

## PLANNING

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

## Presentations

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

#### **4 Planning Application No. 25/0957/OUT - Land at Barley Lane**

To consider the report of the Strategic Director for Place.

(Pages 3 -  
26)

#### **5 Planning Application No. 24/0785/FUL - Topsham Golf Academy**

To consider the report of the Strategic Director for Place.

(Pages 27  
- 40)

### **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.

**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 01 December 2025



Exeter  
City Council

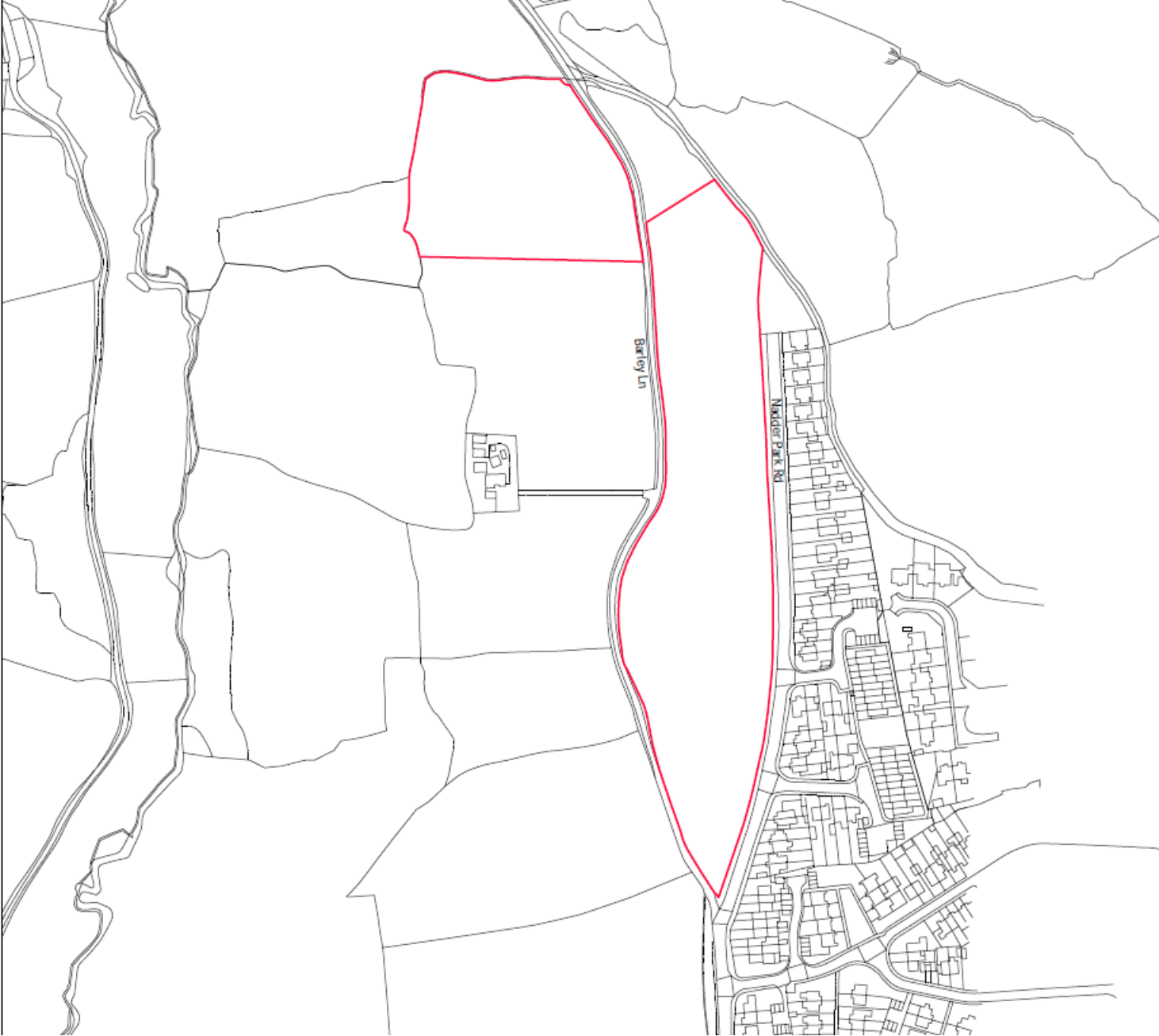
# **Application 25/0957/OUT**

**Site: Land at Barley Lane, Exeter**

**Applicant: Waddeton Park Limited**

**Proposal: Outline planning permission (with all matters reserved apart from access) for the phased development of up to 65 residential dwellings, two access points from Nadder Park Road, public open space and associated infrastructure (including land for biodiversity enhancements).**

**Case Officer: Christopher Cummings**



## SITE LOCATION PLAN









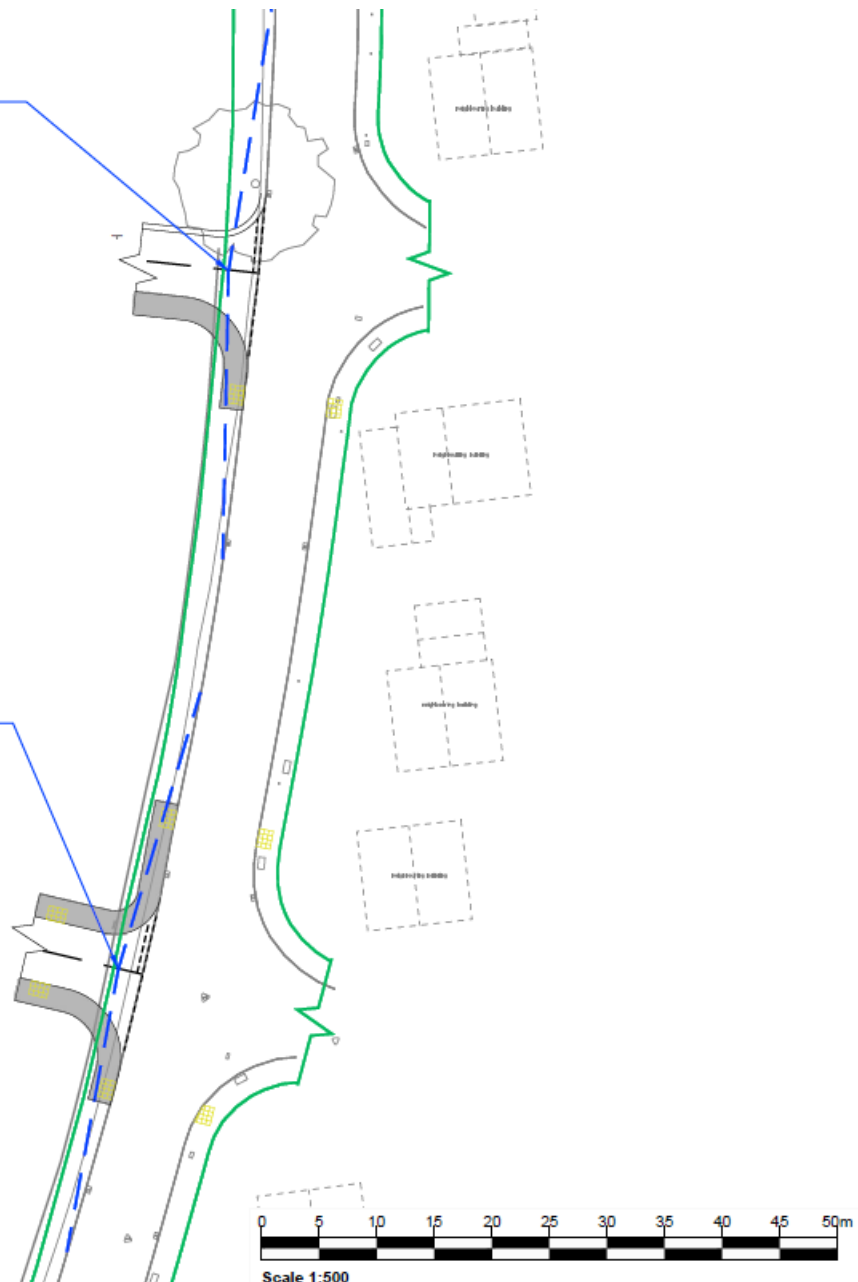
**AERIAL VIEW WIDER AREA**





# PARAMETER PLAN





# PROPOSED ACCESS POINTS

2.4 x 25m Visibility splay

2.4 x 25m Visibility splay

Scale 1:500





**VISIBILITY – View from Barley Lane over site**





**VISIBILITY – View from Barley Lane over site (zoomed)**





## VISIBILITY – St Thomas Railway Station (LVIA)



**VISIBILITY – St Thomas Railway Station (ECC Photo)**





**VISIBILITY – Ludwell Valley Park**





**VISIBILITY – Ludwell Valley Park (zoomed)**



**VISIBILITY – Bartholomew Terrace**





**VISIBILITY – Bartholomew Terrace (zoomed)**





**VISIBILITY – Colleton Terrace**





**VISIBILITY – Colleton Terrace (zoomed)**



**VISIBILITY – Cricklepit Bridge**





**VISIBILITY – Colleton Terrace (zoomed)**



## VISIBILITY – Fore Street/Exe Bridges





**VISIBILITY – Fore Street/Exe Bridges**

Unacceptable significant harm to the Landscape Setting of the city, Barley Valley Park and to the nature of the Green Circle.

Tilted balance in effect, however the scale of harm significantly and demonstrably outweigh the benefits of this site being developed for housing.

Drainage details have not been confirmed as acceptable. It is not considered appropriate to delay the determination of this application as it will not resolve the in-principle refusal reason.



## **REFUSE for the following reasons:**

### 1. Landscape Setting and Valley Park Harm

The proposal, by virtue of its location within a Landscape Setting Area and within Alphington/Whitestone Valley Park, will unacceptably erode the green edge of the city and see the loss of Valley Park land to urban expansion. The proposal is therefore contrary to Local Plan saved policies LS1 and L1, Core Strategy policies CP16 and CP17, emerging Exeter Plan policies NE1 and NE2, and NPPF paragraph 135(c).

### 2. Drainage

It has not been confirmed that suitable sustainable urban drainage can be provided at 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, contrary to Core Strategy policy CP12 and Local Plan saved policies EN3 and EN4.

## Refusal: S106 Agreement

In the absence of a s106 legal agreement in terms that are satisfactory to the Local Planning Authority which makes provision for the following matters:

- 35% Affordable Housing provision
  - £1,284.71 per Affordable Home unit to mitigate for recreational harm to the Exe Estuary Special Protection Area.
  - Provision of a LAP and LEAP in line with Field in Trust guidance and financial contribution of £217 per bedroom (for all dwellings with 2 or more bedrooms) towards improvements to off-site MUGA/youth facilities.
- A Local Highway Authority obligation of £700 per dwelling to encourage sustainable transport through improvements to the Local Cycling and Walking Infrastructure Plan.
- £10,000 for Traffic Regulation Orders needed for changes to the public highway.
- £686 per dwelling for expansions at Foxhayes Practice, St Thomas Medical Group Exwick and St Thomas Medical Group Cowick Street 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



# Exeter City Council Planning Committee 01 December 2025



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# **Application 24/0785/FUL**

**Site: Topsham Golf Academy, Exeter Road**

**Applicant: Heritage Developments (South West) Ltd**

**Proposal: Demolition of existing buildings/structures.  
Proposed residential development of 54 no. residential  
units, including affordable housing, plus open space,  
landscaping, car parking, drainage, vehicular access,  
internal roads and all associated infrastructure and  
development.**

**Case Officer: Göran Molin**





## SITE LOCATION PLAN





**AERIAL VIEW**





**AERIAL VIEW WIDER AREA**





# SITE PLAN





- Fragmented open space
- Poor road layout; hedge impact
- AH in poor location
- No play provision
- Attenuation only; no visible SuDS

- Two coherent open-space areas
- Improved road layout; no impact on hedge; future link integrated
- AH well integrated
- LAP/LEAP within open space
- SuDS provided (two swales)

# COMPARISON OF INITIAL AND REVISED SITE PLAN





Site location, approx

**VISIBILITY – VIEW AT ENTRANCE TO SITE**



Site location, partly behind trees approx



**VISIBILITY – VIEW FROM THE FIELDS NORTHEAST OF THE SITE**

The site lies within Topsham's built-up area, where residential development is established through adjacent permissions and appeal decisions.

Designated as Landscape Setting and within the strategic gap, its impact on openness is limited, and the tilted balance in favour of housing applies.

The site was formerly a golf academy, but a suitable replacement driving range has recently been delivered, addressing Policy CP10.

While of limited weight, the site is allocated for 54 homes under emerging Policy H2, supporting residential redevelopment.



The site is within the strategic gap between Topsham and Exeter (Policy CP16)

The site is designated Landscape Setting under saved Policy LS1 of the Exeter Local Plan First Review

The use of site is deemed meeting community need as described in Policy CP10 of the Core Strategy

Residential uses to the south and east

The redevelopment of the former Topsham Golf Academy is supported by adjacent permissions and the emerging Exeter Plan.

The site's enclosed context ensures no adverse landscape impact despite its location within the Landscape Setting and strategic gap.

A replacement golf facility addresses Policy CP10, and the design is suitable for the surrounding area.

The scheme will deliver 35% affordable housing, meet ecological requirements, and provide infrastructure contributions.

The proposal makes a positive contribution to housing delivery and is recommended for approval.

## OFFICERS CONCLUSIONS



DELEGATE to **GRANT PERMISSION**, subject to:

- completion of the Section 106 Agreement covering the identified matters;
- the conditions set out in the report;
- a secondary recommendation to **refuse** the application if the Section 106 Agreement is not completed within the requisite timeframe.

**OFFICER RECOMMENDATION**

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