

## **PLANNING – UPDATE SHEET**

Date: Monday 1 December 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 Officer - [democratic.services@exeter.gov.uk](mailto:democratic.services@exeter.gov.uk).

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

## **Agenda**

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

#### **8 Update Sheet**

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16)

#### **Date of Next Meeting**

The next scheduled meeting of the Planning Committee will be held on **Monday 8 December 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

01<sup>st</sup> December 2025

### ADDITIONAL INFORMATION

#### Correspondence received and matters arising following preparation of the Agenda

##### **Item 4: Planning Application 25/0957/OUT – Land at Barley Lane**

Since the publication of the Committee Report and recommendation, 2 additional objections have been received. The objections raised the following matters:

- The existing road cannot cope with an increase in traffic.
- Increase in water run-off from the site.
- Existing Pocum Hill has queues of traffic, particularly in the morning
- Excessive traffic in the surrounding area has caused near fatal accidents with cars at Little Johns Cross Hill.

These matters have already been considered and addressed in the Committee Report.

##### **Item 5: Planning Application No. 24/0785/FUL – Topsham Golf Academy, Exeter Road**

Since the publication of the Committee Report and recommendation, the following planning obligation has been added to the list of planning obligations to be secured in a s106 agreement under section 18.0 Recommendation: **‘Unencumbered vehicle and pedestrian/cycle access to existing north site boundary’**. The planning conditions have also been added to the recommendation.

Section 18.0 is updated as follows:

#### **18.0 Recommendation**

##### **A) DELEGATE TO 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:**

- A Local Health Care contribution of £35,232 towards GP surgeries in the area
- 35% Affordable Housing
- Management of Public Open Space
- Children’s Play (including LAP/LEAP)
- Biodiversity Net Gain (off-site units)
- Habitats Mitigation for Affordable Housing
- SuDS management
- Monitoring costs

- Unencumbered vehicle and pedestrian/cycle access to existing north site boundary

All Section 106 contributions shall be index linked from the date of committee resolution.

And the following conditions:

1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

**Reason:** To ensure compliance with sections 91 and 92 of the Town and Country Planning Act 1990.

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

04/09/2024

TGLFADMY – 001 Rev 1.0 Site Location

08/09/2025

TGLFADMY - 015 Site Sections & Elevations Rev A

TGLFADMY - 016 Site Sections & Elevations Rev A

31/07/2025

TGLFADMY - 100 Plot 54 Elevations

TGLFADMY - 101 Plot 54 Floor Plans

TGLFADMY - 102 Plot 4/5,48/49,52/53 Elevations

TGLFADMY - 103 Plot 4/5,48/49,52/53 Floor plans & Roof plan

TGLFADMY - 104 Plot 43,44,45,46 Elevations

TGLFADMY - 105 Plot 43,44,45,46 Floor plans & Roof plan

TGLFADMY - 106 Plot 7,34,51 Elevations

TGLFADMY - 107 Plot 7,34,51 Floor plans & Roof Plan

TGLFADMY - 108 Plot 2,13 Elevations

TGLFADMY - 109 Plot 2,13 Floor plans & Roof plan

TGLFADMY - 110 Plot 6,10,18,22,33,39 Elevations

TGLFADMY - 111 Plot 6,10,18,22,33,39 Floor plans & Roof Plan

TGLFADMY - 112 Plot 20 Elevations

TGLFADMY - 113 Plot 20 Floor plans & Roof Plan

TGLFADMY - 114 Plot 7,12,23,37 Elevations

TGLFADMY - 115 Plot 7,12,23,37 Floor plans & Roof Plan

TGLFADMY - 116 Plot 47 Elevations

TGLFADMY - 117 Plot 47 Floor plans & Roof Plan

TGLFADMY - 118 Plot 24,25,40,41 Elevations

TGLFADMY - 119 Plot 24,25,40,41 Floor plans & Roof Plan

TGLFADMY - 120 Plot 15 Elevations

TGLFADMY - 121 Plot 15 Floor plans & Roof Plan

TGLFADMY - 122 Plot 34,38 Elevations  
 TGLFADMY - 123 Plot 34,38 Floor plans & Roof Plan  
 TGLFADMY - 124 Plot 14,36 Elevations  
 TGLFADMY - 125 Plot 14, 36 Floor plans & Roof Plan  
 TGLFADMY - 126 Plot 8,9,21,28,35 Elevations  
 TGLFADMY - 127 Plot 8,9,21,28,35 Floor plans & Roof Plan  
 TGLFADMY - 128 Plot 3,29,30 Elevations  
 TGLFADMY - 129 Plot 3,29,30 Floor plans & Roof Plan  
 TGLFADMY - 130 Plot 11,26 Elevations  
 TGLFADMY - 131 Plot 11, 26 Floor plans & Roof Plan  
 TGLFADMY - 132 Plot 31,32,50,51 Elevations  
 TGLFADMY - 133 Plot 31,32,50,51 Floor plans & Roof Plan  
 TGLFADMY - 134 Plot 42 Elevations  
 TGLFADMY - 135 Plot 42 Floor plans & Roof Plan  
 TGLFADMY - 136 Plot 1,19 Elevations  
 TGLFADMY - 137 Plot 1, 19 Floor plans & Roof Plan  
 TGLFADMY - 138 Plot 17 Elevations  
 TGLFADMY - 139 Plot 17 Floor plans & Roof Plan  
 TGLFADMY - 140 Plot 16 Elevations  
 TGLFADMY - 141 Plot 16 Floor plans & Roof Plan

26/11/2025

TGLFADMY - 010 Proposed Site Layout Plan M  
 1576-L2- F - Landscape Strategy

as modified by other conditions of this consent.

**Reason:** To ensure the development is constructed in accordance with the approved drawings, unless modified by the other conditions of this permission.

3) Prior to the construction of the external walls of the building hereby permitted, samples and/or product specification sheets (including confirmation of colour) for the external facing materials and roof materials shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate consistency with the materials shown on the elevations approved in Condition 2. The buildings shall be constructed in accordance with the approved materials.

**Reason:** In the interests of design and the character of the area, in accordance with Policy CP17 of the Core Strategy, Policy DG1 of the Exeter Local Plan First Review and paragraph 58 of the NPPF.

4) Prior to the occupation of any dwelling, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall build upon the approved drawings and shall include the provision of a combined and centrally located Local Area for Play (LAP) and Local Equipped Area for Play (LEAP) within the Area A for Open Space as noted in Landscape Strategy drawing 1576.L2.F. It shall include:

- (a) The design and location of a combined LAP/LEAP within Area A, incorporating a minimum activity zone of minimum 290 m<sup>2</sup> a mix of natural play features (such as logs, mounding or stepping stones) and formal equipped play elements appropriate to a LAP/LEAP combined facility, together with seating and amenity planting, designed in accordance with the Fields in Trust Guidance for Outdoor Sport and Play (2020);
- (b) Detailed planting and landscape treatment associated with the SuDS, including planting, access, and safety and amenity measures to ensure they function as attractive, multi-purpose green infrastructure;
- (c) Final planting methods, species, sizes, numbers, planting densities, tree pit construction details, and earthworks; and
- (d) A programme for implementation covering all landscape and planting works, including the combined LAP/LEAP and SuDS planting, which shall ensure completion of the approved works before occupation of the 40th dwelling, unless otherwise agreed in writing by the Local Planning Authority.
- (e) Boundary treatments to control movement, safeguard users and clearly define private and public spaces, including:
  - a boundary treatment such as knee-railing to Areas A and B of the public open space identified on the Landscape Strategy plan; and
  - a 1.2-metre hooped railing or similar around any formal play areas.

The approved landscaping details shall be implemented and maintained in full in accordance with the approved scheme and agreed timescales.

**Reason:** To ensure the detailed landscaping complements the approved layout and delivers a high-quality landscape framework integrating public open space, play provision and sustainable drainage within the development, in accordance with Policies CP10, CP17 and CP18 of the Exeter Core Strategy (2012), saved Policy DG5 of the Exeter Local Plan First Review (1995-2011).

5) Pre-commencement condition: No materials shall be brought onto the site or any development commenced, until the developer has erected tree protective fencing around all trees or shrubs to be retained, in accordance with a plan that shall previously have been submitted to and approved in writing by the Local Planning Authority. This plan shall be produced in accordance with BS 5837:2012 - Trees in Relation to Design, demolition and construction. The developer shall maintain such fences to the satisfaction of the Local Planning Authority until all development the subject of this permission is completed. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority. No materials shall be stored within the fenced area, nor shall trenches for service runs or any other excavations take place within the fenced area except by written permission of the Local Planning Authority. Where such permission is granted, soil shall be removed manually, without powered equipment.

**Reason:** To ensure the protection of the trees during the carrying out of the development. This information is required before development commences to protect trees during all stages of the construction process.

6) Any trees, shrubs and/or hedges on or around the site shall not be felled, lopped or removed without the prior written consent of the Local Planning Authority.

**Reason:** To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

7) Pre-commencement condition: No development shall take place until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- (a) A timetable and phasing programme for the works.
- (b) Details of any temporary road closures.
- (c) Daily hours of construction: 08:00–18:00 Monday to Friday and 08:00–13:00 on Saturdays, with no construction activities on Sundays or Bank/Public Holidays.
- (d) Hours during which delivery and construction traffic will travel to and from the site: 08:00–18:00 Monday to Friday and 09:00–13:00 on Saturdays, with no such movements on Sundays or Bank/Public Holidays unless otherwise agreed in writing by the Local Planning Authority.
- (e) Hours during which no construction traffic will be present at the site.
- (f) The number, sizes, and frequency of vehicles visiting the site.
- (g) The proposed route of all construction traffic exceeding 7.5 tonnes.
- (h) The site access point(s) for all construction vehicles.
- (i) Arrangements for construction staff parking and measures to promote car sharing to limit off-site parking.
- (j) Confirmation that no construction traffic or delivery vehicles will park on the public highway for loading or unloading unless otherwise agreed in writing.
- (k) Photographic evidence of the condition of adjacent public highways prior to commencement of works.
- (l) The location, layout and security of the construction compound, including how power will be supplied (generators not normally acceptable overnight), the areas for loading/unloading of plant and materials, and the areas for storage of building materials, plant, equipment, waste, topsoil and subsoil, together with details of site enclosure and hoarding to be kept free of fly-posting and graffiti.
- (m) A Noise and Vibration Management Plan, including control measures to minimise noise and vibration and provision for quantitative noise and/or vibration monitoring where required by the Local Planning Authority following justified complaints.
- (n) Confirmation that all plant and equipment based on the site shall use white-noise reversing alarms or a banksman, unless otherwise agreed in writing in the CEMP.
- (o) Confirmation that no driven piling shall take place without the prior written consent of the Local Planning Authority.
- (p) A detailed proactive and reactive Dust Management Plan, including quantitative monitoring where required.
- (q) Measures for dust suppression during demolition and construction to prevent off-site nuisance.
- (r) A requirement that no dust emissions shall cross the site boundary so as to cause harm to the amenity of the locality.
- (s) Confirmation that no burning of materials shall take place on the site during demolition, site preparation or construction works.

(t) Confirmation that all Non-Road Mobile Machinery (NRMM) shall comply with at least Stage IIIB emission standard (or higher where applicable), unless otherwise agreed in writing.

(u) Measures for mitigation and enhancement identified in the approved Ecological Impact Assessment (EcIA) (Ecological Surveys Ltd, v3 updated 28/08/25), relating to the pre-construction and construction phases, in accordance with BS42020:2013.

(v) Arrangements for communication and liaison with nearby residents, including regular letter drops and a dedicated contact number for enquiries and complaints.

The approved CEMP shall be adhered to throughout the construction period.

**Reason:** In the interests of highway safety, residential amenity and the protection of the environment. This information is required before development commences to ensure that construction impacts are fully considered and appropriately managed from the outset.

8) Pre-commencement condition: No part of the development hereby approved shall be commenced until:

A) The access road has been laid out, kerbed, drained and constructed up to base course level for the first 15 metres back from its junction with the public highway

B) The footway on the public highway frontage required by this permission has been constructed up to base course level

C) A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority

**Reason:** To ensure that adequate on-site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents.

9) The proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

**Reason:** To ensure that adequate information is available for the proper consideration of the detailed proposals.

10) Prior to the first occupation or use of the development hereby permitted, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall be in accordance with the mitigation and enhancement measures in the EcIA (Ecological Surveys Ltd, v3 issue date November 2025), be prepared in accordance with the specifications in clause 11.1 of BS 42020:2013 (or any superseding British Standard) and shall include the following:



- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) On-going monitoring and remedial measures for biodiversity features included in the LEMP.
- i) Repair of retained hedges and hedge banks, enhancement and new planting to improve biodiversity and amenity values for all retained hedges, and mitigation and protective fences including a weldmesh/chain link fencing on the northwest and northeast boundary, notwithstanding that these measures are not specifically referenced within the Ecological Impact Assessment.
- j) The types of bird nesting features set out in the submitted EclA are acceptable; however, the LEMP shall secure an increased level of provision to meet the biodiversity requirements of the Residential Design Guide and BS 42021:2022. An average of one permanent bird nesting feature per dwelling shall be provided. The LEMP shall include details of the approved feature types (as set out in the EclA), together with their locations, installation heights and long-term maintenance arrangements.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(s) responsible for its delivery.

The LEMP shall be implemented as approved.

**Reason:** In the interests of biodiversity and good design in accordance with Policy CP16 of the Core Strategy, Policies LS4 and DG1 of the Local Plan First Review and paragraphs 58, 109 and 118 of the NPPF.

11) Pre-commencement condition: Development may not be begun unless:

- (a) A Biodiversity Gain Plan has been submitted to the planning authority; and
- (b) The planning authority has approved the plan.

The Biodiversity Gain Plan must include:

- (a) Information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat;
- (b) The pre-development biodiversity value of the on-site habitat;
- (c) The post-development biodiversity value of the on-site habitat;
- (d) Any registered off-site biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development;
- (e) Any biodiversity credits purchased for the development; and
- (f) Any such other matters as the Secretary of State may by regulations specify.

The Biodiversity Gain Plan shall be prepared in accordance with the BNG Statement for Validation (Version 3) and the EclA (November 2025, Version 3), and shall demonstrate the achievement of at least 10% biodiversity net gain for the development.

**Reason:** To ensure the development delivers a biodiversity net gain on-site in accordance with Schedule 7A of the Town and Country Planning Act 1990, and to secure off-site biodiversity credits to meet the required 10% biodiversity net gain.

12) Pre-commencement condition: The development shall not commence until a Habitat Management and Monitoring Plan (HMMP) has been submitted to and approved in writing by the Local Planning Authority. It shall be prepared in accordance with the approved Biodiversity Gain Plan and include:

- (a) A non-technical summary;
- (b) The roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

The HMMP shall be implemented as approved.

**Reason:** To ensure the development delivers a biodiversity net gain on-site in accordance with Schedule 7A of the Town and Country Planning Act 1990, and to secure off-site biodiversity credits to meet the required 10% biodiversity net gain.

13) If, during demolition/development, contamination not previously identified is found to be present at the site then the Local Planning Authority shall be notified as soon as practicable and no further development (unless otherwise agreed in writing with the Local Planning Authority), shall be carried out until the developer has submitted an investigation and risk assessment, and where necessary a remediation strategy and verification plan, detailing how this unsuspected contamination shall be dealt with. Prior to occupation of any part of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy, shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

14) Pre-commencement condition: No development hereby permitted shall commence until the following information has been submitted to and approved in writing by the Local Planning Authority:

- (a) Soakaway test results in accordance with BRE 365, groundwater monitoring results in line with our DCC groundwater monitoring policy and evidence that there is a low risk of groundwater re-emergence downslope of the site from any proposed soakaways or infiltration basins.
- (b) A detailed drainage design based upon the submitted Flood Risk Assessment (ref. 19030-Flood Risk Assessment-Phase 2-B) and submitted Drainage Strategy (ref. 19030-SK1000-C-Proposed Drainage Strategy) and informed by the results of the information submitted under part (a) above.
- (c) Detailed proposals for the management of surface water and silt runoff from the site during construction of the development hereby permitted.
- (d) Proposals for the adoption and maintenance of the permanent surface water drainage system.
- (e) A plan indicating how exceedance flows will be safely managed at the site.

No building hereby permitted shall be occupied until the works have been approved and implemented in accordance with the details under (a) - (e) above.

**Reason:** The above conditions are required to ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017) and national policies, including NPPF and PPG. The conditions should be pre-commencement since it is essential that the proposed surface water drainage system is shown to be feasible before works begin to avoid redesign / unnecessary delays during construction when site layout is fixed.

15) The dwellings hereby approved shall be designed and built to meet M4 2 of the Building Regulations Access to and Use of Building Approved Document M, 2015 edition.

**Reason:** To increase choice, independence and longevity of tenure in accordance with Policy CP5 point three of the Exeter Core Strategy.

16) No development shall take place until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation (WSI), which has previously been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme.

**Reason:** To ensure that an appropriate record is made of archaeological evidence that may be affected by the development, in accordance with saved Policy C5 of the Local Plan First Review and paragraph 218 of the National Planning Policy Framework (2024). These details are required pre-commencement as specified to ensure that the archaeological works are agreed and implemented prior to any disturbance of archaeological deposits by the commencement of preparatory and/or construction works.

17) The development hereby permitted shall not be occupied/brought into use until a post investigation assessment has been submitted to and approved in writing by the Local Planning Authority, in accordance with the archaeological written scheme of investigation (WSI). The post investigation assessment shall provide details of the

analysis, publication and dissemination of results, including archive deposition where applicable.

**Reason:** To accord with paragraph 218 of the National Planning Policy Framework (2024), which requires developers to record and advance understanding of the significance of heritage assets, and to ensure that the information gathered becomes publicly accessible.

18) Before the development hereby approved is brought into use the proposed windows in the west elevation of the property plot 50 shall be permanently fixed and glazed with obscure glass to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, and thereafter so maintained. Furthermore, no new windows or other openings shall be inserted on the 2nd floor of this elevation.

**Reason:** To protect the privacy of the adjoining property.

19) Prior to the commencement of the use hereby permitted, the noise mitigation measures set out in the Environmental Noise Impact Assessment carried out by Acoustics Associates SW Ltd. Project Ref: 8011, Rev 1, 03 Sept 2024 shall be implemented in full. The measures shall be maintained for the lifetime of the development unless alternative noise mitigation measures are implemented in accordance with details submitted to and approved in writing by the Local Planning Authority, which will be maintained for the lifetime of the development.

**Reason:** In the interests of the amenity of the area, including the adjoining premises and nearby dwellings.

20) The development shall be carried out in accordance with the submitted Waste Audit Statement from July 2025 – Rev B.

**Reason:** To minimise the amount of waste produced and promote sustainable methods of waste management in accordance with Policy W4 of the Devon Waste Plan and the Waste Management and Infrastructure Supplementary Planning Document.

21) A detailed External Lighting Scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the first dwelling. The scheme shall include the location, type, specification and luminance of all proposed external lighting, including isoline drawings of predicted lighting levels. It shall demonstrate how lighting has been designed to:

- minimise light spill and protect residential amenity and wildlife;
- promote a safe and healthy environment;
- support natural surveillance and reduce the opportunities for crime; and
- comply with BS 5489-1:2020 for all external lighting to pedestrian footpaths and communal parking areas.

All external lighting shall be installed in accordance with the approved scheme prior to the occupation of the 40th dwelling and thereafter retained and operated as approved. No external lighting other than that approved shall be installed on the site or on any building.

**Reason:** To ensure external lighting is appropriately designed and delivered to protect amenity and wildlife, promote a safe and healthy environment, provide adequate illumination of pedestrian routes and communal areas in accordance with BS 5489-1:2020, and enhance natural surveillance to reduce opportunities for crime.

22) The following garaging and vehicle parking spaces shall be provided and maintained thereafter:

- one garage/hardstanding and one parking space per dwelling where provided within the curtilage of individual dwellings
- one and a half parking spaces per dwelling where provided in communal parking areas.

Further details of the design shall be submitted to the Local Planning Authority and the development hereby approved shall not be occupied until this provision has been made to the written satisfaction of the Local Planning Authority.

**Reason:** To minimise the extent of on street parking that may result as a consequence of the development to the detriment of the character of the area.

23) The occupation of any dwelling shall not take place until the following works have been carried out to the written satisfaction of the Local Planning Authority:

A) The spine road and cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed;

B) The spine road and cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level;

C) The cul-de-sac visibility splays have been laid out to their final level;

D) The street lighting for the spine road and cul-de-sac and footpaths has been erected and is operational;

E) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed;

F) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined;

G) The street nameplates for the spine road and cul-de-sac have been provided and erected.

**Reason:** To ensure that adequate access and associated facilities are available for the traffic attracted to the site.

24) When the works have been constructed and provided in accordance with condition 23 above, the carriageway, vehicle turning head, footways and footpaths shall be maintained free of obstruction to the free movement of vehicular traffic and pedestrians and the street lighting and nameplates maintained to the satisfaction of the Local Planning Authority.

**Reason:** To ensure that these highway provisions remain available

25) Within twelve months of the first occupation of the first dwelling in an agreed phase of the development, all roads, footways, footpaths, drainage, statutory undertakers' mains and apparatus, junction, access, retaining wall and visibility splay works shall be completed to the written satisfaction of the Local Planning Authority.

**Reason:** To ensure that the access arrangements are completed within a reasonable time in the interests of safety and the amenity of residents.

26) No dwelling shall be occupied until cycle parking has been provided for the dwelling in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The parking shall accord with the minimum parking standards for residents in Table 2 of the Sustainable Transport SPD and be designed in accordance with the guidance contained therein. The cycle parking shall be maintained at all times thereafter.

**Reason:** To encourage cycling as a sustainable mode of transport in accordance with saved Policy T3 of the Exeter Local Plan First Review and the Sustainable Transport Supplementary Planning Document (March 2013).

27) Prior to the occupation of the houses, details of the size and location of the bin storage areas for the houses shall be submitted to and approved in writing by the Local Planning Authority. The bin storage areas shall be constructed as approved.

**Reason:** To accord with the Residential Design SPD (Chapter 8) and to ensure sufficient space is provided for the requisite number of bins as set out in the comments of the Waste & Recycling Team dated 9 March 2022.

**B) REFUSE PERMISSION FOR THE REASONS SET OUT BELOW IF THE LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IS NOT COMPLETED BY 1 JUNE 2026 OR SUCH EXTENDED TIME AS AGREED BY THE CITY DEVELOPMENT MANAGER**

In the absence of a Section 106 legal agreement in terms that are satisfactory to the Local Planning Authority being completed within an appropriate timescale, and which makes provision for the following matters –

- A Local Health Care contribution of £35,232 towards GP surgeries in the area
- 35% Affordable Housing
- Management of Public Open Space
- Children's Play (including LAP/LEAP)
- Biodiversity Net Gain (off-site units)
- Habitats Mitigation for Affordable Housing
- SuDS management
- Monitoring costs
- Unencumbered vehicle and pedestrian/cycle access to existing north site boundary

the proposal is contrary to Exeter Local Development Framework Core Strategy 2012 policies CP7, CP10, CP16 and CP18, Exeter Local Plan First Review 1995-2011 saved policies L4, LS2, LS3 and LS4, Exeter City Council Affordable Housing Supplementary Planning Document 2014 and Exeter City Council Public Open Space Supplementary Planning Document 2005.

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