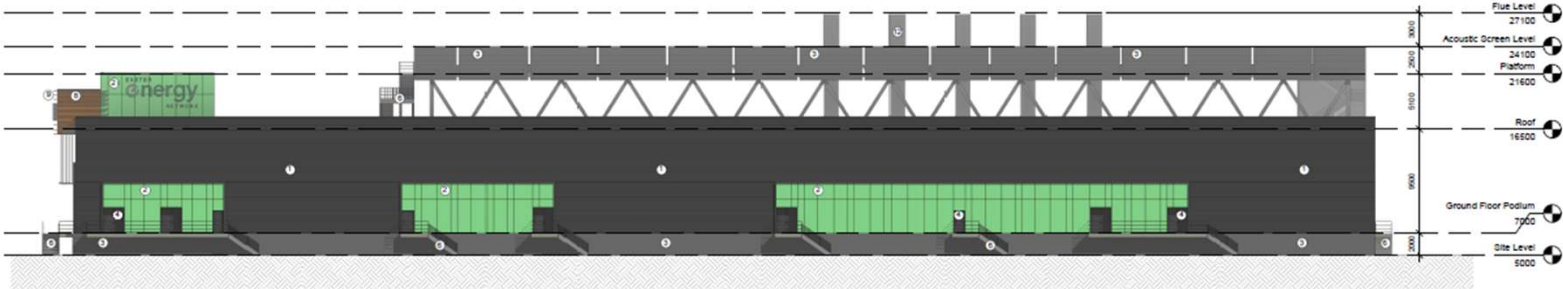
Figure 3-3: Baseline fluvial 100-year with 61% CC flood depths (m)

FLOOD RISK ASSESSMENT EXTRACT



SECTIONS

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Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.
0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ A1



WEST ELEVATION

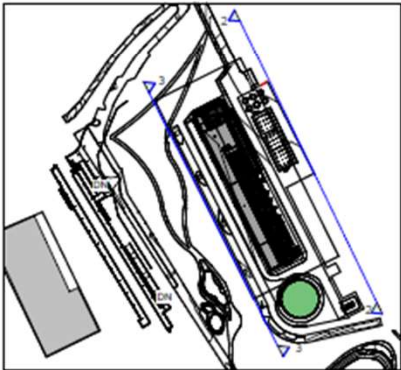
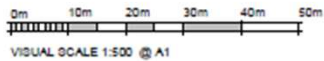
- Key
- 1 - Dark grey insulated metal wall/roof cladding panel
 - 2 - Green insulated wall cladding panel
 - 3 - Metal mesh wall panels
 - 4 - Dark grey external doors
 - 5 - Dark grey curtain walling/ window frame
 - 6 - Dark Grey metal stairs and railings
 - 7 - Dark grey metal louvres
 - 8 - Bronze coloured panel
 - 9 - Metal fins
 - 10 - Light coloured projecting framing
 - 11 - Metal entrance canopy
 - 12 - Flue
 - 13 - Perforated/mesh panels

Notes:

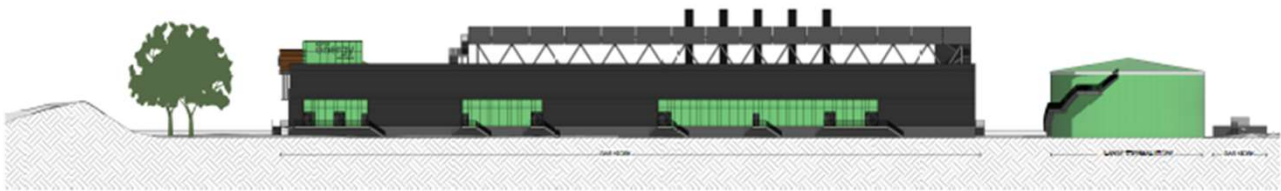
- 1. Site plan subject to Planning and Building Control approval.
- 2. All works to comply fully with Employers Requirements and relevant statutory regulations.
- 3. Please also refer to Highways and Engineer design and specification.
- 4. Drawing based on OS Mapping Licence Number 1000224321 dated January 2024.

Prepared	Reviewed	Issued
Expedite	Expedite	Expedite
Client Name	On behalf of Ramboll for 1Energy Ltd.	
Job Title	Exeter Energy Centre, Clapper Brook Lane, Exeter	
Status	(RIBA 2)-Planning Issue	PL
Scale	As indicated @ A1	
Document Reference	24.03-EDS-ZZ-ZZ-DR-A-(00)300	

ELEVATIONS



NOTE: INDICATIVE VISUAL APPEARANCE



04	Planning	02/05/24	1/5
01	Outline Planning	08/02/24	1/5
02	Technical Study for planning application	14/02/24	1/5
03	Design statement	08/02/24	1/5

EXPEDITE
DESIGN SERVICES LTD

RIBA
Chartered Practice

Client's Name:
Ramboll

ELEVATIONS



- Key
- 1 - Dark grey insulated metal wall/roof cladding panel
 - 2 - Green insulated wall cladding panel
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 - 5. Please refer to Mechanical design and specification.



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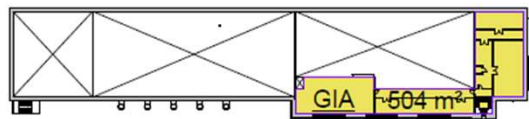
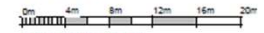
Project	03/20/2024	WJ
Client	Expedite	RIBA
Prepared by	on behalf of Ramboll for Energy Ltd.	
Drawn by	Exeter Energy Centre, Clapperbrook Lane, Exeter	
Check by	IBA 2)-Planning Issue	PL
Scale	indicated @ A1	
Project Reference	1.03-EDS-ZZ-ZZ-DR-A-(00)302	
Drawn by		

ELEVATIONS

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No.	Print Date	Printed By	Unit
Revision	Disruption	Date	Issue
			
EXPEDITE SERVICES LTD		Chartered Practice	
Client Name			
On behalf of Ramboll for 1Energy Ltd.			
Job Title			
Exeter Energy Centre, Clapper Brook Lane, Exeter			
Table		Turnover	
(RIBA 2)-Planning Issue		PL	
Task			
As indicated @ A1			
Document References			
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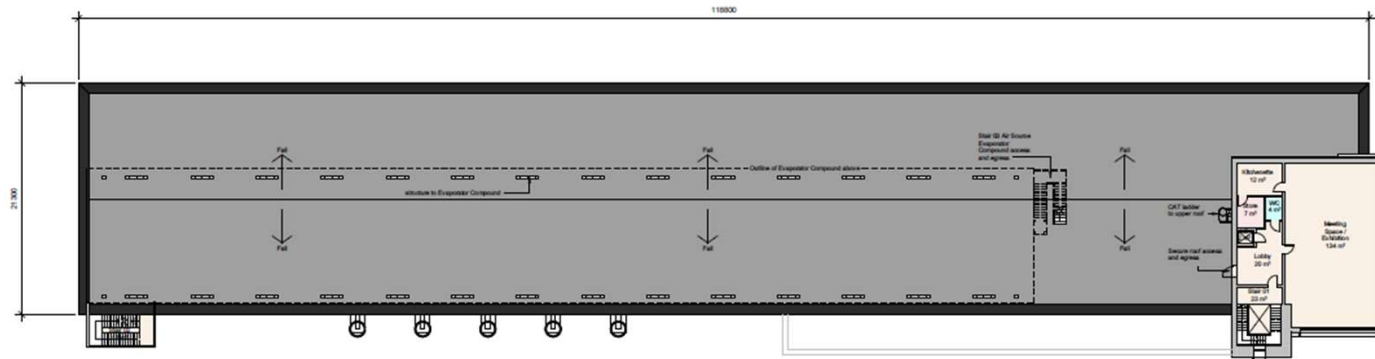


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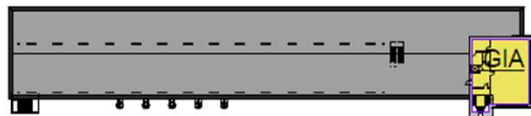
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WJ	Paul Hout	25/06/2016	10:51
Revised	Disruption	Date	Issue
			
<p>Client's name</p> <p>On behalf of Ramboll for 1Energy Ltd.</p>			
<p>Job Title</p> <p>Exeter Energy Centre, Clapper Brook Lane, Exeter</p>			
<p>Status</p> <p>(RIBA 2)-Planning Issue</p>		<p>Currency</p> <p>PL</p>	
<p>Scale</p> <p>As indicated @ A1</p>			
<p>Document Reference</p> <p>24.03-EDS-ZZ-01-DR-A-(00)201</p>			

FLOOR PLANS



Group Internal Area (GIA)

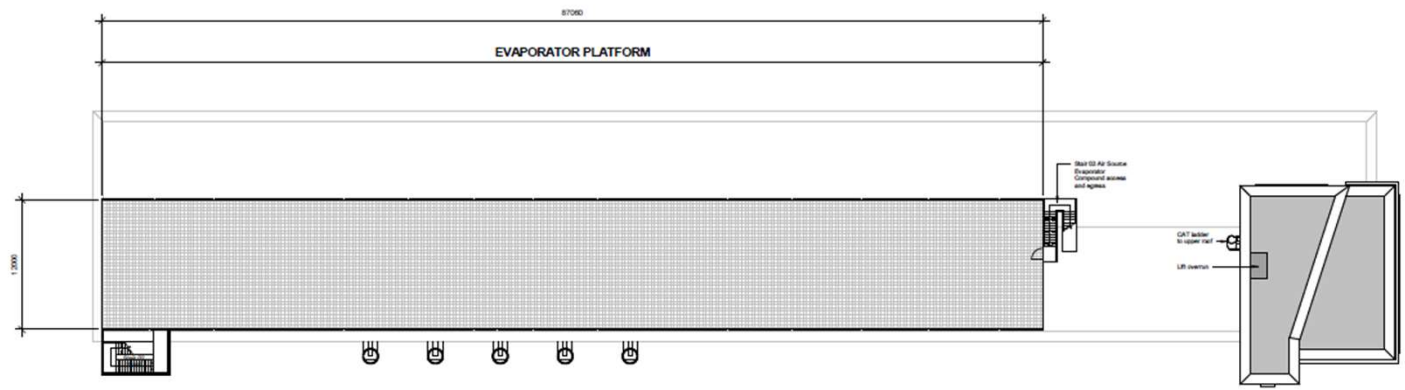


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Attn:	Print Name	EXPEDITE	EXPEDITE	EXPEDITE
Address:	Organization		Date	Issue
				
CLIENTS NAME On behalf of Ramboll for 1Energy Ltd.				
JOB TITLE Exeter Energy Centre, Clapper Brook Lane, Exeter				
STATUS (RIBA 2)-Planning Issue		CURRENCY PL		
ISSUE As indicated @ A1				
Document Reference 24.03-EDS-ZZ-RF-DR-A-(00)202				

FLOOR PLANS



- Notes:
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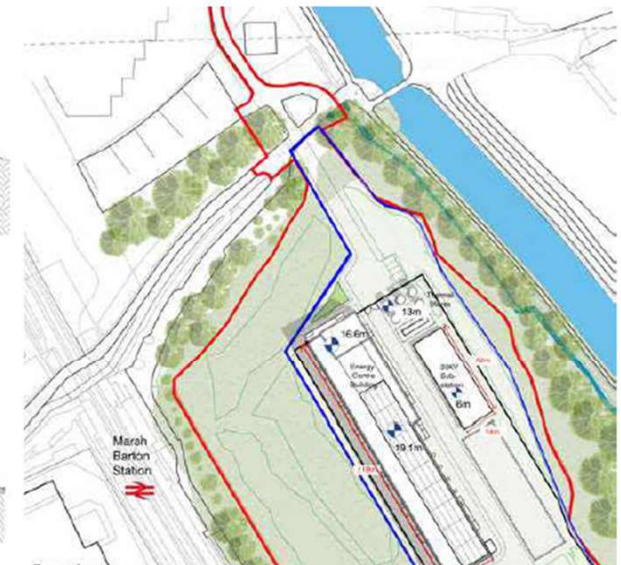
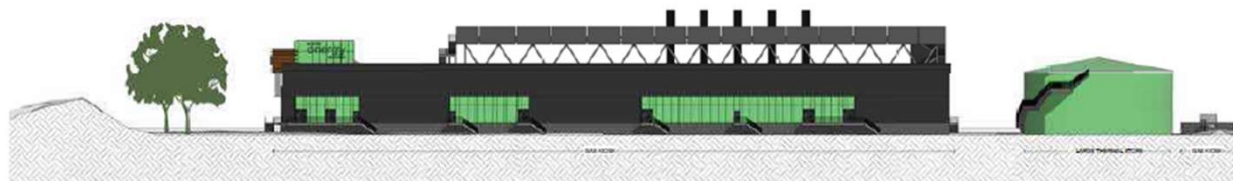
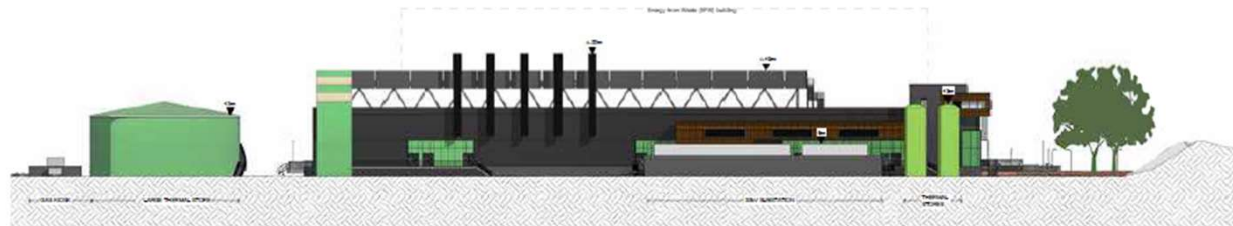
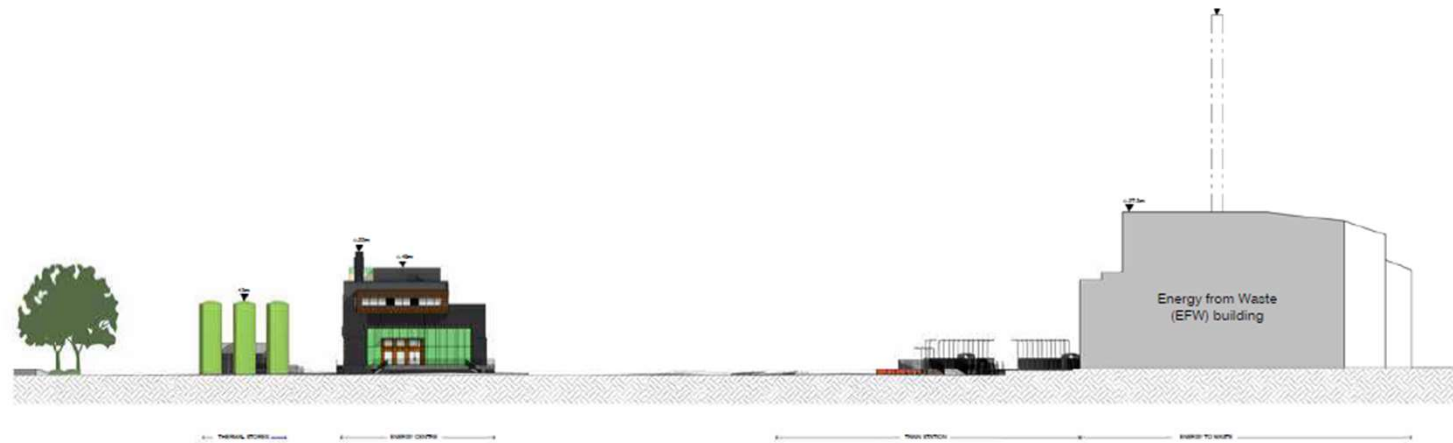
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DESIGN SERVICES LTD		Chartered Practice	
Client Name			
On behalf of Ramboll for 1Energy Ltd.			
Job Title			
Exeter Energy Centre, Clapper Brook Lane, Exeter			
Status		Turnover	
(RIBA 2)-Planning Issue		PL	
Scale			
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Document Reference			
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Project Name			

ROOF PLAN



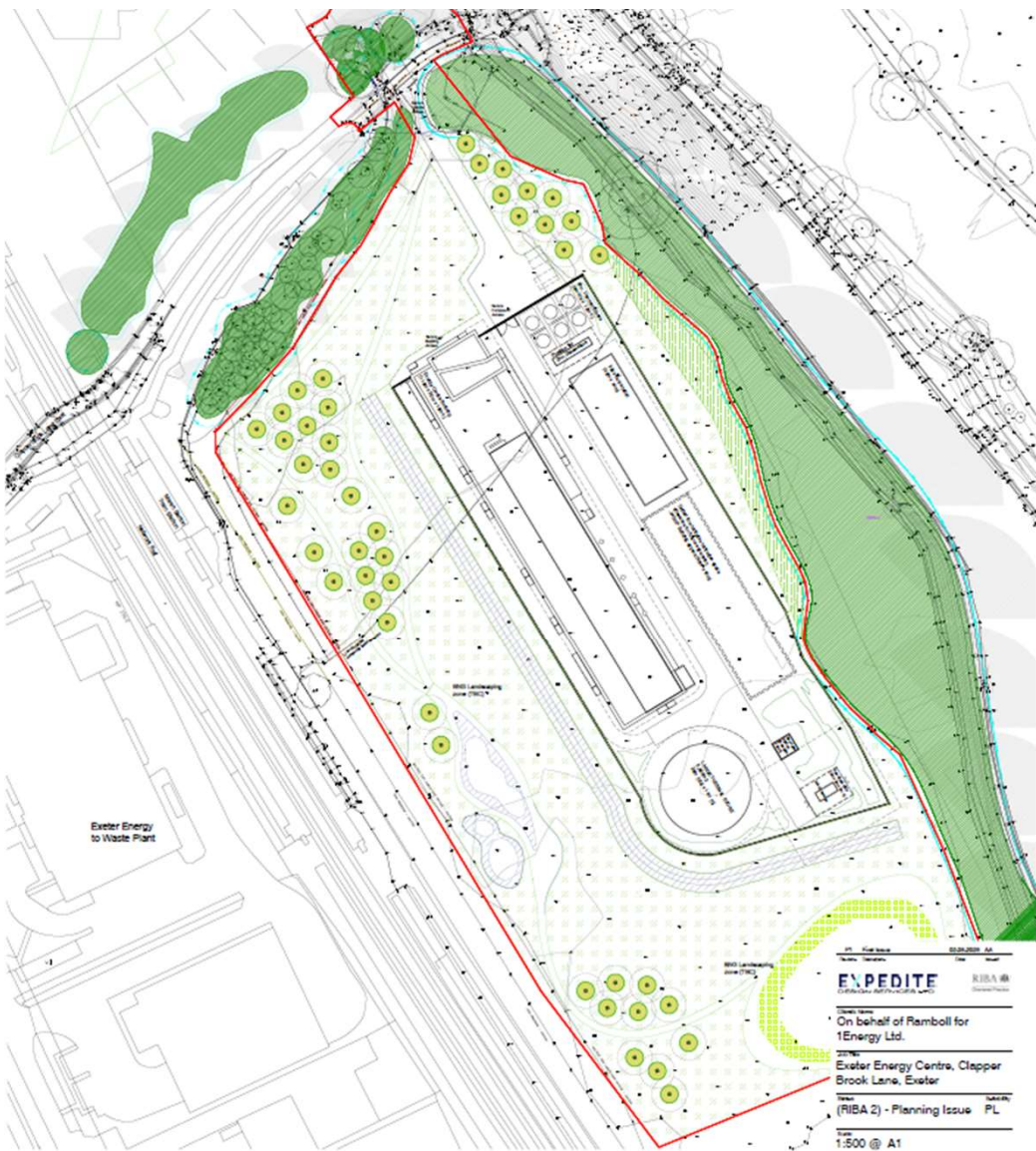
ARTISTS IMPRESSION

4.4 The Proposal - Indicative Site Sections



SITE SECTIONS

ACCESS DETAILS



SITE MASTERPLAN



SITE MASTERPLAN



TREE REMOVAL

Further Landscape Opportunity

Option 1 aims to create a space for people and nature to enjoy. Incidental play trails, dipping areas, sweeping paths and views of wildlife create a calming place for visitors to walk, exercise, play and learn. This concept also leaves space for nature with the creation of water-bodies, marginal planting and scrub areas to provide food and shelter for the local wildlife.

- 1 Path joins to route within the Exeter Energy Centre design with natural permeable surfacing
- 2 South facing basking bank for invertebrates
- 3 Connected blue infrastructure feature that can work as both a wet and dry bed
- 4 Dipping pond area for interaction with water feature - area to be used as flexible space
- 5 Scrub area to provide refuge for local wildlife
- 6 Potential blue infrastructure connection to link with ponds to the south of the area
- 7 Small board-walk bridge over ditch
- 8 Marginal planting
- 9 Incidental play area with naturalistic play equipment
- 10 Step access to canal Path
- 11 Species rich grassland

Legend

-  Opportunity for connecting footpath to northern site area
-  Opportunity for connecting blue infrastructure areas



INDICATIVE PLAN

Planning Balance

The public benefits of development are considered to include securing:

- Economic benefits,
- Jobs creation and skills enhancements
- Enhanced resilience of local energy supply
- Enhancements to the wider public space
- Landscaping and tree planting
- Statutory Biodiversity Net Gain
- Additional Biodiversity Net Gain on and adjacent the site
- Decarbonisation of heating in the interest of tackling climate change
- Pathways to net zero for existing buildings

Identified harms include:

- Development in an area subject of flood risk
- Loss of part of the open space
- Loss of three existing trees
- Introduction of built form into Landscape Setting
- Noise impact in valley park

The harms have been avoided, reduced and mitigated through revisions to the scheme design, and through measures secured by conditions and/or legal agreement. The public benefits of redevelopment are considered to substantially outweigh the residual flood risk and all other harms.

It is considered that the Sequential Test has been demonstrated to be passed with no sequentially preferable sites at lower flood risk classification available.

The Exception Test has two parts both of which need to be passed. The first part balances benefits and harms and is considered to have been passed as the public benefits of the proposed development, in providing economic benefits, enhancements to the wider open spaces, additional biodiversity net gain and in decarbonisation of heating in the interest of tackling climate change, are considered to substantially outweigh the residual flood risk and all other harms. The detailed site Flood Risk Assessment has shown that the second part has been passed: the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere,

The proposal is considered to constitute sustainable development overall and permission should be granted subject to conditions.

CONCLUSIONS

The recommendation is in two parts.

A) DELEGATE TO THE HEAD OF CITY DEVELOPMENT TO GRANT PERMISSION SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TO SECURE THE FOLLOWING:

- Laying out of landscaping of Grace Road Fields,
- Ongoing management of Grace Road Fields
- Securing Biodiversity Net Gain (BNG) of 57%, and management for 30 years
- A carbon descent plan to secure ongoing reduction of fossil fuel use, and decrease in carbon intensity of supplied heat, and monitoring thereof
- Employment and skills plan to secure benefits locally

All S106 contributions should be index-linked from the date of resolution.

And the conditions (and their reasons) the wording of which may be varied:

OFFICER RECOMMENDATION

Conditions List

Standard Conditions

- 1. Reserved matters (Landscape, Appearance)
- 2. Time Limit - Outline
- 3. Approved Plans List
- 4. Approved Supporting documents

Pre-commencement (including demolition)

- 5. Construction Method Statement (CMS),
- 6. Construction Ecological Management Plan.
- 7. Construction Phase Drainage
- 8. Design of Landscape for flood conveyance
- 9. Tree Retention
- 10. Tree Protection

Pre-commencement (excluding demolition)

- 11. Contamination
- 12. Archaeological watching brief.
- 13. BREEAM design stage assessment

- 14. Landscape & Ecological Enhancement & Management Plan
- 15. Finished Floor Levels
- 16. Design of Voids and fencing
- 17. Surface Water Drainage Design
- 18. External materials
- 19. External Lighting

Pre-occupation

- 20. S278
- 21. Cycle Parking
- 22. Car Parking
- 23. Flood Emergency Plan

Other conditions

- 24. No penetrative piling or boring without consent
- 25. Unexpected Contamination Remediation
- 26. Failure of Landscaping
- 27. Site Noise Limits
- 28. Site Waste Management Plan
- 29. Restoration of site following cessation of use.

OFFICER RECOMMENDATION

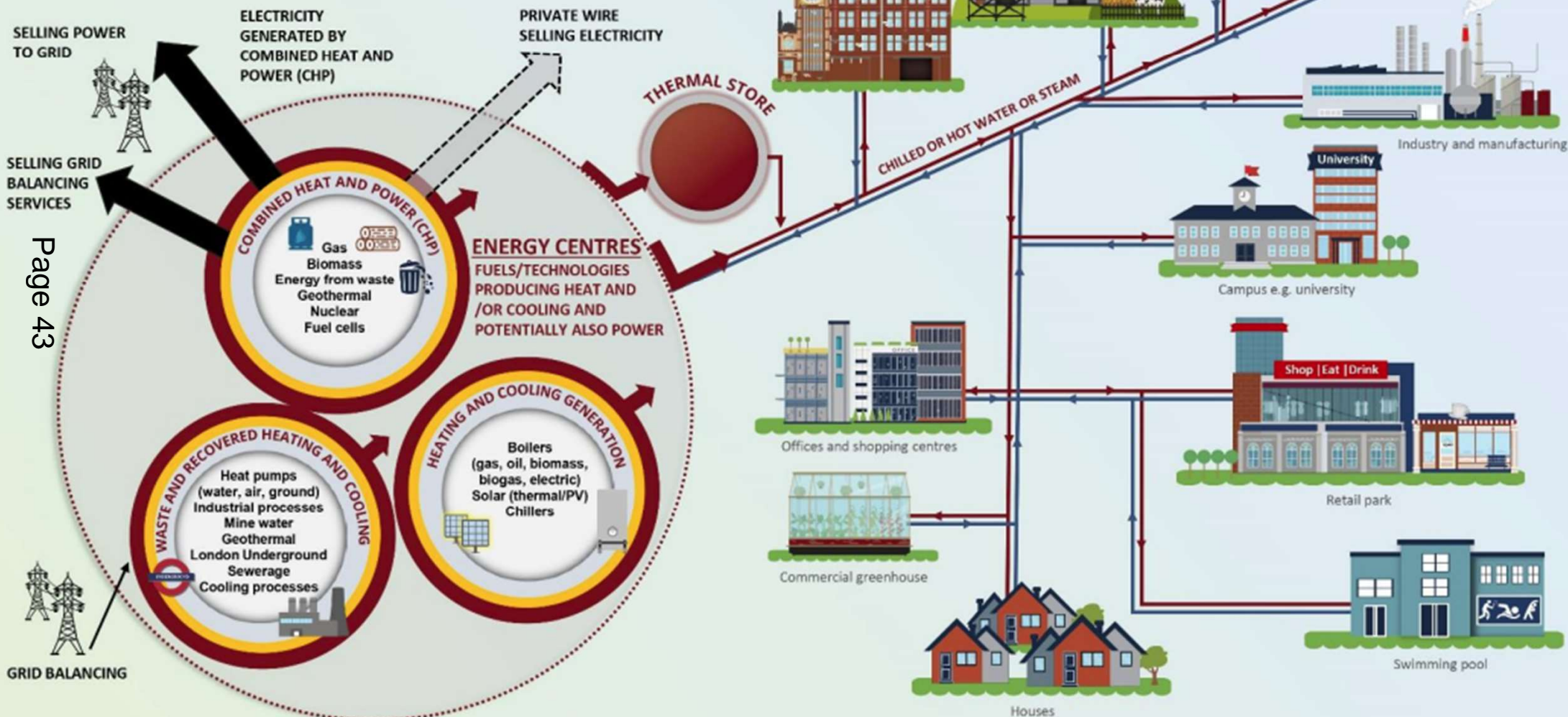
- B) DELEGATE TO THE HEAD OF CITY DEVELOPMENT TO REFUSE PERMISSION IF THE LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IS NOT COMPLETED WITHIN (6 MONTHS FROM THE DATE OF COMMITTEE OR SUCH EXTENDED TIME AS AGREED IN WRITING BY THE SERVICE LEAD (CITY DEVELOPMENT) AS THE DEVELOPMENT WOULD BE UNACCEPTABLE IN THE ABSENCE OF THE MATTERS LISTED BEING SECURED.

OFFICER RECOMMENDATION

End of Presentation



WHAT IS A HEAT NETWORK?



Collection


Heat networks

Heat networks form an important part of the government's plan to reduce carbon and cut heating bills for customers.

From: [Department for Energy Security and Net Zero](#) and [Department for Business, Energy & Industrial Strategy](#)

Published 18 July 2016

Last updated 10 July 2025 — [See all updates](#)

 [Get emails about this page](#)

Contents

- [The role of heat networks](#)
- [Available support](#)
- [Regulation, zoning and broader policy](#)
- [Resources: tools, data, research and reports](#)
- [News and communications](#)

Heat networks are vital to making net zero a reality in the UK. In high density urban areas, they are often the lowest cost, low carbon heating option. This is because they offer a communal solution that can provide heat to a range of homes and businesses by capturing or generating heat locally.

By driving forward new low carbon technologies like heat networks, we can cut the use of fossil fuels for heating our homes and shield households from oil and gas price rises that are being pushed up by pressures on global energy markets.

Through the Heat Network Transformation Programme (HNTF) the government is working with industry and local authorities, and investing over half a billion pounds in funds and programmes, to develop new heat networks


[About us](#)
[Information for consumers](#)
[Environmental and social schemes](#)
[Energy policy and regulation](#)
[Energy data and research](#)
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Active

Heat networks

Why we will be regulating heat networks, how regulation will work, and what operators and suppliers will need to do when it comes into effect.

[Energy policy and regulation](#) > [Policy and regulatory programmes](#) >

In 2026, we'll begin regulating heat networks in Great Britain (England, Scotland and Wales). Our role is set out in [the Energy Act 2023](#) and [the Heat Networks \(Scotland\) Act 2021](#).

What is a heat network

Heat networks provide heating, cooling and hot water to buildings or homes from a central source. This means a property connected to a heat network does not need its own separate heating system.

There are 2 types of heat networks:

- communal heat networks supply customers within a single building, for example a block of flats
 - this is currently the most common form of heat network in the UK
- district heat networks supply more than one building, for example housing developments

 Collection

[Heat network zoning](#)



National Planning Policy Framework

165. To help increase the use and supply of renewable and low carbon energy and heat, plans should:

(a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts);

(b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and

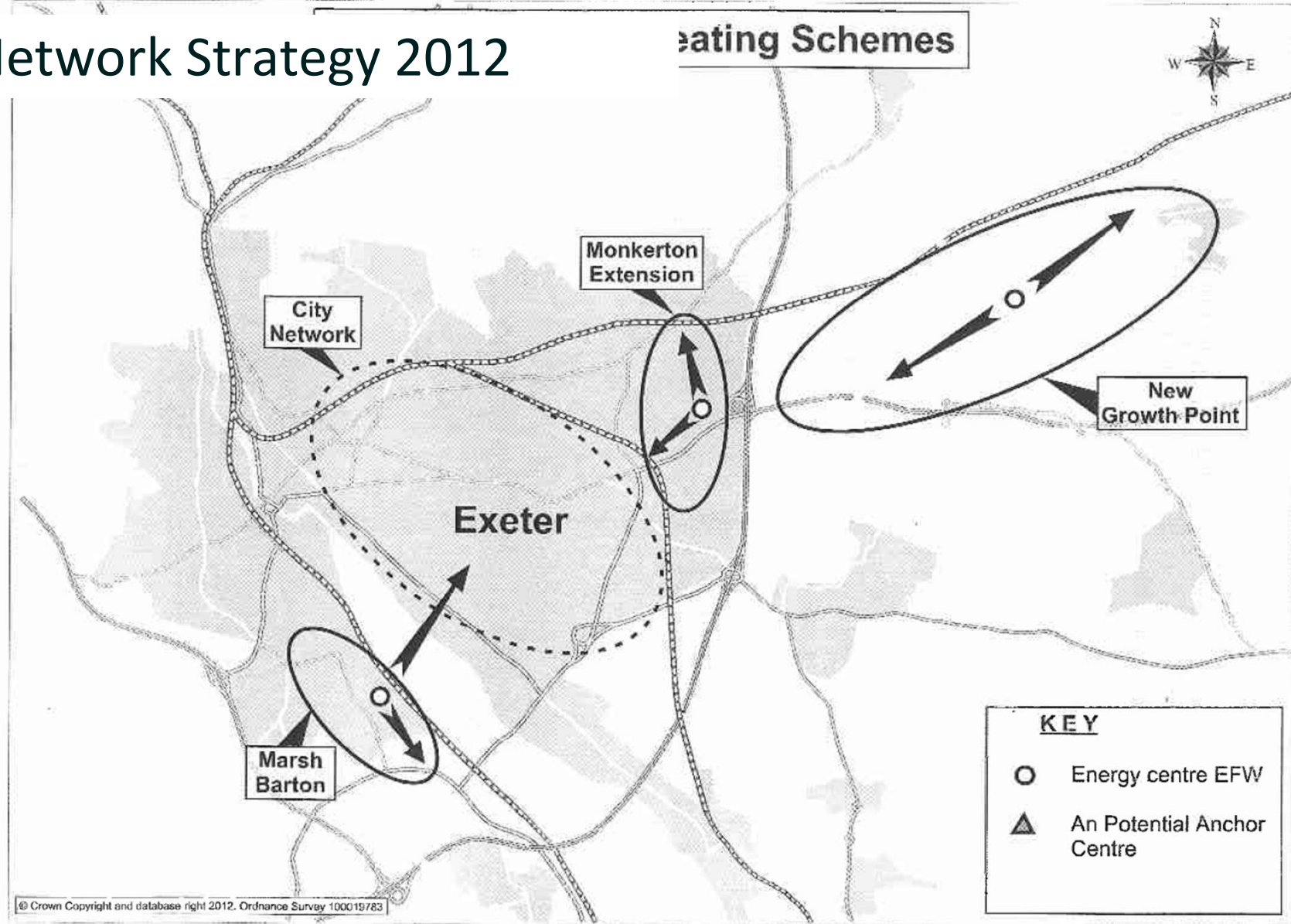
(c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

166. In determining planning applications, local planning authorities should expect new development to:

(a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

(b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Heat Network Strategy 2012



CORE STRATEGY

Core Strategy Policy CP13 Local Energy Networks

Decentralised energy networks

- 10.20 By considering existing and proposed development, and by working in partnership with developers and other organisations, a decentralised energy network can be established. More detailed guidance will be provided in the proposed Decentralised Energy and Sustainable Construction Supplementary Planning Document.

CP13: Decentralised Energy Networks will be developed and brought forward. 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.

Adopted
February 2012

The Exeter Plan

This is our city • This is our future



Publication Plan: Regulation 19

December 2024



EXETER
LIVE BETTER

Exeter Plan Policy CC3 Local Energy Networks

CC3: Local energy networks (Strategic policy)

Local energy networks are proposed in the following locations:

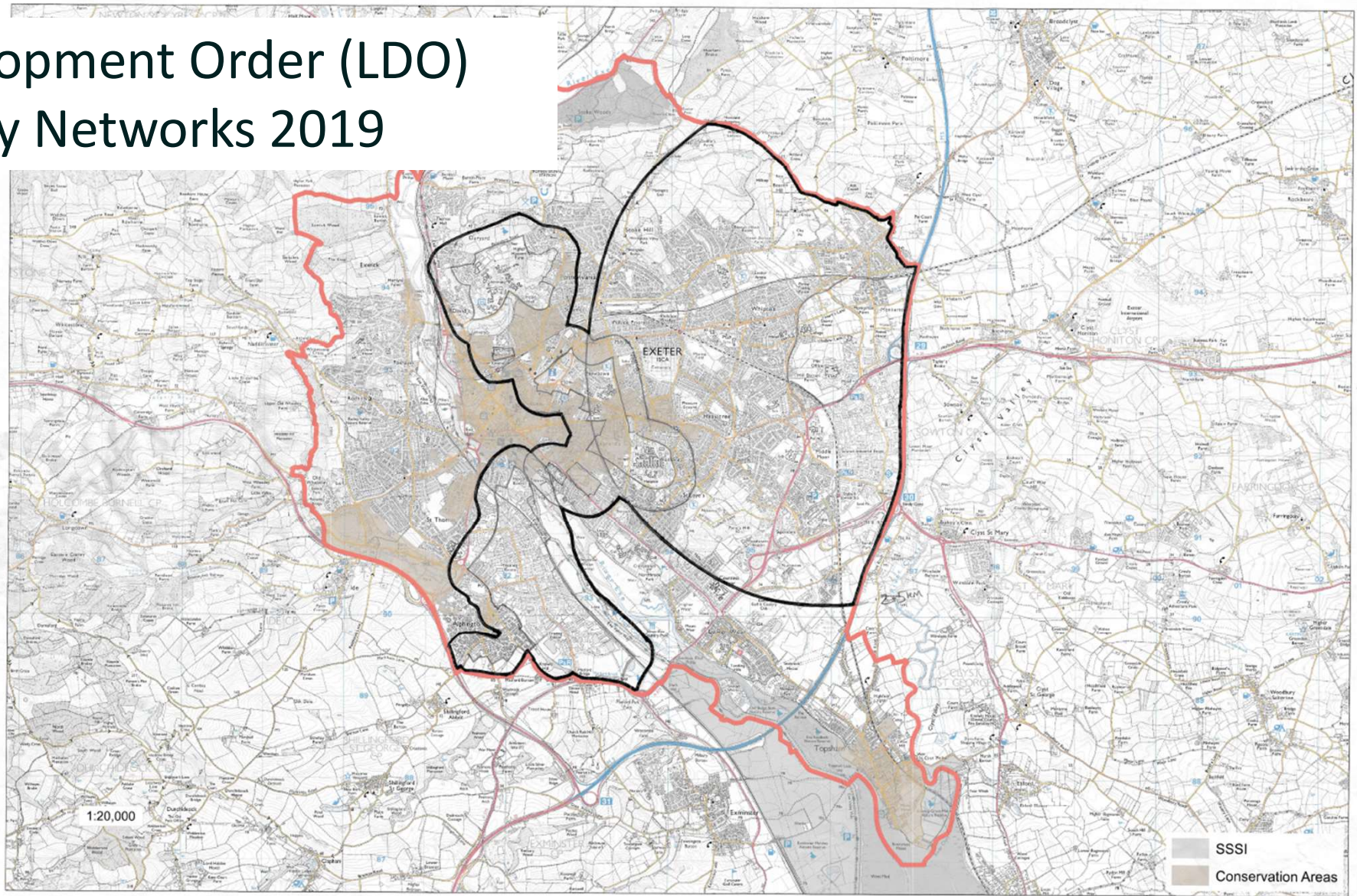
- Monkerton and Hill Barton;
- The city centre, South Gate, Heavitree Road and Wonford;
- Matford, Marsh Barton, Water Lane and Exe Bridges Retail Park;
- Red Cow, New North Road and the University of Exeter; and
- In other locations across the city where it is shown that it is feasible and viable to bring forward a local energy network.

Within these areas, and throughout the city within 500 metres of any local energy network subject to a contractual commitment, all new development (either new build or conversion) with a floorspace of at least 1,000 square metres, or comprising ten or more homes, must be constructed to have heating (water and space) systems compatible with the proposed or existing local energy network and include provision for the necessary pipework connection from those in-building systems up to the appropriate site boundary to allow for future connection to the network when available, unless it can be demonstrated by the applicant at the detailed design stage, having regard to the type of development involved and its design, that this is not feasible or viable.

Elsewhere, any large scale residential or non-residential development proposal must demonstrate that consideration has been given to whether it is feasible and viable for that development to be connected to any local energy network.

Local Development Order (LDO) Local Energy Networks 2019

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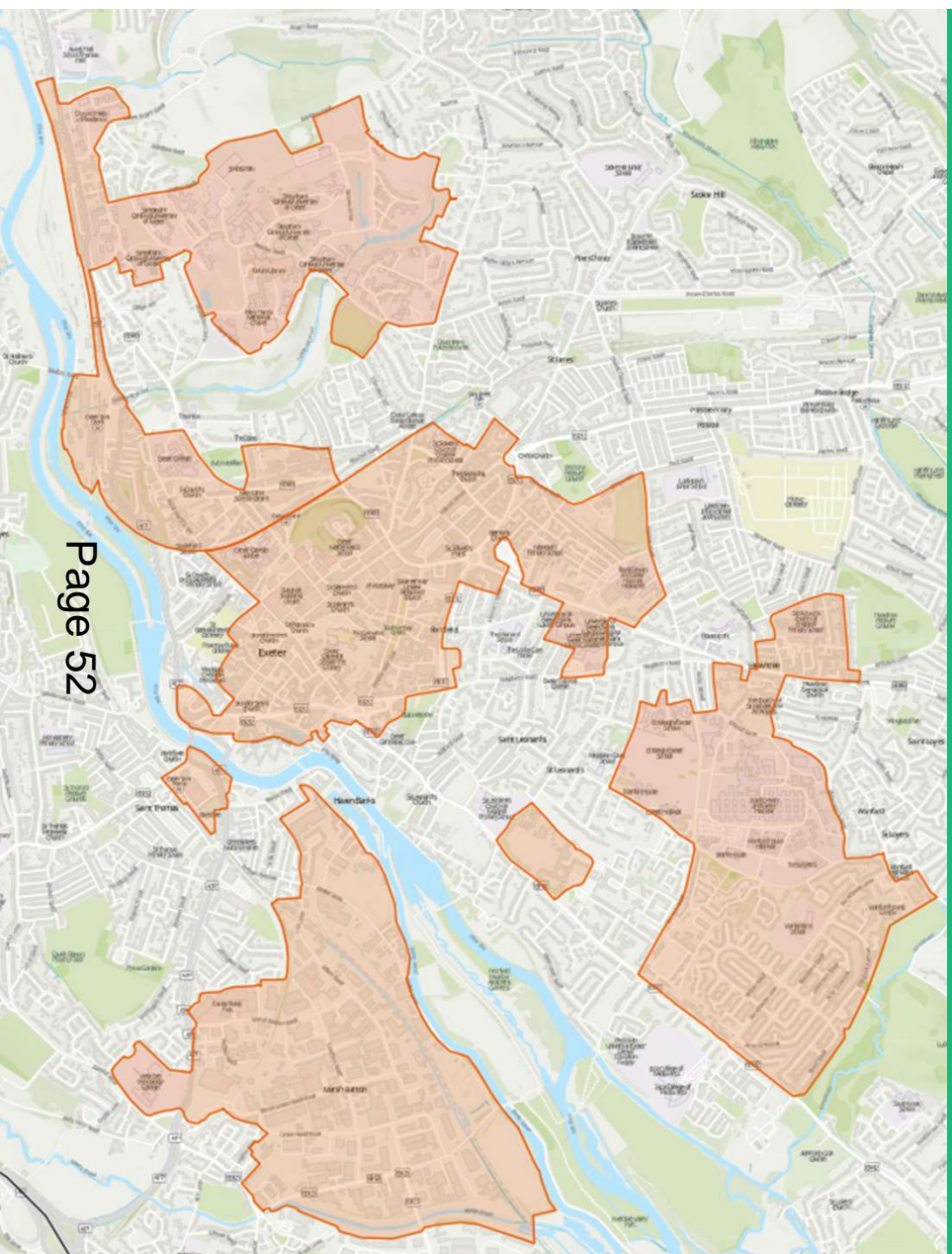


Background

- 2012: ECC Adopts Core Strategy including Policy CP13 supporting Decentralized Energy Networks
- 2019: ECC declared a climate emergency and committed to achieving a Net Zero for the city & City Council
- 2019: ECC approved Local Development Order for Local Energy Networks
- 2020: ECC adopted the Exeter City Futures Roadmap to Net Zero which identified the importance to the City of delivering District Heat Networks
- October 2022: Presentation at RAMM, to DCC & ECC members, introducing 1Energy (Exeter Energy Ltd) & Asper Management (commercial investor), explaining the benefits of DHNs, and acknowledging there are other options, including hydrogen
- November 2022: 1Energy submits Green Heat Network Fund (GHNF) application to the Department for Energy Security and Net Zero (DESNZ), with letter of support provided by ECC, UofE, RDUH and Exeter College
- 2023: 1Energy begins commercialisation and procurement
- January 2024: DESNZ announces successful bid by Exeter Energy Ltd for GHNF worth £42m to help deliver the network, alongside investment from Asper

Background cont....

- July 2024: Water Lane Masterplan and Design Code adopted by ECC. Identifies Grace Road Fields for an Energy Centre and bio-diversity net gain
- July 2024: Executive agreed in principle, to sell part of Grace Road Fields to 1Energy, for an Energy Centre
- October 2024: Public Sector Decarbonisation Scheme (PSDS4) applications submitted by University, Hospital, Exeter College & Devon Partnership Trust
- December 2024: 1Energy submits planning application for Energy Centre at Grace Road Fields
- February 2025: 1Energy presentation to Members
- March 2025: ECC launches consultation on new Corporate Plan, which includes a commitment to supporting delivery of District Heat Networks in the city
- March 2025: 1Energy starts construction of first sections of pipework at Belle Isle, under license from ECC and DCC
- April 2025: Ofgem becomes ombudsman for consumer complaints.
- May/June 2025: All four PSDS bids announced as successful



Regulation of Heat Supply & Heat Network Zoning

Exeter potential Heat Network Zones identified by DESNZ in Pilot Study.

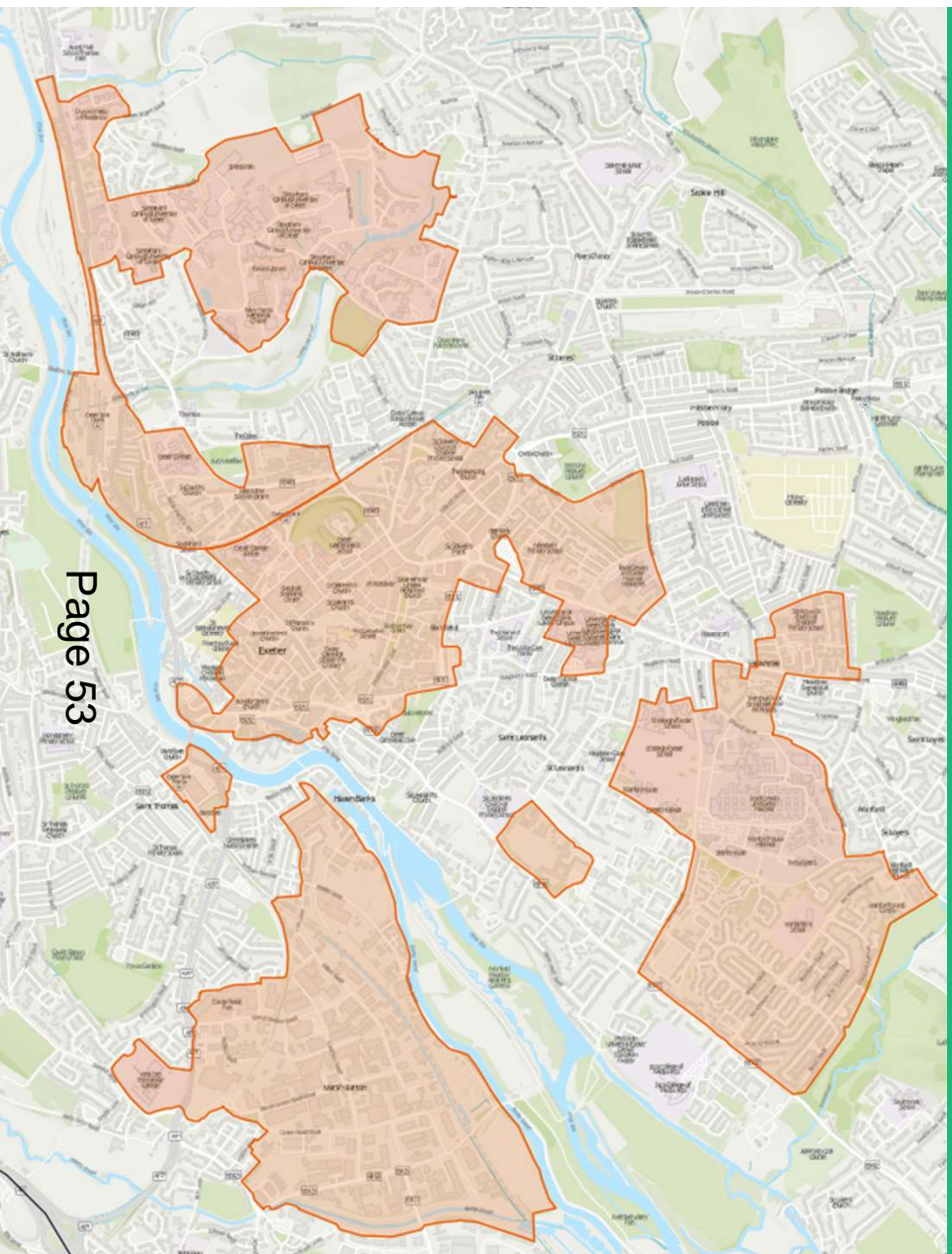
Heat Network Zoning will mandate customers within zones to connect

Will include **'step-in' arrangements** to protect customers if their heat supplier goes out of business or performs consistently poorly

OFGEM appointed as the **regulator for heat networks** - launch date 27th January 2026

Providing similar protection to gas or electricity

Regulation will include **Licensing, Consumer Protections** and **Technical Standards**



Customer advice service launched and complaint service - **Energy Ombudsman**

Consumer Protections around pricing and standards of supply

Suppliers must provide **clear and accurate bills** based on actual consumption



The establishment of technical standards to **ensure the efficiency and reliability** of heat networks

Ofgem is empowered to **monitor compliance, investigate issues, and enforce regulations**



EXETER
energy
NETWORK

Base Case Configuration

-  Energy Centre
-  Heat Network Route

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Number of customers: 34

Number of connections: 168

Total Demand: 100GWh

