

## PLANNING

Date: Monday 10 November 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, Hughes, Hussain, Ketchin, Mitchell, M, Pole and Williams, M

## Presentations

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

**5 Planning Application No. 25/0098/FUL & 25/0099/LBC- Former Walled Garden Adjacent To Reed Mews, Mardon Hill, Exeter**

To consider the report of the Strategic Director for Place.

(Pages 3 - 94)

**6 Planning Application No. 23/1532/OUT - Sandy Park Farm**

To consider the report of the Strategic Director for Place.

(Pages 95 - 110)

### **Date of Next Meeting**

The next scheduled meeting of the Planning Committee will be held on **Monday 1 December 2025** at 5.30 pm in the Civic Centre.

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

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# Exeter City Council Planning Committee 10 November 2025



Exeter  
City Council

# **Applications**

## **25/0098/FUL & 25/0099/LBC**

**Site:** Former Walled Garden Adjacent To Reed Mews  
Mardon Hill

**Applicant:** University of Exeter

**Proposal:** Partial demolition of the existing garden walls and workshops and construction of a part two, part three storey educational building for teaching and research use and associated landscaping, including temporary enabling works (revised).

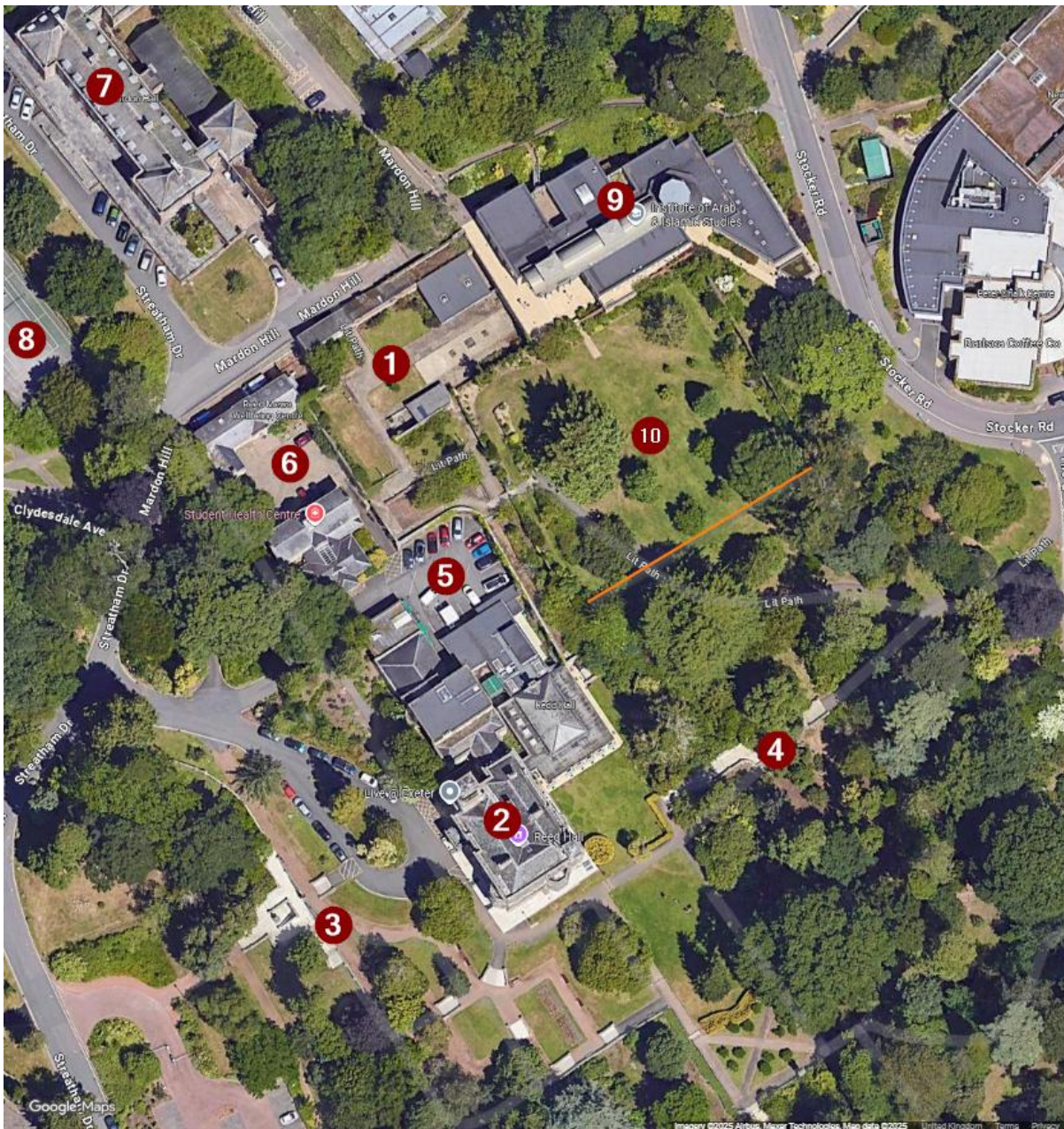
**Case Officer:** John Douglass





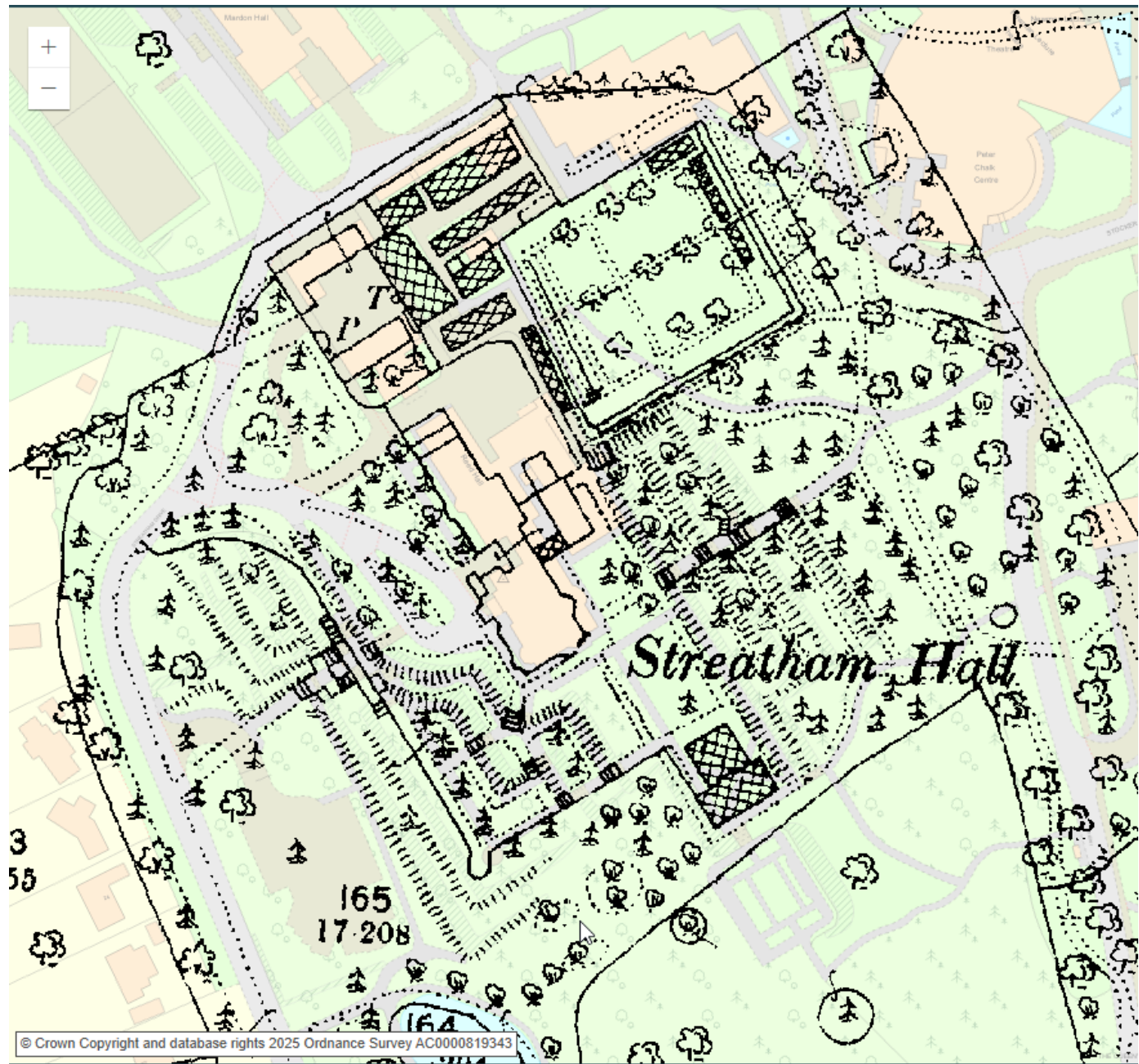
## SITE LOCATION PLAN



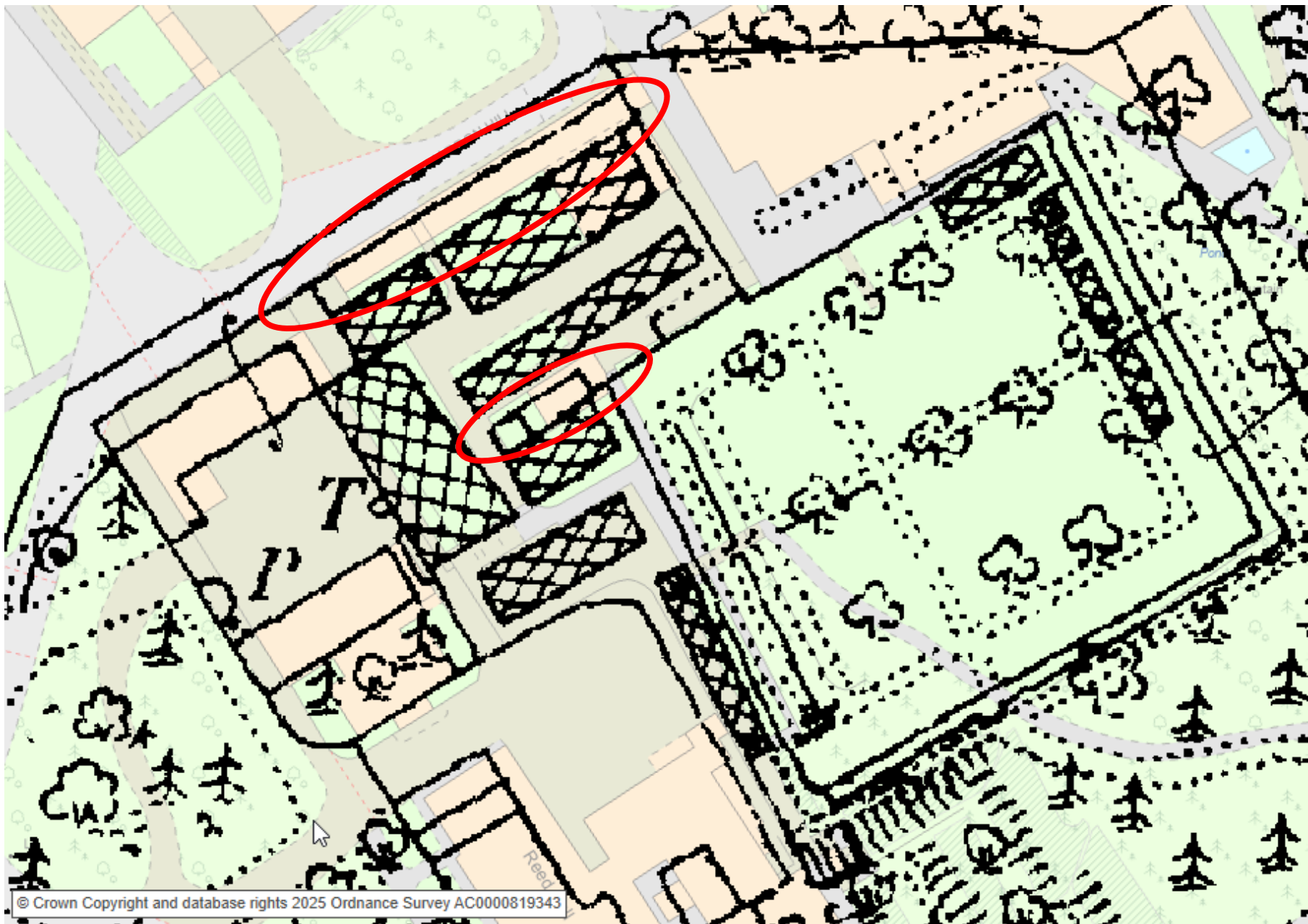


AERIAL VIEW





## HISTORIC MAPPING - 1889



**HISTORIC MAPPING - 1889**





PHOTOS





PHOTOS



PHOTOS





PHOTOS





**PHOTOS – SITE FROM STABLE/MEWS COURTYARD**





**PHOTOS – SITE FROM SOUTHERN (CATERING) COURTYARD**





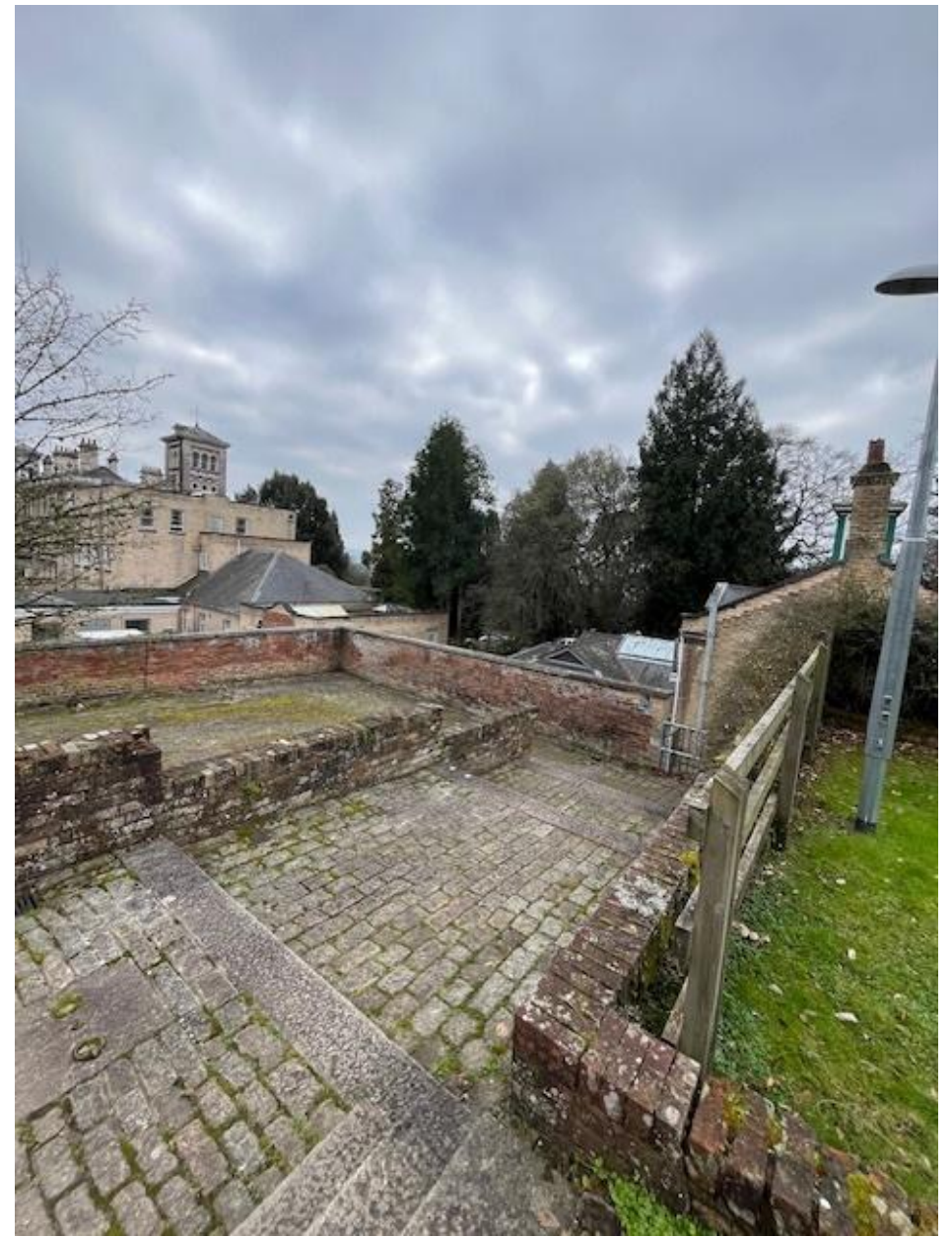
PHOTOS





PHOTOS





PHOTOS













PHOTOS





PHOTOS

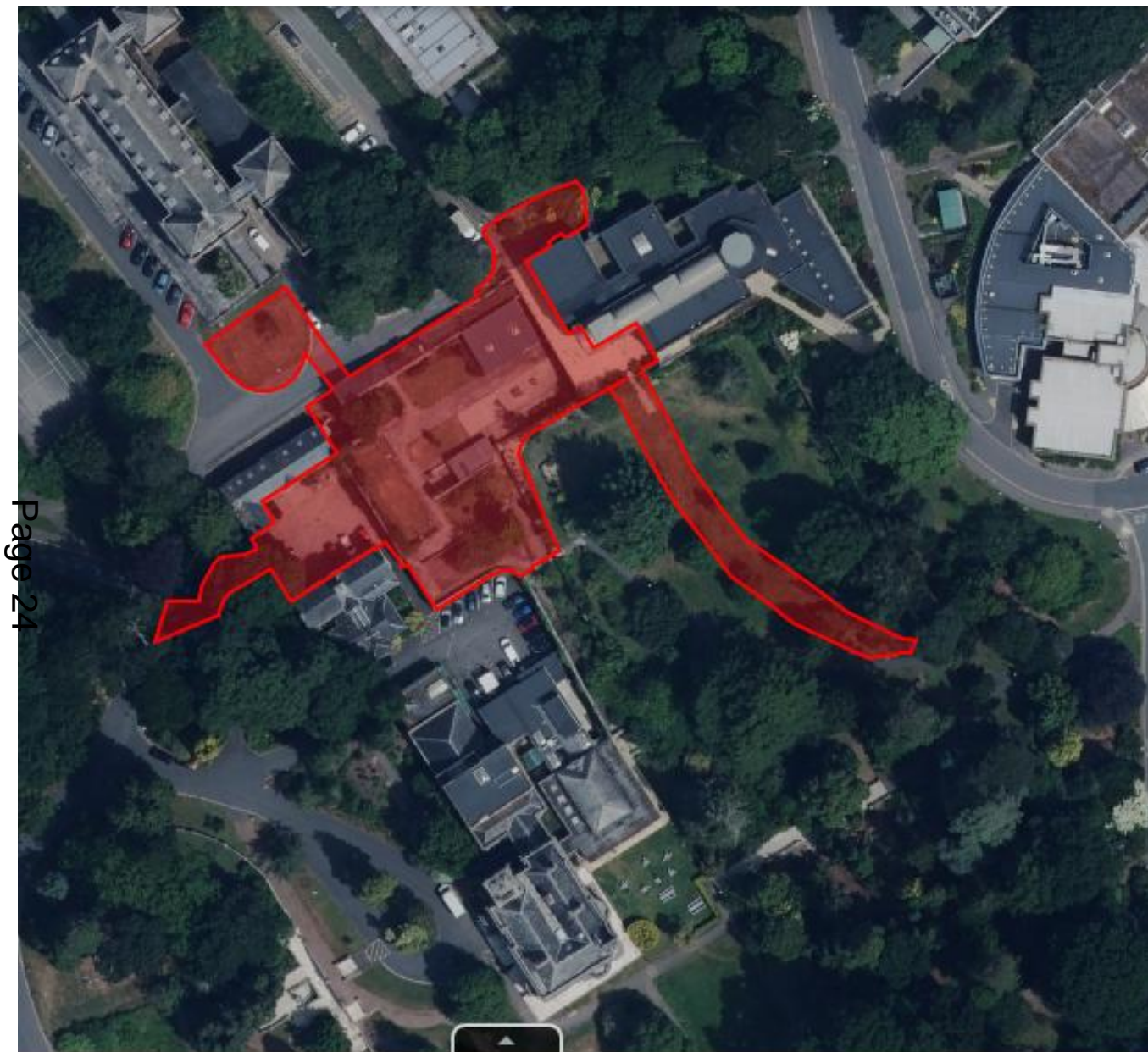












- Initial submission  
January 2025
- Assessment  
concluded June 2025
- Intensive redesign  
June-September
- Resubmission 11  
September

## Changes to Building Height and Massing

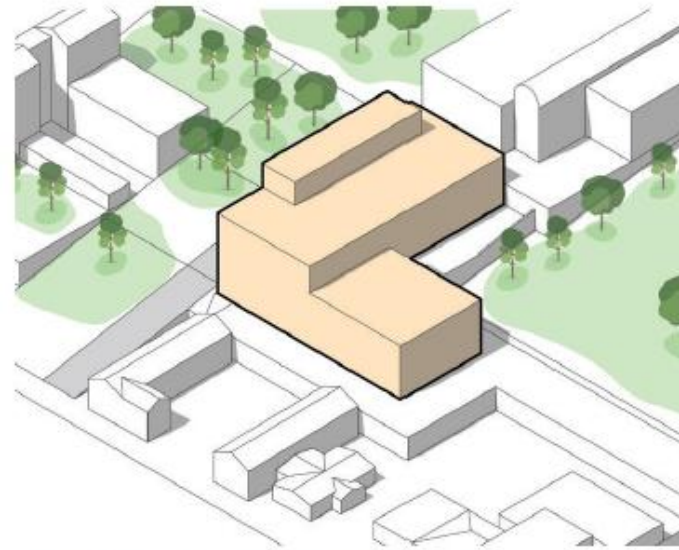
The diagrams on the right illustrate the overall reduction in both the building's footprint and height, ensuring that the revised proposal is more sympathetic to its surrounding heritage buildings.

The total building footprint has been reduced by approximately 19% compared to the previously submitted scheme across Levels 00, 01, and 02, with the Basement Level fully omitted.

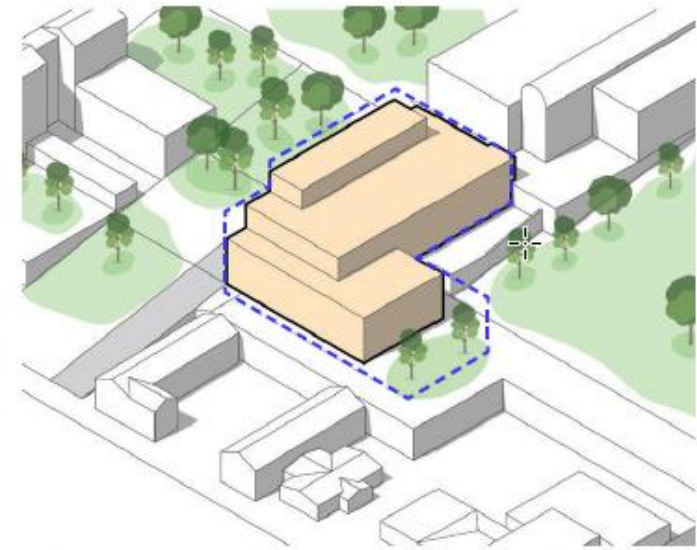
The overall building height has been reduced by 2.25m, improving its contextual appropriateness. In its revised form, the building is approximately 1.3m lower than previously proposed, while Level 00 has been raised by 0.95m. These refinements streamline floor-to-floor heights across all levels, enhancing the relationship between Level 00 and Mardon Hill to achieve a more cohesive and balanced landscape setting around the building's perimeter.

The diagrams below provide a comparative analysis of the originally submitted scheme and the current proposal in terms of building height adjustments.

Additionally these changes result in the proposals impact on the existing vaults being reduced and the previous extensive associated works unlikely to be necessary.

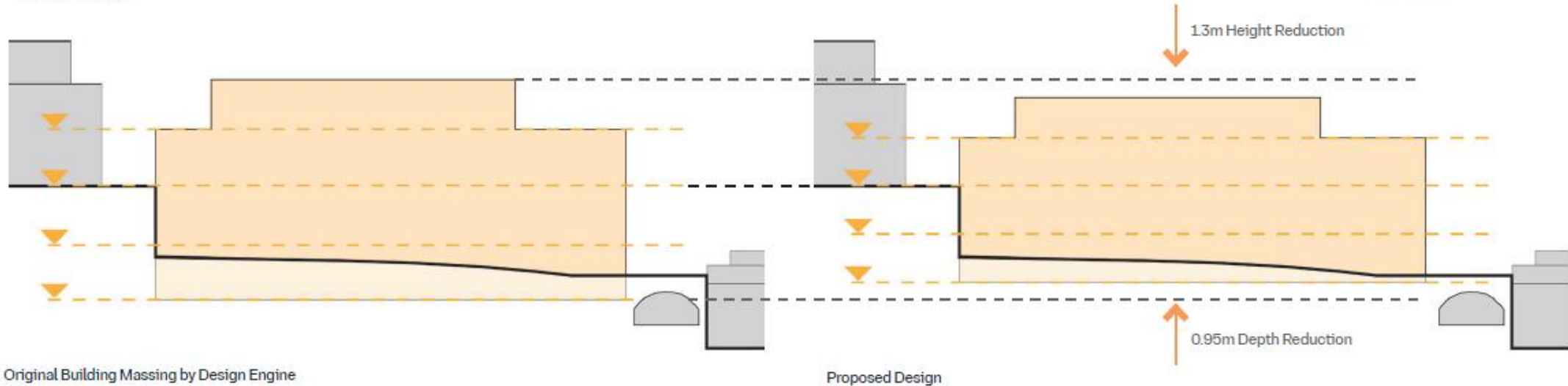


Massing - Original Building Massing by Design Engine

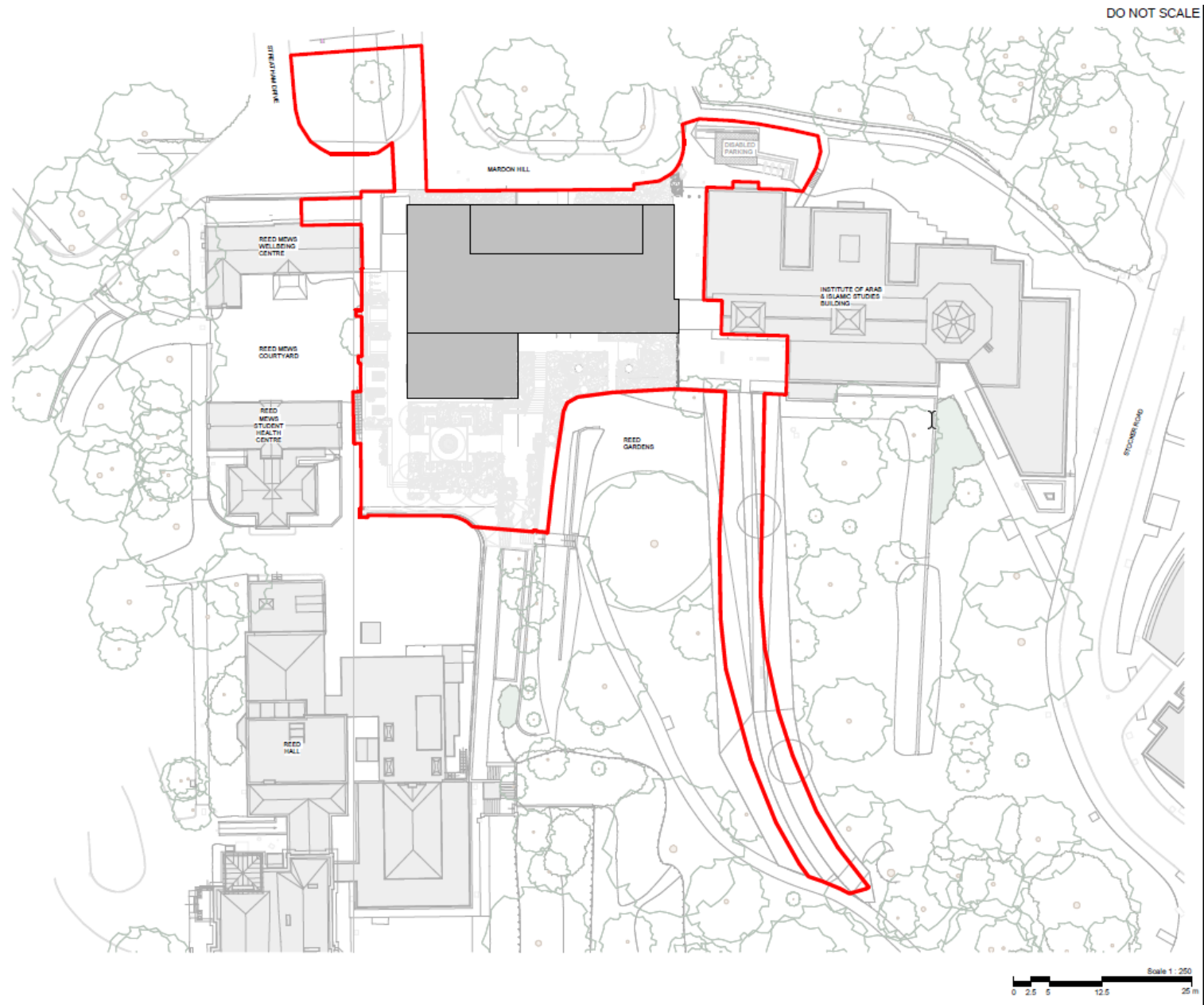


Massing - Proposed Design

Original building massing by Design Engine







# PROPOSED SITE PLAN

## Overarching Project Theme (Academic Vision)

### *'Sustainable Development Goals in the Global South'*

## Tri-Faculty (Academic Vision)

With strong links to HASS due to the relationship  
With the neighbouring IAIS building.

HASS - Humanities, Arts and Social Sciences  
ESE - Environment, Science and Economy  
HLS - Health and Life Sciences



## Thematic Areas (Academic Vision)

1

Environmental &  
Climate  
Management

2

International  
Studies &  
Global  
Governance

3

Global  
Development &  
Health

## Key Focus Area

### Institute of Arab and Islamic Studies (IAIS)

A unique part of our vision will be the bringing together of various groups of the Institute of Arab and Islamic Studies to extend the dimensions of research into a consideration of the human consequences and policy implications of these challenges. This will bring a unique fusion and broaden the potential impact of our research in a way that we believe will make us a global leader.

## Thematic Areas

### Environmental & Climate Management

*Climate Finance*  
*Environmental Management*  
*Global Sustainability Solutions*

### International Studies & Global Governance

*Applied Interdisciplinary Area Studies*  
*International Relations & Global Governance*

### Global Development & Health

*International Development*  
*Global Health Policy*  
*Psychosocial Health*

# ACADEMIC VISION

## Academic Pillars

Advanced  
Interdisciplinary  
Area Studies

Environment,  
energy and  
climate futures

International  
development,  
health, and  
wellbeing in the  
Global South

*'A building housing  
Spaces for Research,  
Learning, and  
Experience'*

## Academic Themes

### Global & Area Studies

*IAIS (Arab and Islamic Studies) Extension  
Centre for Africa Studies  
Heritage & Curation*

### Green Futures

*OPALS (Oppenheimer Programme in African Landscape Systems)  
Green Futures Solution  
Green Finance  
LEEP (Land, Environment, Economics and Policy Institute)*

### Global Affairs & Foreign Service

*Diplomacy & Mediation  
Global Governance  
International Development*

### Global Development & Health

*Global Health Policy  
Health Finance*

## Space and Facilities

Collaboration space

Flexible workspace

Shared collaborative workspace

Communal Social space

Experience spaces

Digitally enabled teaching spaces

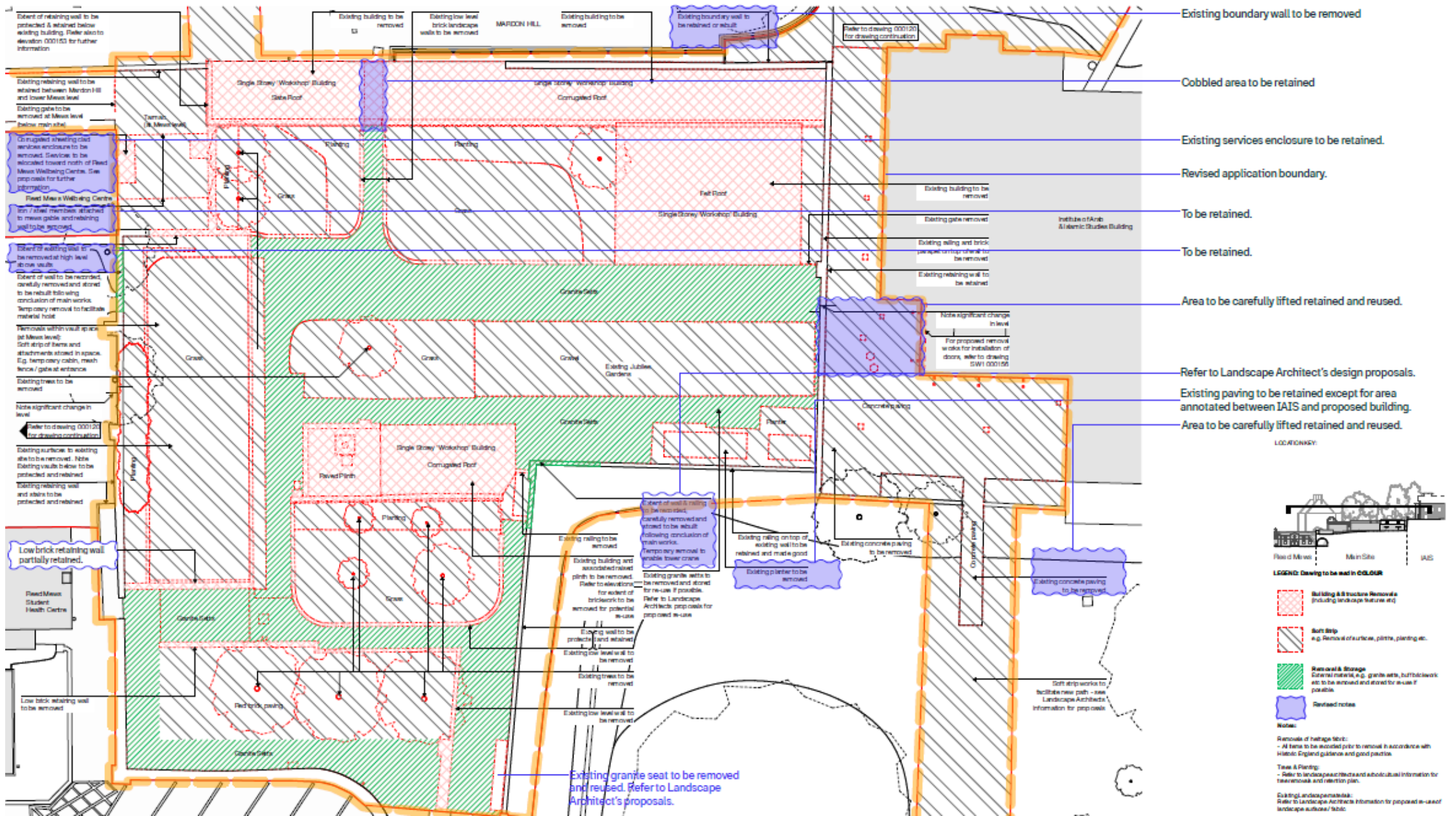
Seminar spaces

Social Study spaces

# ACADEMIC BRIEF



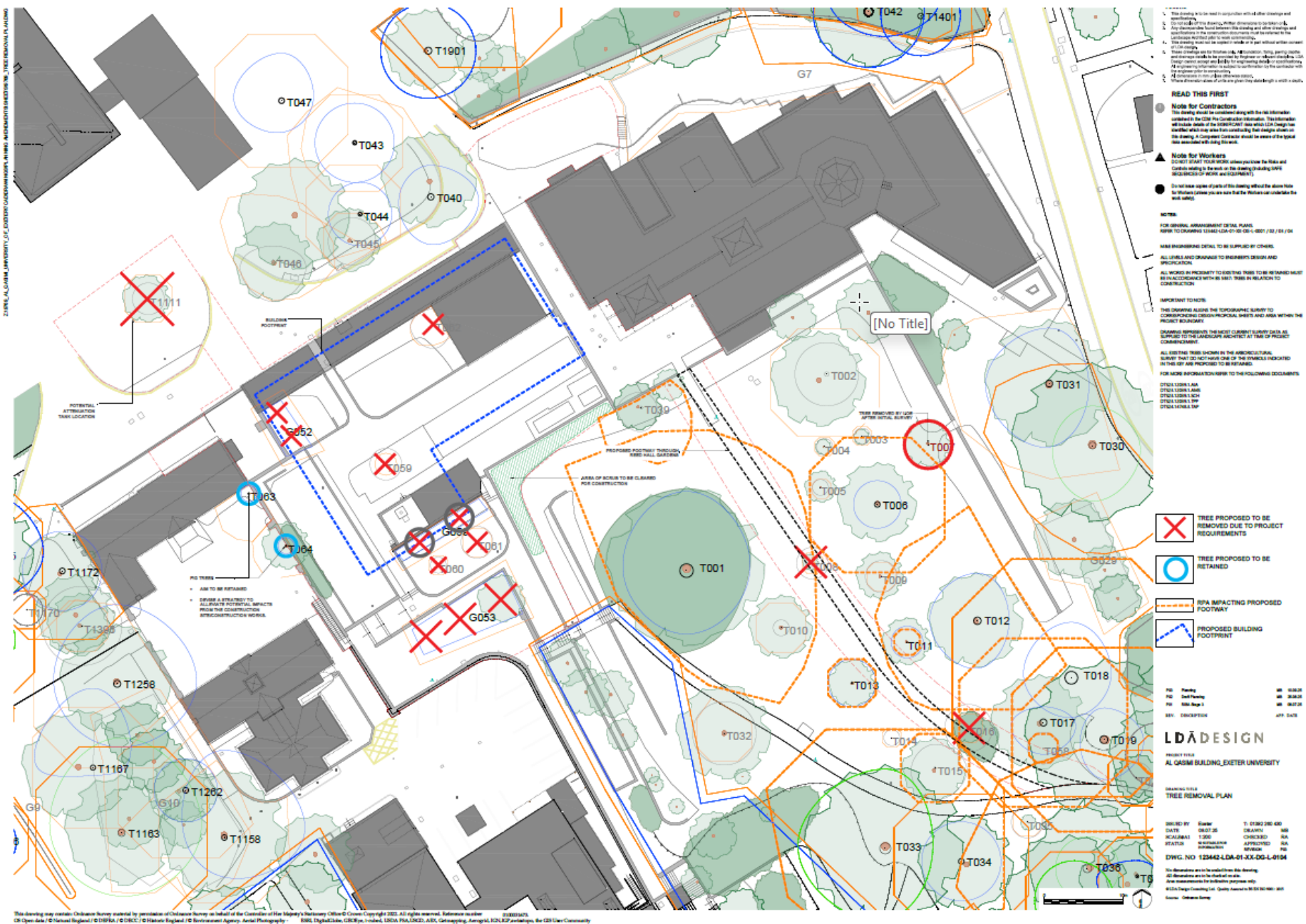
- Demolition of existing structures
- Construction of a new teaching and research building
- Disabled car parking space and cycle parking
- Construction of a new accessible path to link IAIS to Lit Path
- Package of environmental (heritage) enhancement measures



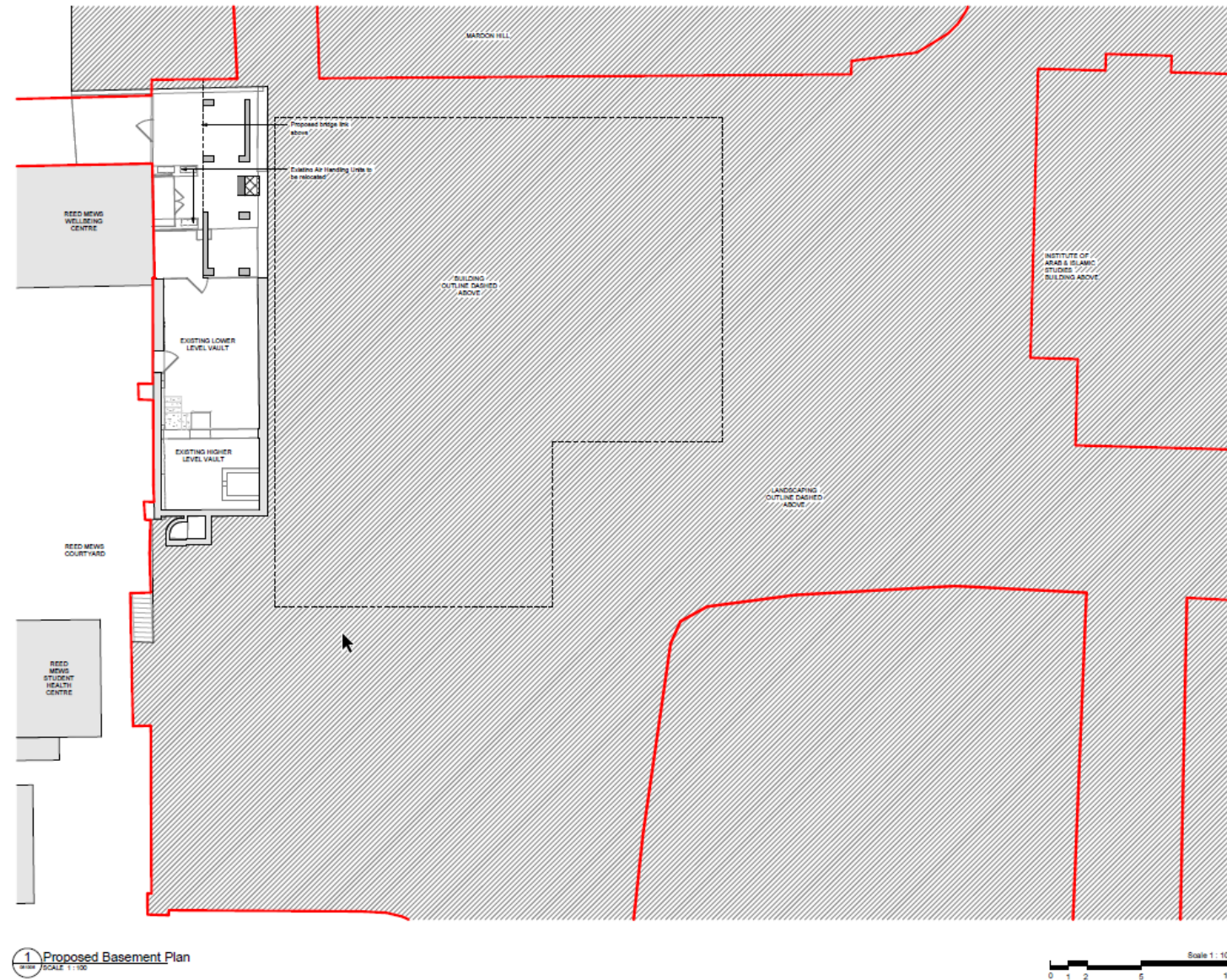
# PROPOSED DEMOLITION PLAN

## PROPOSED DEMOLITION PLAN



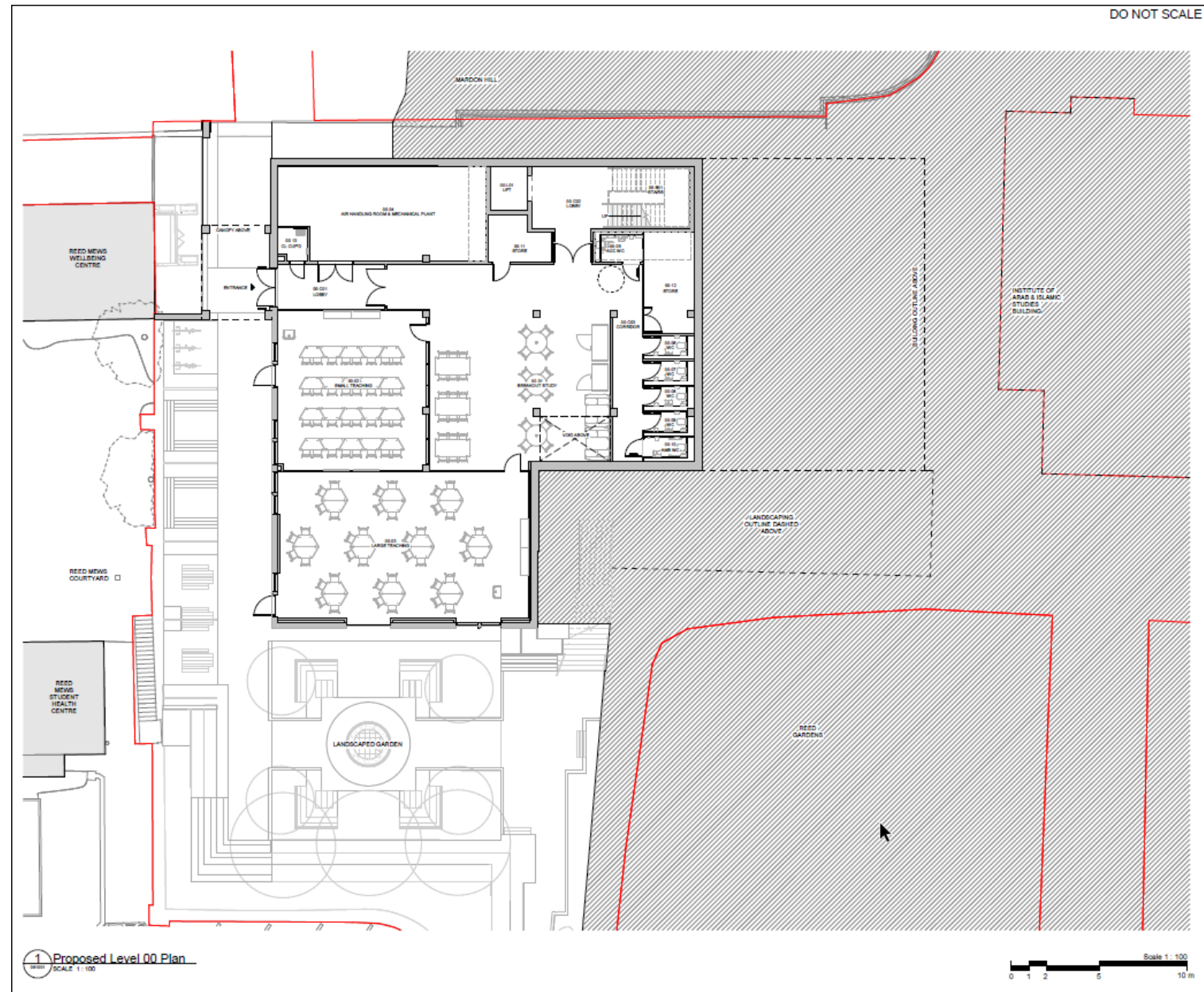


# TREE REMOVAL PLAN

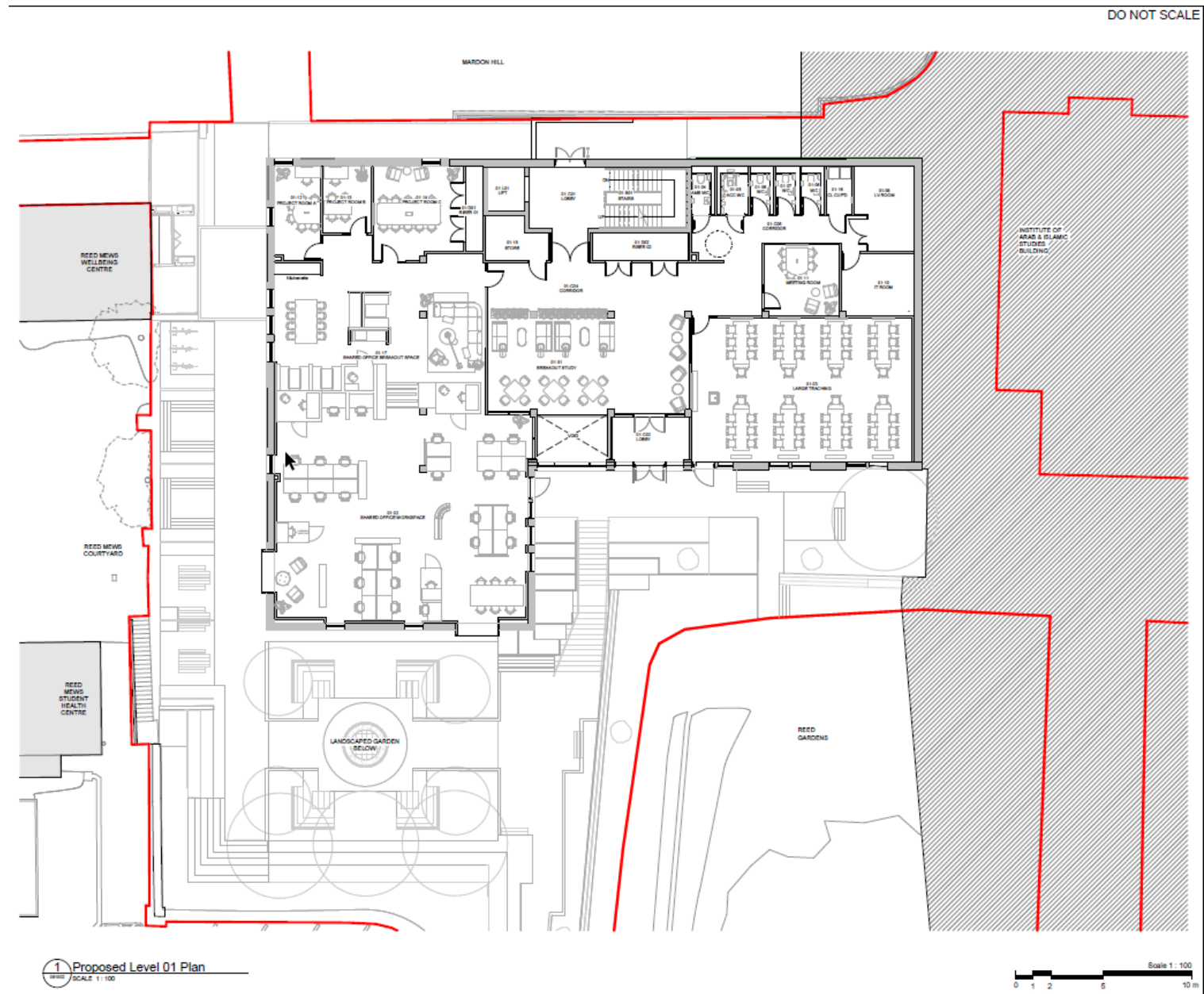


# PROPOSED FLOOR PLAN BASEMENT LEVEL

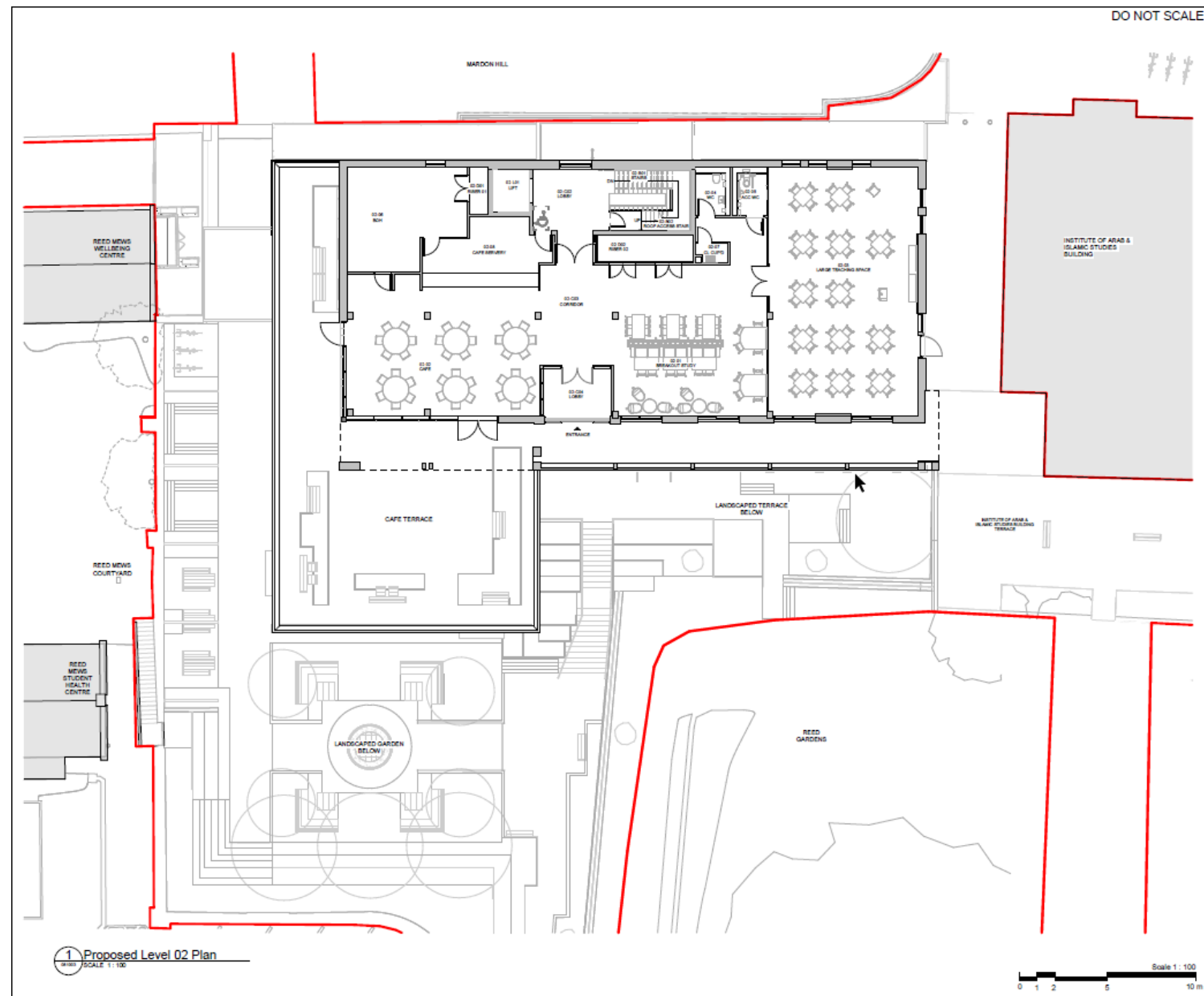




# PROPOSED FLOOR PLAN LEVEL 00

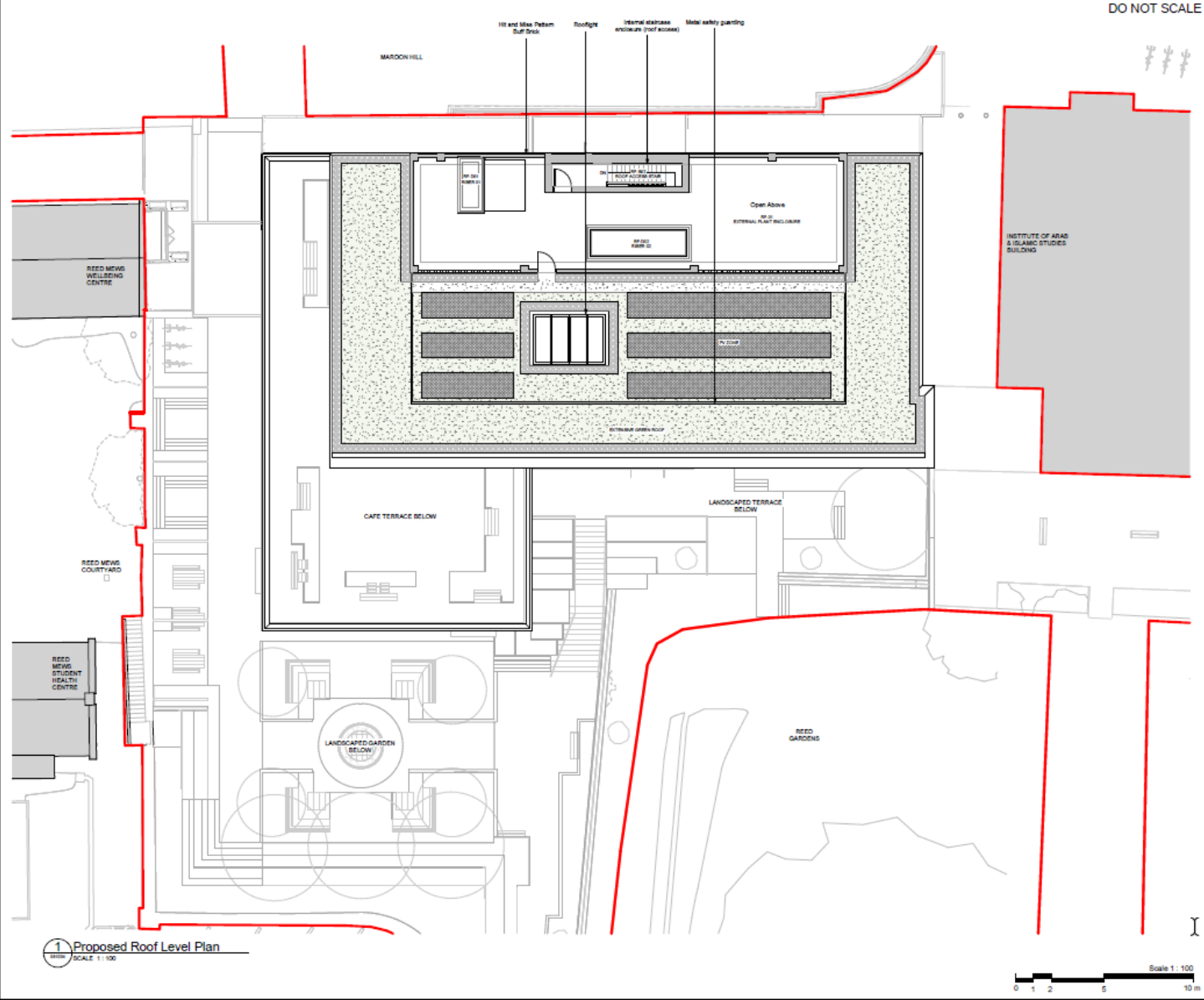


# PROPOSED FLOOR PLAN LEVEL 01



# PROPOSED FLOOR PLAN LEVEL 02

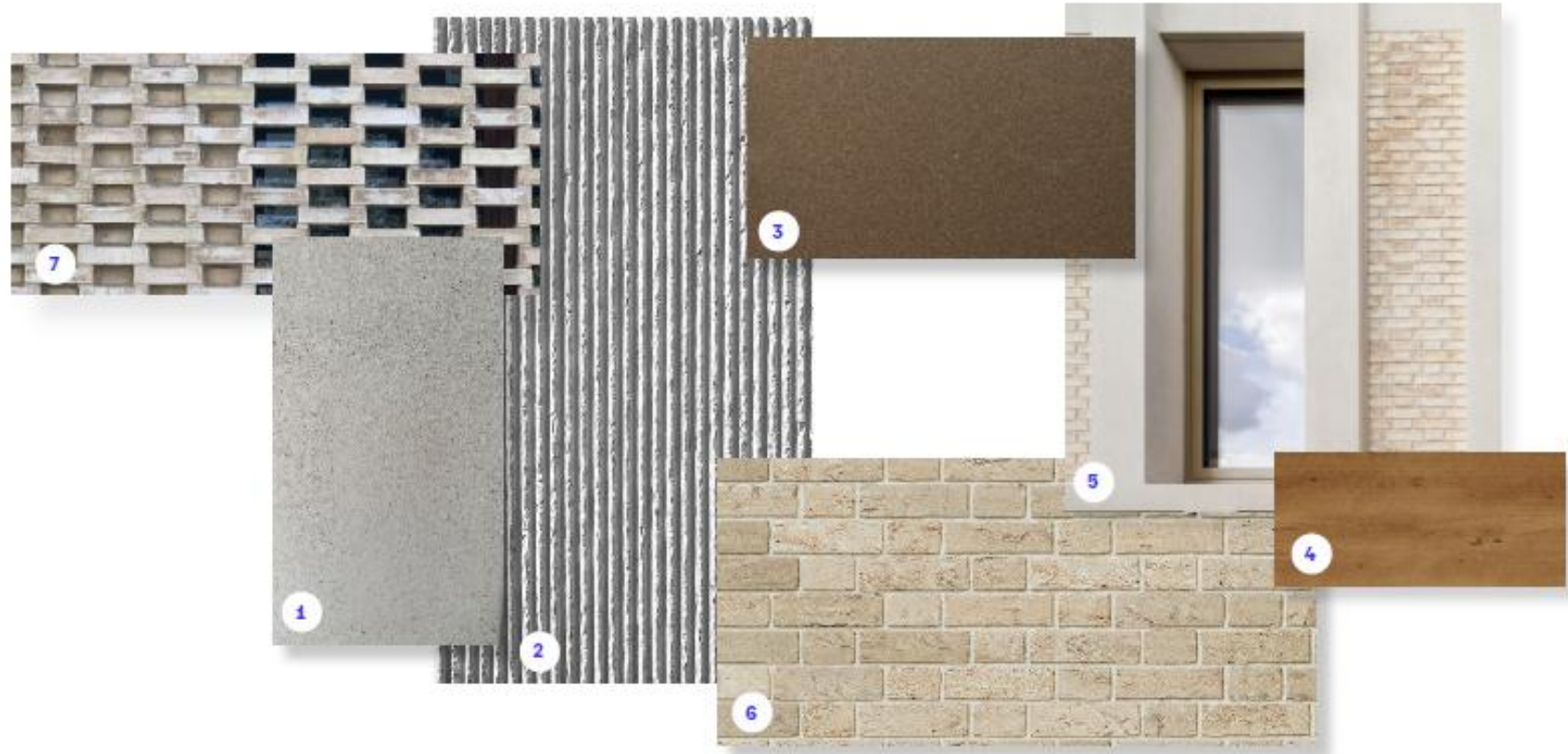




# PROPOSED FLOOR PLAN ROOF LEVEL

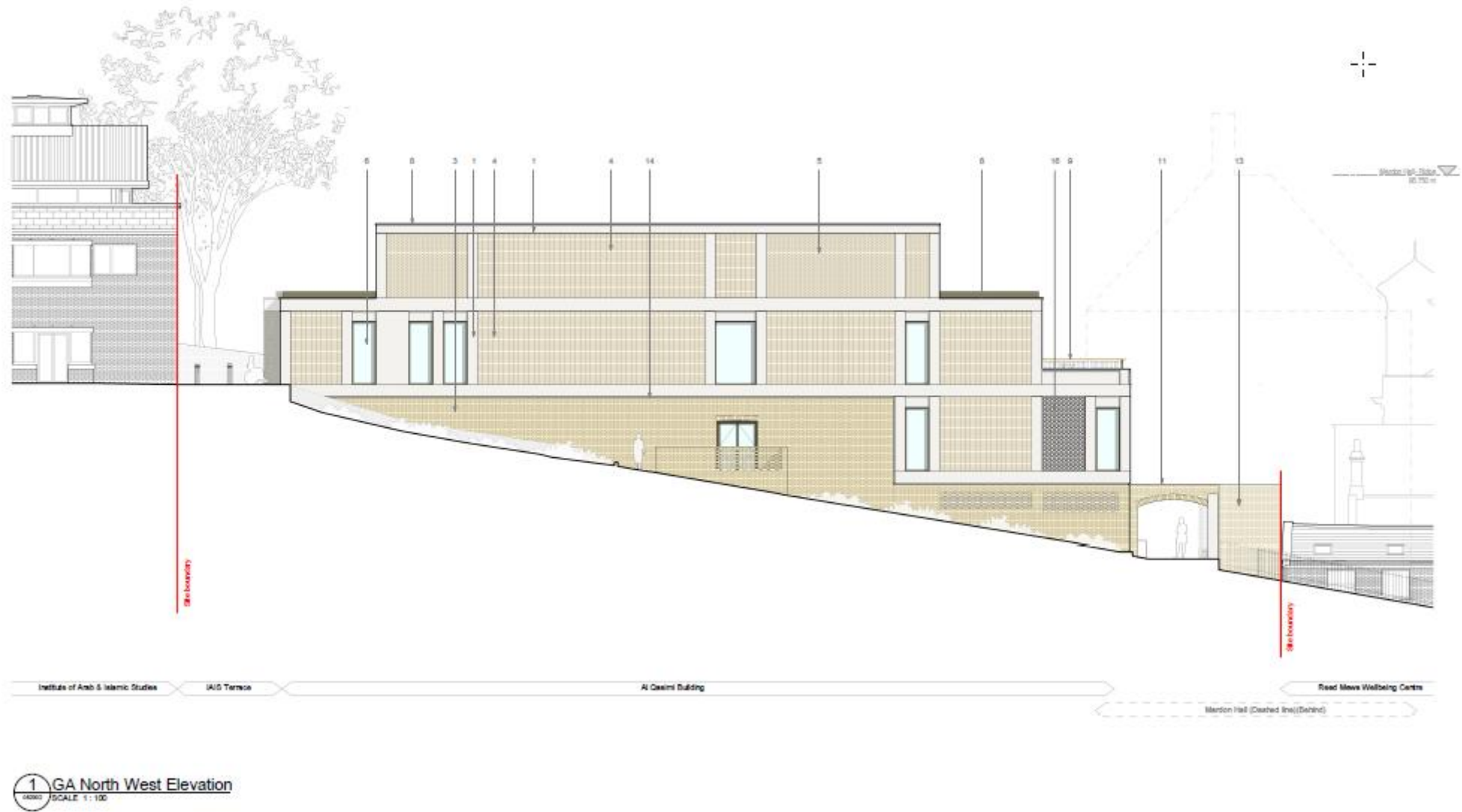
#### 04.7. Proposed Material Palette

- Page 38
- 1 SMOOTH FINISHED PRE-CAST CONCRETE
  - 2 RIBBED FINISH PRE-CAST CONCRETE
  - 3 BRONZE POWDER COATED METAL RAINSCREEN CLADDING
  - 4 HARDWOOD TIMBER RAILINGS
  - 5 PRE-CAST CONCRETE WITH LIGHT-TONED FACING BRICK
  - 6 HAND LAID RECLAIMED LIGHT-TONED BRICK
  - 7 HIT AND MISS LIGHT-TONED BRICK FOR PLANT SCREENING

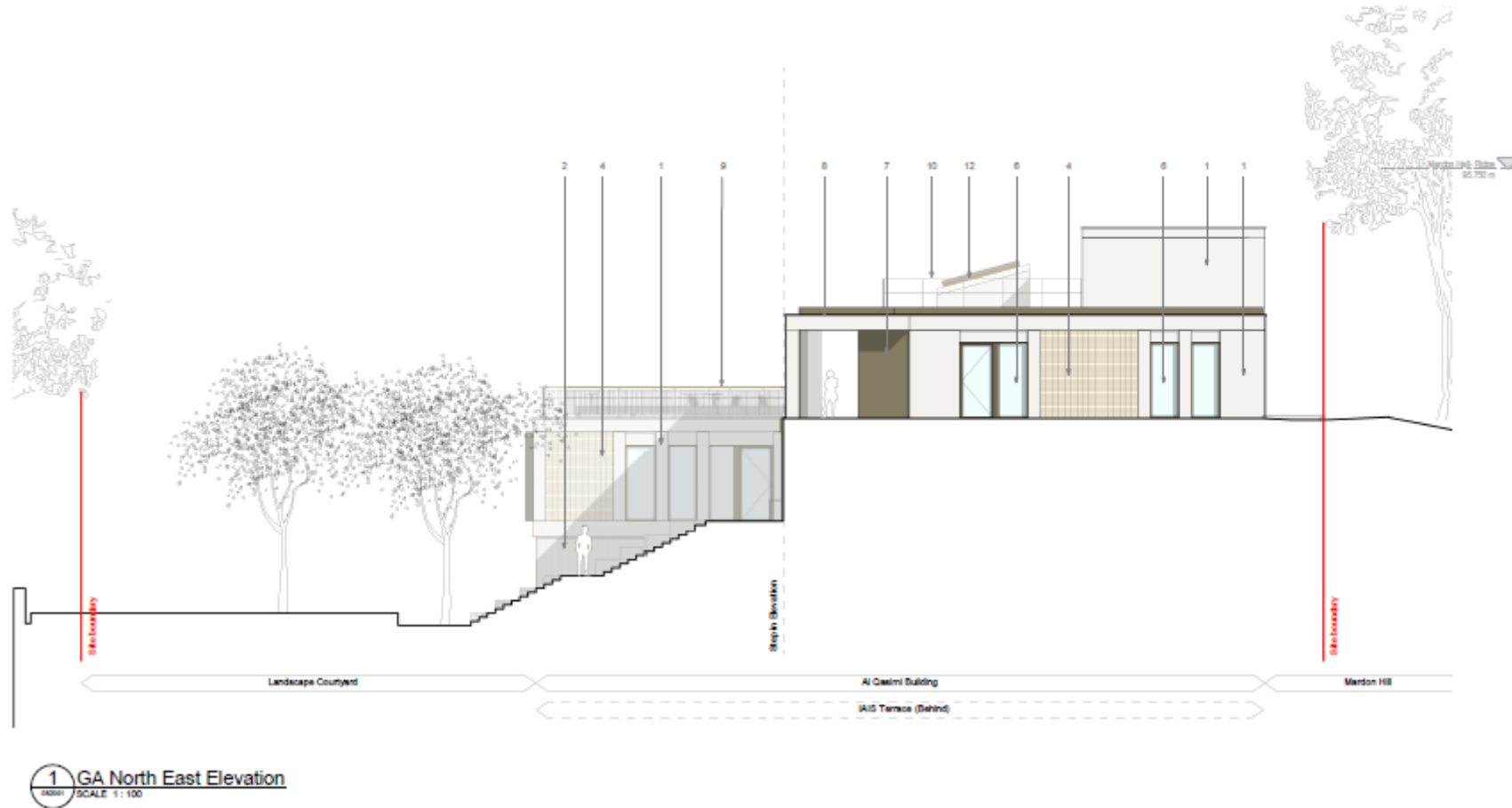


The dominant external building materials





# NORTH ELEVATION



# EAST ELEVATION



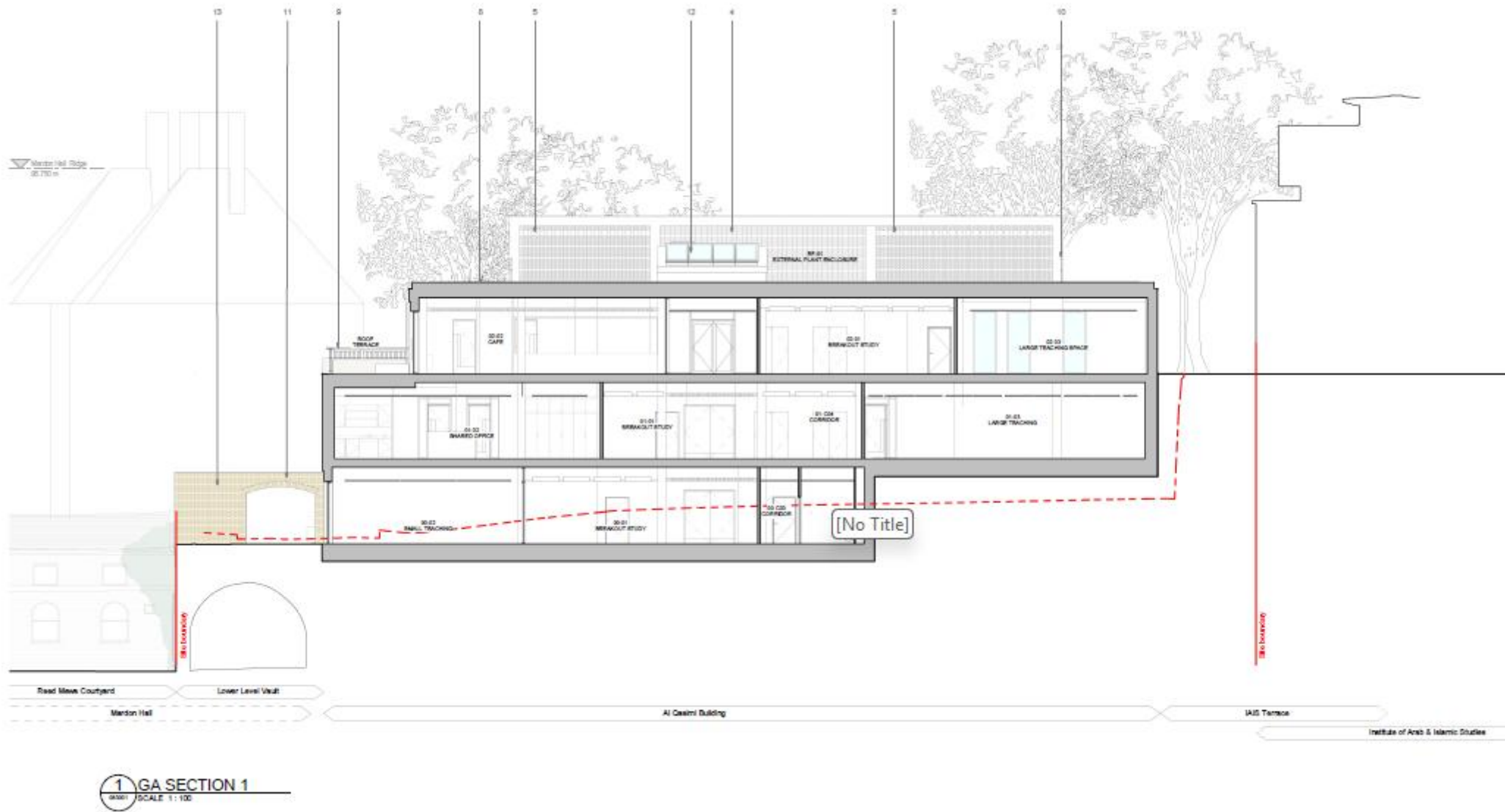


## SOUTH ELEVATION

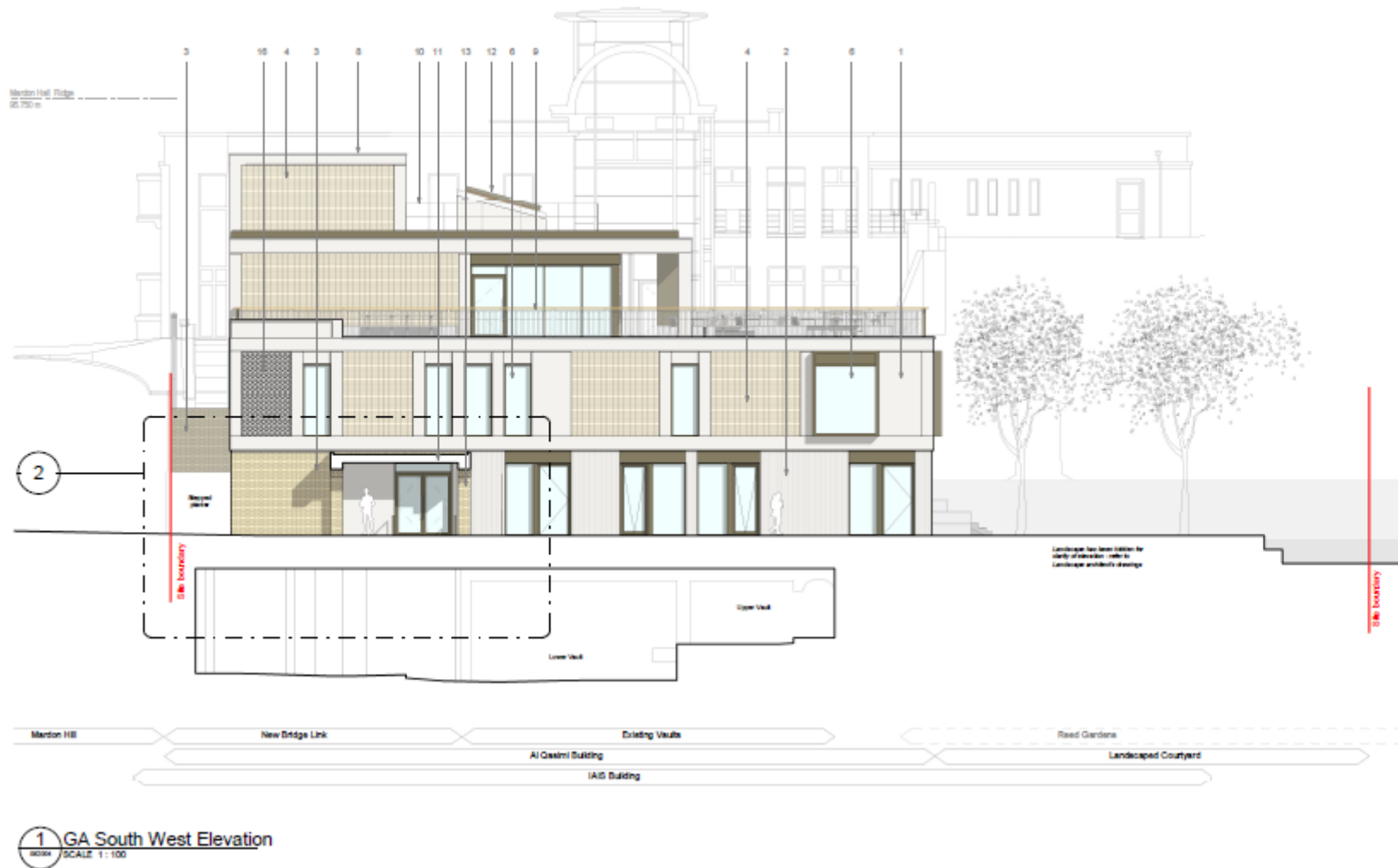


# SOUTH ELEVATION



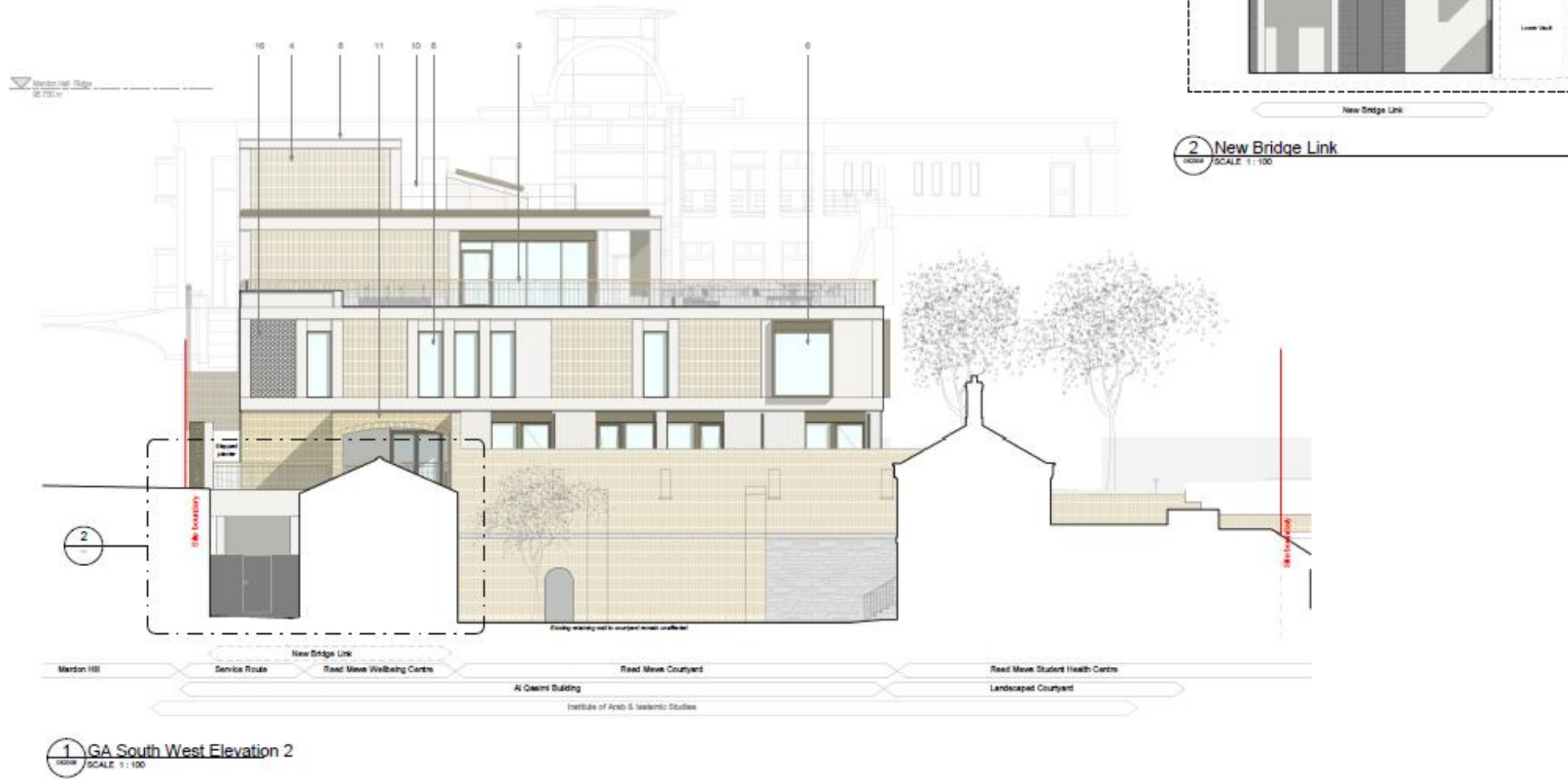


## PROPOSED SECTION



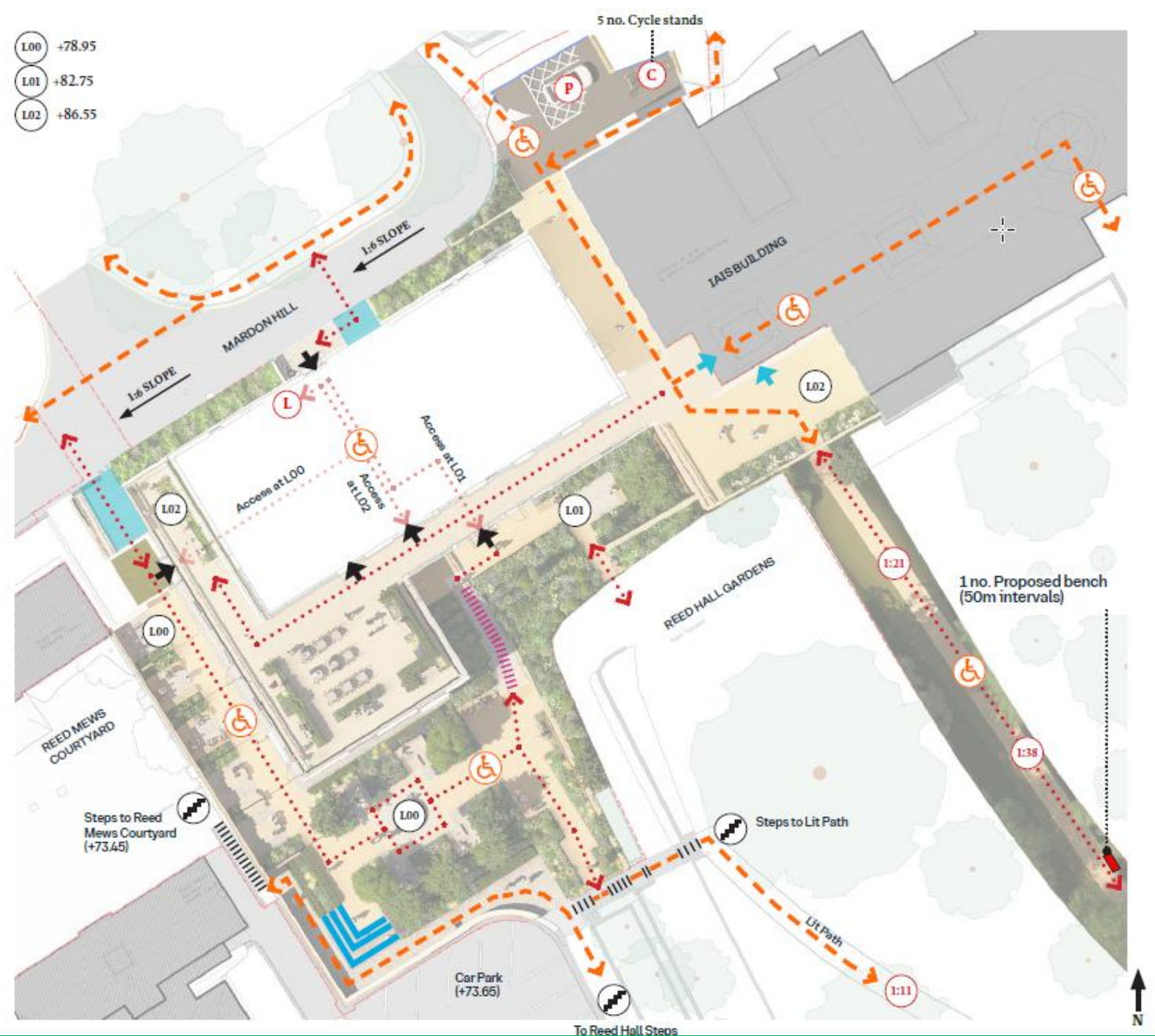
# WEST ELEVATION





## WEST ELEVATION

- Existing pedestrian routes
  - Proposed pedestrian routes
  - Existing steps
  - Proposed steps
  - Disabled access
  - 1:6 to 1:40 entrance slope
  - Key access to Al Qasimi Building
  - Key L02 access to IAIS Building
  - Cycle stands
  - Disabled parking bay
  - Internal lift
  - 500mm (H) Tiered seating edges (total approx. 1.5m high)
- AtkinsRéalis



# PROPOSED ACCESS & LANDSCAPING



## Landscape Architecture

### 5.4 Axonometric overview



AtkinsRéalis

Al Qasbi Building - Design and Access Statement Addendum

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# PROPOSED LANDSCAPING





## Representations:

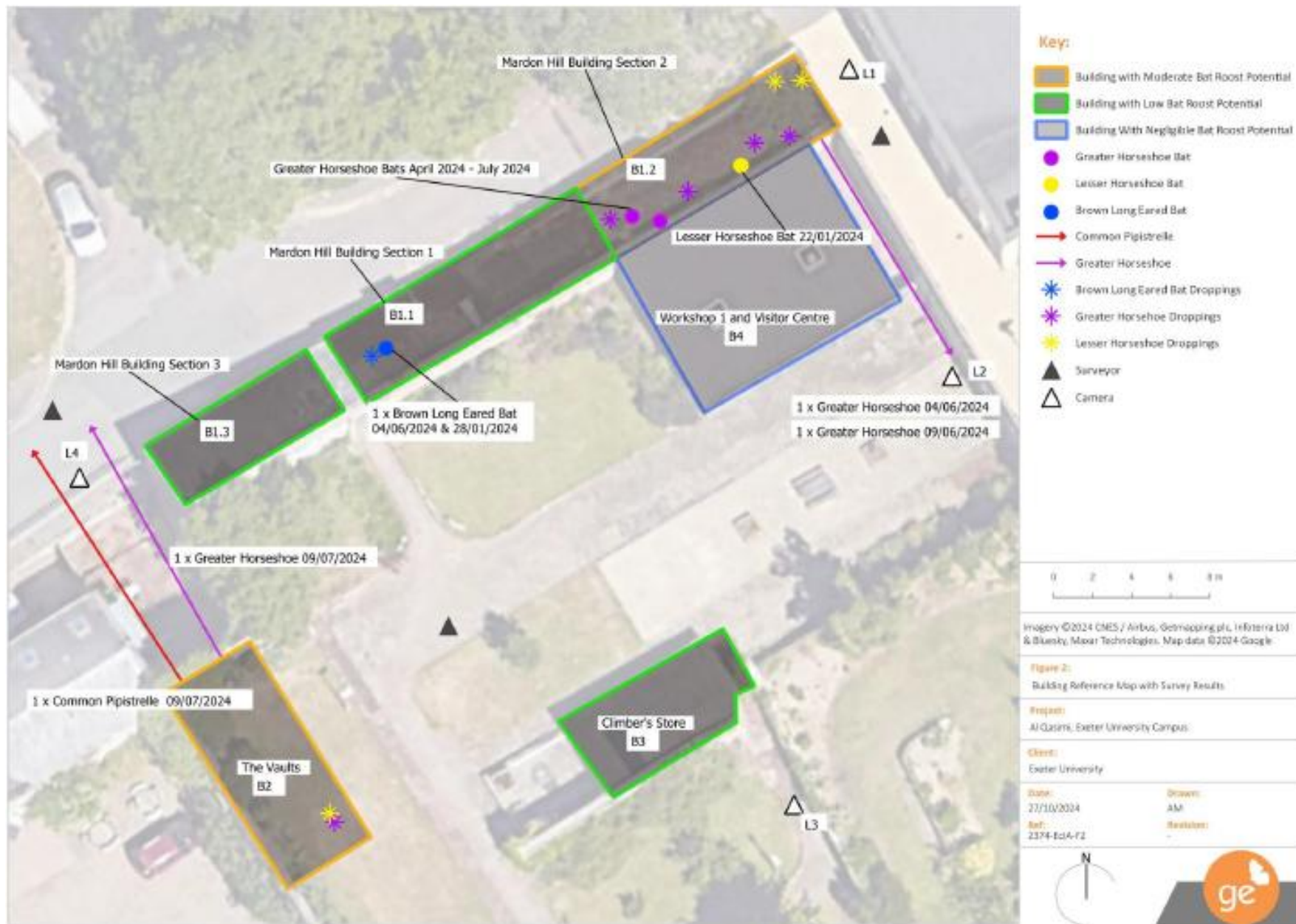
- No public responses to 2 rounds of publicity
- No outstanding objections from consultees

Page 49

## Key Issues

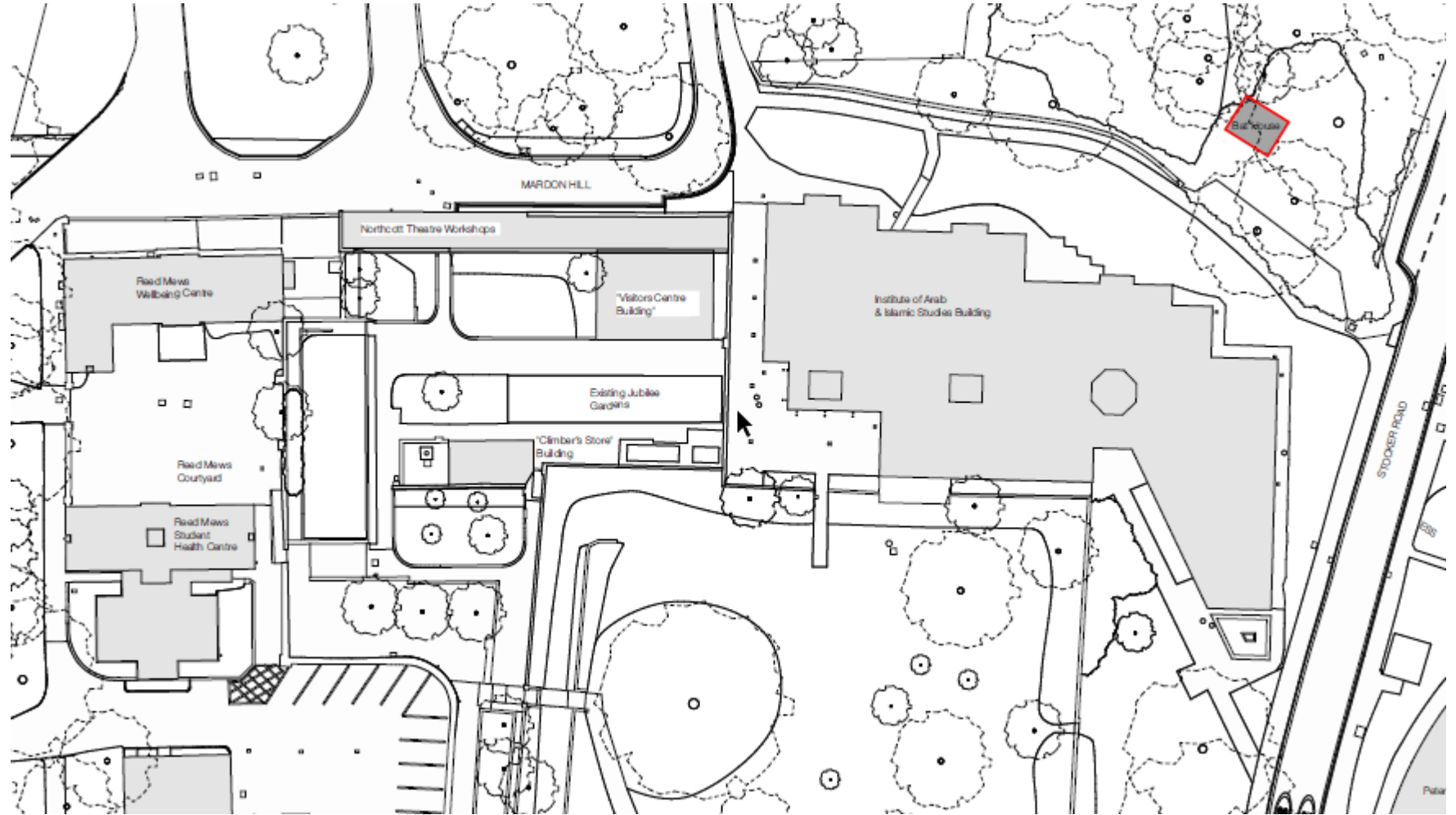
- Ecology (Protected Species)
- Heritage / Design / Landscape





# KEY ISSUES: ECOLOGY (PROTECTED SPECIES)

24/1485/FUL



**KEY ISSUES: ECOLOGY (PROTECTED SPECIES)**



# Heritage Assets

- Grade 2 Listed Reed Hall
- Grade 2 Listed Garden Steps (Part of the Italianate Terraced Gardens)
- Locally Registered Historic Park/Garden (non-designated heritage asset)
- Below Ground Archaeology

# Heritage Legal & Policy Framework

- Special regard must be given to the desirability of preserving the listed building, its setting and features of special architectural or historic interest which it possesses (s16 & 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990)
- “Considerable importance and weight” to be given to heritage when carrying out the balancing exercise
- NPPF s16, specifically paragraphs 207-221
- Local Plan C2, C4, C5
- Core Strategy CP17



# Heritage Significance

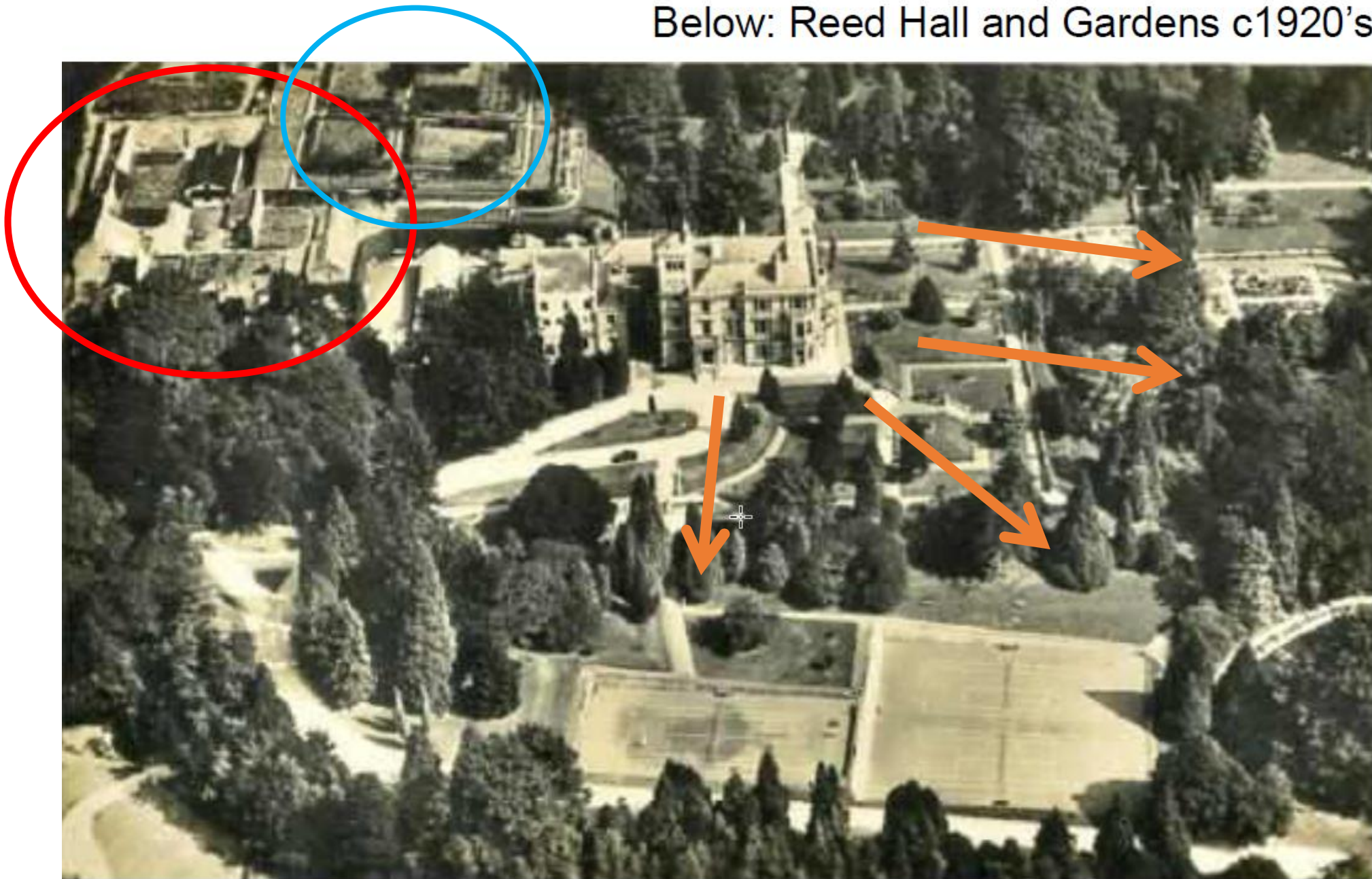
- **207.** In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance....
- **208.** Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise....

# Heritage Significance

- Reed Hall – impressive Italianate 19<sup>th</sup> C Villa. Good survival with continuing functional links to its historic service buildings and impressive gardens
- Gardens (concurrent with house) - 19<sup>th</sup>C botanic gardens of possibly international importance at the time, with species imported by plant hunters Veitch's.



Below: Reed Hall and Gardens c1920's



**KEY ISSUES: HERITAGE, DESIGN & LANDSCAPING**

# Heritage Significance

- Gardens and the glasshouses were laid out to grow rare newly identified and imported species from around the world,
- Heating via technologically advanced structures, including surviving furnace in vault
- Historic and cultural significance of an area used by skilled working-class gardeners
- Strong material character, with surviving stone sett paths, brick walls and other structures
- Mews and stable yard to Reed Hall - delightful, formally designed buildings set around a cobbled courtyard



# Loss of Retained Structures

- Simple, but collectively of historic / evidential value
  - Moderate contribution to significance, primarily through understanding of function
  - Vault to be retained – largely unaltered
  - Only justifiable by benefits of scheme = condition to link demolition to redevelopment
  - Detailed (Level 4) Building Recording required - inc publication and deposition
  - Reuse of reclaimed materials – conditions recommended

# Impact of Setting of Historic Assets



**KEY ISSUES: HERITAGE, DESIGN & LANDSCAPING**





**ILLUSTRATIVE IMAGE – OFFICER PHOTOGRAPH**



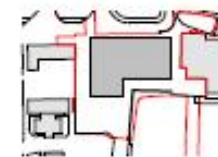


**06.1 Reed Hall Gardens Approach 1**

Existing trees shown faintly for context only

**AtkinsRéalis**

*All Quiet Building - Design and Access Statement Addendum*



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**ILLUSTRATIVE IMAGE – VIEWPOINT 1**





**ILLUSTRATIVE IMAGE – OFFICER PHOTOGRAPH**





**06.5. Reed Hall Gardens Approach 3**

Existing trees shown faintly for context only

AtkinsRéalis

All Content Building - Design and Access Statement Addendum



ILLUSTRATIVE IMAGE – VIEWPOINT 5





**VIEWPOINT 6 – OFFICER PHOTOGRAPH**

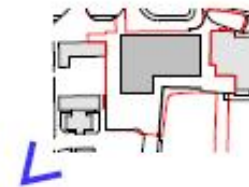




06.06. Reed Mews Approach

AtkinsRéalis

All Content Building - Design and Access Statement Addendum



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ILLUSTRATIVE IMAGE – VIEWPOINT 6





**ILLUSTRATIVE IMAGE – SOUTHERN (CATERING) COURTYARD**









**OFFICER PHOTOGRAPHS – SOUTHERN (CATERING) COURTYARD**





**VIEWPOINT 7 – OFFICER PHOTOGRAPH**





**VIEWPOINT 7 – ILLUSTRATIVE IMAGE – REVISED PROPOSAL**





DESIGN ENGINE ARCHITECTS + ARUP

**VIEWPOINT 7 – ILLUSTRATIVE IMAGE – SUPERSEDED PROPOSAL**





**VIEWPOINT 7 – ILLUSTRATIVE IMAGE – REVISED PROPOSAL**



### View of Reed Hall

Reed Hall is a Grade II listed building set within formal gardens and mature parkland. Built in 1867 in the Italianate style, the hall features light-toned brickwork with limestone dressings, sash windows, and a prominent square tower at its northwest corner. Classical proportions, a balustraded parapet, and fine detailing around windows and entrances reflect the building's mid-19th-century villa typology. The architecture is symmetrical and formal, designed to complement its landscaped setting, and remains a distinctive historic landmark within the campus.

The material palette and tonality are consistent with those of the neighbouring buildings; however, the more intricate detailing and the larger proportion of stone used signify the status and significance of Reed Hall.



# REFERENCES FOR FAÇADE DESIGN & MATERIALITY





**VIEWPOINT 8 – OFFICER PHOTO / STREETVIEW**





**VIEWPOINT 8 – ILLUSTRATIVE IMAGE**





**VIEWPOINT 3 – OFFICER PHOTOGRAPH**





**VIEWPOINT 3 – ILLUSTRATIVE IMAGE**





**VIEWPOINT 2 – ILLUSTRATIVE IMAGE**





**ILLUSTRATIVE IMAGE – AERIAL VIEW**



# Heritage Harm: Substantial vs Less than Substantial

- **214.** Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
  - a) the nature of the heritage asset prevents all reasonable uses of the site; and
  - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
  - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
  - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- **215.** Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- Economic Benefits of Academic Use
  - Maintaining and enhancing the University's status, which UoE report contributes the equivalent of 9% of Exeter's GDP
  - Further enhancing the global reputation of the University, bringing further research and teaching income
  - Supporting around 80 additional academic jobs
  - Facilitating an increase in International Post Graduate Teaching annualised income of £6.7m, and research income of £2.0m
  - Tri-Faculty Academic vision 'Sustainable Development Goals in the Global South' likely to attract international students - Universities UK found in 2023 (for the 2021/22 cohort) that international students alone contributed £140.7m to the Exeter economy.
  - Providing general use teaching space and addressing shortfall in collaborative research space to support the University wider functions



- Economic Benefits of Building Operation:
  - Employment in café and in facilities management
- Economic Benefits of Construction
  - £7.5 - £8.0m to local businesses over the two year construction period through subcontractor arrangements and provision of support services
- Support for Local and Regional Skills Growth
- Community and Cultural Engagement

- Wider Campus Benefits
  - Provision of a new accessible path, which will significantly improve access from Halls to the north to anyone with mobility impairments
  - Overlooking of adjacent public space from the building (safety benefits)
  - Provision of a new café with terraces offering excellent landscape views including over the Listed Buildings



1. Works to the terraces at the southeastern corner of the 18th century former walled/productive garden
2. Restoration and reopening of the historic steps between the mews courtyard and the site.
3. Improvements to the railings to Mardon Hill on the northwest side of the site to reduce their harm to the setting of the curtilage listed Mews buildings.
4. Rationalisation/removal of plant and other equipment from the entrance to the vaults at the north facing gable of the stable mews.
5. Heritage Interpretation intervention as part of the proposed new footpath
6. Improvements to the existing Lit Path to replace existing inappropriate lighting and match the intervention on the new path
7. Additional interpretation of the history of the gardens, which could include an interpretation board or similar in an appropriate position.
8. Restoration of damaged balustrade to one part of the listed steps south of the site





## HERITAGE ENHANCEMENT STRATEGY: TERRACES





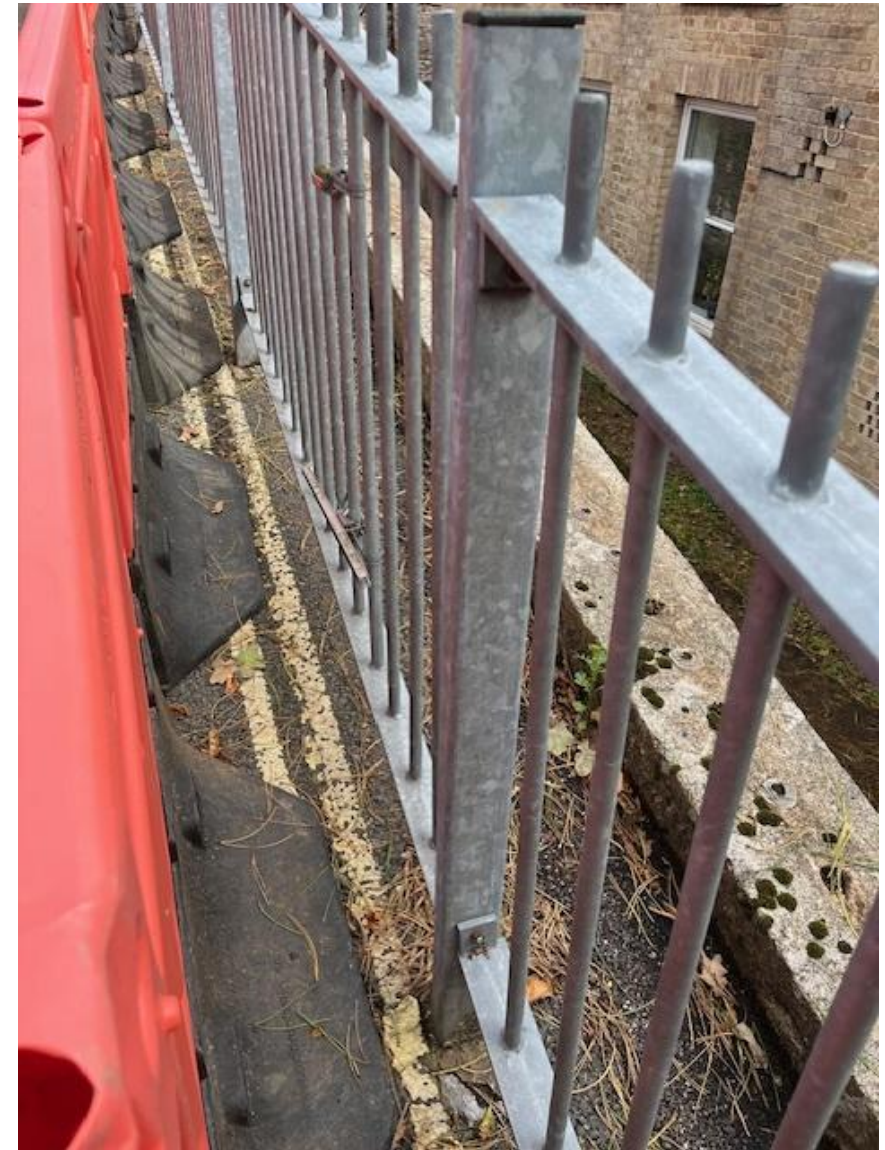
## HERITAGE ENHANCEMENT STRATEGY: TERRACES





**HERITAGE ENHANCEMENT STRATEGY: STEPS FROM MEWS COURTYARD**





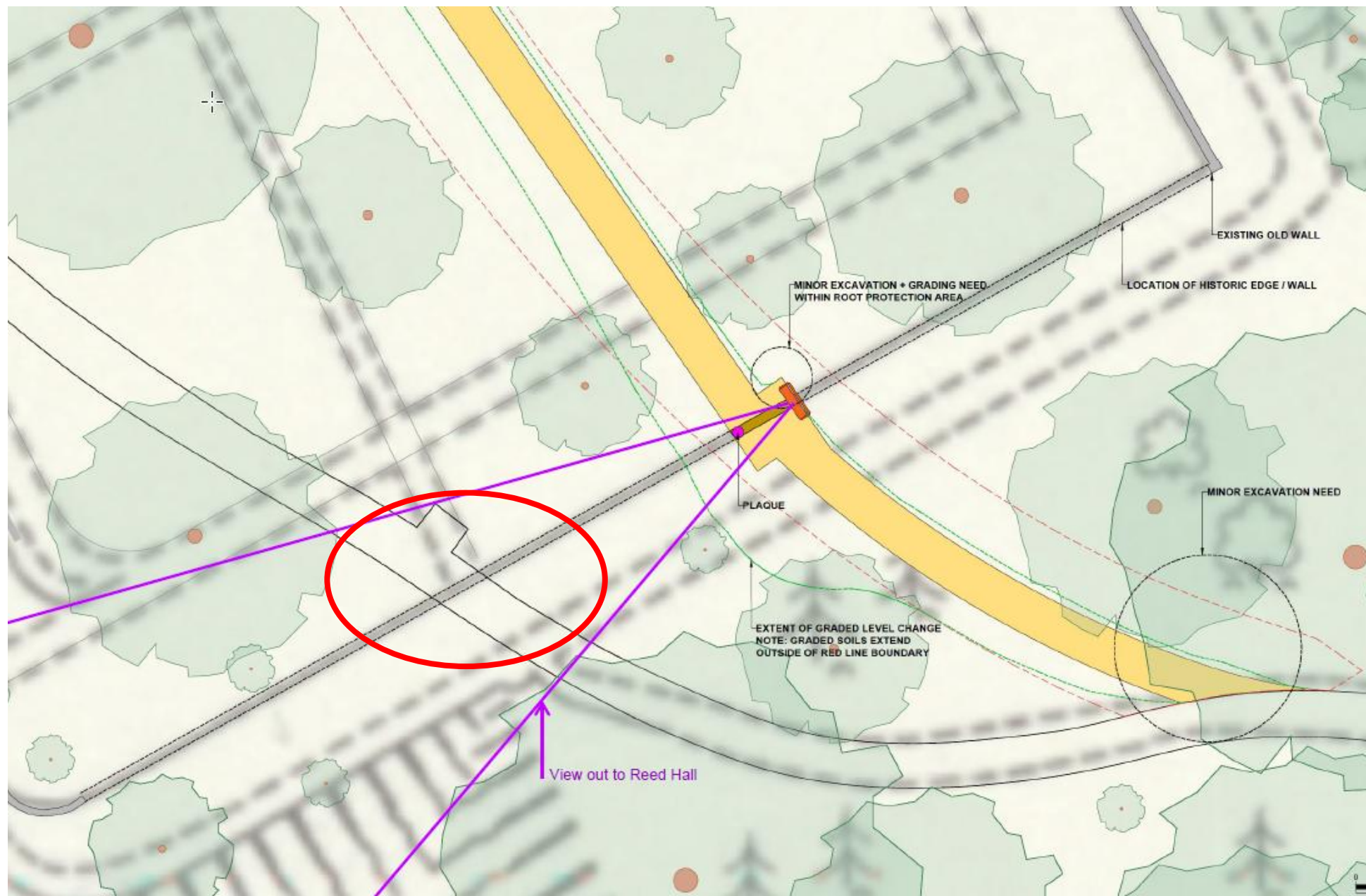
**HERITAGE ENHANCEMENT STRATEGY: RAILING IMPROVEMENTS**





**HERITAGE ENHANCEMENT STRATEGY: RATIONALISE PLANT**





# HERITAGE ENHANCEMENT STRATEGY: PATH WORKS





**HERITAGE ENHANCEMENT STRATEGY: LISTED STEP REPAIRS**





**ILLUSTRATIVE IMAGE – AERIAL VIEW**

**A. GRANT Planning Permission subject to conditions as set out in the report**

And subject to 2 additional conditions requested for airport safeguarding reasons.

And subject to minor changes to conditions to address the issues raised by the applicant in their correspondence included on the Planning Committee Update Sheet

And

**B. GRANT Listed Building Consent subject to conditions as set out in the report**

(subject to any minor revisions outlined above which relate specifically to the Listed Building)



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# **Application 23/1532/OUT**

**Site: Sandy Park Farm, Old Rydon Lane, EX2 7JW**

**Applicant: The Sandy Park Farm Partnership**

**Proposal: Outline Planning Application (all matters reserved bar access) for up to 158 residential dwellings (Use Class C3) and up to 17,567 sq m of commercial floorspace (Use Classes E, F2, B2 and B8) with associated infrastructure.**

**Case Officer: Christopher Cummings**

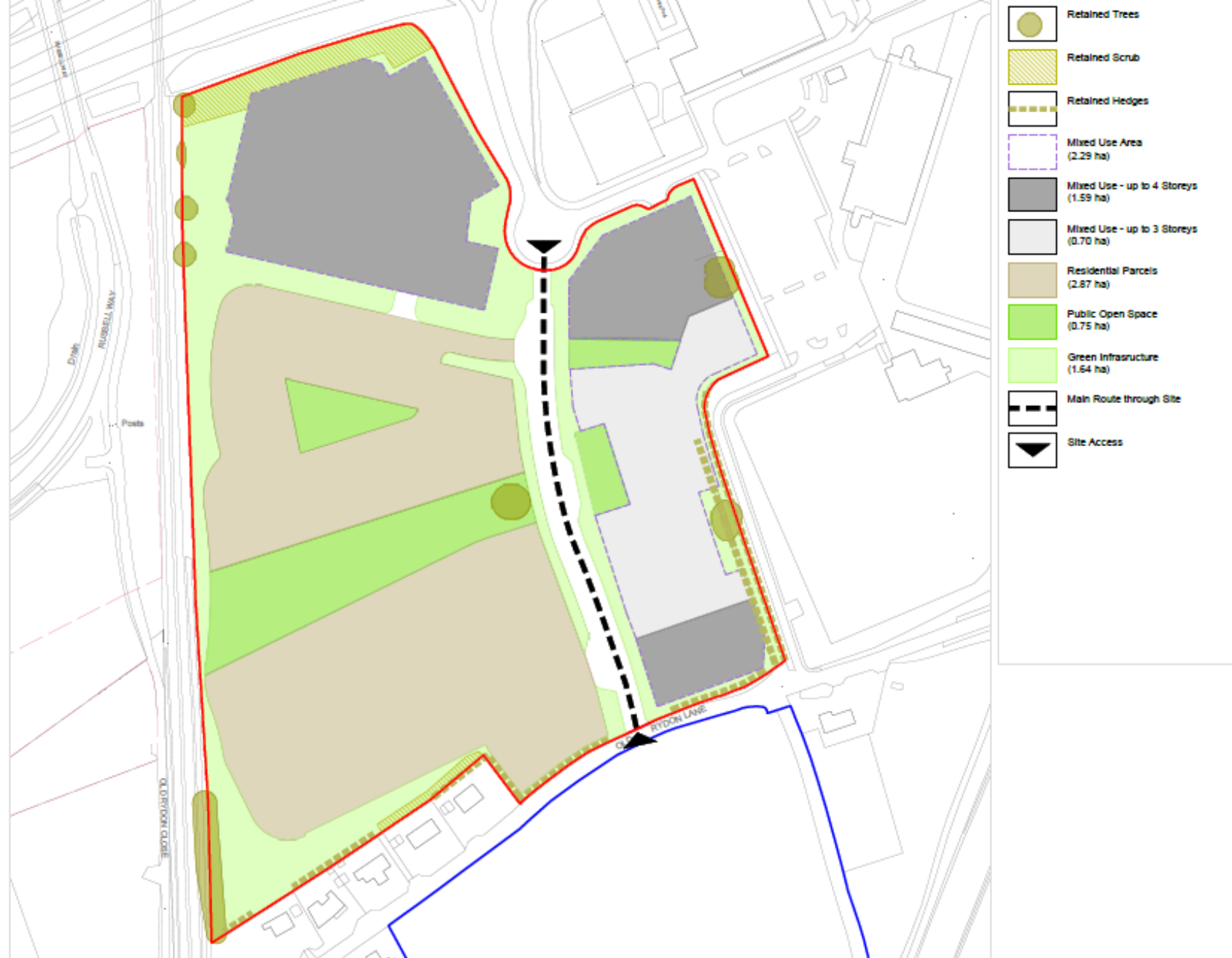




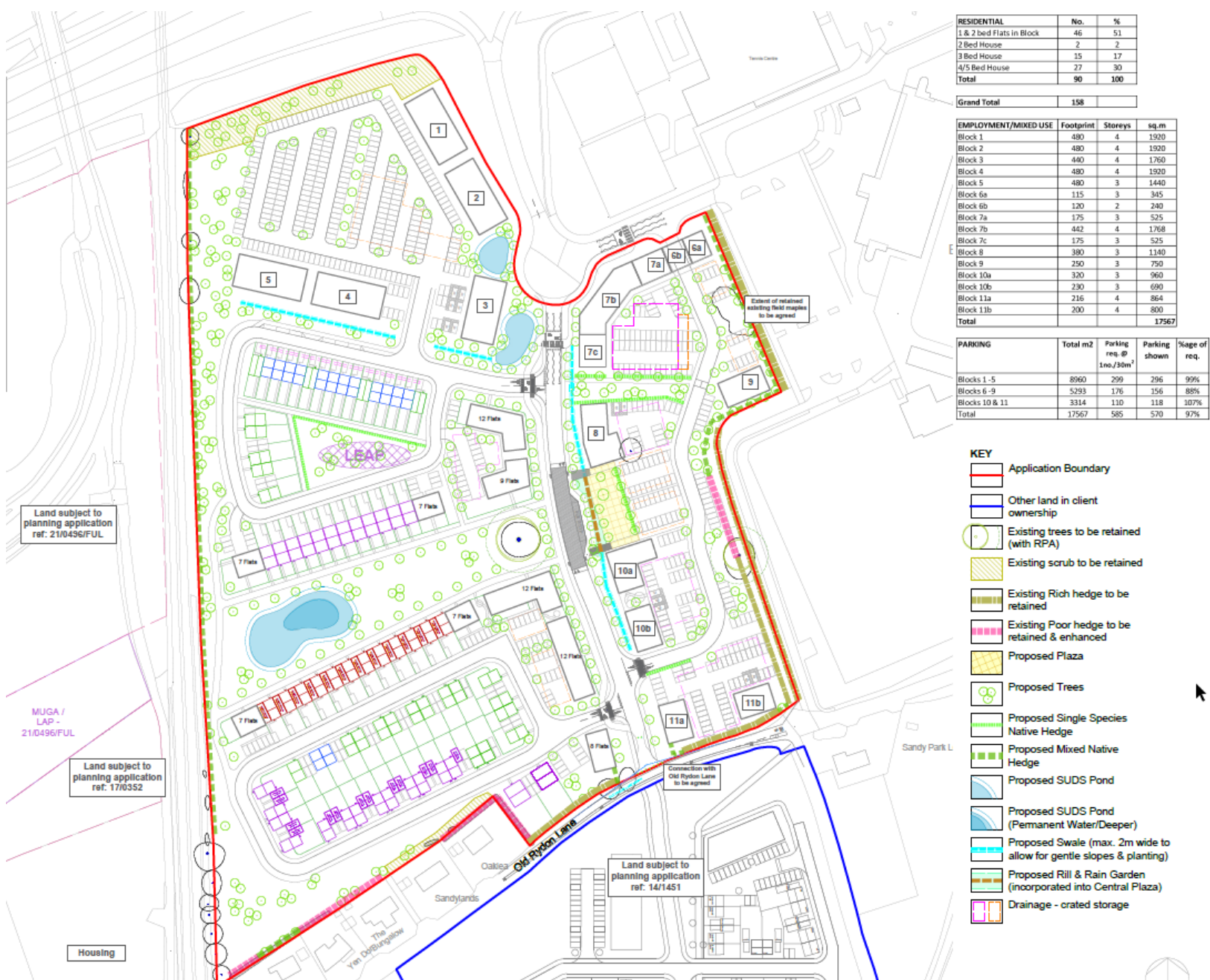


**AERIAL VIEW**





# PARAMETER PLAN



RESIDENTIAL	No.	%
1 & 2 bed Flats in Block	46	51
2 Bed House	2	2
3 Bed House	15	17
4/5 Bed House	27	30
Total	90	100

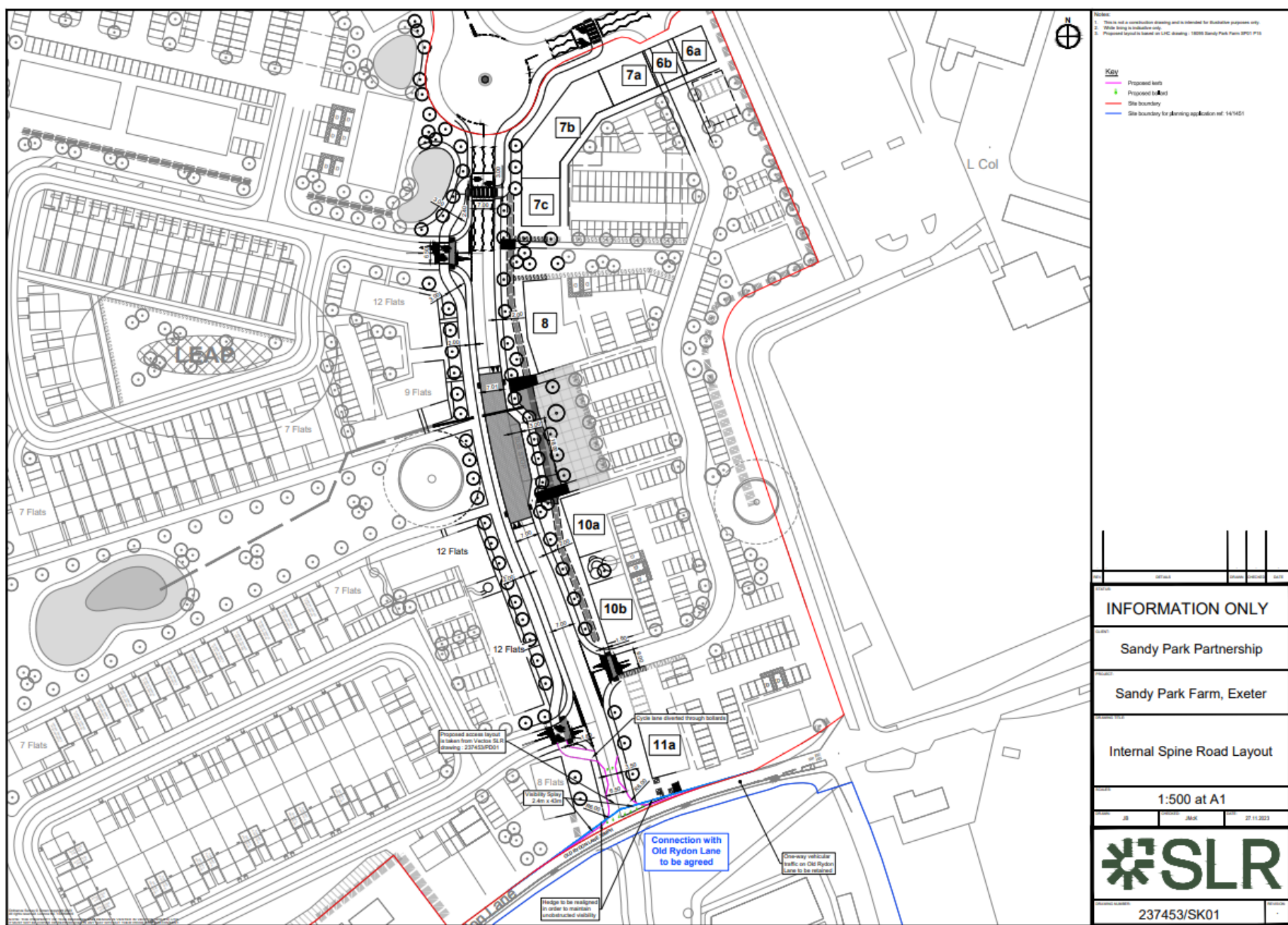
Grand Total	158	
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EMPLOYMENT/MIXED USE	Footprint	Storeys	sq.m
Block 1	480	4	1920
Block 2	480	4	1920
Block 3	440	4	1760
Block 4	480	4	1920
Block 5	480	3	1440
Block 6a	115	3	345
Block 6b	120	2	240
Block 7a	175	3	525
Block 7b	442	4	1768
Block 7c	175	3	525
Block 8	380	3	1140
Block 9	250	3	750
Block 10a	320	3	960
Block 10b	320	3	960
Block 11a	216	4	864
Block 11b	200	4	800
Total			17567

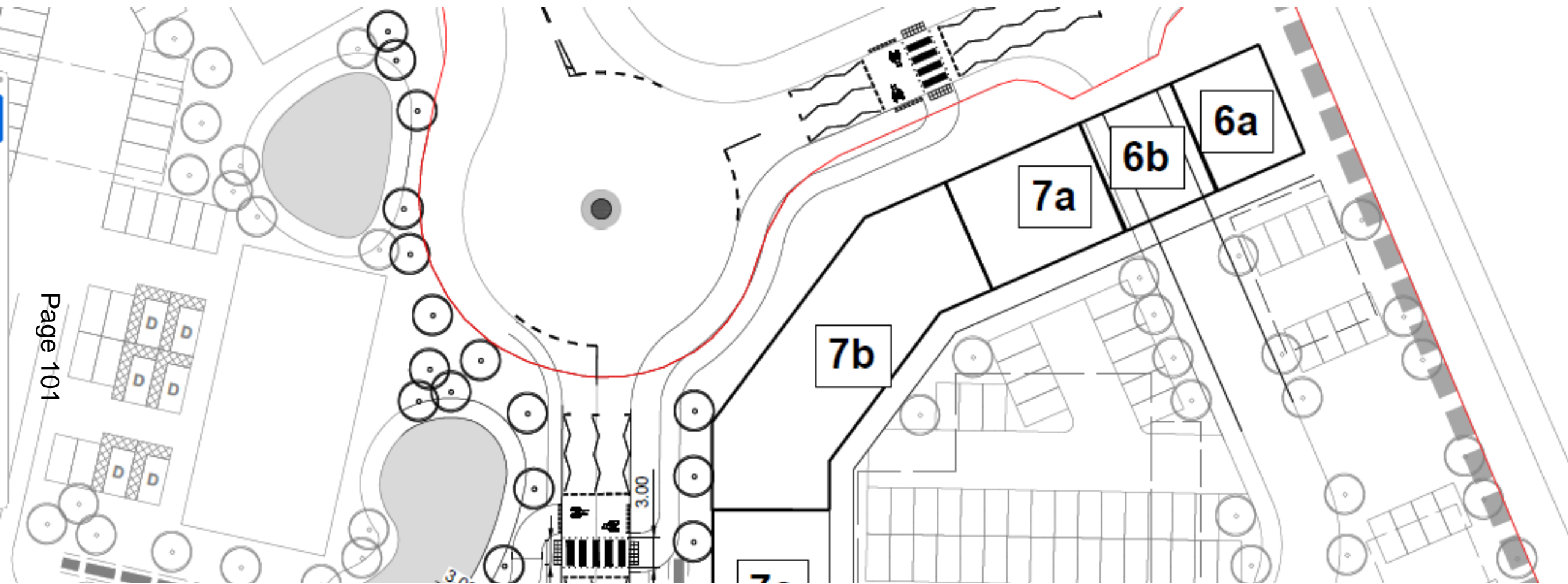
PARKING	Total m2	Parking res. @ 1no./30m2	Parking shown	%age of req.
Blocks 1-5	8960	299	296	99%
Blocks 6-9	5293	176	156	88%
Blocks 10 & 11	3314	110	118	107%
Total	17567	585	570	97%

# INDICATIVE LAYOUT

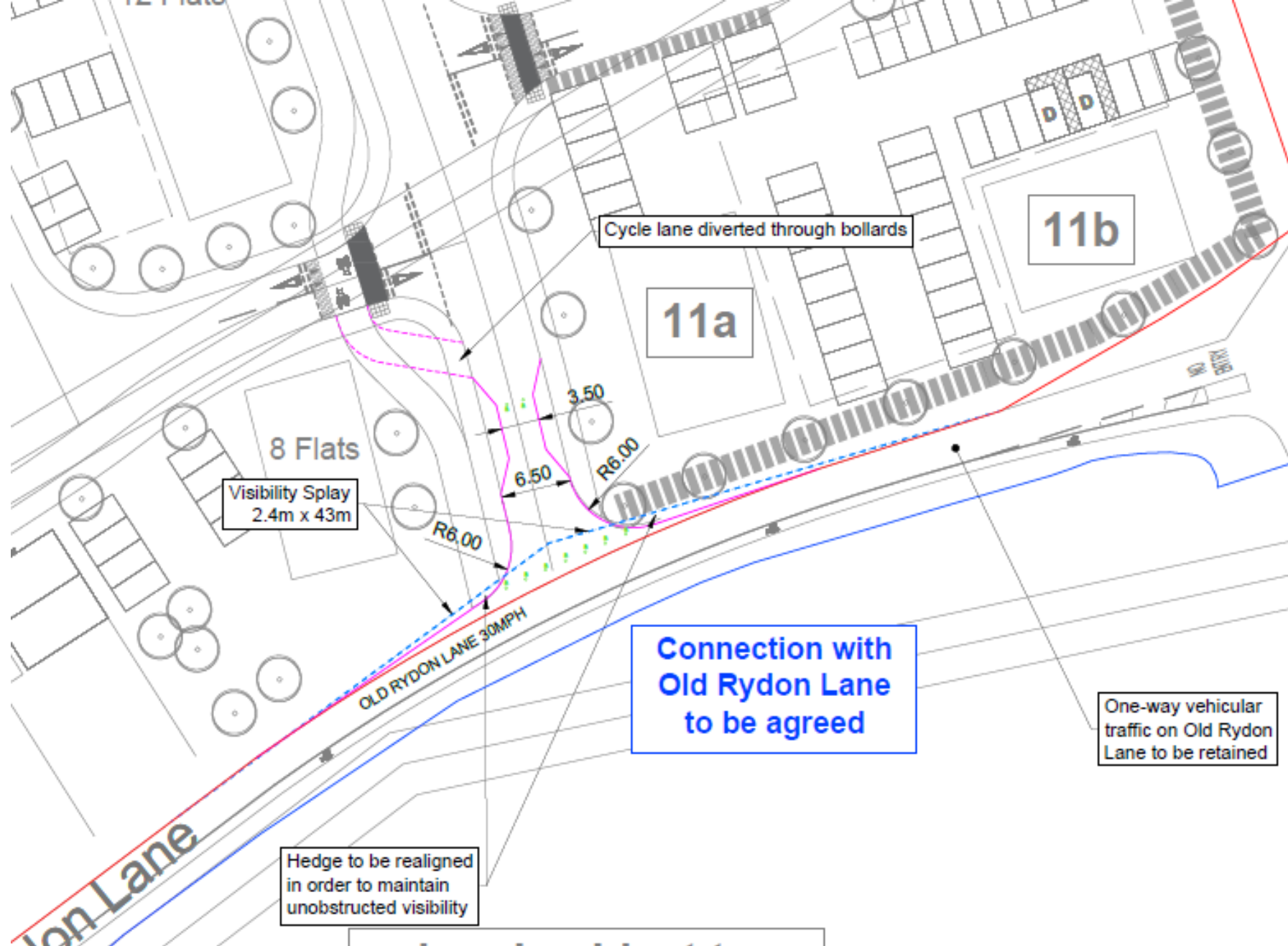




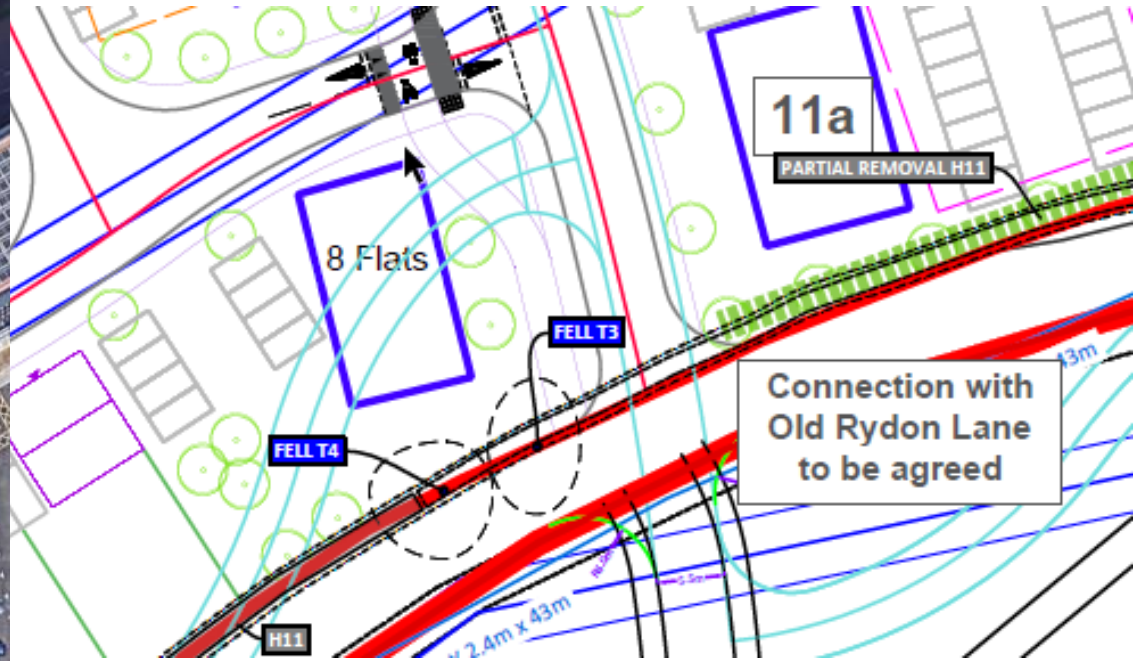
# INTERNAL SPINE ROAD





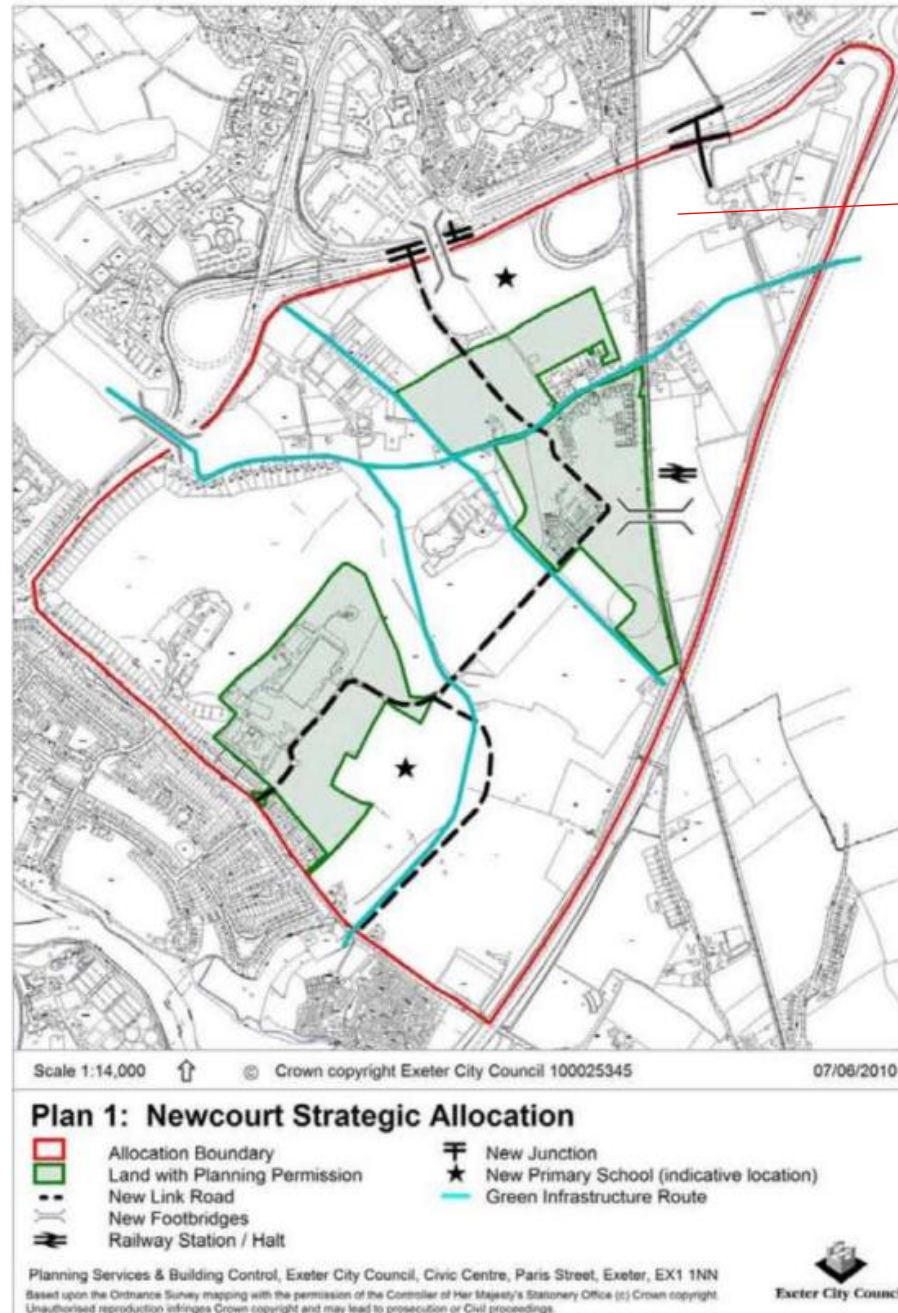


## SOUTHERN ACCESS TO OLD RYDON LANE



## SOUTHERN ACCESS TREES





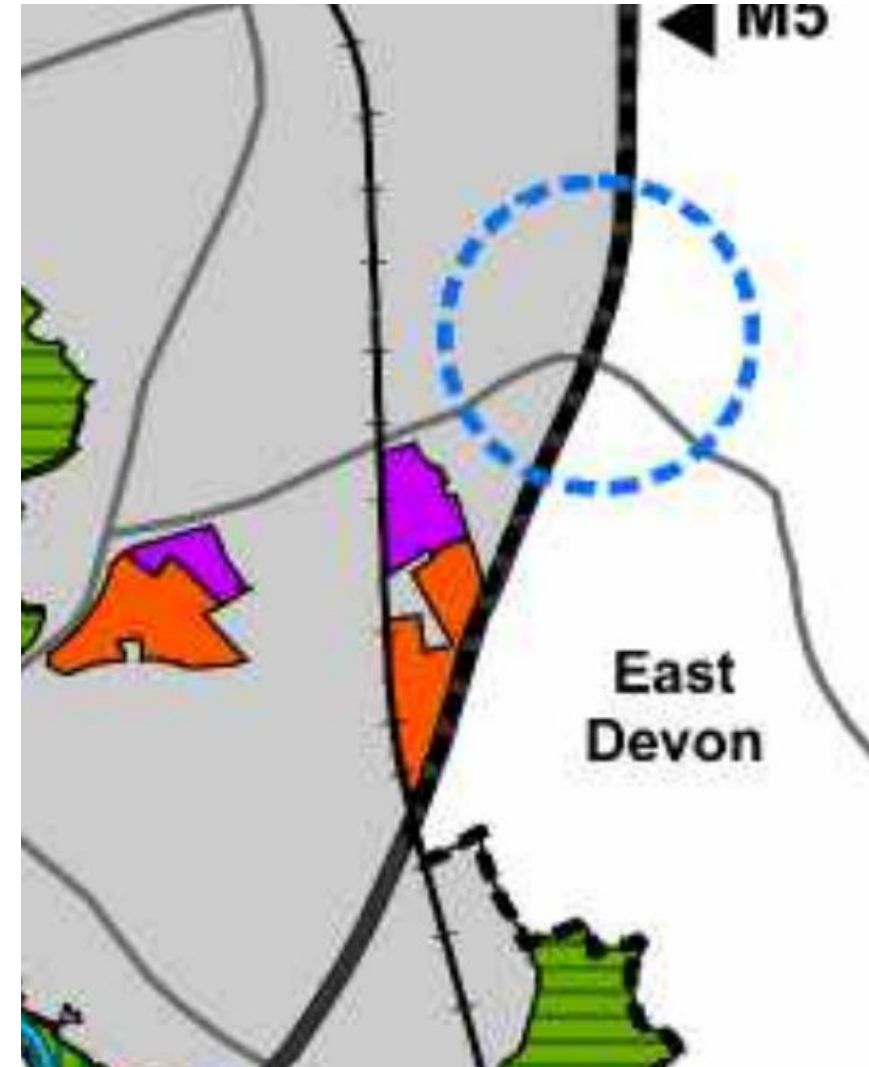
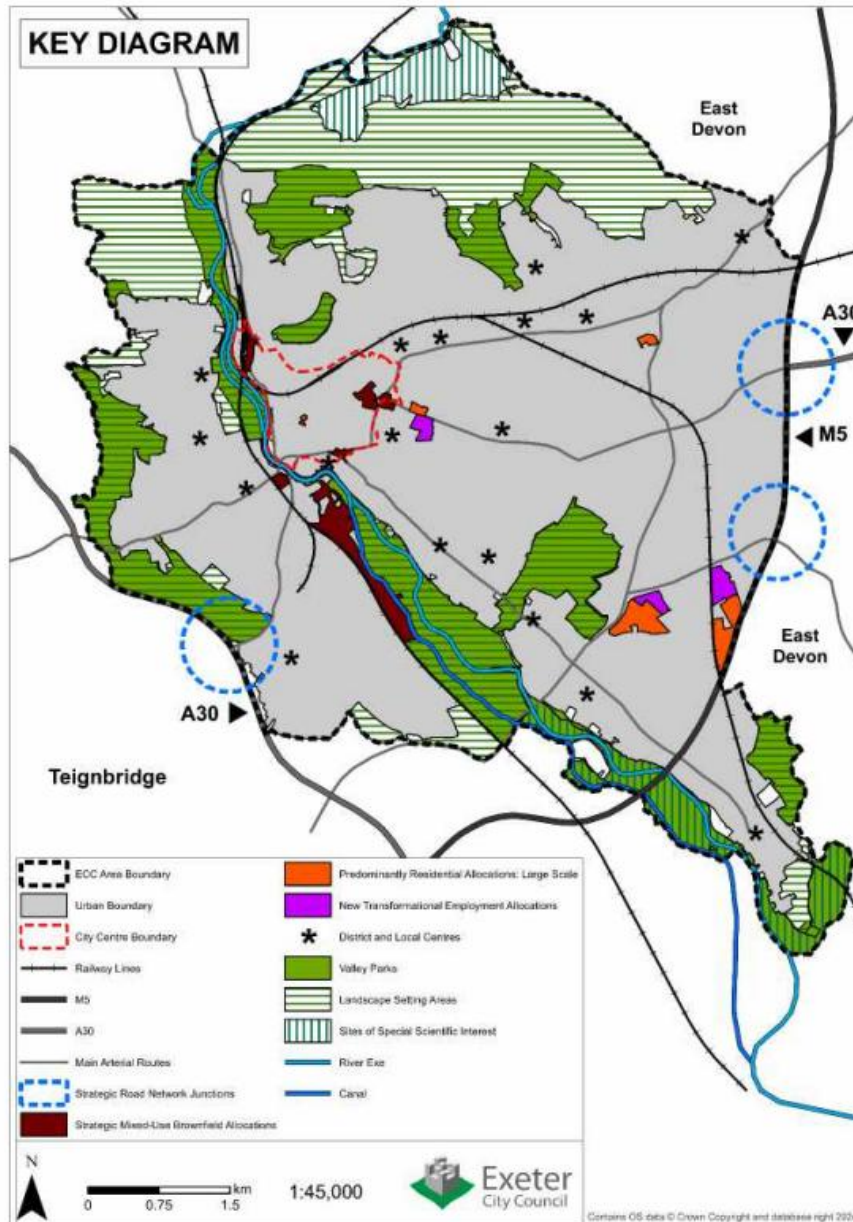
SITE

CORE STRATEGY (2012)

## NEWCOURT MASTERPLAN (2010)



## Key diagram



**EXETER PLAN PUBLICATION PLAN: REGULATION 19 (2024)**

Newcourt urban extension requires 16ha employment land as part of Core Strategy policy CP19 and CP2.

- None delivered so far (only retail at Ikea)
- Only three land parcels remaining in Newcourt, two proposed for employment in Masterplan.
- Provides only 2.29ha of employment land on a 7.98ha site.

Tilted balance in effect, however need for employment is significant and demonstrable and outweighs the benefits of using part of the site for housing.

Other refusal reasons may be resolvable, however currently unacceptable:

- Highway safety on Old Rydon Lane during match or event days.
- Loss of trees on Old Rydon Lane Access
- Update needed to Air Quality Assessment
- Additional drainage design details required
- Updated ecological surveys and reports and mitigation measures needed.



## **Refuse for the following reasons:**

### 1. Refusal: Undersupply of Employment

The proposal fails to deliver adequate employment to meet levels required by Core Strategy policies CP2 and CP19, the Newcourt Masterplan and NPPF paragraph 77 to serve both the Newcourt urban extension, city and the wider area.

### 2. Refusal: Loss of Trees.

The southern access position will result in the loss of trees T3 and T4 and insufficient evidence has been provided to demonstrate whether they could be successfully retained. This is contrary to Local Plan saved policy LS4, Core Strategy policies CP16 and CP17.

### 3. Refusal: Highway Safety

The proposal fails to demonstrate safe and suitable access, specifically the interaction between motorised vehicles and non-motorised users at southern access point onto Old Rydon Lane on event and match days at Sandy Park Rugby Club. This creates an unacceptable highway safety impact contrary to Local Plan saved policy H2, Core Strategy policies CP4 and CP16 and NPPF paragraph 116.

#### 4. Refusal: Air Quality Impacts

The submitted details fail to demonstrate that no unacceptable air quality impacts will be created by the proposal, specifically to the East Wonford Hill area, contrary to Local Plan saved policy EN3 and Core Strategy policy CP11.

#### 5. Refusal: Sustainable Urban Drainage

The proposal fails to demonstrate an acceptable sustainable urban drainage system for the site, fails to demonstrate there will not be an increased risk of flooding and fails to demonstrate there will be no harm to water quality contrary to Local Plan saved policies EN3 and EN4 and Core Strategy policy CP12.

#### 6. Refusal: Ecological Impacts

The proposal fails to demonstrate the level of impact to environmental assets and wildlife corridors and fails to demonstrate that suitable ecological mitigation can be provided contrary to Local Plan saved policy LS4 and Core Strategy policy CP16

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**OFFICER RECOMMENDATION (CONT.)**



## 7. Refusal: S106 Agreement

In the absence of a Section 106 legal agreement in terms that are satisfactory to the Local Planning Authority which makes provision for the following matters:

35% Affordable Housing provision

£1,676.10 per Affordable Home unit to mitigate for recreational harm to the Exe Estuary Special Protection Area and East Devon Pebblebed Heaths Special Area of Conservation and Special Protection Area.

Provision of a LAP and LEAP on site and financial contribution towards improvements to off-site MUGA at Omaha Drive.

A Local Highway Authority obligation of £125,000 to encourage sustainable transport through improvements to the Local Cycling and Walking Infrastructure Plan routes E8, E9, E10, E11 and E13.

£10,000 for Traffic Regulation Orders needed for changes to the public highway.

£686 per dwelling for expansions at Hill Barton Surgery, Glasshouse Lane Medical Centre and Topsham Surgery to accommodate population growth.

Management company to manage/maintain public open space on the site

the proposal is contrary to Exeter Core Strategy Policies CP7, CP9, CP16 and CP18, Exeter City Council Affordable Housing Supplementary Planning Document 2014 and Exeter City Council Sustainable Transport Supplementary Planning Document 2013.

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**OFFICER RECOMMENDATION (CONT.)**