

## 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 Officer 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

## Agenda

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

#### **1 Apologies**

To receive apologies for absence from Committee members.

#### **2 Minutes**

To approve and sign the minutes of the meeting held on 8 September 2025.

(Pages 3 -  
12)

#### **3 Declarations of Interest**

Councillors are reminded of the need to declare any disclosable pecuniary interests that relate to business on the agenda and which have not already been included in the register of interests, before any discussion takes place on the item. Unless the interest is sensitive, you must also disclose the nature of the interest. In accordance with the Council's Code of Conduct, you must then leave the room and must not participate in any further discussion of the item. Councillors requiring clarification should seek the advice of the Monitoring Officer prior to the day of the meeting.

#### **4 LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 EXCLUSION OF PRESS AND PUBLIC**

It is not considered that the Committee would be likely to exclude the press and public during the consideration of any of the items on this agenda but, if it should wish to do so, then the following resolution should be passed: -

**RECOMMENDED** that, under Section 100A (4) of the Local Government Act 1972,

the press and public be excluded from the meeting for particular item(s) on the grounds that it (they) involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part I of Schedule 12A of the Act.

## **Public Speaking**

**Only one speaker in support and one opposed to the application may speak and the request must be made by 10:00am on the Thursday before the meeting.**

**For this meeting, the deadline for public speaking is Thursday 6 November 2025 by 10:00am.**

Full details on public speaking are available here: [Speaking At Planning Committee](#)

- |   |  |                      |
|---|--|----------------------|
| 5 | <b>Planning Application No. 25/0098/FUL &amp; 25/0099/LBC- Former Walled Garden Adjacent To Reed Mews, Mardon Hill, Exeter</b> |                      |
|   | To consider the report of the Strategic Director for Place.  | (Pages 13<br>- 90)   |
| 6 | <b>Planning Application No. 23/1532/OUT - Sandy Park Farm</b>  |                      |
|   | To consider the report of the Strategic Director for Place.  | (Pages 91<br>- 136)  |
| 7 | <b>List of Decisions Made and Withdrawn Applications</b>   |                      |
|   | To consider the report of the Strategic Director for Place.  | (Pages<br>137 - 168) |
| 8 | <b>Appeals Report</b>  |                      |
|   | To consider the report of the Strategic Director for Place.  | (Pages<br>169 - 174) |

## **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.

Find out more about Exeter City Council services by looking at our web site [\*http://www.exeter.gov.uk\*](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.**

## PLANNING COMMITTEE

Monday 8 September 2025

### Present:-

Councillor Knott (Chair)

Councillors Rolstone, Asvachin, Atkinson, Banyard, Harding, Hughes, Hussain, Ketchin, Mitchell, M and Williams, M

### Apologies

Councillors Bennett and Pole

Councillors in attendance under Standing Order No. 44

Councillor Palmer speaking on item 5 (Minute No. 31 below)

### Also Present

Strategic Director for Place, Planning Solicitor, Principal Project Manager, City Development and Democratic Services Manager

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## MINUTES

The minutes of the meeting held on 4 August 2025 were taken as read, approved and signed by the Chair as correct, subject to the following amendments:-

Minute No. 26: - Councillor Ketchin –

- Bullet point 4 - he had not heard a compelling reason to choose this site **and that the public had not been consulted;**
- Bullet point 5 - **some parts of** Marsh Barton could be amenable for a harvesting waste stream **and not all options for the site of the energy hub in Marsh Barton had been explored;** and
- Bullet point 8 - biodiversity was **NOT** a material consideration for this site, it would easily be done but building an industrial site in the middle of the area would hinder this.

Additional Bullet points to read as:-

- the original plan for the hub was 2.5 acres and the new site has expanded over threefold; and
- the remainder of the Grace Roads playing fields being outside of the red line boundary, should have been clarified as neither a material consideration and not consulted on with the public.

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## DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

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## PLANNING APPLICATION NO. 25/0318/FUL - FORMER SITE OF 26-28 LONGBROOK STREET

The Chair invited Councillor Palmer to speak under Standing Order No. 44, who made reference to:

- objected to the new application for student accommodation based on community balance issues;
- this was a new application rather than a simple amendment to the previous consented planning application and much had changed in terms of the student accommodation since that original planning permission was granted;
- Purpose-Built Student Accommodation (PBSA) was dominating much of the city centre with even more planned;
- the National Planning Policy Framework promoted inclusive, well-designed places with accessible services and vibrant communities, in which this development did not achieve this;
- the St James Neighbourhood Plan highlighted the area as being unique, with and predominantly residential, acting as a gateway to the city centre;
- more than 50 percent of residents in the St. James area were students, who were welcomed but was already the highest proportion in the city;
- there has been no evidence provided that PBSAs had led to HMOs returning to residential use;
- currently there were 17 HMOs for sale in St James, all marketed as HMO investments and due to costs involved were unlikely to be returned to use as a residential or rental property;
- there was almost no rental properties in the St James area, which were not student HMOs;
- an appeals inspector in St James ward, last year noted that, there was an over-concentration of student accommodation which harmed the objective of creating a balanced community;
- the appeals inspector further noted that the Council was not achieving its target of at least 75% increase in student numbers accommodated by PBSA;
- though additional PBSA's were expected, it needed to be weighed against other plan policies including plan C3 of the St James Neighbourhood Plan to avoid an over-concentration of student accommodation and harming community balance;
- there were 12,500 PBSA beds in Exeter, the majority, of which were in the St James area or its fringes, which were in addition to the hundreds of student HMOs;
- the site needed to be developed for permanent residential homes as a key site in the city centre, not for further student accommodation; and
- the site was currently a mess and as a key gateway into the city should be developed for permanent residential homes for residents.

In response to questions from Members, Councillor Palmer made the following further comments:

- there was no clear evidence of under-occupancy or over-occupancy of the 12,500 student beds;
- data was lacking due to private ownership and no central data source, but not all PBSAs were fully occupied;
- many international students tended to stay in PBSA for three years;
- first-year students preferred PBSA for safety and security, but they moved to HMO housing after the first year for lower cost and social reasons;
- residential accommodation for young professionals in the city centre would be more viable and sustainable than PBSA, but only flats were feasible on this site; and
- young professionals would benefit from city centre living and there would be longer term demand for residential accommodation.

The Chair invited Mrs Robyn Connett, to speak for five minutes, to speak against the application, who made the following points:

- expressed support for Councillor Palmers views on the proposed PBSA (Purpose-Built Student Accommodation) use;
- the proposed design was not good enough for the community, student occupants, city centre, or the Longbrook conservation area;
- the site was high-profile and required sensitive, high-quality development;
- the specific site location was: 26–28 and 30–32 Longbrook Street and was a high-profile area acting as a gateway to the Longbrook conservation area;
- the site was also adjacent to John Lewis and commercial properties;
- the eastern elevation was highly visible from King William Street car park and Bailey Street and the area was badly neglected;
- the application had originally gone to Planning Committee in October 2017 and the design had undergone least seven further revisions, resulting in a wholesale redesign; and
- the height of the proposal was a mistake, due to the original approved scheme being lower than the current proposal.

Mrs Connett responded to questions from Members as follows:

- the St. James Forum was actively involved in the 2015 application process, which included genuine consultation and design improvements through a review panel;
- the design panel had issued 19 recommendations, but the applicant had not fully addressed them;
- the applicant had only consulted the design panel once, shortly before submission;
- the St. James Forum's concerns regarding around design quality and community impact had remained consistent across both applications;
- the St. James Forum managed the Queen's Crescent Garden, but there had been no response from the Council to a request for a financial contribution from this application to help support this site;
- the location of the commercial ground floor was a concern and would not be an active welcoming presence;
- an ideal frontage would allow public access to shops or restaurants, as well as visibility into the space;
- the space was entirely devoted to student accommodation, with doors to plant rooms, bike storage and student reception;
- the student communal space was minimal, and likely to be screened or dark, and not be engaging for passersby;
- students were using Queen's Crescent Garden regularly; and
- there was a desire for financial contributions for the development to be directed towards Queen's Crescent Garden and the forum would welcome discussions on raising money for the regeneration of the strategy.

The Principal Project Manager, City Development presented the application at the former site of 26 - 28 Longbrook Street, Exeter, for a new 9-storey Purpose-Built Student Accommodation (PBSA) in Exeter city centre, replacing the former King Billy pub and coach garage

Members received a presentation which included:

- a precedent had been set for PBSA at the site, following two previous PBSA approvals in 2017 and in 2020 on this site;
- the 2020 approval remained valid but could not be built in its current form, due to new building safety requirements;
- the current scheme was a new scheme, which needed to be considered on its

own merits, with a with the precedent of acceptability from the previous approvals;

- the new scheme had been through pre-application with the Council and the design had also been considered by a review panel, with additional revisions made during the applicant process;
- the applicant had worked closely with the Council during the pre-application stages to improve the scheme based on recommendations made to them;
- the design included a café on the southern ground floor, creating a welcoming and active frontage. The remainder of the ground floor would include a student reception, bike store, bin and plant rooms;
- all deliveries and collections would made from the rear service yard;
- the second to seventh floors would include student studio rooms, with an accessible unit on each floor;
- the eight floor would include student rooms and a second shared amenity space;
- all student rooms would be smaller than standard PBSA developments, but would be mitigated by access to university facilities;
- due to the constraints of the location, there would be no outdoor amenity space, but the applicant had agreed to improve the public area to the south of the site with a seated planter as a condition of the application;
- the medieval wall to the rear of the site, despite not being listed nationally or locally, was of historic significance and had been partially damaged during the demolition of the King Billy, which had been considered by the Council's Historic Environment Officer;
- a pre-commencement condition was for a heritage management plan to secure details of conservation and recording of the wall, alongside an archaeological monitoring of vibration impacts on the Underground Passages to the south of the site;
- the new application proposal was the same maximum height as the previous approval, with an increase in massing on the upper floors;
- issues relating to community imbalance in the area, was set out in the report, and the city centre was identified in the policy as a preferred location for PBSA alongside a requirement to provide PBSA to meet demand;
- Exeter University had continued to expand, which required further PBSA accommodation and calculations indicated that 103% of additional student numbers had been provided since 2006/2007, but was likely to drop to 92% in 2028/2029, based on projected student growth and current PBSA accommodation;
- the adopted development plan did not define imbalance or overconcentration, and therefore, had no clear measurement of what should be considered;
- a recent appeal at Howell Road for a PBSA block had been allowed, with the inspector noting that 4 PBSA blocks within 250 metres of the site would not create an imbalance;
- there were seven PBSA blocks within 250 metres of the site, five of which were within 150 metres. The surrounding area also contained a range of other housing types and uses, including flats, terraced dwellings and commercial units;
- the city centre was identified in policy as a suitable location for PBSA and in this instance was considered that the level of PBSA was acceptable for this location and would not result in overconcentration or imbalance;
- PBSA now counted towards the Council's housing land supply and it could not currently demonstrate a 5-year supply; and
- the application was recommended for approval, subject to the conditions set out in the report and signing of the S106 Agreement requiring contributions towards GP surgeries, implantation of a local energy network, cycle infrastructure improvements and a management plan.

The Principal Project Manager, City Development responded to Member questions and clarification points as follows:-

- access to the service yard for deliveries and waste collection would be maintained, but the access agreement was outside of planning's remit and dependant on agreement between John Lewis and Exeter City Council;
- there was no significant infringement or impact expected on John Lewis windows, as the 22-meter standard gap applied to residential buildings, rather than commercial, buildings;
- a contribution had been requested by the Council's Public and Green Space officer for improvements to Northernhay Gardens;
- other co-living schemes had contributed towards public and green space in the city, but a precedent had been set, that student blocks did not contribute to public/green space as students use university facilities;
- a car free policy would be enforced at the site, with a minimal impact expected on the surrounding parking area. A management plan was also required by Section 106, which would enforce a car-free policy and address exemptions for accessible rooms;
- there was no over-concentration of PBSA in the area;
- the previous permission granted for the demolition of the King Billy was existing, however, the new building could not be built as previously approved, due to new building safety requirements, and as such was a live permission;
- moving in and out logistics would be addressed in the management plan, to ensure suitable drop-off locations and that on-street parking was limited to short periods. All those arrangements would be determined at the proper time;
- construction traffic routes would be specified in the management plan, with main roads preferred over residential streets;
- £30,000 was earmarked for heat network infrastructure, which would be managed by a relevant energy organisation as part of a city centre scheme involving the Council;
- four bat boxes and twelve swift boxes would be installed as part of the ecology officer and RSPB board recommendation;
- the landscape design would be finalised in consultation with the urban designer and ecologist, to approve the final landscape plan with a strong preference for a street tree for the area;
- biodiversity net gain would be delivered through off-site credits, however, the Council had no control over exact location of credit delivery;
- cycle storage provision was below the SPD recommended levels but it had been accepted by DCC highways based on evidence provided;
- a travel plan condition would promote cycling and allow for future increase if needed and the DCC submission had suggested 48 spaces as a condition but would be followed up;
- the current application differed from the previous application due to new building safety requirements and following a design review; and
- there was no precedent set for planning contributions to public spaces for PBSA developments due to existing university facilities being available.

**The meeting was paused briefly at 18:34 and reconvened at 18:39 to facilitate a comfort break for Members.**

During the debate, Members made the following points:-

- each application needed to be considered on its own merit;
- the location was suitable for PBSA development and appeared to be lower than the John Lewis building;

- environmental health had not raised objections to the application;
- the management plan would need to be robust, and include detail on protecting the medieval wall;
- the current application was considered to be a new application, based on current policy and context, despite previous planning permission granted in 2015 and 2020;
- the 2011 Local Plan supported PBSA, particularly near the University campus and city centre and a number had been developed near St. Sidwell's point. However, there had been no significant reduction in HMO use for students;
- the University had not formally indicated any need for further private PBSA development on this site and there needed to be some demonstrable need for additional PBSA in Exeter, as well as assessment specific for PBSA use at this location;
- the proposal's impact on community balance needed to be addressed, particularly as defined within the St. James Neighbourhood Plan;
- architectural impact needed to be considered on whether the development enhanced or diminished existing design balance;
- an additional 1,600 student bed spaces had already been approved in the Duryard and St. James ward;
- since 2015, several nearby commercial buildings had been converted to PBSA without external changes;
- one of the original aims of city centre PBSA development was to ease pressure on the Duryard and St. James ward, which would be undermined;
- the Council's Article 4 Direction and Local Plan aimed to retain community balance, using a threshold of 20% HMOs in defined areas;
- more than 50% of properties in Duryard and St. James ward currently had student Council Tax exemptions, creating an imbalance;
- a previous appeal upheld for refusal was on the grounds of community balance, had referenced the St James Neighbourhood Plan;
- the scale and massing of the proposed development would overpower the surrounding area and detract the prominence of the nearby John Lewis building;
- there would be an increase in pedestrian and vehicular movement at an already busy junction with students likely to bring in additional vehicles;
- there was insufficient amenity space for residents;
- Exeter was a powerhouse is due to the university, and students needed places to live during term time and its city-centre location was next to retail and nightlife was suitable for students, whilst encouraging economic activity;
- PBSA developments were built on commercial land and do not harm the community;
- similar schemes had been approved twice before, and planning law supported this application;
- comparing it to HMO regulations was incorrect, as HMOs operated under a different regime and Article 4 directions;
- Devon County Council had not objected on highway or pedestrian grounds, and any student bringing cars would use city council car parks, generating revenue;
- previous approvals for similar schemes on the site set a precedent, making it difficult to refuse the application;
- PBSAs were needed to reduce pressure on the residential housing stock, as HMOs are largely still in use;
- the design was acceptable as it was stepped and lower than the John Lewis building;
- the report also noted that the building could be changed to other accommodation use, if student numbers fell;
- the site was suitable and previous planning permissions would have



- accounted for student numbers;
- the impact of student pedestrians was likely minimal, and the new design was a significant improvement;
- planning permission for a PBSA already existed on this site, which would have considered overpopulation issues;
- an increase in students was unlikely to impact the junction which already had good crossing points;
- the developers should morally consider a contribution to Queen's Crescent Gardens, even if not legally required, to support the local community;
- the development was on the margins of the area covered by the St James neighbourhood plan and was in keeping with the surroundings and city centre development;
- consideration of the street scene and planting needed to be considered;
- revisiting the height of the cycle storage needed to be revised, given, DCC had suggested it should be higher;
- there was a missed opportunity for securing financial contributions for local amenity spaces for PBSA developments. Campuses were students' workplaces and the PBSA was their home, making local amenities crucial;
- the site was a key city centre location and needed to be developed;
- students were welcome and were a positive for the city;
- including a tree bench idea outside John Lewis was welcomed;
- more than 50% of properties in the area were already student-occupied, impacting community balance; and
- a previous inspector's ruling on an HMO case found the area to be unbalanced, which could set a precedent to challenge this PBSA development.

The Chair in concluding the debate made the following points:

- agreed with a PBSA being developed on the site;
- the building's massing should be more stepped down Longbrook Street, despite the existing application showing a similar height;
- the internal rooms appeared to be small, but the massing was influenced by fire regulations, which required a wheelchair-accessible studio on every floor; and
- the developer was present at the meeting but had not registered to speak.

The Planning Solicitor, at the invitation of the Chair advised Members of the following:

- planning obligations must be necessary to make a development acceptable in planning terms, be related to the development, and be fairly and reasonably related in scale and kind, as set out in Regulation 122;
- officers had identified that there was no planning harm to mitigate, as students could access community spaces like the campus.
- there was also no information regarding specific monies needed or requested by any third-party organisation, nor how such funds would be spent; and
- insisting on such an obligation could lead to an appeal by the developer for non-determination.

The Strategic Director for Place made the following concluding points:

- the location and design was acceptable;
- there was evidence of unmet demand for student accommodation in Exeter;
- the university's £260 million investment in the West Park scheme, housing first-year students on campus, indicated a clear need for student accommodation;

- students contributed hugely to Exeter's economy and the vitality of the city centre;
- the city centre was the council's preferred location for student accommodation due to its sustainability, allowing students access to facilities by walking or cycling without needing cars;
- the concerns raised about over-concentration and imbalance were legitimate but difficult to define and the issue was often about community cohesion and the feeling of neighbourhood change;
- like other PBSAs, the development would be professionally managed with clear rules, and officers were experienced in securing and monitoring measures to mitigate any impact on community cohesion; and
- the site needed to be of a high quality and the new design was a significant improvement, negotiated by officers after building regulations necessitated a revisit of the 2015 design, which was in keeping with a city centre location.

The Chair moved, and Councillor Rolstone seconded the recommendation, which was voted upon and CARRIED.

**RESOLVED** to delegate to the Head of Service (City Development) to GRANT permission subject to completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

- £600 per student room to Devon County Council for improvements to local cycle networks;
- £5,000 to Devon County Council for costs relating to Traffic Regulation Orders required as part of the development;
- £27,667 for expansions of GP surgeries;
- £19,564 to Exeter City Council for implementation of a Local Energy Network;
- Management Plan agreed with Exeter City Council; and
- the conditions set out on the Planning Committee Report.

**RESOLVED** to delegate to the Head of Service (City Development) to REFUSE permission in the event the S106 Agreement is not completed by 8 March 2026 or such extended time as agree in writing by the Head of Service (City Development)

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### **LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS**

The Strategic Director for Place, the Principal Project Manager, City Development and the Chair responded to Member questions as follows:

- increasing occupants in an HMO, would require either a new HMO license, which was a separate from planning, or, if the number exceeded six, a new planning permission for a 'sui generis' HMO;
- a change in occupants between three and six was under class C4 and did not need a new planning permission;
- the reason for turning down the application for 2 Woodville Road, would be provided outside of the meeting;
- details of the location of the application for the Alphington Cross Store, would be provided outside of the meeting;
- Exwick Ward did not appear, due to there being no applications for this ward;
- the term split decision was rare and was an unusual type of decision where some aspects of a planning application were approved and others refused; and
- the DCC application at County Hall fell under the Town and Country Planning General Regulations 1992 - Regulation 3, which allowed planning applications by a planning authority to develop any land of that authority, or by an

interested planning authority. In this instance DCC was the planning authority and the application site was their land, so they could apply for planning permission to be determined by itself.

The report of the Strategic Director for Place was noted.

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### **APPEALS REPORT**

The Strategic Director for Place in responding to a Member's enquiry confirmed that the officer's summary in the appeals report had not been permanently removed. Its absence in the report was an exception because all the appeals were for household applications, and summaries were usually provided for other types of appeals.

The report of the Strategic Director for Place was noted.

(The meeting commenced at 5.30 pm and closed at 7.38 pm)

Chair

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## Planning Committee Report 25/0098/FUL and 25/0099/LBC

### 1.0 Application information

Number:	25/0098/FUL and 25/0099/LBC
Applicant Name:	Roger Ball, 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).
Site Address:	Former Walled Garden Adjacent To Reed Mews Mardon Hill Exeter
Registration Date:	29 January 2025
Link to Applications:	<a href="#">25/0098/FUL</a> <a href="#">25/0099/LBC</a>
Case Officer:	John Douglass
Ward Member(s):	Cllr Kevin Mitchell, Cllr Michael Mitchell, Cllr Tammy Palmer

#### REASON APPLICATIONS ARE GOING TO COMMITTEE

The Head of City Development considers the applications to be significant applications that should be determined by the Planning Committee in accordance with the Exeter City Council Constitution.

### 2.0 Summary of recommendation

GRANT permission subject to conditions as set out in report.

### 3.0 Reason for the recommendation:

Following significant revisions to the design of the proposals, and taking into account the public benefits of the proposal itself, together with a package of environmental benefits to the adjacent buildings and gardens, the less than substantial harm to heritage significance that will arise from the proposals is considered justified and outweighed by public benefits. As such, approval is recommended subject to a suite of conditions, many of which are considered essential to mitigate heritage harm and secure the public benefits that will outweigh it.

#### 4.0 Table of key planning issues

Issue	Conclusion
Principle of Development	Whilst the University of Exeter Streatham Campus SPD envisages small scale development 'of exceptional quality' in this area, the proposed development is considered acceptable taking into account the public benefits it will deliver and the improvements to the design.
Economic and Social Benefits	Significant benefits to University, city and region are envisaged.
Access and Transport Considerations	No objections raised. The primary issues relate to pedestrian access into and across this site given that it lies at a nodal point on the campus and will experience even greater footfall once the West Park development is constructed and occupied. The new N-S route across the 'park/garden' will deliver significant accessibility benefits.
Design and Impacts on Heritage and Landscape	While some listed buildings and fabric will be lost, the Conservation Officer considers the overall harm to heritage assets to be 'less than substantial' and well below 'substantial' in accordance with the NPPF tests. The public benefits of the scheme are considered to outweigh the level of harm caused. Conditions are needed to secure detailed recording before loss, to ensure that demolition is only in association with redevelopment as proposed, and to secure the reuse of reclaimed materials in the redevelopment as proposed.
Impacts on Trees, Ecology and Biodiversity Net Gain	Impacts on trees and protected species are acceptable given that a compensatory bat roost has already been consented and constructed. BNG is predominantly off-site but this is acceptable given the other site constraints faced by the development. Delivery and maintenance of on-site BNG is to be secured by condition.

Issue	Conclusion
Sustainability	Subject to conditions the development will be highly sustainable. It will secure Passivhaus accreditation, be 'Net Zero Ready' and will be compatible with the District Heat Network.
Amenity Impacts	Subject to a condition to control noise from roof mounted plant, no objections are raised.
Heritage and Planning Balance	Reflecting the economic and social benefits that the building is expected to bring alongside a package of environmental works to the listed gardens and adjacent buildings, the harm to heritage significance is considered outweighed by public benefits (NPPF 215). As the proposal is acceptable in other respects, approval is recommended subject to conditions.

## 5.0 Description of site

The site is a walled, terraced garden with brick boundary and retaining walls. It occupies land that slopes relatively steeply from north to south and west to east. It forms part of the curtilage of the adjacent Reed Hall and as such is Grade II Listed. The site was historically the productive garden of Reed Hall (which was known as Streatham Hall until it was gifted to the University by Alderman Reed in 1922 and renamed in his honour). The Heritage assessment points out that some of the structures around the site (particularly the former productive walled garden that adjoins the site to its east) date from the late 18<sup>th</sup> Century Duryard Lodge which was replaced by Streatham Hall after its sale in 1866/67. During the subsequent development of the Streatham Hall estate, an arboretum and Italianate ornamental gardens surrounding the mansion were laid out by Robert Veitch of Veitch Nurseries, who were famous for their pioneering work in horticulture and plant hunting during the 19th and early 20th centuries, and introduced hundreds of new plant species to Europe.

The site is currently identified as the Diamond Jubilee International Garden, with information boards and landscaping carried out in 2016 referencing its history. It retains brick potting sheds, evidence of former glasshouse bases and pipework, with cobbled paths between them, and an arched vault beneath the garden (including an iron furnace) which would have served as a boiler room for the glasshouses (of which there were at least 6). Whilst much of the site appears to have been laid out from 1866, it seems likely that it extended the technological approach of heated

glasshouses started in the gardens to the pre-existing Duryard Lodge by its owner Samuel Kingdon. "Iron Sam Kingdon" was a prominent local businessman and former Mayor of Exeter whose iron works specialised in the design and fabrication of glasshouse heating systems, including boilers and pipework. There is circumstantial evidence that Kingdon's firm may have designed and installed the glasshouse heating systems for the new mansion and garden after his death.

The site abuts Mardon Hill to the north, with Mardon and Holland Halls beyond, and the Institute of Arab and Islamic Studies (IAIS) building to the north east. Retained historic brick potting sheds adjoin Mardon Hill along the full extent of the northern boundary. Two of these buildings are accessible from Mardon Hill. The third sits below Mardon Hill as it climbs up to the level of the IAIS building. The potting sheds have been used as Theatre workshop buildings but are no longer in use, but a more modern building (c.1946) built against the potting sheds within the gardens continues to be in use as such. The third potting shed is accessed from within the garden via a passage between the Theatre Workshop building and the IAIS retaining wall.

The north eastern boundary of the site comprises of a historic brick retaining wall of 5.5-6m high (plus balustrade), above which there is a terraced area serving as one of the entrances to the IAIS building.

Land to the east, south and west is all part of the Reed Hall historic curtilage. To the east the former productive garden dating from Duryard Lodge adjoins the site. This land currently serves as a small 'park' through which a key pedestrian route identified as a 'Lit Path' passes. A significant number of specimen trees of various species, size and maturity have colonised this area giving it a more informal/romantic character more closely aligned with that of the wider historic arboretum than that of its historic use as a working productive garden. The historic enclosing walls to its north and east are retained, along with the retaining walls to the terracing to the west but the southern boundary wall has been removed such that there is no longer any demarcation between the former walled productive garden and the rest of the Italianate gardens. The Lit Path drops down into the site via historic terraces, and since the closure of steps leading down into the Mews, passes through the site exiting to Mardon Hill via a small covered passage between the potting sheds.

South of the site, the land sits much lower at the level of Reed Hall. Immediately south is a courtyard serving an unsympathetic 1970s extension to Reed Hall, in which the catering functions for conferences and events held at Reed Hall are accommodated. With the exception of the historic walls (stone with brick above) retaining the application site and gardens, and the Mews buildings that enclose it to its north side, this part of Reed Hall retains little historic character. The surface is finished in tarmac and provides servicing and car parking for the building.

The area that adjoins the site to its west is much more sensitive in historic terms. It comprises of former stable and servicing buildings known as Reed Mews, which are



used as a Health and Wellbeing facility for the University. Although their composition is simple, and their design more utilitarian than that of Reed Hall, the two facing mews buildings and their enclosing walls form an attractive cobbled courtyard. The eastern wall to their courtyard retains the application site at its western boundary. Two heritage fig trees climbing the retaining wall add to the historic character, as does a historic flight of steps that lead up to Lit Path via the application site, albeit that these are currently closed for safety reasons. There is also a pedestrian access to the vault beneath the site. A further, more generous, access to the vault is via the lightwell between Mardon Hill and the north of the Mews buildings. A view into the vault is available from Mardon Hill, and it is notable that a number of utilitarian pieces of plant (A/C condenser units) and a portacabin have been added to this area.

The site is known to accommodate a number of roosting bats that were found to be using the vaults and all of the potting sheds alongside Mardon Hill. A replacement compensatory bat roost is already under construction on land to the north (see planning history).

The biggest physical constraint to development of the site is its topography, which makes access challenging (Mardon Hill for example is 1:6). Heritage is the most significant policy constraint: as well as being within the curtilage of the Grade II listed Reed Hall, the grounds are within gardens on the Devon Gardens Trust local list (<https://www.devongardenstrust.org.uk/gardens/reed-hall-streatham-hall>) and as such are a locally designated Park & Garden (there are two entries for the University and the site is within both: Reed Hall gardens and also the University's Streatham campus as a whole). The site is relatively unconstrained in other respects. It is not at risk of flooding from fluvial or surface water sources, but is within a Site Of Local Importance For Nature Conservation subject to saved Policy L4 of the adopted Local Plan.

## **6.0 Description of development**

The proposal is to construct a new teaching and research building on the site. The vision is for the scheme to be a world class learning and research facility that enhances the Institute of Arab & Islamic Studies (IAIS) and directly supports the delivery of the University's 'Strategy 2030'. The close links with the IAIS, which occupies a dedicated building immediately adjacent to the site to its north east, are a key driver for the construction of the building in this specific location.

The Design and Access Statement states that 'The scheme will act as a hub for intellectual engagement; facilitating scholarly research, helping to refine public discussion, and offering programmes for post-graduate study. It will provide a focal point for Exeter's community of talented and creative minds whose activities, partnerships and ways of working will create unique synergies that keep Exeter at the forefront of future advances. By engaging in global dialogues that shape the trajectory of worldwide development, this initiative will play a pivotal role in nurturing the next generation of distinguished graduates.'

The Overarching Project Theme (Academic Vision) is 'Sustainable Development Goals in the Global South'. It will be a Tri-faculty building supporting the Humanities, Arts and Social Sciences (HASS), Environment, Science and Economy (ESE), and Health and Life Sciences (HLS) faculties, with strong links to HASS due to the relationship with the neighbouring IAIS building. The Academic Vision covers the three Thematic Areas of: i/ Environmental & Climate Management, ii/ International Studies & Global Governance, and iii/ Global Development & Health and IAIS is cited as a Key Focus Area: '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.'

In order to construct a building in this location, existing buildings and structures must be demolished. Whilst utilitarian in nature, these buildings are all curtilage listed at Grade II as the majority were historically part of the productive garden of Streatham (now Reed) Hall.

Limited pre application discussions with the applicant did take place prior to the application but unfortunately the university were unable to undertake a full pre-application enquiry due to programme constraints and instead proceeded to the submission of a fully detailed application in January 2025. Following detailed assessment, officers advised in June 2025 that they were unable to support the submitted proposal due to its impacts on the adjacent listed buildings. However officers are mindful of the importance of the scheme to the University and of its wider economic benefits, and for this reason an officer team comprising Planning, Urban Design & Landscape, and Conservation Officers have supported the University through an intensive redesign programme over the course of the summer. The redesign coincided with the University appointing a new architect and contractor team to finalise the design at RIBA Stage 4 and deliver the building. Consequently, the officer team were able to negotiate improvements to the scheme while a degree of rationalisation was already being undertaken. A second review by the Exeter (Design West) Design Review Panel was also carried out before the scheme was comprehensively resubmitted on 11 September 2025.

The principal aspects of the redesign were a reduction in the footprint of the building (by 19%) to step it back further from the Reed Mews courtyard and from Reed Hall itself (see comparison images in presentation). Taken alongside the reduced excavation proposed (towards the IAIS building), this reduced the proposed floor area by 27% at level 00 and 13% at level 01. The revised scheme will now provide around 1750sq m compared to the 2000sq m previously proposed. The exposed concrete frame and Pergolas were also removed from level 02 to reduce the perceived scale and mass of the building. The overall height was also reduced by 1.3m and raising of the lowest level by 0.95m reduced the potential impacts on the

retained historic vault beneath. The elevational treatment and materials were also significantly revised to reduce the amount of concrete proposed and instead introduce historic brick reclaimed from demolished structures around the level 00 'plinth', with new brickwork in similar tones set within concrete frames within the pre-cast panels above to echo the architectural approach of Reed Hall.

The proposed building will provide accommodation at three different levels, plus plant space within an enclosure at roof level. As the building is sited on very steeply sloping land, two of its floors could be described as 'ground floor'. Hence the floor levels are referred to as 00, 01, 02 and roof. The building will have several entrances: the primary entrances being those from Mardon Hill at level 00 and from IAIS at level 02 (where the building will be entered via a colonnaded route aligned with the glazed facade of the IAIS building). Although the central entrance from Mardon Hill at level 01 leads directly onto the stairwell, it is intended primarily for servicing purposes and is therefore downplayed in design terms. The building can also be entered from the south at level 01 via an outdoor terrace accessed by climbing up a flight of steps from the landscaped garden at level 00. The only car parking proposed is a single disabled space which is being created to the north of the IAIS building such that users could access the building from the level 02 entrance without having to use the very steep (1:6) Mardon Hill. Cycle parking stands are also proposed in this area (4 stands providing 8 spaces), as well as between the Mardon Hill entrance and the social spaces adjacent the Mews Courtyard (3 stands providing 6 spaces).

The accommodation is summarised by floor as follows:

Level 00 (reduced footprint to minimise the excavation required): Air handling and plant room; small teaching area; large teaching area; breakout study area (also serving as a central circulation space); toilets; storage and access to stairwell.

Level 01: Large shared office workspace and breakout space, with access to 3x project/meeting rooms; large teaching area; breakout study area (also serving as a central circulation space); meeting room; toilets; storage/IT/LV rooms and access to stairwell.

Level 02: Café with outdoor terrace; large teaching area; breakout study area (also serving as a central circulation space); toilets.

Roof: Stairwell access; enclosed plant area; large rooflight; solar PV enclosed by a guardrail; and a green roof.

The landscaping scheme has also been significantly redesigned during the application. Setting back the southern wing away from Reed Hall has allowed for a more generous outdoor 'Courtyard Garden', in which reclaimed materials are to be

combined with new to create a formal quadrilateral garden inspired by the traditions of both Persian and Italianate gardens. It features a central water feature surrounded by four seating spaces, and will link to the existing 'lit path' via the existing steps. The courtyard will also lead up to the Level 01 terrace, which is effectively a remnant of the existing courtyard garden that is visible from the IAIS terrace, albeit that the ground level is to be increased. Users of the large teaching area and shared office workspaces at level 01 will be able to spill out directly into this space, and it will also include an informal link to the grassed area of the adjacent former productive garden (which slopes quite steeply at this point). To the west of the building, the Courtyard Garden will link to Mardon Hill via a level route incorporating social/breakout spaces against the retaining wall that rises from the Mews Courtyard. This route will enable the current 'lit path' route (which is heavily used as a route between West Park accommodation and the centre of the campus) to be maintained, and will also permit views towards Reed Hall from Mardon Hill.

Another important objective being addressed by the scheme is the provision of an accessible route from the heart of the campus to its north western part (including Mardon and Holland Halls and the c1700 new bedspaces now under construction as part of the West Park development). A new accessible path (max 1:21) is proposed from the IAIS terrace (via an existing gap in the historic wall), through the former productive garden to join the lit path closer to The Queens Drive.

To align with the University's own sustainability standards, the building is being designed to target Passivhaus certification (a globally recognised and rigorous standard for high energy efficiency, indoor air quality and comfort) and will utilise low embodied carbon materials and off-site construction methods where feasible.

10% Bio-diversity net gain is proposed, but due to the site constraints the majority of this is proposed off-site.

## **7.0 Supporting information provided by applicant**

The application is supported by a comprehensive suite of documentation. The majority of this remains relevant despite the significant redesign. The agent sought to clarify the supporting information of relevance when submitting the revised scheme: the document entitled 'Guide to use of existing supporting documents in assessing revised proposal' clarifies which existing documents remain relevant, which are superseded/replaced, and which are subject to addenda. The package of relevant supporting documentation is therefore now as follows:

- 28/01/2025\_Covering Letter - January 2025
- 28/01/2025\_Planning Statement - January 2025, supplemented by:
- 11/09/2025\_Covering Letter & Planning Statement Addendum - September 2025.pdf
- 28/01/2025\_Design and Access Statement - Part 1 of 5 - Intro
- 28/01/2025\_Design and Access Statement - Part 2 of 5 - Site and Context

- (DAS parts 3-5 remain of some relevance as background documents but primarily describe a superseded proposal)
- 11/09/2025\_Design and Access Statement Addendum Report - Part 1 of 8\_123442-ATRL-01-XX-RP-A-080010.pdf
- 11/09/2025\_Design and Access Statement Addendum Report - Part 2 of 8\_123442-ATRL-01-XX-RP-A-080010.pdf
- 12/09/2025\_Design and Access Statement Addendum Report - Part 3 of 8\_123442-ATRL-01-XX-RP-A-080010.pdf
- 11/09/2025\_Design and Access Statement Addendum Report - Part 4 of 8\_123442-ATRL-01-XX-RP-A-080010.pdf
- 11/09/2025\_Design and Access Statement Addendum Report - Part 5 of 8\_123442-ATRL-01-XX-RP-A-080010.pdf
- 11/09/2025\_Design and Access Statement Addendum Report - Part 6 of 8\_123442-ATRL-01-XX-RP-A-080010.pdf
- 11/09/2025\_Design and Access Statement Addendum Report - Part 7 of 8\_123442-ATRL-01-XX-RP-A-080010.pdf
- 11/09/2025\_Design and Access Statement Addendum Report - Part 8 of 8\_123442-ATRL-01-XX-RP-A-080010.pdf
- 11/09/2025\_Archaeological Assessment & Heritage Statement\_September 2025.pdf
- 11/09/2025\_AQB Public Benefits Statement\_v1.7 11.09.25.pdf
- 09/10/2025\_Heritage Enhancement Strategy (Further Public Benefits).pdf
- 28/01/2025\_Sustainability Statement RP-O-000021, supplemented by:
- 11/09/2025\_Sustainability Statement\_Stage\_3\_Addendum\_123442-ATRL-01-XX-RP-PH-010002\_P03.pdf
- 11/09/2025\_123442-CUR-XX-XX-RP-C-92001-P02- SUSTAINABLE DRAINAGE STATEMENT - Part 1 of 2.pdf
- 11/09/2025\_123442-CUR-XX-XX-RP-C-92001-P02- SUSTAINABLE DRAINAGE STATEMENT - Part 2 of 2.pdf
- 11/09/2025\_123442-CUR-XX-XX-RP-C-92002-P01- OUTFALL APPRAISAL TECHNOTE (full).pdf
- 11/09/2025\_DTS23.12039.5.AIA\_Arboricultural Impact Assessment.pdf
- 11/09/2025\_DTS23.12039.5.AMS\_Arboricultural Method Statement.pdf
- 11/09/2025\_DTS23.12039.5.TPP-2 Rev 4\_Tree Protection Plan.pdf
- 11/09/2025\_DTS23.12039.5.TPP Rev 5\_Tree Protection Plan.pdf
- 19/09/2025\_DTS24.14748.1.SCH - Schedule of (Tree) works
- 28/01/2025\_RP-O-000004 Transport Statement
- 28/01/2025\_RP-O-000004 Transport Statement Appendix A
- 28/01/2025\_RP-OA-000002 Noise Impact Statement
- 28/01/2025\_Geotechnical and Geo-Environmental Desk Study
- 28/01/2025\_Geotechnical and Geo-Environmental Desk Study Appendix A
- 28/01/2025\_Ground Investigation Report
- 28/01/2025\_Land Stability and Ground Movement Assessment Report
- 28/01/2025\_RP-O-000002 Air Quality Assessment

- 11/09/2025\_123442-CUR-01-XX-CA-C-92001\_Surface Water Drainage Calculations\_P01.pdf
- 11/09/2025\_123442-CUR-01-XX-CA-C-92002\_Foul Water Drainage Calculations\_P01.pdf
- 12/09/2025\_2374-BNG1-AM-Biodiversity Net Gain Statement and Assessment.pdf
- 12/09/2025\_2374-SM1-AM-The\_Statutory\_Biodiversity\_Metric\_Calculation\_Tool\_-\_Macro\_enabled\_tool\_AI Qasimi-10092025.xlsm
- 12/09/2025\_2374-SM1-AM-The\_Statutory\_Biodiversity\_Metric\_Calculation\_Tool\_-\_workbook\_AI Qasimi-10092025.xlsx
- 12/09/2025\_2374\_EclA1\_AM\_Ecological Impact Assessment.pdf
- 03/10/2025\_Reed Hall Gardens - Accessible Path (Post Planning Amendments)
- 23/10/2025\_Agent Email with Clarifications (including future District Heat Connection)
- 30/10/2025\_Academic Research Building Presentation M S-N 20\_06\_25

## 8.0 Relevant planning history

Wooded land to the north of the IAIS building:

Reference	Proposal	Decision	Decision Date
24/1485/FUL	Construction of standalone bat roost.	Permitted	03.02.2025

Land to the north west of the site (generally referred to as 'West Park')

Reference	Proposal	Decision	Decision Date
20/1684/OUT	Outline planning application to build student accommodation and ancillary amenity facilities (up to a maximum of 49,821 sq. metres) and external alterations and refurbishment of Birks Grange Village Blocks A-E; with associated infrastructure, demolition of existing buildings and landscaping (All Matters Reserved).	Permitted	17.09.2021
24/0184/VOC	Approval of reserved matters of access, appearance, landscaping, layout and scale in relation to outline permission 20/1684/OUT for student accommodation and ancillary amenity facilities, and external alterations and refurbishment of Birks Grange Village	Permitted	21.05.2024

	Blocks A-E, with associated infrastructure, demolition of existing buildings and landscaping (Variation of conditions 1 (approved plans) and 9 (landscape plans) of 22/1746/RES to introduce a phasing plan, to reduce shop area, increase bedspaces by 21no., reduce building height and associated amendments to Block CB and curtilage, and to remove lower ground floor of Block LP and other external changes including installation of external lift for wheelchair users).		
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## 9.0 List of constraints

- Within the airfield safeguarding area for all developments as well as for birds
- Within the Zone of Influence for Exe Estuary
- Within Land identified as being on the local register of Historic Parks and Gardens
- Within an Article 4 area for HMOs
- Covered by a Local Development Order: Local Energy Networks
- Identified in the (adopted) Local Plan as within the University Campus
- Identified in the (adopted) Local Plan as within a Site of Local Importance for Nature Conservation
- Within an Environmental Smoke Control Zone

## 10.0 Consultations

Below is a summary of the consultee responses. All consultee responses can be viewed in full on the Council's website.

**Natural England:** Consultation not required on the proposed development at this location.

### **Devon & Somerset Fire & Rescue Service:**

(Equivalent comments received in response to first and second consultations):

It would appear (without prejudice) to satisfy the criteria we would require for B5 access under Building Regulations.

Access and facilities for the Fire Service are set out in detail in Approved Document B (Fire Safety) Volume 2: Buildings other than dwellings. The Fire and Rescue Authority is a statutory consultee under the current Building Regulations and will make detailed comments at that time when consulted by Local Authority Building Control (or a registered building control approver).

**Exeter International Airport:** Response awaited.

**Police Designing Out Crime Officer:**

No objection to the scheme and there's not much to consider from a crime prevention perspective. Makes the following points:

- I note the new route running through Reed Hall Gardens will be lit meeting 'the P4 criteria outlined in BS12301-2, which recommends 5 lux of horizontal illuminance on the finished path'. Apologies but I'm not familiar with this standard. If it is deemed that this will be a designated, well used pedestrian route, lighting comparable with BS 5489:2020 10-20 lux with a uniformity of 0.40 or similar could be considered.
- Planting abutting the path should be avoided so it cannot encroach and hamper lines of sight / surveillance opportunities or provide places for concealment.
- It is recommended that CCTV is installed throughout, with coverage to include the courtyard area, pathways, terrace, lobbies, stairwells, lift, café and any other relevant area identified by the University.
- Be mindful that the balustrading of the terrace does not have a flat surface which could encourage the resting of glasses and thus cause a risk to the people below.

**South West Water:**

The applicant should demonstrate to your LPA that its prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable):

1. Water re-use (smart water butts, rainwater harvesting, grey flushing toilets)
2. Discharge into the ground (infiltration); or where not reasonably practicable,
3. Discharge to a surface waterbody; or where not reasonably practicable,
4. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable,
5. Discharge to a combined sewer. (Subject to Sewerage Undertaker carrying out capacity evaluation)

No surface water strategy details were provided with this planning application. Please note that a discharge into the ground (infiltration) is South West Water's favoured method and meets with the Run-off Destination Hierarchy. Should this method be unavailable, SWW will require clear evidence to demonstrate why the preferred methods listed within the Run-off Destination Hierarchy have been discounted by the applicant.



For Highway run off please contact the Highway Authority to agree disposal method.

**The Gardens Trust:** No response received.

**The Royal Society for the Protection of Birds:**

Recommends the installation of a number of integral nest boxes proportionate to the size and design of the building, with a preference for Universal Integral Boxes designed for Swifts but suitable for other species. Notes that there appear to be a number of locations where clusters of 3/5 with each box approx. one metre apart could be installed.

**Lead Local Flood Authority (Devon County Council):**

Initially, whilst raising no objection in principle, the LLFA raised a series of queries regarding the proposal to discharge into a (private) combined sewer. Their objection was withdrawn following exchanges of information and a new drainage strategy with the revised proposal, subject to a pre-commencement planning condition.

In their observations, the LLFA continues to encourage the scheme to discharge to an alternative outfall, noting that 'Discharging into a combined sewer should only be done if no alternative is available (e.g. it is too expensive to discharge elsewhere).'

**Local Highway Authority (Devon County Council):**

No objection subject to conditions requiring:

- Construction Management Plan (CMP)
- Details of proposals to dispose of surface water such that none drains on to any County Highway [added to the condition requested by the LLFA]

**Waste Planning Authority (Devon County Council):**

No objection to the proposals provided that the development is carried out in accordance with the Waste Management Plan [Condition required].

Notes that the updated Waste Management Plan identifies measures to be taken to avoid all waste occurring and demonstrates the provisions to be made for the management of any waste generated to be in accordance with the waste hierarchy. The Plan estimates the amount of waste that will be generated during demolition, excavation and construction, set out by the type of material. The Waste Planning Authority is pleased to note that a minimal amount of waste is destined for landfill, and it's still advised that the waste disposal site is located as close to the proposed development site as possible to reduce the distance waste travels.

**Arts & Events Team (ECC):** No response received.

**Ecologist (Dorset Council Natural Environment Team):**

No objection to the revised proposals subject to conditions to secure all outlined non-BNG mitigation measures regarding roosting bats and nesting birds, and compensation measures for the destruction of on-site bat roosts, as well as the proposed enhancement measures for bats and birds on site.

Notes that a European Protected Species (EPS) License for bats is required to avoid unlawful harm to species protected under the Conservation of Habitats and Species Regulations (2017) (as amended). Further notes that the compensatory bat house consented by planning permission (24/1485/FUL) must be completed prior to the commencement of works, and to meet the criteria of the EPS licence.

In respect of the BNG proposals, questions whether there may be scope to include more BNG activities on-site to reduce the net loss of biodiversity. Asks if it is possible to include more native habitat creation in place of urban vegetated habitats on-site, for example creating mixed scrub or any feasible medium distinctiveness habitat on-site as post-development to reduce the amount of offsetting through a 3rd party habitat bank and fall more in line with the BNG hierarchy. Requests justification if this is not possible.

**Environmental Health (ECC):**

No objection (to either the initial or the revised proposal) subject to conditions covering the following:

- Contaminated Land
- Plant Noise (including Air Source Heat Pumps)
- Construction and Demolition Environmental Management Plan (CEMP)

**Conservation Officer (ECC):**

Initially, the Heritage Officer was unable to support the proposals due to their harmful impact on the setting the Grade II listed Reed Hall and its curtilage listed structures, their harmful impact on the character of the historic gardens to Reed Hall, and due to their conflict with the adopted SPD for the university campus. However, the improvements secured through negotiation are recognised, and as such, the comments are no longer presented as an outright objection. The proposal no longer to use the Mews Courtyard as a construction access is particularly welcomed, and the revised proposal considered acceptable.

Comments on the 'Site Description/Context/Significance' are as follows:

- Reed Hall is a very substantial late 19th Century villa. There is very good survival of its high quality interiors, including decorative plasterwork. Its use as a university building has largely preserved the character of its interiors and also its direct functional links to its historic service buildings and impressive gardens.

- The spatial and functional relationship between the principal building, the service buildings including the stable courtyard, the formal structures within the gardens, and the layout and design of the gardens have survived well and make an important contribution to the significance of the heritage asset as a whole.
- Importance of gardens and grounds in historic context : the gardens surrounding Reed Hall originated as a 19thC botanic gardens of possibly international importance at the time, with species imported by plant hunters employed by the prominent company Veitch's.
- The gardens and the glasshouses within them were laid out to grow rare species newly identified and imported from across the world, with several specimens understood to be the only example in the UK / Europe at the time
- The application site is the site of the functional glasshouses where it's likely that some of the specialised horticultural work of caring for the rare species took place. It is very likely the glasshouses within the application site were heated, with heat generation taking place in the vaults below the glasshouses.
- The large area for glasshouses complemented the microclimates elsewhere in the gardens.
- The glasshouses within the application site were additional to the more usual productive glasshouses which were against the walls of the large kitchen garden to the west of the site.
- The application site has historic significance in relation to its past function and role in the development of the gardens. It's particularly significant for its working class history – the skilled gardeners who actually carried out the work that resulted in the survival of rare imported plants and seeds. It's also significant for its technological history, with good survival of evidence for the heating systems that warmed the glasshouses.
- It is important to recognise the heritage significance of sites of working class historic significance within historic estates. While the working areas may not be of architectural significance, they are nevertheless of historic and cultural significance.
- The walls, cobbled surfaces and structures in the glasshouse courtyard are curtilage listed.
- The mews and stable yard to Reed Hall are curtilage listed. They are delightful, formally designed buildings set around a cobbled courtyard.
- The site of the former glasshouses has a really strong material character, with historic stone cobbles, brick walls, historic mortar contributing to its character.

The MAIN ISSUES are identified as:

- Impact on the significance of listed buildings
- Impact on the setting of listed building
- Impact on the significance of non-designated heritage asset (locally registered Park and Garden)

In the interests of completeness given the importance of heritage to this application, the Heritage Officer's comments on the proposals themselves are included in full:

#### **'DEMOLITIONS AND SITE ACCESS**

I am really pleased that the original proposals relating to site access and site compound have been completely altered following my earlier objection. I am satisfied that the site access and site compound as now proposed will not have a harmful impact on the significance of heritage assets.

Consent is sought for the demolition of curtilage listed service / functional garden buildings and the lifting of historic paving and surfacing within the development site. The buildings proposed for demolition are simple functional outbuildings and while they have historic and evidential value, their overall contribution to the significance of the heritage asset is not high. Nonetheless, they make a moderate contribution to one's understanding of the activities that took place in the glasshouses and service areas of the gardens.

As decision maker, you will need to weigh up the heritage harm arising from the total loss of these service buildings against any public benefits arising from the development. My advice is that since their significance lies primarily in the contribution they make to understanding of past uses of the site, rather than in the significance of their architecture or physical fabric, the loss of these buildings may be justified by clear public benefits. Provided that understanding can be furthered by appropriate recording prior to / during demolition and the publication of findings, you would not be unreasonable to conclude the loss may be justified.

I am very pleased to see that extensive re-use of the historic bricks and paving materials is proposed within the revised development. The incorporation of re-used historic materials in the design of the new building will help to anchor the new building in its historic context and is positive from my perspective.

#### **IMPACT OF THE DEVELOPMENT ON SETTING OF HERITAGE ASSETS**

The application site was historically the site of the many glasshouses that were an integral functional part of the gardens at Reed Hall. As a functional area, it was not part of the designed landscaping of the gardens, and formal planned views out from the house were not directed to look directly at this area.

The height and scale of the proposed new building means the delicate balance between intended views and vistas and the more recessive practical area of the garden will be disrupted. However, since my original comments the building design and layout within the site has been amended. I am confident that the impact on views from within the garden immediately south-east of Reed Hall has been reduced by the design amendments. While there will still be some unavoidable impact, the level of harm when viewed from the south-east has been reduced. It is for you as decision-

maker to weigh up the moderate level of harm when viewed from the south-east against the public benefit of the proposal.

However, despite the design revisions, it remains inevitable that there will be a harmful impact on the setting of Reed Hall and its stable courtyard when viewed from the west and south-west. The scale of the proposed new building alongside its proximity to the stable courtyard means that harmful impact on setting is unavoidable if the principle of development at the desired scale is accepted.

The existing historic buildings of the stableyard will be dwarfed by the height and scale of the proposed building. Their setting will unavoidably altered, and the level of harm will be at the higher end of “less than substantial” harm – there will be no direct impact on historic fabric in the courtyard but the experience of the historic character of the space will be considerably altered, particularly when experienced from within the courtyard. The level of harm will fall well below the level of substantial harm.

There is a formal pedestrian approach to the principal entrance elevation of Reed Hall up a series of formal stone steps. This approach offers planned views of Reed Hall, revealed as one ascends closer to the house. Due to the scale and massing of the proposed new building, it will appear clearly noticeable in the background of views on this approach to Reed Hall. The same will be the case using the vehicle approach up Streatham Drive. This will result in harm to the setting of Reed Hall. As with the impact on the setting of the stable yard, the level of harm will fall below the level of substantial harm. However, because the impact will be on the setting of the principal elevation of the principal listed building and the impact is likely to be long-lasting in duration, the level of harm to this element of the building’s setting will be at the higher end of “less than substantial” harm. As decision-maker you will need to satisfy yourself that there is clear and convincing justification and sufficient public benefit to outweigh the harm.

## MITIGATION

The applicant has offered a package of enhancement works to historic structures and pedestrian routes within the garden, within the setting of the proposed development. The enhancements are welcome and will help to better reveal the legibility of the historic garden layout and structures.

The applicant has also proposed re-using reclaimed historic materials which will be recovered from the demolitions on the development site. Specifically: the granite setts will be re-used within the design of the outdoor space around the proposed new building, and the brickwork of the demolished service buildings will be re-used to face the external entrance façade and lower wall of the building facing onto Mardon Hill. This proposal is also welcome and will go some way toward helping to integrate the new building within its historic setting.

The garden history of Reed Hall is an important element of its significance. A positive element of the proposed development is the focus on creating garden spaces around the new building that reflect and respond to the garden history of the site. During the course of design revisions the garden spaces have become better linked to the existing garden, which again is positive.

## **OVERALL**

Overall, taking all the elements of the scheme into account including the mitigation measures proposed including detailed recording of the buildings to be demolished, my conclusion is that the level of harm to the overall significance of Reed Hall (including all its curtilage listed structures and its garden setting) will fall fairly centrally within the “less than substantial” level of harm. Similarly, the level of harm to the locally-registered Park and Garden (non-designated heritage asset) falls within the “less than substantial” level of harm. It is for you as decision-maker to weigh the planning balance and determine whether the public benefits of the development outweigh the harm to heritage assets.

### **Conservation Officer (ECC):**

(Follow up comment in respect of building recording):

My view is that a level 4 analytical record will be needed of the development area. This is because the total loss of all historic structures and features within the development footprint must be mitigated by recording that is sufficient to capture all the information the site holds, and make it available for future researchers.

In addition to full measured survey of the standing buildings and structures, and a full measured survey of the extant surface features, it is highly likely that industrial archaeology will be revealed within the ground surfaces and the vaults below. There is likely to be at least some evidence of the technology used to control the temperature (and possibly also humidity) of the glasshouses and propagating areas. It will be necessary to make an analytical record of all these elements, to capture as much information as possible on the technology in use at the time and how it contributed to the use of the site. Depending on what survives, this might include detailed analytical drawings of hydraulic or heating systems.

All will need to be written up as a full report, including documentary research and analysis of what is recorded. Some of the initial work has already been done in preparing the submitted heritage statement, but I would hope more documentary research could be carried out specifically on the horticultural and technological aspects of the heritage of this site.

**Net Zero Team (ECC):** No response received.

**Tree Manager (ECC):**

Raises no objection to the proposed tree removals given that they are primarily young trees with two mature malus unsuitably located at the top of a wall (there are some uncommon specimens but nothing of particularly high value). Confirms that none of these trees fall into the TPO recommendation value using the TPO evaluation scoring system.

Suggests that some of the trees to be removed may be suitable for relocation and suggests that this be advisory (informative) rather than a condition requirement.

Confirms that the tree protection measures proposed appear adequate and that the minor pruning required is of minor consequence.

**Urban Design and Landscape Officer (ECC):**

Supports the application in principle, acknowledging that improvements have been made since the initial submission. Considers there to be some residual harm due to the scale of the development, which is greater than anticipated by the SPD, but acknowledges that further reductions in the building's massing are unrealistic without compromising the project's brief and intended outcomes. Offers qualified support to the application subject to a package of wider improvements [to land immediately surrounding the site] which are considered necessary to balance the residual harm, along with several conditions which are considered essential to ensure that relevant parts of the scheme are of the quality necessary for this sensitive location.

The Urban Design and Landscape Officer's comments point out that the Streatham Campus Masterplan SPD (2010) did not anticipate major development in this area, instead envisaging only smaller, sensitive interventions. They state as a consequence that any new building should be of exceptional design quality and should respect the historic landscape.

Their numerous detailed comments on the design quality are summarised as follows:

- The design has improved following feedback, particularly by:
  - reducing the length of the wing that projects towards Reed Hall allowing for more landscaping and tree planting;
  - rationalising and simplifying the southwest elevation which will remain visible from the Mews Courtyard below, and
  - improving the relationship between the building and the former productive garden, by adjusting both the language of the southern façade (including improved fenestration) and the posture of the building, and by creating a physical connection between the terrace and the adjacent landscape.
  - improving the covered walkway/loggia at upper level 02 [which links the IAIS building to the building at the level of the café]

- improving the Mardon Hill entrance and pulling the cantilevered deck on which it relies further back away from the gable end of the adjacent mews building
  - revising the material strategy for the building and the landscaping
- At the time of writing, two aspects of the proposal were noted as remaining unresolved: revisions have been requested to:
  - the placement of dividing screens on the SW façade (which need better coordination with both the historic and new elements), and
  - the design of the ‘dwell point’ on the proposed new path, which ought to mark a change in character along the path through the former productive garden, whilst creating a memory of the original wall.
- Subject to the final detail of the ‘dwell point’ mentioned above, and to any changes to the existing access from the LAIS terrace, the proposed accessible path is considered acceptable. However the lighting must be carefully designed, and ideally lighting (and seating) to the existing ‘Lit path’ would also be upgraded to match

They consider that planning approval should be conditional on securing the following additional information:

- Submission of material samples for approval.
- Details of artificial lighting for new and existing pathways.
- Submission of a Landscape Environmental Management Plan (LEMP).
- Wider landscape/heritage improvements, which ought to include rationalisation of existing plant/apparatus in the vicinity of the vaulted undercroft, upgrades to the existing ‘Lit Path’ and some improvement to the existing railings on the south side of Mardon Hill which protect users from the retaining wall to the lightwell to the Mews building, but currently detract from its setting.

**Exeter Civic Society:** No response received.

**Exeter Cycling Campaign:** No response received.

**Living Options Devon:** No response received.

## 11.0 Representations

Two full rounds of publicity have been undertaken, each consisting of advertisement in the press, weekly list and notices erected on site. No public representations were received.



## 12.0 Relevant policies

### National Planning Policy and Guidance

National Planning Policy Framework (NPPF) (2025) - in particular the following sections/paragraphs:

#### 2. Achieving sustainable development

8 – Achieving Sustainable Development

#### 4. Decision-making

39 – Positive and creative decision-making working proactively with applicants

40-43 Pre-application engagement

48 – Determining applications for planning permission in accordance with the development plan, unless material considerations indicate otherwise

56-57 – Planning Conditions

#### 6. Building a strong, competitive economy

85 – Placing significant weight on the need to support economic growth and productivity... The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

#### 8. Promoting healthy and safe communities

96 – aiming for healthy, inclusive and safe places, which (a) promote social interaction, (b) are safe and accessible... – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and (c) enable and support healthy lives...

102 - promote public safety and take into account wider security... requirements

105 - enhance public rights of way and access, including taking opportunities to provide better facilities for users...

#### 9. Promoting sustainable transport

109 - identify transport solutions that deliver well-designed, sustainable and popular places.

117 – (a) give priority first to pedestrian and cycle movements... and second – so far as possible – to facilitating access to high quality public transport, (b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport; c) create places that are safe, secure and attractive... and...(e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations

#### 11. Making effective use of land

124 - promote an effective use of land in meeting the need for homes and other uses

125 – (c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, (d) promote and support the development of under-utilised land and buildings,  
128 - support development that makes efficient use of land, taking into account: d) the desirability of maintaining an area's prevailing character and setting ...; and e) the importance of securing well-designed, attractive and healthy places

## 12. Achieving well-designed places

131- the creation of high quality, beautiful and sustainable buildings and places

135 – (a-f) requiring good design from development

136 – trees

137 – Consideration of design quality throughout the evolution and assessment of individual proposals

139 – refusal of development that is not well designed

140 – planning conditions securing good design, and ensuring that the quality of approved development is not materially diminished between permission and completion

## 14. Meeting the challenge of climate change, flooding and coastal change

161 - supporting the transition to net zero by 2050

166 – expect new development to (a) comply with any development plan policies on local requirements for decentralised energy supply... and b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

182 – Sustainable Drainage Systems

## 15. Conserving and enhancing the natural environment

187 - contribute to and enhance the natural and local environment by... (d) minimising impacts on and providing net gains for biodiversity, including by... incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

196 – ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination

## 16. Conserving and enhancing the historic environment

202 – Heritage assets... are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

207 – applicants should be required 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. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

210 - In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

212 - when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

213 - any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

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.

217 - Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218 - Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible

219 - Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Planning Practice Guidance (PPG):

Biodiversity net gain

Climate change  
Design: process and tools  
Effective use of land  
Historic Environment  
Land affected by contamination  
Natural Environment  
Noise  
Use of planning conditions

National Design Guide (MHCLG, 2021)

GPA3 – The Setting of Heritage Assets (Historic England, December 2017)

GPA2 - Managing Significance in Decision Taking (Historic England, March 2015)

HEAN 2 – Making Changes to Heritage Assets (Historic England, February 2016)

Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England, May 2016)

Manual for Streets (CLG/TfT, 2007)

Cycle Infrastructure Design Local Transport Note 1/20 (DfT, July 2020)

Protected species and development: advice for local planning authorities (Natural England and DEFRA, 7 January 2021)

### Development Plan

Core Strategy (Adopted 21 February 2012)

CP1: Spatial Strategy  
CP2: Employment  
CP9: Transport  
CP10: Meeting Community Needs  
CP11: Pollution  
CP12: Flood Risk  
CP13: Decentralised Energy Network  
CP14: Renewable and Low Carbon Energy  
CP15: Sustainable Construction  
CP16: Green Infrastructure  
CP17: Design and Local Distinctiveness

The Exeter Local Plan First Review (Adopted 31 March 2005) – Saved Policies:

AP1 Design and Location of Development  
AP2 Sequential Approach  
E4 Exeter University Campus  
T1 Hierarchy of Modes

T2 Accessibility Criteria  
T3 Encouraging Use of Sustainable Modes  
T9 Access to Buildings by People with Disabilities  
T10 Car Parking Standards  
C2 Listed Buildings  
C4 Historic Parks and Gardens  
C5 Archaeology  
LS1 Landscape Setting  
LS4 Local Nature Conservation Designations/RIGS  
EN2 Contaminated Land  
EN3 Air and Water Quality  
EN4 Flood Risk  
EN5 Noise  
EN6 Renewable Energy  
DG1 Objectives of Urban Design  
DG2 Energy Conservation  
DG7 Crime Prevention and Safety

Devon Waste Plan 2011 – 2031 (Adopted 11 December 2014) (Devon County Council)

W4 – Waste Prevention  
W21 – Making Provision for Waste Management

#### Other Material Considerations

Emerging Exeter Local Plan (Regulation 19, Submitted for Examination September 2025)

S1: Spatial strategy (Strategic policy)  
CC1: Net zero Exeter (Strategic policy)  
CC2: Renewable and low carbon energy  
CC3: Local energy networks (Strategic policy)  
CC5: Future development standards (Strategic policy)  
CC6: Embodied carbon  
CC7: Development that is adaptive and resilient to climate change  
CC8: Flood risk (Strategic policy)  
EJ1: Economic growth (Strategic policy)  
STC1: Sustainable movement (Strategic policy)  
STC2: Active and sustainable travel in new developments (Strategic policy)  
STC3: Supporting active travel (Strategic policy)  
STC5: Supporting new forms of car use  
NE3: Biodiversity (Strategic policy)

NE6: Urban greening factor  
NE7: Urban tree canopy cover  
HH1: Conserving and enhancing heritage assets (Strategic policy)  
HH3: Archaeology  
D1: Design principles (Strategic policy)  
D2: Designing Out Crime  
HW2: Pollution and contaminated land

Exeter City Council Supplementary Planning Documents:

University of Exeter Streatham Campus Masterplan Framework SPD (2010)  
Sustainable Transport SPD (2013)  
Trees in relation to development SPD (2009)

Devon County Council Supplementary Planning Documents:

Minerals and Waste – not just County Matters Part 1: Waste Management and Infrastructure SPD (July 2015)

Net Zero Exeter 2030 Plan (Exeter City Futures, April 2020)  
Archaeology and Development SPG (November 2004)

### **13.0 Human rights**

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

The consideration of the application in accordance with Council procedures will ensure that views of all those interested are considered. All comments from interested parties have been considered and reported within this report in summary with full text available via the Council's website.

Any interference with property rights is in the public interest and in accordance with the Town and Country planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

Due to the location of the site within the University Campus (and away from its public boundaries), no such issues have been flagged or need to be considered in detail.

### **14.0 Public sector equalities duty**

As set out in the Equality Act 2010, all public bodies, in discharging their functions must have “due regard” to the need to:

- a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard in particular to the need to:

- a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of other persons who do not share it
- c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has had due regard to the matters set out in section 149 of the Equality Act 2010.

Equalities issues have been considered during the course of the assessment. Particular care has been given to try to ensure that access for those with protected characteristic ‘disability’ has been catered for. Despite the challenging topography, a disabled parking space is provided and from here building users will be able to access all parts of the building and its outdoor spaces via the level 02 access and lift. A wider benefit brought by the scheme will be improved access for disabled persons into and across the gardens immediately south of the site (currently only accessible via steps to the north west).

User safety is also a particular consideration when crossing the campus, and is of particular relevance to protected characteristic ‘sex’ given the need to take particular care to ensure women’s safety. Although improvements are being sought to the existing ‘Lit Path’ lighting, safety will be critical in making any changes. Subject to conditions, planning and ecology officers also consider that it will be possible to light the new path to ensure user safety despite the uses of the site by protected light averse Bat species.

## **15.0 Financial issues**

The requirements to set out the financial benefits arising from a planning application is set out in s155 of the Housing and Planning Act 2016. This requires that local planning authorities include financial benefits in each report which is:-

- a) made by an officer or agent of the authority for the purposes of a non-delegated determination of an application for planning permission; and
- b) contains a recommendation as to how the authority should determine the application in accordance with section 70(2) of the Town and Country Planning Act 1990.

The information on financial benefits must include a list of local financial considerations or benefits of a development which officers consider are likely to be obtained by the authority if the development is carried out including their value if known and should include whether the officer considers these to be material or not material.

### Material considerations

The main financial considerations relate to the benefits the development will bring to the university, and the wider benefits that the facility will bring to the city through inward investment, research funding, and the economic benefits brought to the city by both domestic and international students. These benefits have been set out in one of the submitted documents (11/09/2025\_AQB Public Benefits Statement\_v1.7 11.09.25) to enable them to be weighed against any heritage harm arising in accordance with the heritage balance to be carried out to satisfy NPPF paragraph 214. Within the document it is explained that the development is being facilitated by a significant capital donation from a PhD graduate of the University.

Given its proposed educational use, no planning obligations are required.

### Non material considerations

CIL: The scheme will not deliver housing or retail space and as such no CIL is payable.

## **16.0 Planning assessment**

The key issues are:

1. Principle of Development
2. Economic and Social Benefits
3. Access and Transport Considerations



4. Design and Impact on Heritage and Landscape
5. Impact on Trees, Ecology and Biodiversity Net Gain
6. Sustainability (including Surface Water Drainage)
7. Amenity Impacts
8. Heritage and Planning Balance

### 1. Principle of Development

The proposal is for an educational use within the University Campus. Saved Local Plan Policy E4 states: *The development of education uses, student housing and research and development initiatives, including ancillary production, will be permitted on the University of Exeter campus provided that the character and setting of the campus is protected.* The use is therefore acceptable in principle subject to other issues including the preservation of the character and setting of the campus.

The campus is also the subject of an SPD (December 2010) which sets out a Master Plan Framework for the campus. Whilst it is notable that the SPD does not propose any major development in this ('Reed Hall') area (paragraph 8.6.4), nor does it explicitly prevent it. The stated objectives for this area are as follows:

*The existing character of Reed Hall and its landscape should be retained. No major development is proposed but smaller scale, sensitive development could be appropriate to replace the 1970s catering block to the rear of Reed Hall and the theatre workshop buildings to the north of Reed Hall.*

Under the heading 'Potential for redevelopment', it states: *Smaller scale sensitive development could be appropriate to replace the 1970s catering block to the rear of Reed Hall and the theatre workshop buildings to the north of Reed Hall.*

It is also worth noting that the site lies within the Curtilage of Reed Hall, which is a Grade 2 Listed Building, and that the land in this area is a locally designated Historic Park & Garden: There are two entries for the university campus on the Devon Gardens Trust website: Reed Hall gardens and also the Streatham campus as a whole. The site lies within both.

Overall therefore, whilst the introduction of new educational floorspace is acceptable in principle in this campus location, the site is heavily constrained in terms of heritage and character, and the SPD envisages only small scale development. Detailed consideration is therefore required to ascertain whether the development can be found to be acceptable in this location.

As explained earlier in this report, the proposal before members has undergone a rigorous redesign in conjunction with officers and the Design Review Panel. At the outset of this process, officers questioned whether the application site was capable of

accommodating a significant building that can fulfil the University's brief (given its highly constrained nature in heritage terms). Officers therefore asked whether alternative locations for the facility could be found on the campus. However, officers came to understand that the adjacency of the building to the IAIS building is critical to its success due to its aligned academic vision. Furthermore, officers have also accepted that there is a minimum floorspace requirement for a building of this type given the need for it to fulfil a number of flexible requirements. The University has advised through the process that there is no scope to further reduce the floorspace. Officers have therefore worked with the University's team on the design of the building and on its integration into its heritage and landscape setting to minimise the harm caused to its sensitive historic context whilst maintaining the floorspace sought. Later in this report, officers explain the heritage balancing process that is required to address paragraph 214 of the NPPF, whereby public benefits arising from a proposal can be balanced against harm to heritage assets. In anticipation of this, officers have sought to identify benefits as well as harm from the proposal in each of the key policy areas.

## 2. Economic and Social Benefits

Reflecting the need to outweigh harm arising from the proposal, officers requested that the public benefits of the proposal be clearly outlined alongside the redesigned and resubmitted proposal. Two separate statements have been submitted.

The first document '[AQB Public Benefits Statement v1.7 11.09.25](#)' outlines the benefits that the University anticipate will arise from the proposal, summarised under the following 5 headings:

1. Educational and Research Benefits
2. Community and Cultural Engagement
3. Environmental Sustainability
4. Economic and Social Contribution
5. Design Quality and Heritage Context

To ensure that the benefits are not underplayed or miscommunicated in an officer summary, Members are encouraged to read the document in full.

Whilst officers accept that it is difficult to quantify the economic benefits that will arise from a specific proposal, the benefits of the University to the City and the wider region are fully understood. The document sets out that:

*An independent economic impact study launched by the University found that the university contributes almost £1.6 billion of output to the UK economy and supports 15,500 jobs through its economic activities and the impact of student and visitor spending:*

- £951.4m of output for the Heart of the Southwest Local Enterprise Partnership area, with £582.5m GVA, and 12,300 jobs.
- £915m of output for the county of Devon, equating to £563.4 GVA, and 11,920 jobs.
- £816.3m of output for the city of Exeter, totalling £509.4m GVA and 9,750 jobs – equivalent to 9% of the city's total, making it the second largest employer in the city.

Separately, a University representative advised officers that the building will specifically facilitate an increase in International Post Graduate Teaching annualised income of £6.7m, and research income of £2.0m. Given the focus of the facility on the Academic Vision of 'Sustainable Development Goals in the Global South' it seems likely that the building will help to attract international students. The statement quotes Universities UK, who found in 2023 that - for the 2021/22 cohort -international students alone contributed £140.7m to the Exeter economy.

The potential of the building to support the enhancement of the University's global and national reputation by building on existing strengths relating to the United Nations 'Sustainable Development Goals in the Global South' will also be supplemented by more typical economic benefits. For example, the statement confirms that the construction phase will support several local based businesses involved through subcontractor arrangements and provision of support services estimated to be in the region of £7.5 - £8.0m over the two year construction period. Following occupation the building will also support approximately 80 academics as well as employment associated with the management and maintenance of the building (including roles relating to the café, catering and cleaning, landscaped gardens, and servicing PV panels, lifts and other hardware).

The building will also support wider objectives of the University, by addressing shortfalls in its teaching floorspace and supporting its Access and Participation Plan 2025- 2029. The statement explains that the University is committed to enabling social mobility through education, and the facility will support its outreach activities (including school and community visits) and increase the fully accessible floorspace availability to students with disabilities.

*NPPF paragraph 85 states that 'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.'*

Para 87 states that '*Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for:*

*a) clusters or networks of knowledge and data-driven, creative or high technology industries; and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries (including data centres and grid connections)...*

*c) the expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience.*

Officers have no doubt that the University makes a very significant contribution to the City's economy, and it is clear that this building will bring significant further economic and social benefits. The NPPF extracts above make clear that the economic objectives are very important material considerations in decision-making, and it is clear in this case that the benefits that are expected to arise from this facility are to a significant degree dependent on its location adjacent to the IAIS building. Whilst officers must always bear in mind that the University could ultimately use the proposed floorspace for any University use, it seems very likely that this facility will enable it to strengthen its specialisms in this particular academic and research sector, and that these will bring significant economic benefits. Officers therefore consider that the likely economic benefits can be given significant weight in the decision-making process.

The second statement details localised benefits surrounding the site which are primarily heritage related. Whilst the site is currently subject to high levels of footfall as a transition space, it (along with surrounding spaces) has evidently been less productively used than other parts of the campus for a number of years. As such, some of its features have been neglected in terms of maintenance and have fallen into disrepair, despite all lying within the locally registered park/garden and the curtilage of the Grade II Listed Reed Hall. In bringing a new focus of activity to the area, officers consider that restoration and improvement works are justified in a number of locations surrounding the site. These are discussed in more detail below.

### 3. Access and Transport Considerations

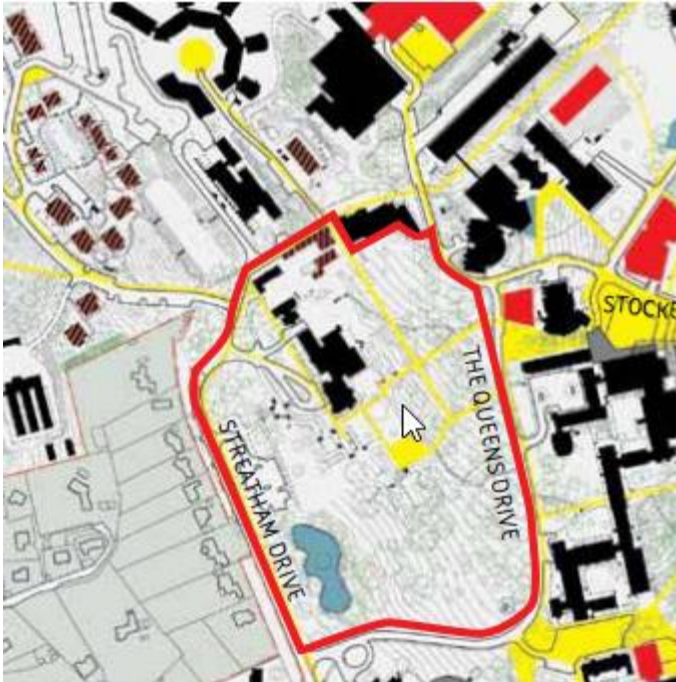
As a building within the existing campus, in which there is already an ongoing strategy to rationalise and ultimately reduce car parking provision, additional car parking is not proposed. Officers consider this acceptable, and do not consider any specific mitigation to be needed to prevent or manage additional car trips to the campus. One disabled car parking space is proposed, and officers support its inclusion. The challenging topography of the site are such that this must be located a short distance to the north east, between the IAIS building and the path that joins Mardon Hill to Stocker Road. This location will allow for easy access to the building via the Level 02 entrance, and will also link to the new path across the green space. The University have advised that it is not possible to provide an EV charge point with

this facility for insurance reasons given its proximity to buildings, but charge points are provided elsewhere on campus (including 30 charging bays in Car Park B).

As discussed elsewhere, the site currently serves as a key node in terms of pedestrian movements from the north and western parts of the campus to its heart. Students from the extensive complex of Halls known as 'Birk's Grange Village' to the west, as well as those from Clydesdale and Nash halls to the North West, pass through the site to access the 'Lit Path' that links Mardon Hill to 'Streatham Centre' (the heart of the campus) via the application site and the adjacent former productive garden. The 'West Park' project to redevelop the Clydesdale area (c1700 bedspaces) that has recently commenced will significantly increase these movements. Prior to COVID, the Lit Path could be accessed via two routes: the historic stone staircase that rises from the Mews Courtyard was closed at that time due to social distancing and has not been reopened, leaving only the route through the former potting sheds via the site itself. A key aspect of the design considerations has therefore been the degree to which the development facilitates those cross-site movements on an ongoing basis, and how the design of the building signals its main arrival points as well as accommodating and responding to movements through. These points are discussed as part of the design section of this report.

Related to the above, one aspect of the proposal that has been challenging in landscape and heritage terms is the proposed new N-S route across the former productive garden. This will lead from Mardon Hill at the north east corner of the site, between the proposed building (past the level 2 access) and the IAIS building via the gardens, and will join the existing Lit Path to the south of the site. Whilst part of the proposals, and important to the scheme in order to provide an accessible route to the building from the south (Mardon Hill itself being too steep for wheelchair users at 1:6), this route will also serve a wider function. The yellow routes in the SPD extract below (from the Reed Hall section at 8.6.4 but replicating a diagram from the access strategy in section 8.5) show a N-S route through this area, and under the heading 'Landscape and Public Realm' the SPD includes the aspiration '*Development of more direct pedestrian links between Holland & Mardon halls and heart of campus through IAIS / theatre workshops*'. The proposal is seeking to deliver these direct links through a greenspace in which there are multiple very clear desire lines that are not currently provided for as formal paths through the greenspace.

By following the contours, the path aims to provide an accessible (less than 1:12) route not only to serve the campus, but to link Holland Hall to the Heart of the campus via the N-S part of Mardon Hill.



Extract from Campus SPD Reed Hall section at 8.6.4 / Access Strategy section 8.5

Whilst it has been challenging to incorporate this route in a manner that respects both the historic layout and character of this former productive garden and the parkland arboretum landscape characteristics that it has developed over time, officers support the creation of an accessible route in this location and consider its successful inclusion to be a benefit brought by the development. It will provide an improved route from Holland Hall to the heart of the campus and will also facilitate wheelchair access into this green space.

In terms of cycle infrastructure, 14 cycle parking spaces are proposed. The Sustainable Transport SPD doesn't have a clear requirement for educational buildings of this type, although it requires 1 space per 4 FTE staff (plus 1 per 7 thereafter), for office uses assuming 1 FTE per 12.5sq m of office. This would generate a demand for 8 spaces based on the level 01 workspace alone (c340 sq m), and doesn't take account of staff for on-site facilities such as the café. For visitors the SPD states only (for educational establishments) '*Consider on an individual basis depending on age and other characteristics of students*'. Generally speaking, 14 spaces feels too few for the likely number of building users.

An equivalent concern is that none of the cycle parking is covered. Exposure of bikes to the weather will be a significant disincentive to regular and longer term use (such as by staff based at the building). This is something that is acknowledged by both national guidance (LTN1/20) and by Devon County Council's Cycle Parking Design Guidance to which the Sustainable Transport SPD cross-refers). It appears that it would be possible for the 8 spaces north of IAIS to be covered, and as such a condition requiring this is recommended.

Whilst officers would have preferred more, high quality covered and secure cycle parking for the facility, officers do acknowledge that the site is constrained in terms of the space available, and that its topography is also very challenging. Officers also acknowledge that students who cycle to the campus are likely to park their bikes centrally and then walk between buildings, and that there will be more suitable locations for secure and weatherproof student cycle parking. It is also understood that the University are reviewing the potential to add new cycle stores in various positions around the campus in line with the following actions, which are included within their own Sustainable Transport Strategy 2024-2030, which includes the following actions:

*27 - Improve the quality of cycle parking and cycle maintenance facilities across our campuses, including residences, considering safety, accessibility and needs (medium term)*

*28 - Improve facilities for active travel, including showers, changing rooms, lockers and drying facilities. (Short term)*

*29 - Increase the availability of electric bicycle charging points. (medium term)*

Ultimately, recognising the constraints of the site and its likely patterns of use, officers consider the cycle parking acceptable.

In terms of construction access, this will be a challenging site to construct given its highly constrained nature and steep topography. For reasons set out in the heritage section of this report, officers did not support the proposed use of the Mews Courtyard as a construction access/compound. It is therefore proposed to use the catering courtyard which is slightly closer to Reed Hall. Whilst access will be challenging, this will be a localised issue, the impacts of which will need to be carefully managed by the University to ensure student and staff safety. The aspects of construction management requested by the Highway Authority will be included in a suitably worded condition.

#### 4. Design and Impacts on Heritage and Landscape

The design, heritage, and landscape matters together comprise the single biggest issue for this proposal and are so interrelated that it is difficult to separate them. Due to the more rigorous assessment framework that is established by its protection in law, this report will consider all these issues from a heritage perspective.

As set out in the site description, the site comprises part of the curtilage of the Grade II listed Reed Hall, such that the historic structures within it are curtilage listed. It is also within a locally registered park and garden. The demolition of listed structures that is necessary to clear the site requires Listed Building Consent, and Listed Building Consent is also required for many aspects of the works given that they will physically interact with the listed structures. For this reason, officers have agreed

that it is sensible for both applications to include the same scope of drawings etc, albeit that the planning file does include some additional documentation. Similarly, both applications are considered through this single committee report. Changes within the landscape setting must also be carefully considered not just because the immediate landscape has been historically altered during the construction of Duryard Lodge and subsequently Streatham (now Reed) Hall, but because the gardens themselves are identified as (non-designated) heritage assets by virtue of their inclusion on the local Gazetteer maintained by the Devon Gardens Trust. This reflects the fact that they were designed and formally laid out by the Veitch family to provide a fitting setting to the Italianate Reed Hall.

In considering whether to grant listed building consent for any works, the council must be mindful of its duty as set out in section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building, its setting and features of special architectural or historic interest which it possesses. Section 66 of the same act places the same duty on the council when considering whether to grant planning permission for development which affects a listed building or its setting. Importantly, when balancing any such impacts against other material considerations in the planning balance, the courts have established that the desirability of preserving listed buildings and their settings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when carrying out the balancing exercise (*Barnwell Manor Wind Energy Ltd v E.Northants DC*, *English Heritage, National Trust & SSCLG* [2014] *EWCA Civ 137*). This is because, unlike other material considerations, heritage assets benefit from statutory protection.

More recently *Mordue v Secretary of State for Communities and Local Government and others* [2015] *EWCA Civ 1243* established that the paragraphs set out in the NPPF establish a reasonable framework for assessing such impacts.

From paragraph 207 onwards, the NPPF provides clear guidance on ‘Proposals affecting heritage assets’. In paragraph 207 it states ‘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.’ Officers consider that the submitted Heritage Assessment fulfils that requirement adequately.

In paragraph 208, the NPPF states ‘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. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.’



In light of the legal and policy framework and the location of this site within the curtilage of a listed building, an understanding of the heritage significance of the site is considered to be an essential starting point for any consideration of design. The LPA's assessment of the significance is set out in full in the consultation response from the Conservation Officer. A summary of these comments is as follows:

- Reed Hall is a very substantial late 19th Century villa, the high-quality interiors of which and direct functional links to its historic service buildings and impressive gardens survive well as largely as a result of its use as a university building.
- The spatial and functional relationship between the principal building, the service buildings including the stable courtyard, the formal structures within the gardens, and the layout and design of the gardens have survived well and make an important contribution to the significance of the heritage asset as a whole.
- Importance of gardens and grounds in historic context – The 19th-century botanic gardens featured rare species imported by Veitch's plant hunters, with some specimens believed unique in the UK or Europe at the time.
- The application site was where specialised horticultural care for these rare species likely occurred, with glasshouses supporting the gardens' microclimates, distinct from the productive glasshouses in the kitchen garden to the west. It is historically significant for its role in the gardens' development, especially its working-class history relating to skilled gardeners, and its technological history due to surviving heating systems for the glasshouses. Sites of working-class historic value are often overlooked in favour of preserving high-status displays of wealth and power.
- The former glasshouse site retains strong material character through its historic stone cobbles, brick walls and structures, and mortar, all of which are curtilage listed.
- The mews and stable yard at Reed Hall are also curtilage listed, noted for their formal design and cobbled courtyard.

Considering firstly the impacts on the heritage significance of the site itself, officers are pleased that the revised scheme will reclaim and reuse significantly more historic materials from the site than the initial scheme. However, the arrangement of historic fabric at the site that allows its historic function and character to be understood will essentially be lost as a result of the proposal. Whereas a smaller building designed as a lightweight modern structure sat within the retained historic walled garden may have allowed more of the site's character to be preserved this building will occupy the site in a way that will eradicate much of that historic character. The retention of the vault (which will be less impacted following the revisions due to the raising of the basement floor level) with its cast iron furnace, the retaining wall to the Mews Courtyard, the terracing and retaining walls immediately south of the site, and in particular small remnants of the retaining wall between the site and the former productive garden and the IAIS building, will at least allow the relationship of the site to retained adjacent gardens to be understood. However officers consider that harm will arise to the

significance of the site itself as a result of the significant loss of buildings, fabric and character proposed.

Paragraph 214 of the NPPF states: *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.*

Officers acknowledge that the proposal is not for total loss of Reed Hall, but some of its curtilage listed structures will nevertheless be completely demolished. In this case, officers recognise under criterion (a) that efficient use of the site (including these utilitarian buildings) is challenging. With reference to criterion (d), officers do acknowledge that the benefits of bringing the site back into use will weigh against the harm arising. Whether the public benefits are considered substantial and sufficient to outweigh the harm is discussed elsewhere in this report.

If the loss is accepted, it must be in accordance with the requirements of NPPF paragraph 218 which states that *'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (footnote 76: Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.)'* Officers initially raised concern about the lack of survey work documenting existing listed structures to be demolished, and in response it has been agreed by the applicant that the site and its historic buildings will be recorded to a high level of detail prior to demolition. The Conservation Officer advises that a level 4 comprehensive analytical record is required in accordance with Historic England Good Practice Guidance. Officers recommend that this is secured through the archaeology conditions, which have been adapted to cover building recording alongside archaeology (full details will be agreed through the Written Scheme of Investigation required by the condition). Full recording of this type will ensure that although the structures themselves will be lost, detailed information about them will be captured and made publicly available. Conditions are also proposed to secure the reclamation of materials (notably bricks and stone landscaping materials, steps etc) from the site for reuse in the building and its landscaping. Reuse will go some way towards offsetting the harm associated with the proposed loss.

The Conservation Officer has also highlighted NPPF paragraph 217: *Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.* Whilst it is unlikely that this project would halt following demolition, it remains necessary to minimise this risk: the best available way to do so is to attach a condition which prevents demolition until such time as evidence can be provided of there being a contract in place for redevelopment. In the past, such conditions were frequently attached to 'Conservation Area Consent' permissions which permitted the demolition of buildings of merit within Conservation Areas.

Subject to the conditions set out above, and taking into account the public benefits of the proposal discussed elsewhere in this report which officers consider that it would be impossible to realise without a significant degree of loss of fabric from the site, the demolition is considered justified. Officers welcome the fact that the vault will be retained (including its furnace) and whilst it is unfortunate that its beneficial use has not been incorporated into the scheme, it will nonetheless remain in the interests of aiding future legibility of the site's function and historic character.

#### IMPACTS ON THE SIGNIFICANCE OF THE GARDENS AND THE SETTING OF THE LISTED BUILDINGS

Looking beyond the immediate site, the design of the gardens has been highlighted as being of significance. Although the locally registered nature of the park and garden are such that in itself it is considered a non-designated heritage asset (subject to NPPF paragraph 216), where it is part of Reed Hall's curtilage it can be given greater weight depending on the degree to which the setting of the specifically listed assets is affected (the Italianate terracing and steps to the west and east of the site are Grade II listed in their own right).

As well as the presence of exotic species of interest, the gardens were conceived and formally laid out alongside the house itself as a singular Italianate 'experience'. In considering the impact of the proposals on views, the applicant's agent states *'The key views which contribute to the significance of Reed Hall are those which allow for an appreciation of the wider topography and landscape of the Exe Valley. These views are principally from the front of Reed Hall and the steps and terraces around the entrance to Reed Hall. They allow for an appreciation of the original architectural design intent which uses the wider 'borrowed' landscape to extend from the designed, formal elements of the garden and surrounding park into the distant view. These views make a strong contribution to the significance of Reed Hall...'* (Archaeological Assessment & Heritage Statement 9.42).

Officers agree with this analysis, and agree that these views will be unaffected by the proposals. However, there are a number of other views available from various locations around the site that have the potential to be impacted by the proposed

building and to give rise to harm to the setting of Reed Hall and its associated curtilage listed buildings, as well as harm to the locally registered park/garden.

Six specific viewpoints were agreed and views of the building have been prepared from the architect's 3D model. Members should be aware that these are not 'verified' views of the type that would be expected in a Landscape or Townscape Visual Impact Assessment. Despite this they are considered helpful. They are presented in Section 6 of the Design and Access Statement Addendum, and replicated with commentary in Section 9 of the Archaeological Assessment & Heritage Statement. To allow for the potentially more impactful views that could be experienced without tree cover in winter, a version of each with transparent trees have been provided. The views are not considered in numeric order below, and instead broadly consider views from positions around Reed Hall moving in a clockwise direction from the gardens to its south east.

Views 1, 4 & 5 are all taken from the gardens to the south east of Reed Hall. View 1 is taken from a historic 'Arbor' seating position designed intentionally to sit and take in the views. Within this view the new building will be clearly visible as a new intervention behind the Billiard room and with Mardon Hall as a backdrop. While officers agree that built form already exists as a backdrop, in view 5 in particular the new building will be seen immediately behind the billiard room (in reasonably close proximity), where previously the silhouette would have primarily been seen against trees and the sky. The heritage impacts of the proposal have been reduced in these views by reducing the footprint, height and mass of the building, but officers nonetheless consider that some residual harm will arise to setting of listed structures and to the park/garden in these views. The Conservation Officer considers the harm to the significance of Reed Hall's setting in this view to be less than substantial, and described it as 'moderate'.

View 6 was requested in order to consider the impacts on the setting of Mardon Hall when approaching it from the terraced Italianate gardens via the separately listed formal steps to its west. The agent asserts that this view is already compromised by the lower quality service extension already carried out to Reed Hall, as well as by mature trees and that the IAIS building already features as a backdrop to these views. Whilst these factors may be true, the IAIS building is reasonably distant in these views, and the topography is such that the site would always be seen as part of the rising land from this view.

Although it would feature only in glimpsed views between other buildings that are part of Reed Hall and between trees, it would be visible from several positions around the top of these Grade II listed steps, and would be very noticeable in these views due to its height and proximity. It will become more prominent in the glimpsed views where it is visible on the route towards the two courtyards serving Reed Hall to its north. Whilst the Conservation Officer considers the harm in this view to be less than substantial, they consider it to be at the higher end of this by virtue of the fact that its

impact will be on the setting of the principal elevation of the principal listed building, and that the impact is likely to be long-lasting in duration.

Although the focus has been on the northern of the two courtyards, as the southern courtyard has already been heavily compromised by the 1970s catering block extension, there will nevertheless be impacts due to the prominence of the building in this location. It is notable however that the impacts on the southern courtyard have been particularly reduced by the scheme redesign, as its footprint no longer extends so far south meaning that it will be less imposing on this courtyard.

It is the impacts on the Mews Courtyard that officers have been most concerned about throughout the scheme development. The most frequently experienced view will be that from the entrance to the courtyard shown in View 7 (this was the route to the Lit Path before the steps up to the site were closed during COVID), but the building will also be visible when moving between the southern courtyard and the Mews courtyard. The focus on this space reflects not only the fact that this is the position within the curtilage of Reed Hall from which the building will be most prominent, but also the fact that the courtyard surfacing, enclosing walls and buildings that enclose it are very well preserved. Although these buildings are more utilitarian in design and materiality than Reed Hall itself, reflecting the fact that they would have been working (stabling) buildings along with the productive garden above them, they nonetheless have a charm as well as preserving an understanding of the working parts of the estate. The small curved door leads into the vaulted area in which the furnace would have heated the greenhouses above (to be retained below the proposed building). Members will be able to see - from the inclusion in the presentation of the initially submitted proposal for comparison purposes - that the harm arising has been reduced through the negotiated redesign. Officers would have preferred the building to be further set back, and similar comments were made by the Design Review Panel, but there is no scope to do so within the scope of the University's brief. While the numerous amendments here have reduced the harm, officers consider that the building will result in a significant degree of residual harm to the setting of these (curtilage listed) buildings. The Urban Design and Landscape Officer requested that the divider position be adjusted to more sympathetically align with the building's composition and fenestration, but the design team does not consider it appropriate to do so, and considers that their alignment with the functions of the building is more important.

The Conservation Officer's comment is as follows: *The existing historic buildings of the stableyard will be dwarfed by the height and scale of the proposed building. Their setting will unavoidably altered, and the level of harm will be at the higher end of "less than substantial" harm – there will be no direct impact on historic fabric in the courtyard but the experience of the historic character of the space will be considerably altered, particularly when experienced from within the courtyard.*

As the harm is considered to remain 'less than substantial', public benefits can be weighed against it. However, the Conservation Officer's analysis of these impacts indicates that a significant level of public benefit will be needed to outweigh the harm.

Before turning to other views, it should be noted that further revisions have been negotiated to reduce harm to this courtyard: in the initially submitted scheme it was proposed to use this courtyard as the primary construction compound for the delivery of materials etc into the yard. To do so it would have been necessary to demolish parts of the listed enclosing walls for HGV access, and despite proposals for protective ground coverings the Conservation Officer was very concerned about damage to the cobbled/setts surfacing. The desire to avoid the disruption to Reed Hall's catering facilities that would arise from the use of the less sensitive southern courtyard was not considered by officers to be sufficient justification (as required by NPPF para 213). The University has now agreed to use the southern courtyard instead, and conditions are proposed to prevent its use for construction purposes (except in exceptional circumstances with prior written approval).

In view 8 the building will clearly be much more prominent than the curtilage listed potting sheds that it will replace due to its great scale. Whilst the design of the building's north elevation is very important in streetscape terms, and there has been significant discussion over the design of the building entrances here, it is not considered to be a view which gives rise to significant harm to the setting of the listed buildings. The north elevation of the mews buildings are utilitarian and comprised by their proximity to the Mardon Hill carriageway in any case. However, there are opportunities in this area to make improvements which will better reveal the special architectural and historic interest of existing buildings. For example, there may be an opportunity to improve the railings on top of the retaining wall, and to rationalise the plant and inappropriate changes that have been made to the gable end of the mews building in its lightwell to tidy up this area and better reveal the vault which is visible here from Mardon Hill close to the building's proposed entrance.

View 3 is also a position where the building will be seen addressing Mardon Hill. From this position, the level 02 entrance will be visible and the close relationship with the IAIS building will be apparent. As the agent acknowledges, there will be some harm in this view, as the building will block the views of Reed Hall set against the landscape of the Exe Valley in which it was designed to sit. It is true, however, that the more utilitarian parts of Reed Hall lie between this viewpoint and its towers, and as such it is not the most important view of the building itself. There will however be some loss in legibility of the site itself from positions in this area as the IAIS terrace currently allows for views down into the site where its cobbled paths, retaining potted sheds, and former glasshouse bases can still be seen.

Finally, whilst view 2 (from the former productive garden adjacent to the site) will be significantly altered, the view itself is not of particular importance. Although some views into the site itself will be lost, as will views of some parts of the mews stables

from some positions in this garden, they are not of particular significance. Following negotiated revisions, the building will have a more positive relationship with this 'park', including an informal access which would allow for informal spill out into the gardens from the large teaching space and lobby/breakout study areas at level 01. During the course of the application there has been significant discussion about how the legibility of this former productive walled garden could be improved. Historic maps and photographs show that it currently featured paths serving the glasshouses against its perimeter, as well as cruciform paths crossing the square garden. Over time, these have been lost and many trees have grown in the area giving it a more pleasant character. The southern enclosing wall has also been lost, allowing for the gardens to blend into this former working garden. The position of the building overlooking this area (including its terraced lower slopes) creates an opportunity for the space to be overlooked, and with it the possibilities of reinstating some memories of its former function and character. Whilst the sloping topography and tree positions make this challenging, some interventions to better reveal the significance of this area by allowing for its interpretation have been agreed. Overall therefore, whilst there is a degree of harm to this view, it is this relationship that creates the greatest opportunities to better reveal the historic character of this locally registered historic park and garden (which is understood to pre-date Reed Hall itself).

Linking to more general design considerations, officers consider the revised approach to materials to be positive. The use of reclaimed brick, and new brick in a similar colour palette is positive. The design approach has sought to take cues from the design approach of Reed Hall, acknowledging that it will serve as a bookend and a counterpoint to the main Italianate mansion at the northern extent of its range of buildings: whereas previously the building was to rely on significant expanses of concrete that were considered an overly austere and assertive material, concrete is now used to create a framework comparable to the stone lintels etc of Reed Hall, which frames the buff/cream brickwork (as at Reed Hall). The design has also been simplified as far as possible to focus on quality and avoid the creation of an overly complex and assertive structure. Furthermore, it is intended to construct the panels for the main elevations offsite. This modern method of construction will help to maintain quality of finish as well as helping to minimise carbon emissions. A suite of conditions are required to ensure that the finish is of sufficient quality for this highly sensitive location.

It has clearly been challenging for the building to reconcile the need to respect its historic/Victorian setting with the Islamic influences that align well with its intended use. However, officers now feel that the design achieves this delicate balance well. Officers feel that the landscaping immediately around the building achieves this particularly well: the new Courtyard Garden to be created to the south of the building is inspired by the traditions of both Persian and Italianate gardens, and its formal quadrilateral layout also subtly recalls the former productive garden that once occupied the former productive gardens adjacent. Whilst new features with strong Arabic influences, such as the central tiled water feature, and the fretwork dividing screens acknowledge these Islamic influences, reclaimed historic materials from the

site will also be reused in the hard landscaping and street furniture. The dividing screens will feature the pattern of Parthenocissus, a notable climbing plant from the Veitch catalogue.

In reducing the building footprint it has been possible to increase the outdoor spaces, and these are designed as outdoor rooms that spill out of the building. Whilst conditions are required to ensure a high quality execution, officers consider that these spaces are likely to be very well used spaces that ought to contribute to the building's success. The café at level 02 will also feature a significant outdoor terrace which will allow for impressive views of the landscape to the south and west (in the spirit of the terraced gardens laid out around Reed Hall).

The final design issue relates to the proposed new route through the former productive garden. Significant use of the garden as a transition space is already evidenced by the existence of various desire lines across the grass, in addition to the heavily used 'Lit Path'. Strong concerns about the initial proposal were raised by the Urban Design and Landscape Officer, and the Design Review Panel described it as 'unsympathetic in scale and character'. Officers felt that the slightly curved route through the spaces, which would have also required significant earthworks to achieve the necessary levels, would have respected neither the current intimate parkland character of the space nor that of its historic function as a productive garden.

The path has been the subject of much discussion, and officers have encouraged the design team to explore the partial restoration of the historic character of the former walled gardens (as was initially proposed at the outset of pre-application discussions) through the reintroduction of paths. Ultimately, it has not been possible to do so given the need to achieve an accessible route (less than 1:12) across this sloping site, whilst also avoiding the numerous attractive mature trees and their Root Protection Areas. A solution has, however been agreed in principle, and is presented as a concept in the document 'Reed Hall Gardens - Accessible Path (Post Planning Amendments)' submitted on 03 October. It has been agreed that the path should comprise of a straight path from the IAIS building reflecting the former working character of the garden, but that this should change in alignment and character where it crosses the line of the demolished southern garden wall. Whilst officers consider that some further design work is needed to finalise a design for this the design team and officers agree that it would be beneficial to create a small transition space here (including a bench) in which to dwell. This gives an opportunity to mark the alignment of the former wall, potentially by reinstating a very small section of brick wall associated with a bench seat or similar. An intervention of this type would subtly improve the legibility of the former garden. Final details of this will be secured through the condition that is recommended to secure the package of environmental benefits. Officers have also encouraged the University to alter the existing 'Lit Path' to replicate this character where this path also crosses the pre-existing historic wall. Together these two interventions would further increase legibility to better reveal the significance of the historic garden. Changes to the existing lighting which is of a poor quality utilitarian design are also encouraged to match lighting to the new path, the



design and installation of which will be secured by condition. Subject to the provision of lighting which adequately ensures student safety whilst not causing harm to the Bats that are known to use this area, the delivery of the path will significantly improve access for disabled persons and will weigh in favour of the scheme.

In order to try to conclude on design/heritage/landscape related matters on this challenging site, and following an intensive process of negotiating revisions, officers consider it helpful to return to the SPD to compare the proposals to its objectives for this area. In section 8.6.4 under the heading Reed Hall, the SPD states the following for this area:

*‘Objectives:*

*The existing character of Reed Hall and its landscape should be retained. No major development is proposed but smaller scale, sensitive development could be appropriate to replace the 1970s catering block to the rear of Reed Hall and the theatre workshop buildings to the north of Reed Hall.’*

As set out above, the development will result in significant change to the character of the application site and the Mews buildings/courtyard, both of which form part of Reed Hall, and in doing so will also bring a degree of harm to its Landscape (former productive garden) and setting.

*Potential for redevelopment*

*Smaller scale sensitive development could be appropriate to replace the 1970s catering block to the rear of Reed Hall and the theatre workshop buildings to the north of Reed Hall.*

The development significant exceeds what would be considered ‘smaller scale development’ and will result in cumulative harm over and above that already caused by the 1970s catering block. The development is therefore not in accordance with the SPD in this respect.

*Building Form*

*Any development in the vicinity of Reed Hall should be of exceptional design quality.*

The design quality of the proposals has increased very significantly as a result of the recent redesign process, and subject to conditions the proposed development is now considered to be of high design quality.

*New buildings should ensure that they have clear fronts and backs with entrances that overlook the key public spaces.*

The layout/arrangement of the building has been a significant point of discussion, with the position and design of the main staircase being seen by the Urban Design and Landscape Officer as a cause for many of the challenges experienced in reconciling the design of the building on a site with such challenging topography (the design team have advised that the staircase must be enclosed for fire safety reasons). The consequence is that the central entrance on Mardon Hill – which one would usually expect to be the main entrance – is downplayed in design terms to try to indicate that it should not be used as a main entrance and is primarily for servicing (catering) purposes). Whilst the building does front both the former productive garden, and the new semi-public gardens that it will create positively, its elevation facing the adjacent street (Mardon Hill) is essentially the back of the building. Its main entrances are at the north western corner from Mardon Hill (level 00) and the eastern side from IAIS (level 02). Whilst the design team have worked hard to overcome these challenges and have ultimately managed to do so, overall the building will not be especially legible to new users.

#### *Landscape & public realm*

*Open up and improve the spatial structure of the woodland.*

The proposal does not impact on the woodland.

*Botanical interest, Veitch landscape and Arboretum to be retained and enhanced.*

The impacts on the Landscape beyond the productive garden are limited.

*Potential for restoration / repair of the historic gardens including walled garden and Italian balustrades.*

Officers would have liked to see more sensitive restoration of the former productive (walled) garden, and continue to negotiate the final design of the new path to minimise its landscape and heritage impacts and secure a degree of restoration. The potential to reopen and restore the terraces of the walled garden (south of the site between it and Reed Hall) is being discussed as a potential public benefit to offset heritage harm.

*Creation of new square west of theatre workshops (Mardon Hill) to link Holland and Mardon Halls through Reed Hall to heart of Campus.*

This objective is not achieved by the development.

*Development of more direct pedestrian links between Holland & Mardon halls and heart of campus through IAIS / theatre workshops.*

The new N-S route will achieve this objective, and subject to final detailed design to address outstanding landscape and heritage matters, will deliver a significant benefit in accessibility terms to this part of the campus.

In summary on design matters, the proposal is for a building of much greater scale than envisaged by the SPD, and although its design quality has improved significantly through negotiation and is now considered high it result in residual harm to the significance of heritage assets through both loss and harm to setting. In accordance with NPPF paragraph 215 officers consider public benefits to be necessary to outweigh this harm before approval can be justified.

#### 5. Impacts on Trees, Ecology and Biodiversity Net Gain

The Tree Officer has confirmed that the works to trees are acceptable: although it is proposed to fell fourteen trees (eleven from the site itself, two to create the new path, and one to the north of Mardon Hill to allow for surface water drainage attenuation), none are of such amenity value that they would warrant protection by way of a TPO. The majority are classified as 'C', with the highest quality to be lost being category 'B2' (2x Crab Apple, 1x Sweet Gum, 1x Field Maple and 1x Cherry). In accordance with the Tree Officer advice, an informative is however proposed to encourage the translocation of younger tree specimens if possible (bearing in mind the size of the University campus which is such that opportunities for this are likely to be available). Some of the tree works initially proposed will no longer be required as a result of the relocation of the construction compound from the Mews Courtyard. Although there remains some scope to cause harm to trees from the works needed to create the new path through the former productive garden, these works are considered in the submitted Arboricultural reports which will be subject to a planning condition. The Tree Protection measures proposed are considered acceptable and will be conditioned, and the recommended condition ensures that works are carried out in accordance with the approved Arboricultural Method Statement (or in accordance with an alternative equivalents where this is submitted and approved).

The University Campus is designated by saved Local Plan Policy LS4 as a site of local interest for nature conservation. LS4 states that development which would harm such sites will only be permitted where (a) the need for it outweighs nature conservation considerations, and (b) the extent of any damaging impact is kept to a minimum and appropriate mitigation and compensatory measures are implemented.

The Ecological Impact Assessment identified use of buildings on the site as bat roosts for three different species of bat (Pipistrelle, Lesser Horseshoe and Greater Horseshoe). All bat species are European protected species (EPS) protected under the Conservation of Habitats and Species Regulations 2017.

A licence is therefore required from Natural England before the development can go ahead. The submitted report acknowledges this. Following a court ruling in 2009,

LPAs are required to give advance consideration to the three 'derogation tests' which Natural England will use to process a licence application before planning permission is granted. The tests are that:

- the activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
- there must be no satisfactory alternative; and
- favourable conservation status of the species must be maintained

Whilst there are no public health and safety reasons for the roosts to be lost, the LPA acknowledges the benefits of the proposals to the University and to the city. As discussed elsewhere in this report, officers also accept the need for a facility to be on this site due to its relationship with IAIS. As such, criterion (a) of LS4 is considered met, as is the second of the derogation tests. Finally, ecologists have not raised any concerns about impacts on the Conservation status of the species in question.

Critically, although the loss of roosts could be harmful to the site's nature conservation interest, the extent of damaging impacts can be limited in this case through the provision of appropriate mitigation and compensatory measures. As well as the measures proposed on the site itself, a standalone compensatory roost is also being provided. In order to prevent delays with the project this was subject to a separate planning application (see planning history), and the University have confirmed that the roost is already in place in the wooded area north of the IAIS building. They have further advised (verbally) that use of the roost by a bat has already been recorded. Despite this, officers consider a planning condition to be necessary to ensure that the building remains available for bat roosting as compensation for the loss that would be permitted through this application.

Ecologists recommend that all of the mitigation measures regarding roosting bats and nesting birds, and compensation measures for the destruction of on-site bat roosts, as well as the proposed enhancement measures for bats and birds on site are secure by condition so conditions to that effect are attached. The conditions have also been worded in order to encourage the advice from the RSPB (integrated Universal Swift boxes) to be taken on board. Subject to these conditions, officers consider that the relevant policies of the development plan, and the legal requirements relating to protected species will be met. It is also relevant to this site of local interest for nature conservation, that Biodiversity Net Gain is a statutory requirement for this development.

Amendments to the Environment Act 2021 and Town and Country Planning Act 1990 now make provision, through the approval of planning permission, for a mandatory 10% Biodiversity Net Gain when habitats are impacted within the site boundary. A Biodiversity Gain Plan is required under the statutory (deemed) condition attached to all permissions where BNG applies.

Paragraph 187 of the NPPF (2024) also sets out that decisions should contribute to and enhance the natural and local environment by, amongst others, d) minimising impacts on and providing net gains for biodiversity.

A metric and report have been submitted, and the planning permission, if granted, would be subject to the statutory biodiversity gain condition as it is a major development. The pre-development development biodiversity value of the on-Site habitat on the date of application is 0.74 units, and the value of the application site after the development will be only 0.52 units, with the remainder being purchased in the form of credits from an off-site habitat provider. As such, the on-line biodiversity value will reduce by 0.22 units (-29.52%).

Ecologists advising the LPA have queried whether it is possible to include more native habitat creation in place of urban vegetated habitats on-site, for example by creating mixed scrub or any feasible medium distinctiveness habitat on-site as post-development to reduce the amount of offsetting needed to deliver BNG through a 3rd party habitat bank. The applicant has submitted a statement in response. This states that:

- the building and landscape architecture respond carefully to this historic part of the campus, known for its historic significance related to the Veitch nursery, and the proposed species mix and structure pay homage to this important history
- introducing mixed native scrub along Mardon Hill (queried as a potential location for more native species) would have a high level of visual impact which would conflict with the design rationale.
- Species of the type that would address the ecologists comments (UoE refer to hawthorn, blackthorn, hazel, guelder-rose, and spindle) are deemed inappropriate due to the species being spikey and requiring regular pruning alongside this challenging stretch of road and therefore there are major concerns about the ongoing maintenance.

Having spent significant periods of time negotiating the landscaping scheme alongside the building design to seek to reconcile the many competing objectives of development on this heavily constrained site, officers accept that it would be challenging to deliver more native habitat on site and therefore accept the proposals as presented.

Biodiversity Net Gain is secured by way of a national planning condition, which was introduced through Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This does not need to be replicated on permissions locally, but is reflected in an informative.

The applicant will need to provide evidence of their purchase when applying to discharge the national Biodiversity Gain condition. Whilst the final amount will be determined when the applicant applies to discharge the condition, the submitted metric suggests that 0.29 additional units will be required to achieve the mandatory 10% BNG (total units 0.81).

In respect of the on-site habitat proposed, officers do consider the on-site habitat proposed to be 'significant'. This conclusion reflects the fact that the 0.52 units proposed do exceed the 0.5 unit threshold of local guidance provided by Devon and Dorset Councils. Other factors of relevance in the guidance include the degree to which the future on-site habitat will be medium or high distinctiveness (either retained or proposed new habitat). In this case, the urban trees and the proposed green roof do constitute medium distinctiveness habitat, and they will require maintenance in order that their biodiversity value will be maintained. Given the scale of the habitat proposed, however, officers consider that a planning condition (rather than a S106 agreement) will be sufficient to secure a Habitat Management and Monitoring Plan for this habitat as it will be relatively easy to monitor. Whilst a S106 agreement allows for the collection of fees for monitoring the habitat, officers consider that a regular monitoring report submitted by the University will be adequate in this case (officers suggest requesting a monitoring report every 5 years for the statutory 30 year period).

Finally, in respect of ecology matters, with reference to The Conservation of Habitats and Species Regulations 2017, this development has been screened in respect of the need for an Appropriate Assessment (AA) and given the nature and scale of the development it has been concluded that the proposal does not require an AA.

## 6. Sustainability (including Surface Water Drainage)

Sustainability is controlled through the adopted development plan by Core Strategy Policies CP13-15. The emerging local plan contains a suite of policies on sustainability matters under the heading 'Climate Change'. Whilst these are understandably more ambitious and as such more onerous, officers do not consider that the LPA can insist that developments meet these requirements until the policies have been through Examination and given support by the Planning Inspectorate acting for the Secretary of State. However, relevant policies will be referred to below in the interests of comparing this project to emerging standards.

It is also worth noting that the University adopted its own Design Guidance in 2021. The [Sustainable Design Guide \(SDG\)](#) explains that it '*has been developed in response to The Environment and Climate Emergency (E&CE) Policy Statement (agreed March 2022) that declared all campus activities and operations shall have a carbon net zero impact and/or result in environmental gain by 2030*'. The guide states '*This document is designed to cater for all Capital projects, with project teams encouraged to consider all carbon emissions associated with all scopes 1,2 and 3*'. It

also goes on to confirm that *'...projects will not be signed off if the design guide is not followed and a checklist process has been put in place to make sure this happens (throughout all RIBA design stages). If any derogations are required a full justification including the associated carbon and a life cycle costs assessment will be required to allow the university to make an informed decision'*.

Critically in respect of the assessment of University projects against the Councils Development Plan, it states that *'The University has now elected to promote the Passivhaus methodology to guide its projects and the design guidance in this document supports the delivery of the new framework change and summarises expectations'*. As a result of this, projects are not generally assessed under the BREEAM methodology/certification required by Core Strategy Policy CP15. Whilst this does give rise to some challenges, Passivhaus is a globally recognised and rigorous standard for high energy efficiency, indoor air quality and comfort. As such officers consider that this difference ought generally to give rise to more climate friendly outcomes.

CP13 requires that *'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.'*

There is no intention for the building to connect to the District Heat Network (DHN), despite the fact that the University is rolling out a network in conjunction with 1Energy. The University advises that this is because the heat network viability remains uncertain at present. However, the agent has confirmed that the plant has been future-proofed with the necessary ducting to enable a future connection to the DHN should this be a viable option. In their email dated 23 October 2025 they include a drawing extract which shows that a duct will be provided from the plant room close to the north western corner of the building into Mardon Hill. Subject to a condition securing this duct, and recognising that it is likely to be technically feasible to take heat from the DHN for use in the building as part of its proposed energy strategy, this is considered acceptable.

However, it is also relevant that CP13 goes on to say: *'...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'*

In this case, the energy strategy is to operate with a centralised mechanical ventilation system, which will recover heat from the extract air to preheat the incoming fresh air supply in colder periods, and use variable air volume (VAV) controls within the different spaces to optimise indoor air quality and thermal comfort

whilst reducing energy use. Heating and/or cooling for the system will be provided by roof mounted Air Source Heat Pumps (ASHP), with solar Photovoltaics (PV) generating electricity which will contribute to their electricity demand. The addendum states that the design of the proposed development is achieving >20% betterment of the latest Part L (Building Regulation) requirements.

*CP14 requires that: 'New development (either new build or conversion) with a floorspace of at least 1,000 sq. metres... will be required to use decentralised and renewable or low carbon energy sources, to cut predicted CO2 emissions by the equivalent of at least 10% over and above those required to meet the building regulations current at the time of building regulations approval, unless it can be demonstrated that it would not be viable or feasible to do so.'*

Air Source Heat Pumps (ASHP) and solar PV are low carbon and renewable energy sources (respectively). The Addendum states that 'the PV system will allow export to the university network, with an estimated annual yield of 20.8 MWh. A minimum of 10% of predicted building CO<sub>2</sub> emissions will be offset by renewable energy generation, satisfying Policy CP14...'

Policy CP15 sets out more general sustainability requirements from development. It states:

*Proposals for development are expected to demonstrate how sustainable design and construction methods will be incorporated. All development must be resilient to climate change (particularly summer overheating) and optimise energy and water efficiency through appropriate design, insulation, layout, orientation, landscaping and materials, and by using technologies that reduce carbon emissions... All non-domestic development will be required to achieve BREEAM... 'Excellent' standards from 2013. Non-domestic buildings are expected to be zero carbon from 2019.*

The Sustainability Statement Addendum sets out the targets for the building in reasonable detail. It is being designed to target Passivhaus certification and will utilise low embodied carbon materials and off-site construction methods where feasible. Although it is not targeting BREEAM accreditation such that the CP15 requirement to achieve 'Excellent' will not be met, the addendum sets out where the design being pursued exceeds typical BREEAM requirements in accordance with the Exeter University Sustainability Design Guide (SDG) requirements (the majority of the themes exceed typical BREEAM requirements, with the exception of 'Waste' and 'Pollution', which are both in line with BREEAM requirements). The applicant has agreed to a condition that has been attached to previous permissions on the campus for the building to achieve Passivhaus certification in lieu of BREEAM Excellent, and this is attached in a slightly adapted form.



In respect of the requirement to be zero carbon, the building is deemed 'Net Zero Carbon ready'. Effectively this means that, by virtue of being an all-electric, low consumption building with renewable energy generation, the building will benefit from the continuous decarbonisation of the electricity grid in the UK and will operate as 'Net Zero' whenever the UK Grid operates as such.

Despite the fact that the development will not be connected to the District Energy Network or be certified BREEAM Excellent, officers consider the proposal to have very high environmental credentials. Comparing it against emerging policy it is apparent that the project will be heated by way of a heat pump (CC5), will feature around 12.5% coverage by solar (CC5 requests 40%), will address emerging policy CC6 by undergoing whole life carbon assessments at each design stage and contains many features of adaptive and resilient climate change design (CC7).

Subject to conditions securing construction in broad accordance with the submitted sustainability statement (as amended by the sustainability statement addendum) (or in accordance with an alternative strategy which will achieve similar climate benefits when compared to policies CP13-15, where this is first submitted to and approved in writing by the local planning authority), and to a Passivhaus condition, the scheme is considered acceptable in sustainability terms.

In respect of surface water drainage, a drainage strategy has been submitted. This sets out that surface water will be drained via the green roof and via permeable hard surfaces with perforated pipes below. Both of these features provide some attenuation. Surface water will then be directed under Mardon Hill, where attenuation crates will store water under the green space directly opposite to enable flows to be limited to a maximum of 2.5l/s. The system will ultimately drain to a combined sewer, but reflecting the drainage hierarchy referenced in their response by SWW, officers have encouraged the applicant to connect to a surface water drainage system which is higher up the hierarchy. The West Park scheme to the north west, for example, will drain (westwards) via a surface water drain, but the University advise that it could be challenging to link into this system due to congestion in parts of Mardon Hill, as well as contractual reasons resulting from the fact that West Park is being delivered by a third party. A technical appraisal which considers alternative options has therefore been submitted. This concludes that an attenuated connection to the combined sewer north of Mardon Hill remains the preferred option but sets out further investigations needed and allows for a strategy further up the hierarchy if feasible. The LLFA have recommended a condition which requests a full strategy and as such it would be possible to pursue alternative options if these are concluded to be feasible following further investigations. The highways request to prevent flows onto the highway has been added to this condition.

## 7. Amenity Impacts

As a result of the site's location at the north western side of the heart of the campus, it is located some distance away from residential uses. The closest is student accommodation within Mardon Hall, parts of which are 25-35m away to the north. Additional student accommodation will be sited around 50m west of the site (in place of the existing tennis courts) following the completion of the West Park development that is now under construction. However, there is no reason to suspect that the building would give rise to unacceptable amenity impacts. The plant proposed at roof level will be fully enclosed by a screen and this will limit noise outbreak as well as preventing a visual link to the accommodation. Environmental Health have requested a condition to manage this. Environmental Health have also requested a condition to secure a Construction and Demolition Environmental Management Plan which would be needed to manage construction stage impacts, including noise and dust.

Subject to these conditions, no objection is raised on amenity grounds.

## 8. Heritage and Planning Balance

NPPF paragraph 215 states: *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.*

Officers conclude in this case that whilst harm to significance will arise, it is less than substantial and as such may be weighed by public benefits in accordance with paragraph 215.

The package of public benefits may be summarised into three categories as follows: Firstly it is clear that the investment will bring economic benefits to the University, and that in turn the development will deliver further economic benefits to the city and the region, helping to reinforce and enhance the numerous and significant economic and social benefits already arising from the presence of the University in the city. These benefits have been set out by the University in the document '[AQB Public Benefits Statement v1.7 11.09.25](#)' and are summarised elsewhere in this report. Whilst officers consider that these benefits are likely to be very significant, it is challenging to quantify these. Furthermore, while the academic vision and association with IAIS give significant confidence that the benefits will be very significant, the ('land use') planning system is not capable of ensuring that the occupation of the building will deliver any particular output, and therefore it could be argued that the weight to be given to the likely economic benefits associated with research income etc ought to be caveated (to be equivalent to any University teaching floorspace) for the purposes of weighing against heritage harm. Other economic benefits, such as those in construction jobs and supply chain are not subject to these uncertainties and can be afforded modest weight.

Secondly, the scheme itself will bring other public benefits: the creation of an accessible route through the former productive garden to improve campus accessibility for user with mobility challenges is the most obvious, but the creation of a café terrace with outstanding landscape views would be another.

Whilst recognising the significant benefits above, officers have considered it necessary to pursue further tangible benefits from the scheme that relate to its immediate setting within the curtilage of Reed Hall. There are a number of areas of the site and gardens that have been subject to inappropriate development in the past and/or are in need of restoration to ensure their long term optimum viable use. Such benefits also reflect the fact that, in securing a long term optimum viable use for the site itself, the development will bring additional pressure on its immediate environment through increased use. Officers have therefore sought to negotiate a package of restoration and enhancement measures which will help to better reveal the significance of Reed Hall and its associated gardens. This package was discussed with University as part of discussions about redesign, and the package offered by the University is discussed in their submitted document: [Al Qasimi – Heritage Enhancement Strategy](#). The package that officers consider necessary and intend to secure by condition, is summarised into the following work areas, and a similarly worded condition is recommended. The majority of these have been agreed by the University in their submission of 09 October, but officers have added some aspects below, and have minor revisions to wording in some cases to reflect the fact that consider stronger commitments are considered necessary on some elements of the work. Each is expected to conclude prior to occupation of the building unless otherwise stated/agreed.

1. The terraces at the southeast corner of the 18th century walled garden,
  - a. Removal/management of vegetation across the three terraced levels
  - b. Removal of existing barriers to accessing the lowest terrace level and re-instating the route through from the former Billiard room to the Lit Path steps adjacent the site
  - c. Installation of more appropriate fence/barrier (if required at all) to any unsafe sections of the terrace
  - d. Implement additional structural surveys of the unsafe wall sections and a costed plan for repair
  - e. LEMP to secure ongoing maintenance to prevent further deterioration through encroachment of vegetation
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. Notwithstanding the detail shown on approved plans, the scheme shall rationalise this area as far as possible, including removal/reduction/other improvement to the clad enclosure attached to the gable end (subject to feasibility)

5. Inclusion of a sensitively designed intervention as part of the proposed new footpath link where it crosses the demolished historic southern garden wall. As well as providing a resting point for users to dwell, the intervention should seek to improve the interpretation of the design of the former productive garden, most likely by reinstating a small section of historic wall.
6. Improvements to the existing Lit Path to match the intervention on the new path as far as possible, and to replace existing inappropriate lighting with lighting of a more suitable design
7. Further means of allowing for additional interpretation of the history of the gardens, which could include an interpretation board or similar in an appropriate position.
8. Restoration of northern arm of eastern steps/balustrade (east of Reed Hall)

These improvements are all considered to be necessary to ensure the ongoing preservation of the heritage assets and to better reveal their heritage significance in accordance with NPPF paragraph 219:

*Local planning authorities should look for opportunities for new development ... within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

It is also worth noting that the campus SPD includes as one of its aspirations: 'Potential for restoration / repair of the historic gardens including walled garden and Italian balustrade'

Officers consider that these measures constitute public benefits and as such they may be weighed against the heritage harm arising from the proposal. Together with the economic benefits expected to arise from teaching and research activities in the new facility, time limited benefits such as construction and supply-chains jobs, and accessibility benefits brought by the new path, officers consider the public benefits of the proposal to be sufficient to outweigh the heritage harm arising.

## **17.0 Conclusion**

In final conclusion, officers recognise the benefits of the proposal and the need for its adjacency to IAIS. Given the complexities of the site and the challenges with building on it, officers also accept that the University have a minimum floorspace requirement and functional requirements and that it is therefore not possible to reduce the building further. Together these factors provide the justification for loss and harm to heritage significance that is required by NPPF paragraph 213. Full, detailed recording is required, materials are to be reused where possible, and the wider package of environmental enhancements is expected to help mitigate heritage harm by aiding interpretation of the historic function and arrangement of the site. A condition is

necessary to satisfy NPPF paragraph 217 to ensure that demolition works go ahead only in association with the full redevelopment.

Whilst the building exceeds the scale envisaged by the SPD, following significant revisions the design quality is considered to be high. Despite this, officers conclude that harm to heritage significance will result from the loss of curtilage listed buildings/features on the site, as well as from harm to the setting of listed buildings. There will be harm to the setting of the Mews Courtyard buildings, to the setting of Reed Hall itself, and to the setting of Reed Hall's Italianate terraces/steps. Harm which is also expected to arise to the undesignated (locally registered) park/garden and has been considered against NPPF paragraph 216. Critically, however, officers conclude that the overall heritage harm falls firmly within the 'less than substantial' category, and as such it is to be weighed against the public benefits of the proposal in accordance with NPPF paragraph 215.

The functions that will be facilitated by the building itself will deliver significant economic and social benefits, and together with construction-related economic benefits, the accessibility benefits brought by the new path, and a package of other environmental/heritage restoration and improvements works, the public benefits overall are considered sufficient to outweigh the harm to the significance of the heritage assets that is expected to arise.

Subject to conditions securing the protected species mitigation, including that which is already in place (bat house), and statutory Biodiversity Net Gain (part on, part off-site), and to a suite of conditions to protect trees, amenity, and to ensure appropriate detailed design quality (including the reuse of reclaimed historic materials), officers consider it appropriate to recommend both the planning and the listed building consent application for approval.

## **18.0 Recommendation**

Grant Planning Permission and Listed Building Consent subject to conditions as set out below.

### **Conditions 1 and 2: 25/0098/FUL:**

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 be carried out in complete accordance with the approved plans listed below, unless modified by the other conditions of this consent:

Received 28th January 2025:

28/01/2025\_DR-A-000150 P01 Existing P-SE3 Sections and Elevations - Proposed Removals

Received 11th September 2025:

123442-ATRL-01-XX-DG-A-080001\_SITE LOCATION PLAN\_P01

123442-ATRL-01-XX-DG-A-089001\_EXISTING SITE PLAN - PROPOSED REMOVALS 1- 250\_P01

123442-ATRL-01-XX-DG-A-089002\_EXISTING SITE PLAN - PROPOSED REMOVALS 1-100\_P01

123442-ATRL-01-XX-DG-A-089003\_PNE1 SECTIONS AND ELEVATIONS - PROPOSED REMOVALS\_P01

123442-ATRL-01-XX-DG-A-089004\_PNE2 SECTIONS AND ELEVATIONS - PROPOSED REMOVALS\_P01

123442-ATRL-01-XX-DG-A-089005\_PNW1 SECTIONS AND ELEVATIONS - PROPOSED REMOVALS\_P01

123442-ATRL-01-XX-DG-A-089006\_PSE1 SECTIONS AND ELEVATIONS - PROPOSED REMOVALS\_P01

123442-ATRL-01-XX-DG-A-089007\_PSE3 SECTIONS AND ELEVATIONS - PROPOSED REMOVALS\_P01

123442-ATRL-01-XX-DG-A-089008\_PSW1 SECTIONS AND ELEVATIONS - PROPOSED REMOVALS\_P01

123442-ATRL-01-XX-DG-A-089009\_PSW2 SECTIONS AND ELEVATIONS - PROPOSED REMOVALS\_P01

123442-ATRL-01-XX-DG-A-089010\_PSW3 SECTIONS AND ELEVATIONS - PROPOSED REMOVALS\_P01

123442-ATRL-01-XX-DG-A-081000\_PROPOSED SITE PLAN\_P03

123442-ATRL-01-00-DG-A-081001\_PROPOSED LEVEL 00 GENERAL ARRANGEMENT PLAN\_P03

123442-ATRL-01-01-DG-A-081002\_PROPOSED LEVEL 01 GENERAL ARRANGEMENT PLAN\_P03

123442-ATRL-01-02-DG-A-081003\_PROPOSED LEVEL 02 GENERAL ARRANGEMENT PLAN\_P03.pdf

123442-ATRL-01-R1-DG-A-081004\_PROPOSED ROOF LEVEL 1 GENERAL ARRANGEMENT PLAN\_P03

123442-ATRL-01-R2-DG-A-081005\_PROPOSED ROOF LEVEL 2 GENERAL ARRANGEMENT PLAN

123442-ATRL-01-B1-DG-A-081006\_PROPOSED BASEMENT LEVEL GENERAL ARRANGEMENT PLAN\_P02

123442-ATRL-01-XX-DG-A-082001\_PROPOSED GENERAL ARRANGEMENT NE  
ELEVATION\_P03  
123442-ATRL-01-XX-DG-A-082002\_PROPOSED GENERAL ARRANGEMENT NW  
ELEVATION\_P03  
123442-ATRL-01-XX-DG-A-082003\_PROPOSED GENERAL ARRANGEMENT SE  
ELEVATION\_P03  
123442-ATRL-01-XX-DG-A-082004\_PROPOSED GENERAL ARRANGEMENT SW  
ELEVATION\_P03  
123442-ATRL-01-XX-DG-A-082005\_PROPOSED GENERAL ARRANGEMENT SE  
SECTION-ELEVATION\_P02  
123442-ATRL-01-XX-DG-A-082006\_PROPOSED GENERAL ARRANGEMENT SW2  
ELEVATION\_P02  
123442-ATRL-01-XX-DG-A-083001\_PROPOSED GENERAL ARRANGEMENT  
SECTION 1\_P03  
123442-ATRL-01-XX-DG-A-083002\_PROPOSED GENERAL ARRANGEMENT  
SECTION 2\_P03  
123442-LDA-01-XX-DG-L-0001\_Landscape General Arrangement Plan LEVEL 00 #  
01 # 02\_SHEET 1 OF 4\_P05  
123442-LDA-01-XX-DG-L-0002\_Landscape General Arrangement Plan LEVEL 00 #  
01 # 02\_SHEET 2 OF 4\_P05  
123442-LDA-01-XX-DG-L-0003\_Landscape General Arrangement Plan  
ACCESSIBLE PATH\_SHEET 3 OF 4\_P05  
123442-LDA-01-XX-DG-L-0004\_Landscape General Arrangement Plan ROOF  
LEVEL\_SHEET 4 OF 4\_P04  
123442-LDA-01-XX-DG-L-0005\_Landscape General Arrangement Overview  
plan\_P02  
123442-LDA-01-XX-DG-L-0104\_Tree Removal Plan\_P03  
DTS23.12039.5.AIA\_Arboricultural Impact Assessment  
DTS23.12039.5.AMS\_Arboricultural Method Statement  
DTS23.12039.5.TPP-2 Rev 4\_Tree Protection Plan  
DTS23.12039.5.TPP Rev 5\_Tree Protection Plan  
DTS24.14748.1.SCH - Schedule of (Tree) works

Received 23 October 2025:

Agent Email with Clarifications (including future District Heat Connection)

Received 30 October 2025:

123442-ATRL-01-XX-DG-A-82007 Planning Elevations AOD Mark-up

**Reason:** In order to ensure compliance with the approved drawings.

**Conditions 1 and 2: 25/0099/LBC:**

1) The works to which this listed building consent relate must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

**Reason:** To comply with Section 18 of the Planning Listed Building and Conservation Areas Act 1990 as amended.

2) The development hereby permitted shall be carried out in complete accordance with the approved plans listed below, unless modified by the other conditions of this consent:

Received 28th January 2025:

28/01/2025\_DR-A-000150 P01 Existing P-SE3 Sections and Elevations - Proposed Removals

Received 11th September 2025:

123442-ATRL-01-XX-DG-A-080001\_SITE LOCATION PLAN\_P01

123442-ATRL-01-XX-DG-A-089001\_EXISTING SITE PLAN - PROPOSED REMOVALS 1- 250\_P01

123442-ATRL-01-XX-DG-A-089002\_EXISTING SITE PLAN - PROPOSED REMOVALS 1-100\_P01

123442-ATRL-01-XX-DG-A-089003\_PNE1 SECTIONS AND ELEVATIONS - PROPOSED REMOVALS\_P01

123442-ATRL-01-XX-DG-A-089004\_PNE2 SECTIONS AND ELEVATIONS - PROPOSED REMOVALS\_P01

123442-ATRL-01-XX-DG-A-089005\_PNW1 SECTIONS AND ELEVATIONS - PROPOSED REMOVALS\_P01

123442-ATRL-01-XX-DG-A-089006\_PSE1 SECTIONS AND ELEVATIONS - PROPOSED REMOVALS\_P01

123442-ATRL-01-XX-DG-A-089007\_PSE3 SECTIONS AND ELEVATIONS - PROPOSED REMOVALS\_P01

123442-ATRL-01-XX-DG-A-089008\_PSW1 SECTIONS AND ELEVATIONS - PROPOSED REMOVALS\_P01

123442-ATRL-01-XX-DG-A-089009\_PSW2 SECTIONS AND ELEVATIONS - PROPOSED REMOVALS\_P01

123442-ATRL-01-XX-DG-A-089010\_PSW3 SECTIONS AND ELEVATIONS - PROPOSED REMOVALS\_P01

123442-ATRL-01-XX-DG-A-081000\_PROPOSED SITE PLAN\_P03

123442-ATRL-01-00-DG-A-081001\_PROPOSED LEVEL 00 GENERAL ARRANGEMENT PLAN\_P03

123442-ATRL-01-01-DG-A-081002\_PROPOSED LEVEL 01 GENERAL ARRANGEMENT PLAN\_P03

123442-ATRL-01-02-DG-A-081003\_PROPOSED LEVEL 02 GENERAL ARRANGEMENT PLAN\_P03.pdf



123442-ATRL-01-R1-DG-A-081004\_PROPOSED ROOF LEVEL 1 GENERAL  
 ARRANGEMENT PLAN\_P03  
 123442-ATRL-01-R2-DG-A-081005\_PROPOSED ROOF LEVEL 2 GENERAL  
 ARRANGEMENT PLAN  
 123442-ATRL-01-B1-DG-A-081006\_PROPOSED BASEMENT LEVEL GENERAL  
 ARRANGEMENT PLAN\_P02  
 123442-ATRL-01-XX-DG-A-082001\_PROPOSED GENERAL ARRANGEMENT NE  
 ELEVATION\_P03  
 123442-ATRL-01-XX-DG-A-082002\_PROPOSED GENERAL ARRANGEMENT NW  
 ELEVATION\_P03  
 123442-ATRL-01-XX-DG-A-082003\_PROPOSED GENERAL ARRANGEMENT SE  
 ELEVATION\_P03  
 123442-ATRL-01-XX-DG-A-082004\_PROPOSED GENERAL ARRANGEMENT SW  
 ELEVATION\_P03  
 123442-ATRL-01-XX-DG-A-082005\_PROPOSED GENERAL ARRANGEMENT SE  
 SECTION-ELEVATION\_P02  
 123442-ATRL-01-XX-DG-A-082006\_PROPOSED GENERAL ARRANGEMENT SW2  
 ELEVATION\_P02  
 123442-ATRL-01-XX-DG-A-083001\_PROPOSED GENERAL ARRANGEMENT  
 SECTION 1\_P03  
 123442-ATRL-01-XX-DG-A-083002\_PROPOSED GENERAL ARRANGEMENT  
 SECTION 2\_P03  
 123442-LDA-01-XX-DG-L-0001\_Landscape General Arrangement Plan LEVEL 00 #  
 01 # 02\_SHEET 1 OF 4\_P05  
 123442-LDA-01-XX-DG-L-0002\_Landscape General Arrangement Plan LEVEL 00 #  
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 123442-LDA-01-XX-DG-L-0003\_Landscape General Arrangement Plan  
 ACCESSIBLE PATH\_SHEET 3 OF 4\_P05  
 123442-LDA-01-XX-DG-L-0004\_Landscape General Arrangement Plan ROOF  
 LEVEL\_SHEET 4 OF 4\_P04  
 123442-LDA-01-XX-DG-L-0005\_Landscape General Arrangement Overview  
 plan\_P02

**Reason:** In order to ensure compliance with the approved drawings.

**Conditions to be attached to both 25/0098/FUL & 25/0099/LBC:**

3) ARCHAEOLOGY 1:

No development shall take place until the implementation of a programme of building recording and 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.

#### 4) RECLAMATION AND REUSE OF EXISTING MATERIALS - PRIOR TO DEMOLITION

No demolition works shall be commenced until a strategy for the proposed reclamation of historic building materials from the site has been submitted to and approved in writing by the local planning authority. The strategy shall include:

- a) details of the materials to be retained for re use (which shall be in broad accordance with the demolition plans hereby approved),
- b) the method of demolition of structures expected to feature materials with potential for reclamation and reuse
- c) the method by which materials will be assessed for suitability for reuse, stored, cleaned and prepared for reuse

**Reason:** to preserve existing historic materials from the site as far as is possible in the interests of minimising harm to the significance of the heritage assets at the site.

#### 5) DEMOLITION ONLY IN ASSOCIATION WITH REDEVELOPMENT

No demolition works shall be commenced until evidence of a contract for the construction of the replacement building has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** In order to minimise the risk of demolition and site clearance works taking place independently of the wider redevelopment which provides a justification for loss of heritage assets and delivers public benefits weighed against the harm arising (in order to satisfy NPPF paragraphs 215-217).

#### 6) METHOD STATEMENT CONDITION - VAULT

Prior to the commencement of any works of repair or strengthening of the existing vaulted structure a detailed schedule of works and method statement setting out full details of the proposed repair or structural intervention shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out only in full accordance with the approved schedule of works / method statement and shall be fully completed prior to the first occupation of the building. Details shall

include a full and detailed specification of all materials to be used in the works and plans and drawings as necessary to describe the proposed intervention.

**Reason:** To ensure that the structural integrity of the historic fabric is conserved and maintained in the interests of minimising harm to the Reed Hall's heritage significance.

## 7) CONSTRUCTION ENVIRONMENTAL (AND TRAFFIC) MANAGEMENT PLAN (CEMP)

No development (including ground works) or vegetation clearance works or demolition shall take place until a CEMP (or CEMPs) have been submitted to and approved in writing by the Local Planning Authority. The CEMP(s) shall describe the actions that will be taken to protect the amenity of people living and/or working nearby, to ensure highway (including pedestrian) safety, and to minimise disruption to movements in the locality. It shall include as a minimum, provisions for:

General/Highways:

- (a) The timetable of the works;
- (b) Construction working hours, which shall be limited to the hours of 8:00 to 18:00 Monday to Friday, 8:00 to 13:00 on Saturdays and shall occur at no times on Sundays or Bank Holidays.
- (c) Hours during which delivery and construction traffic will travel to and from the site, which shall be limited to the hours of 8:00 to 18:00 Monday to Friday, 8:00 to 13:00 on Saturdays and shall occur at no times on Sundays or Bank Holidays.
- (d) hours during which no construction traffic will be present at the site;
- (e) any road closures;
- (f) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
- (g) The proposed route of all construction traffic exceeding 7.5 tonnes.
- (h) The site access point(s) of all vehicles to the site during the construction phase
- (i) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;
- (j) the compound/location(s) where all building materials, finished or unfinished products, parts, crates, packing materials, waste, and stockpiles of topsoil and sub soil will be stored during the demolition and construction phases, and where construction staff welfare facilities will be provided.
- (k) details of wheel washing facilities and obligations
- (l) Photographic evidence of the condition of adjacent public highway prior to commencement of any work;
- (m) the means of enclosure of the site during construction works (Hoardings are to be kept free of fly posting and graffiti).

- (n) Details of the amount and location of construction worker parking.
- (o) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site
- (p) details of any footpath diversions required, including alternative routes and signage

#### Environmental Protection Measures:

- (q) A noise and vibration management plan, including details of quantitative monitoring of noise and/or vibration to be conducted if deemed necessary by the LPA following justified complaints.
- (r) All plant and equipment based at the site to use white noise reversing alarms or a banksman unless agreed otherwise in writing in the CEMP.
- (s) No driven piling without prior consent from the LPA.
- (t) A detailed proactive and reactive dust management plan, including details of quantitative monitoring of dust emissions.
- (u) No emissions of dust beyond the site boundary so as to cause harm to amenity of the locality.
- (v) No burning on site during construction or site preparation works.
- (w) All non-road mobile machinery (NRMM) based at the site shall be of at least stage IIIB emission standard (or higher if stage IIB has not been defined for the type of machinery) unless agreed otherwise in writing in the CEMP.
- (x) Arrangements for communication and liaison with local residents, including regular letter drops and a dedicated contact number for complaints.
- (y) Details of how power will be provided to any compounds, storage areas, welfare and temporary parking facilities (use of a generator overnight will not normally be considered acceptable).
- (z) Details of any works needed to any historic structures (which may need separate Listed Building Consent).

The approved CEMP(s) shall be strictly adhered to throughout the construction period of the development, unless a specific temporary exemption/alteration has been agreed in writing by the LPA in advance.

**Reason:** To protect the amenity of the locality, especially for people living and/or working nearby, to ensure highway (including pedestrian) safety, to minimise disruption to movements in the locality, and to ensure that works required to manage construction activities preserve the special architectural and historic interest of the Grade II listed Reed Hall (including its curtilage listed structures).

## 8) TREE PROTECTION MEASURES

No materials shall be brought onto the site or any development commenced (including demolition works), until the developer has erected tree protection fencing in accordance with BS5837:2012 around all trees or shrubs to be retained, in

accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plans and Arboricultural Method Statement (AMS) (or in accordance with alternative equivalents where these have first been submitted to and been approved in writing by the Local Planning Authority). The developer shall maintain such fences to the satisfaction of the Local Planning Authority until all development the subject of this permission is completed, and in other respects all works shall be carried out only in accordance with the approved AIA and AMSs.

**Reason:** To ensure the protection of trees on and adjacent to the site during the carrying out of the development.

#### 9) BIODIVERSITY NET GAIN - HABITAT MANAGEMENT AND MONITORING PLAN

The development shall not commence until a Habitat Management and Monitoring Plan for the on-site habitat (the HMMP), prepared in accordance with the Biodiversity Gain Plan required by the statutory biodiversity gain condition and including:

- (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 on-site habitat specified in the approved HMMP shall thereafter be delivered and completed in accordance with the details approved by the Biodiversity Gain Plan prior to the occupation of the development hereby approved, or in accordance with an alternative timetable where this has first been agreed in writing by the Local Planning Authority.

The on-site habitat shall thereafter be managed and maintained in accordance with the approved HMMP for a period of 30 years from the completion of the development.

Monitoring reports shall thereafter be submitted to the local planning authority in writing for the 30 year period in accordance with the methodology and frequency specified in the approved HMMP.

**Reason:** To ensure that the on site habitat is secured such that the development delivers the required 10% biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990.

#### 10) CONTAMINATED LAND

The recommendations given in the Geoenvironmental Risk Assessment Technical Note, Dated 12 September 2024 of Ground Investigation Report Reference: 123442-ARUP-ZZ-ZZRP-G-000001 P01.1 - 25 November 2024 are to be adhered to:

- o Human Health Risk Assessment (Section 4);
- o Controlled Waters Risk Assessment (Section 5);
- o Waste Disposal (section 7)

The building(s) shall not be occupied until the recommendations detailed in the above Technical Note Sections have been implemented/adhered to and a remediation/verification statement submitted to the Local Planning Authority detailing how the recommendations were complied with, together with confirmation that no unacceptable risks remain.

##### Unsuspected Contamination:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in any approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other offsite, reflecting the fact that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

#### 11) SURFACE WATER DRAINAGE

No development hereby permitted shall commence until the following information has been submitted to and approved in writing by the Local Planning Authority:

- (a) A detailed drainage design based upon the approved Flood Risk Assessment and Drainage Strategy.
- (b) Detailed proposals for the management of surface water and silt runoff from the site during construction of the development hereby permitted.
- (c) Proposals for the adoption and maintenance of the permanent surface water drainage system.
- (d) A plan indicating how exceedance flows will be safely managed at the site.
- (e) If required, a detailed assessment of the condition and capacity of any existing surface water drainage system/watercourse/culvert that will be affected by the proposals. The assessment should identify and commit to, any repair and/or improvement works to secure the proper function of the surface water drainage receptor.
- (f) If required, evidence there is agreement in principle with the sewer/drain/watercourse owner to connect into their system.
- (g) Details to demonstrate that that no surface water will drain on to any County Highway

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

## 12) ECOLOGICAL MITIGATION AND ENHANCEMENT

The development shall be implemented in full accordance with the mitigation and enhancement measures set out within the submitted Ecological Impact Assessment (Bats and Birds) (GE, 12 September 2025). For the sake of clarity, these include that no development shall take place or access to existing roosts prevented until the replacement bat roost consented by permission 24/1485/FUL has been constructed and made fully operational. The following ecological mitigation/enhancement measures shall be provided, in accordance with full details which shall first be submitted to and be approved in writing by the LPA, prior to the occupation of the building hereby approved.

- o 2no tree mounted bat boxes to be installed in the adjacent former productive walled garden (as recommended by submitted report)
- o 2no tree mounted bird boxes to be installed in the adjacent former productive walled garden (as recommended by submitted report)
- o 2no. integrated bee bricks to be installed as part of the new building (as recommended by submitted report)

- o No less than 5 integrated Universal Swift nesting boxes to be installed as part of the new building (as requested by the RSPB)

All ecological enhancement measures ecological mitigation/enhancement measures shall thereafter be retained in accordance with the approved details.

**Reason:** In order to ensure that protected species are prevented from harm and that ecological mitigation and enhancements are secured.

### 13) SUSTAINABILITY (INCLUDING PASSIVHAUS CERTIFICATION)

The development shall be designed and constructed in accordance with the details set out in the submitted Sustainability Statement (as amended by the Sustainability Statement Addendum received 12 September 2025) or in accordance with an alternative equivalent where this has first been submitted to and been approved in writing by the Local Planning Authority, including pursuing Passivhaus certification. Prior to occupation, or as soon as practicable thereafter, evidence of Passivhaus certification shall be submitted to and approved in writing by the local planning authority.

**Reason:** To ensure that the proposal is in accordance with the aims of Policies CP13-15 of the Adopted Core Strategy and in the interests of delivering sustainable development (recognising that the University has decided to pursue alternative sustainability standards to the BREEAM Excellent which is otherwise required by policy CP15).

### 14) DISTRICT HEAT NETWORK READINESS

The development hereby permitted shall be constructed to include ductwork (sufficient in size and specification to accommodate a District Heating connection) from Mardon Hill into the Mechanical Plant/ Dry Riser area as shown on drawing extract submitted by email on 23 October 2025. The ductwork shall thereafter be maintained in readiness for any future District Heat Network connection to the site.

**Reason:** In order to ensure that the building is District Heat ready as required by Core Strategy policy CP13.

### 15) WASTE MANAGEMENT PLAN

The development hereby approved shall be implemented (and thereafter operated) in full accordance with the approved Waste Management Plan set out on page 102 of the submitted Design and Access Statement Addendum Report received 11 September 2025 (within Part 8 of 8 reference 123442-ATRL-01-XX-RP-A-080010), or in accordance with an alternative equivalent where this has first been submitted to and been approved in writing by the Local Planning Authority in liaison with the Waste Planning Authority.



**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.

#### 16) NO USE OF MEWS COURTYARD FOR CONSTRUCTION PURPOSES

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification ), the cobbled 'mews' courtyard adjoining the site to its south west shall not be used for any purposes related to the construction of the development at any time, except where the full details of the intended use (including timetable) have first been submitted to and approved in writing by the Local Planning Authority.

**Reason:** to protect this part of the curtilage to the Grade II Reed Hall from harm which officers would expect to arise from its use as a construction compound in the interests of minimising harm to Reed Hall's heritage significance.

#### 17) RECLAMATION AND REUSE OF EXISTING MATERIALS - PRIOR TO REUSE

No construction works above ground level (proposed level 00 finished floor level) shall be commenced until a strategy for reuse of reclaimed historic building materials from the site has been submitted to and approved in writing by the local planning authority. The strategy shall include:

- a) The quantities of materials reclaimed by type
- b) Proposals for reuse (with reference to design details subject to separate condition(s))
- c) Proposals for the storage (and/or alternative reuse) of excess reclaimed materials (if any), as well as proposals to address any shortfalls arising in particular types of reclaimed materials.

**Reason:** to optimise the reuse of reclaimed historic materials from the site in the interests of minimising harm to the significance of the heritage assets at the site.

#### 18) DESIGN DETAILS - PROPOSED BUILDING

No construction works above ground level (proposed level 00 finished floor level) shall be commenced until large scale details of the building design have been submitted to and approved in writing by the Local Planning Authority. The details shall include key aspects of the construction which affect the external appearance of the building design (showing the typical articulation of parapets, copings, sills, drips, mouldings, the depth of reveals, special brickwork bonding, joints between elements/components of dissimilar materials, specialist metalwork and other fabrications, etc.) and shall highlight where any reclaimed historic materials are to be reused.

**Reason:** In order to ensure high quality building design and detailing to deliver a high quality building and to minimise harm to Reed Hall's heritage significance.

#### 19) MATERIALS SAMPLES - PROPOSED BUILDING

No construction works above ground level (proposed level 00 finished floor level) shall be commenced until samples of the materials to be used in the building design have been approved in writing by the Local Planning Authority. Ideally, sample panel(s) shall be erected on site (accompanied by a written specification submitted to the Local Planning Authority) to enable the different materials to be viewed alongside each other. Sample panels of proposed brickwork (including reclaimed brick) shall illustrate the bond, mortar mix and mortar finish proposed.

**Reason:** In order to ensure high quality building design and detailing to deliver a high quality building and to minimise harm to Reed Hall's heritage significance.

#### 20) HARD AND SOFT LANDSCAPING SCHEME

No construction works above ground level (proposed level 00 finished floor level) shall be commenced (unless an alternative timetable is agreed in writing by the Local Planning Authority) until a Detailed Landscaping Scheme for the site has been submitted to and been approved in writing by the Local Planning Authority. The scheme shall include details of all hard and soft landscaping.

Hard landscaping details shall include all boundary treatments and works to any new/revised retaining structures, and any street furniture, and shall highlight where any reclaimed historic materials are to be reused. Samples/sample panels may be required as necessary.

Soft landscaping details shall include details of tree and plant species, specifications, planting densities and methods of planting.

The hard landscaping shall be constructed as approved prior to the occupation/use of the development. The soft landscaping shall be planted in the first planting season following the occupation/use of the development or completion of the development, whichever is the sooner, or in earlier planting seasons wherever practicable, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

**Reason:** In order to ensure high quality landscape design and detailing to deliver high quality spaces surrounding the building in accordance with Policy DG1 of the Exeter Local Plan First Review, and to minimise harm to Reed Hall's heritage significance.

#### 21) PLANT NOISE

Prior to the installation of any new plant including Air Source Heat Pumps on the site, details of the plant shall be submitted to and approved in writing by the Local

Planning Authority. The details shall include location, design (including any compound), noise specification and cumulated noise rating assessment. The plant shall not exceed 5dB below the existing background noise level at the nearest receptor. If the plant exceeds this level, mitigation measures shall be provided to achieve this in accordance with details to be submitted to and approved in writing by the Local Planning Authority. (All measurements shall be made in accordance with BS 4142:2014).

**Reason:** To prevent noise pollution in the interests of preventing harm to sensitive receptors in the vicinity of the site.

## 22) HERITAGE AND ENVIRONMENTAL ENHANCEMENTS

The building shall not be occupied (unless an alternative timetable for the implementation/completion of specific measures has been submitted to and been approved in writing in advance by the Local Planning Authority) until the following restoration and enhancement measures have been carried out to the gardens and structures within Reed Hall's curtilage, in accordance with further details which shall first be submitted to and be approved in writing by the Local Planning Authority:

1. Works to the terraces at the southeastern corner of the 18th century former walled/productive garden, comprising of:
  - a. Removal/management of vegetation across the three terraced levels;
  - b. Removal of existing barriers to accessing the lowest terrace level and re-instating the route through from the former Billiard room to the Lit Path steps adjacent the site;
  - c. Installation of more appropriate fence/barrier (if required at all) to any unsafe sections of the terrace;
  - d. Implementation of additional structural surveys of the unsafe wall sections, and production of a costed and programmed plan for repair;
  - e. Submission of a Landscape Environment Management Plan (LEMP), which shall thereafter be implemented in perpetuity in accordance with the approval details to secure ongoing maintenance of this area to prevent further deterioration through encroachment of vegetation.
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. Notwithstanding the detail shown on plans hereby approved, the scheme shall rationalise the equipment in this area as far as possible, including removal/reduction/other improvement to the clad enclosure attached to the eastern gable end of the northern Mews building (subject to feasibility).

5. Inclusion of a sensitively designed intervention as part of the proposed new footpath link where it crosses the demolished historic southern garden wall. As well as providing a resting point for users to dwell, the intervention should seek to improve the interpretation of the design of the former productive garden, most likely by reinstating a small section of historic wall.

6. Improvements to the existing Lit Path to match the intervention on the new path as far as possible, and to replace existing inappropriate lighting with lighting of a more suitable design.

7. Further means of allowing for 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 the short arm extending northwards from the Grade II listed steps that lead eastwards from Reed Hall towards The Queens Drive (part of List Entry Number 1266950)

**Reason:** The development itself is considered to give rise to less than substantial harm to the significance of the Grade II Listed Reed Hall (including its gardens and setting). These works are considered necessary as public benefits associated with the proposal (in addition to those public benefits expected to be brought by the building itself) in order to outweigh the harm arising and allow the grant of planning permission and listed building consent.

## 23) ARCHAEOLOGY 2:

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.

## 24) CYCLE PARKING

The building hereby approved shall not be occupied until secure cycle parking facilities for building users has been provided in accordance with full details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The details shall be in broad accordance with those shown on the plans hereby approved, except that no less than 50% of the 14 spaces proposed shall be covered to provide weatherproofing for workplace users. Where Sheffield Stands are used, these should be positioned and spaced in accordance with the guidance set out within Devon County Council's Cycle Parking Design Guidance. Thereafter the

said cycle parking facilities shall be retained and kept clear for that purpose at all times.

**Reason:** To ensure that cycle parking is provided, in accordance with Exeter Local Plan Policy T3, the Sustainable Transport SPD (Adopted 2013), and Devon County Council's Cycle Parking Design Guidance referred to within the SPD.

## 25) EXTERNAL LIGHTING

The building hereby approved shall not be occupied until external artificial lighting has been installed in accordance with details which shall first have been submitted to and been approved in writing by the Local Planning Authority (including location, type and specification to include brightness and colour temperature). The details shall demonstrate how the lighting has been designed to minimise impacts on local amenity and wildlife (including isoline drawings of lighting levels and mitigation if necessary). The details shall include existing lighting where this is to be upgraded/replaced.

**Reason:** To ensure lighting is well designed to deliver a high-quality environment in which user safety is ensured (reference should be made to the consultation response from the Police Designing Out Crime Officer), harm to light averse bats known to use the site is prevented, and harm to Reed Hall's heritage significance is minimised.

## 26) SECURITY MEASURES

The building hereby approved shall not be occupied until security measures have been installed in accordance with details which shall first have been submitted to and been approved in writing by the Local Planning Authority.

**Reason:** To ensure the safety of users of the site taking into account comments made in the consultation response from the Police Designing Out Crime Officer.

## 27) LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN (LEMP)

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 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.

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. Where it relates to soft-landscaping which contributes to on-site habitat for the purposes of calculating the Biodiversity Net Gain to be delivered by this development, the LEMP shall be consistent with the Habitat Management and Monitoring Plan approved as a requirement of the relevant condition attached to this permission.

All post-construction site management shall be undertaken in accordance with the LEMP.

**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.

## 28) BIODIVERSITY NET GAIN - COMPLETION OF ON-SITE HABITAT

Notice in writing shall be given to the Council when the on-site habitat approved as a requirement of the Biodiversity Gain Condition and as set out in the Habitat Management and Monitoring Plan (HMMP) have been completed.

**Reason:** To ensure that the on site habitat is secured such that the development delivers the required 10% biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990.

## INFORMATIVES

### 1) POSITIVE AND PROACTIVE WORKING

In accordance with Paragraph 39 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

### 2) POTENTIAL TREE TRANSLOCATIONS

Please note, before removing any trees to facilitate this development, that the Council's Tree Officer considers that some of the younger trees to be felled may be suitable for translocation. You are therefore encouraged to explore the possibility of translocation before felling any trees.

### 3) LISTED BUILDING CONSENT

Your attention is drawn to the fact that this planning permission relates to works to a building included on the Statutory List of Buildings of Architectural or Historic Interest (Grade II). These works also require listed building consent. In this case Listed

Building Consent has been given through concurrent application 25/0099/LBC. In the event that minor changes are required or that you are not sure whether the listed building consent covers particular works which become necessary during the implementation of this permission, you are advised to contact the planning case officer. Under no circumstances should work be undertaken without listed building consent as it is an offence under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to carry out any works requiring listed building consent without first obtaining such consent.

#### 4) BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)", which is worded as follows:

'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 onsite habitat and any other habitat;
- b) the pre-development biodiversity value of the onsite habitat;
- c) the post-development biodiversity value of the onsite habitat;
- d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- e) any biodiversity credits purchased for the development; and
- f) such other matters as the Secretary of State may by regulations specify.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan would be Exeter City Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. However, based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Please note that the Local planning authority would consider the completion of development to be the date that the on-site habitat measures are completed as advised in the notification required by the condition attached to this permission.

Please also note that Exeter City Council would anticipate requiring a monitoring report every 5 years.

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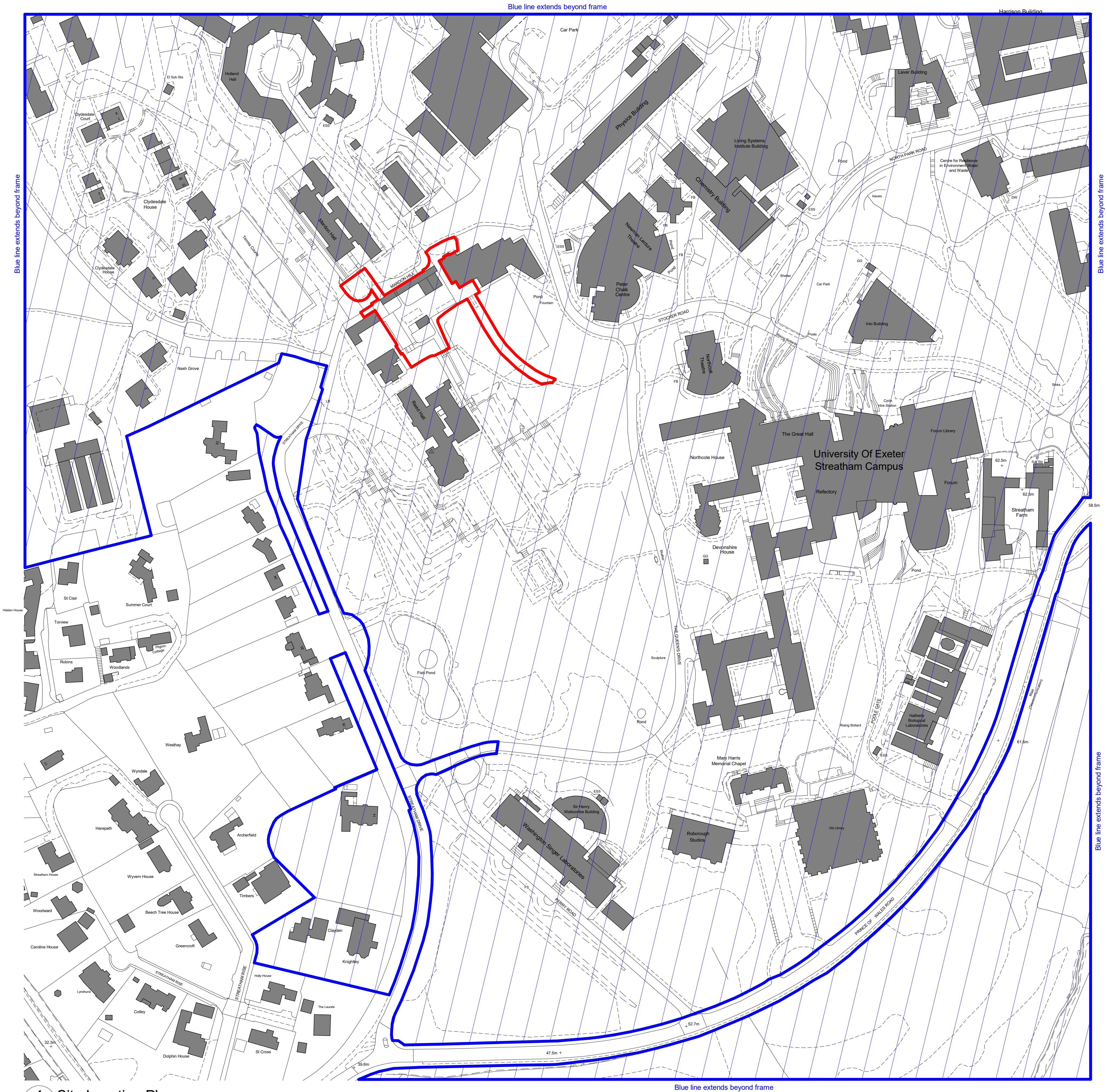


NOTE:  
Drawing to be read in COLOUR.  
Production Date: 22 August 2025 © Crown copyright and database rights  
2025 Ordnance Survey AC0000808122.

KEY:

Application Boundary

Site Ownership Boundary



1 Site Location Plan  
SCALE 1 : 1250



P01	29/08/2025	ISSUED FOR PLANNING	LT	EN	JR
Rev.	Date	Description	By	Chk'd	App'd

Drawing Suitability	FOR INFORMATION	Status	S2
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Client  
Galliford Try

www.atkinsrealis.com

Project Title	AI-Qasimi Building
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Drawing Title

SITE LOCATION PLAN

Scale	Designed	Drawn	Checked	Authorised
As indicated	EN	LT	EN	JR
Original Size	Date	Date	Date	Date
A1	22/08/2025	22/08/2025	22/08/2025	29/08/2025
Drawing Number				Revision
123442-ATRL-01-XX-DG-A-080001				P01



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## Planning Committee Report 23/1532/OUT

### 1.0 Application information

Number:	23/1532/OUT
Applicant Name:	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.
Site Address:	Sandy Park Farm Old Rydon Lane Topsham
Registration Date:	18 December 2023
Link to Application:	<a href="https://publicaccess.exeter.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=S5VE0VHBKZ200">https://publicaccess.exeter.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=S5VE0VHBKZ200</a>
Case Officer:	Mr Christopher Cummings
Ward Member(s):	Cllr Cookson, Cllr Rolstone, Cllr Williams

### REASON APPLICATION IS GOING TO COMMITTEE

The Head of City Development considers the application to be a significant application that should be determined by the Planning Committee in accordance with the Exeter City Council Constitution.

### 2.0 Summary of recommendation

REFUSE permission subject to reasons as set out in the report

### 3.0 Reason for the recommendation:

Whilst the development of this greenfield site is accepted, with it allocated in both the Core Strategy and the emerging Exeter Plan, the proposed use mix is not acceptable, with the site shown as employment land in the Newcourt Masterplan and emerging Exeter Plan Policy EJ6. The masterplan has limited weight, however when read alongside Core Strategy Policies CP2 and CP19 there is a clear conflict with no employment land having currently been provided in the Newcourt area. Whilst the tilted balance is in effect, this is a significant and demonstrable harm that would not outweigh the benefits of additional residential units on this site.

There are significant issues with other aspects of the scheme, including loss of trees at the southern access point, air quality considerations, drainage design and the need to update ecological information. These are matters that may be resolved through revised details, however given the unacceptable nature of the proposed mixed residential/employment use of this site, it is not considered appropriate to request revised details as they would not overcome that refusal reason.

#### 4.0 Table of key planning issues

Issue	Conclusion
EIA Screening	The site has been assessed under the Environmental Impact Regulations which concluded that as the site is within the Newcourt urban extension any impacts can be addressed through the planning process, Habitat Regulations Assessment and the use of planning conditions and obligations. An Environmental Statement is therefore not required for this proposal.
Principle of Development	<p>The site is allocated as part of the Newcourt urban extension under Core Strategy Policy CP19 for around 3,500 dwellings and 16ha employment. The Core Strategy does not break down the Newcourt urban extension into land parcels, leaving this to the Newcourt Masterplan. The Masterplan is not adopted and has limited weight. The Masterplan proposes this site for 8.3ha of employment, with the proposal being a mix of residential and employment on a 7.98ha in size, with only 2.29ha being employment.</p> <p>No employment has been delivered within the Newcourt extension and there are limited land parcels left to deliver the 16ha required by Policy CP19. The emerging Exeter Plan allocates this site for 7ha of employment land, demonstrating a continued requirement for employment in this area.</p>

Issue	Conclusion
	<p>It is acknowledged that deviations from the Masterplan have occurred, however these have accorded with the general guidance within and the requirements of Core Strategy Policies CP19 and CP2. This proposal fails to accord with the guidance as there is limited land left in Newcourt to accommodate the 16ha of employment required.</p> <p>Mitigation was proposed through delivery of employment on land to the south of Old Rydon Lane. This is outside the red-line of this application and a masterplan would be required to ensure that a suitable level could be accommodated without significant impacts. No such exercise has been undertaken.</p> <p>There will be a loss of agricultural land, employment and residential through development of this site. However, the allocation under Core Strategy Policy CP19 identifies an overall net gain of residential and employment in the Newcourt urban extension that offsets the harm generated by this loss.</p> <p>The Council cannot currently demonstrate a 5 year housing land supply and the tilted balance in favour of development is in effect. However, in accordance with NPPF paragraph 11(d)(ii) it is considered that there is significant and demonstrable harm generated through this proposal that outweighs the benefits. The failure to deliver the employment land required by Core Strategy Policies CP2 and CP19 will generate significant impacts to the Newcourt allocation area (as</p>

Issue	Conclusion
	<p>required by NPPF paragraph 77), the city and the wider Travel to Work area.</p> <p>The proposal therefore generates unacceptable conflict with Core Strategy Policies CP2 and CP19 and is unacceptable in principle.</p>
Residential Density	<p>The Newcourt Masterplan proposes a density of 50dph for residential development and this proposal will provide a net density level of 55.05dph (not including any green space areas).</p> <p>This is considered acceptable in accordance with Masterplan requirements.</p>
Site Layout and Parameter Plan	<p>The overall layout would be dealt with at reserved matters stage, however a parameter plan was submitted with this application.</p> <p>Given the in-principle objection to the level of employment proposed it is considered that a significant update to the parameter plan would be required.</p> <p>It is not considered a suitable reason for refusal on its own, but any revised scheme would need to update the parameter plan accordingly.</p>
Access	<p>The principle of primary northern access onto Sandy Park Way and the A379 and an access onto Old Rydon Lane is in accordance with the Newcourt Masterplan and supported. The level of trips generated from the site is not considered to create any unacceptable highway impacts on both local roads and the junction with the M5, with recent improvements to the surrounding area as part of the Newcourt urban extension. The northern access itself is considered acceptable in design, with Sandy Park</p>

Issue	Conclusion
	<p>Way designed to accommodate the additional vehicle movements from this site and a site to the south of Old Rydon Lane. However, the southern access raises significant concerns. The southern access will join Old Rydon Lane which sees high levels of non-motorised use on event and match days at Sandy Park Rugby Club. It has not been demonstrated how safe vehicle and pedestrian/cycle movements will occur on these days, creating an unacceptable highway safety impact contrary to LP saved Policy H2, CS Policies CP4 and CP16, and NPPF paragraph 116. In addition, the southern access will see the loss of two significant trees on the southern boundary. It has not been demonstrated that this is unavoidable and that alternative access point positions are not suitable, contrary to CS Policies CP16 and CP17, and LP saved policy LS4. It is acknowledged that both of these aspects may be resolvable with additional information, revised drawings or mitigation, however given the in-principle objection it was not appropriate to require this to be submitted as it would not resolve the land use issue.</p>
Other Highway Matters	<p>Reserved matters would be expected to demonstrate suitable pedestrian and cycle access routes through the site. A Transport Hub is proposed and is recommended to be secured by condition to ensure space is available for hire bikes and vehicles should members decide to approve the application.</p> <p>A Construction Management Plan condition is recommended to reduce the impacts during the construction</p>

Issue	Conclusion
	phase of development if the application is approved.
Amenity Impacts	<p>There will be a level of vehicle impacts, however this will primarily be through the existing access point to the north. There are adjoining residential properties to the south, however it is considered that the layout at reserved matters stage will be enough to ensure suitable mitigation.</p> <p>There are not considered to be any significant amenity impacts generated by this proposal.</p>
Air Quality	<p>An Air Quality Impact Assessment was submitted and the Council's Environmental Health team raised objections, noting that the area with the highest current concentrations (East Wonford Hill) was not included.</p> <p>Whilst this could be resolved with additional information, it was not considered appropriate to request it as it would not solve the in-principle refusal reason for this proposal.</p> <p>The scheme is therefore contrary to Local Plan saved Policy EN3 and Core Strategy Policy CP11.</p>
Contamination	<p>The submitted contamination report recommends further intrusive investigations, an approach supported by the Council's Environmental Health Team.</p> <p>Any approval should include a condition requiring this to be undertaken, with remediation as necessary.</p>
Noise	A Noise Impact Assessment was submitted with this proposal. The Council's Environmental Health team



Issue	Conclusion
	<p>raised queries regarding use of heat pumps and precision for monitoring background noise.</p> <p>Any approval should therefore include a condition relating to background noise levels, and requiring an updated Noise Impact Assessment.</p>
Ecology	<p>The submitted surveys are from 2021 and are now out-of-date, with updated surveys and reports required, with the Council's ecologist noting missing information in the submitted ecology report. It was also noted that roosting bat mitigation is needed, as well as securing of a 10m dark corridor for bat activity. Further detail was also needed in relation to translocation sites for reptiles.</p> <p>The application was submitted prior to the mandatory 10% biodiversity net gain, although it has been demonstrated that an overall gain can be achieved on site.</p> <p>Due to the out-of-date and missing information the proposal is contrary to LP saved Policy LS4 and CS Policy CP16. Whilst this issue may be resolved through submission of further information it would not solve the in-principle refusal reason relating to employment use. It was therefore not considered appropriate to require submission of this at additional costs to the applicant.</p>
Drainage	<p>The submitted drainage proposals were not considered acceptable by the Lead Local Flood Authority with incorrect methodology used and insufficient information on infiltration and drainage strategy.</p>

Issue	Conclusion
	<p>The proposal is therefore contrary to Local Plan saved Policies EN3 and EN4 and Core Strategy Policy CP12.</p> <p>Whilst this could be resolved with additional information, it was not considered appropriate to request it as it would not solve the in-principle refusal reason for this proposal.</p>
Heritage	<p>There are no listed buildings within or immediately adjacent to the site and it is not within a Conservation Area.</p> <p>The submitted Heritage Statement noted the risk of archaeological remains and a condition for an Archaeological Watching Brief is recommended on any approval.</p>
Energy	<p>Any non-domestic buildings would be expected to meet BREEAM 'excellent' standards and this would be required by condition. Energy efficiency on residential buildings would be dealt with by recently updated Building Regulation requirements.</p> <p>A condition would be required for connection to a district heating system unless it is demonstrated that it is not possible or viable at the time of development.</p> <p>A condition for a Waste Audit Statement would be required should the application be approved.</p>
Green Space and Play	<p>No objection to proposal subject to securing a LAP and LEAP as well as contribution towards improving MUGA at Omaha Drive.</p>
Affordable Housing	<p>The proposal meets policy requirements of 35% Affordable Housing and this would need to be</p>

Issue	Conclusion
	secured through a S106 Agreement should the application be approved.
Planning Obligations	<p>The following planning obligations are necessary to make the scheme acceptable:</p> <ul style="list-style-type: none"> <li>- 35% Affordable Housing</li> <li>- £1,676.10 per Affordable dwelling to mitigate for recreational impacts on Exe Estuary SPA and East Devon Pebblebed Heaths SCA and SPA.</li> <li>- 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.</li> <li>- £10,000 for Traffic Regulation Orders needed for changes to the public highway.</li> <li>- £686 per dwelling for GP surgery expansions at Hill Barton Surgery, Glasshouse Lane Medical Centre or Topsham Surgery in response to the population growth.</li> <li>- Securing of LAP and LEAP in accordance with Fields in Trust guidance and financial contribution towards improvements to off-site MUGA at Omaha Drive.</li> </ul>
Summary	<p>The Council cannot currently demonstrate a 5 year housing supply. However the failure to deliver employment in the Newcourt allocation, when considered alongside the limited land parcels left, would result in significant and demonstrable harm contrary to NPPF paragraph 77(b), Core Strategy Policies CP2 and CP19 and the Newcourt Masterplan.</p>

Issue	Conclusion
	<p>Alongside this, the residential land fails to demonstrate best use of land, there will be unacceptable harm to established trees for the southern access point, insufficient information on air quality impacts is provided and insufficient information on drainage.</p> <p>Whilst these additional reasons may be resolved through submission of revised documents, they would not resolve the in-principle conflict of the application through the failure to deliver suitable employment land. It was therefore not considered appropriate to require the applicant to produce additional information.</p>

## 5.0 Description of site

The application site is 7.89 hectare in size, located in the Newcourt area of the city. It is currently predominantly agricultural use, but includes 9 dwellings on the eastern side, primarily in converted barn buildings, alongside a small commercial unit, barns and sheds and hardstandings.

It is bounded by the A379 to the north, the Exeter to Exmouth railway line to the west, dwellings and Old Rydon Lane to the south and Sandy Park Stadium and David Lloyd Leisure Centre to the east.

In the wider area to the north of the A379 is the Apple Lane residential area, to the west is the Newcourt residential area and Ikea store, to the south is agricultural land and to the south east is the Marriott hotel and to the east is the M5 motorway and Clyst Road.

The site slopes from the northern boundary downwards to the southern boundary. The A379 (to the north) is set down from the site, but an existing wide road connection leads up to a roundabout on Sandy Park Way adjacent to the site.

The site is located within the Newcourt Strategic Allocation in the Core Strategy (Policy CP19). Old Rydon Lane to the south is designated a Green Infrastructure Route. The site is in Flood Zone 1. The site is allocated for employment development in the Newcourt Masterplan (November 2010).

## 6.0 Description of development

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.

Site access is proposed to the north, connecting onto Sandy Park Way at an existing roundabout. This would then link north onto the A379 allowing movement east and west.

A spine road is proposed through the site linking to Old Rydon Lane. This will allow secondary access and create a link road to fields to the south of Old Rydon Lane, proposed as residential in the Newcourt Masterplan.

## 7.0 Supporting information provided by applicant

- Application Form
- CIL form
- Air Quality Assessment (422.064772.00001 Rev 1.0 dated 30 October 2023)
- Tree Survey (05293 Tree Survey Rev A)
- Arboricultural Impact Assessment (05293 AIA – 17 July 2023)
- Heritage Statement (ACD2045/1/0 – December 2019)
- Ecological Impact Assessment (231025\_P915\_EclA\_Final (EAD Ecology) - October 2023)
- Travel Plan (237453 Rev 04 – December 2023)
- Transport Assessment (237453 Rev 06 – December 2023)
- Planning Statement (December 2023)
- Statement of Consultation (December 2023)
- Noise Impact Assessment (422.064770.00001 Rev 1 – 20 October 2023)
- Design and Access Statement (18095 – December 2023)
- Active Travel England Assessment (11 September 2023)
- Biodiversity Metric (25 October 2023)
- Preliminary Geotechnical Investigation and Contamination Assessment Report (TN/CR/SR/18464/PGICAR Issue 4 – 19 October 2023)
- Flood Risk Assessment and Drainage Strategy (RW102320102002 Rev P02 – 12 July 2023)
- Sustainability/Net Zero/Carbon Reduction Statement (MLPD 17001 – January 2024)
- Waste Audit Statement (MLPD 17001 – January 2024)

## 8.0 Relevant planning history

Reference	Proposal	Decision	Decision Date
06/1571/CMA	Extraction and processing of sand	ROB	24.08.2006
05/0490/CMA	Works for the extraction and processing of sand	ROB	01.06.2005

04/0117/CMA	Extraction of minerals (Determination of Conditions and Review of site/mining)	RNO	10.03.2004
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## 9.0 List of constraints

- Noise from motorway and railway line
- Surface water flooding to north, where the land slopes towards the A379
- Potential contamination in surrounding area
- Proximity to Sandy Park Stadium – noise, access considerations

## 10.0 Consultations

Below is a summary of the consultee responses. All consultee responses can be viewed in full on the Council's website.

**National Highways:** Originally raised objection to proposal due to age of the transport assessment work to support the Newcourt Masterplan and subsequent changes in land use and traffic demand assumptions. An updated assessment was required to demonstrate the standalone impacts on the safe operation of M5 Junction 30 is required. Following submission of additional information this objection was withdrawn. Additional information demonstrated that the M5 J30 remains capable of accommodating the development and no adverse impact is expected.

**Local Highway Authority (Devon County Council):** Raised no objection subject to mitigation. The submitted trip generation will not create unacceptable highway impacts and the northern access point will connect to a highway designed for this additional traffic. The southern access is acceptable in design, however mitigation is needed in relation to non-motorised vehicle use of Old Rydon Lane during event and match days at Sandy Park Rugby Club. A Traffic Regulation Order is required of £10,000 as well as a contribution for improvements to the Local Cycling and Walking Infrastructure Plan of £125,000.

**Lead Local Flood Authority (Devon County Council):** **Object** to proposal. The proposed surface water management does not specify which techniques are being proposed and a Drainage Plan Drawing is required. Infiltration does not seem to be wholly viable and further detail is required to demonstrate where surface water could be discharged. A requisitioned surface water sewer is mentioned, however further details of this are required. The submitted FSR is from the 1970's and out of date. An updated FEH rainfall is required. A new climate change uplift value is required when sizing the proposed surface water drainage management system alongside information on urban creep.

**Natural England:** No objection subject to an Appropriate Assessment and securing mitigation for recreational pressure impacts on protected European Sites.

**Active Travel England:** Advised to use standing advice.

**Exeter International Airport:** No safeguarding objections to proposal.

**RSPB:** Raised concerns that only one bird box per two dwellings is proposed, contrary to British Standard recommended levels of at least one per dwelling.

**South West Water:** Provided a plan showing a combined sewer running diagonally across the south-east corner of the site.

**Devon and Somerset Fire and Rescue Service:** No objection. Noted that proposal satisfies B5 access under Building Regulations.

**Police Designing Out Crime Officer:** Provided guidance on the indicative layout in relation to overlooking, active frontages and defensible space.

**NHS Integrated Care Board:** No objection subject to mitigation. This was originally at a rate of £636 per dwelling. Following reconsultation this was increased to current levels and surgeries changed due to catchment area alterations. A mitigation level of £686 per dwelling for expansions at Hill Barton Surgery, Glasshouse Lane Medical Centre and Topsham Surgery is requested.

**Waste Planning Authority (Devon County Council):** No objection subject to a condition for a Waste Audit Statement.

**Ecologist (Dorset Natural Environment Team): Objected** to proposal due to out-of-date and insufficient information. The submitted surveys are out-of-date and the ecology report is missing some information. Further detail is required on reptile mitigation, impacts on roosting bats and dark corridor details.

**Environmental Health (ECC): Objected** to proposal. Required additional information. In relation to noise levels and air quality impacts. The submitted contamination report recommended further site investigation and a condition is recommended in relation to this. A condition for Construction Environmental Management Plan was also recommended.

**Tree Officer (ECC): Objected** to proposal to loss of trees T3 and T4 (to create southern access) and T16 (within eastern area of site).

**Waste & Recycling Team (ECC):** No objection. Recommended discussions prior to design of layout to ensure access to bin stores.

**Building Control (ECC):** Advised no comment to make at this stage.

**Exeter Civic Society:** No objection to outline permission. Recommended layout changes for the reserved matters proposal including repositioning of blocks, increased cycle provision, increased dwelling density and restriction of car parking spaces and provision of travel hub.

**Exeter Cycling Campaign:** Raised comments on the scheme. Recommended a bridge across the railway line, noted that steps lead to the station and access could be improved.

## **11.0 Representations**

Five objections were received raising the following issues:

- Increase in traffic on the signalised junction of the A379
- Increase in noise from vehicle braking, acceleration and turning and mitigation would be required.
- Details of the junction with Old Rydon Lane are required.
- Opportunity to improve pedestrian provision on Old Rydon Lane.
- Blocking of skyline by commercial units and loss of light.
- Risk of noise and anti-social behaviour from car parking areas.
- Lack of junction capacity assessments in Transport Assessment and due to time passed the Newcourt Masterplan calculations are not suitable for use.
- Old Rydon Lane is a 'feeder' route for the Local Cycling and Walking Infrastructure Plan and will see high level of active travel use and improvements are required.
- Principle access cannot be delivered as Sandy Park Way is under separate ownership and only access is therefore from Old Rydon Lane, which would not be acceptable.

It should be noted one of the objectors stated they did not object to the application in principle, but they had concerns regarding transport impacts on the local and strategic road network, and safe access for all users along Old Rydon Lane.

## **12.0 Relevant policies**

### National Planning Policy and Guidance

National Planning Policy Framework (NPPF) (2025) in particular sections:

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
7. Ensuring the vitality of town centres
8. Promoting healthy and safe communities



9. Promoting sustainable transport
10. Supporting high quality communications
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

#### Planning Practice Guidance (PPG):

Air Quality  
 Appropriate assessment  
 Climate change  
 Community Infrastructure Levy  
 Design: process and tools  
 Effective use of land  
 Environmental Impact Assessment  
 First Homes  
 Flood risk and coastal change  
 Healthy and safe communities  
 Housing and economic needs assessment  
 Housing needs of different groups  
 Housing for older and disabled people  
 Housing: optional technical standards  
 Housing supply and delivery  
 Land affected by contamination  
 Light pollution  
 Natural environment  
 Noise  
 Open space, sports and recreation facilities, public rights of way and local green space  
 Planning obligations  
 Travel Plans, Transport Assessment and Statements  
 Use of planning conditions  
 Waste  
 Water supply, wastewater and water quality

National Design Guide (MHCLG, 2021)

National Model Design Code (MHCLG, 2021)

Cycle Infrastructure Design Local Transport Note 1/20 (DfT, July 2020)

Protected species and development: advice for local planning authorities (Natural England and DEFRA, 7 January 2021)

Protected sites and areas: how to review planning applications (DEFRA and Natural England, 5 August 2016)

Biodiversity duty: public authority duty to have regard to conserving biodiversity (Natural England and DEFRA, 13 October 2014)

## Development Plan

### Core Strategy (Adopted 21 February 2012)

#### Core Strategy Objectives

- CP1 – Spatial Strategy
- CP2 – Employment
- CP4 – Density
- CP5 – Mixed Housing
- CP7 – Affordable Housing
- CP9 – Transport
- CP11 – Pollution
- CP12 – Flood Risk
- CP13 – Decentralised Energy Network
- CP14 – Renewable and Low Carbon Energy
- CP15 – Sustainable Construction
- CP16 – Green Infrastructure, Landscape and Biodiversity
- CP17 – Design and Local Distinctiveness
- CP18 – Infrastructure
- CP19 – Renewable and Low Carbon Energy

### Exeter Local Plan First Review 1995-2011 (Adopted 31 March 2005), Saved policies:

- AP1 – Design and Location of Development
- AP2 – Sequential Approach
- H1 – Search Sequence
- H2 – Location Priorities
- H4 – Loss of Dwellings
- H7 – Housing for Disabled People
- E3 - Retention of Employment Land or Premises
- T1 – Hierarchy of Modes
- T2 – Accessibility Criteria
- T3 – Encouraging Use of Sustainable Modes
- C5 – Archaeology
- LS2 – Ramsar/Special Protection Area
- LS3 – Sites of Special Scientific Interest
- LS4 – Nature Conservation
- LS4 - Local Nature Conservation Designations/RIGS
- EN2 – Contaminated Land
- EN3 – Air and Water Quality
- EN4 – Flood Risk
- DG1 – Objectives of Urban Design
- DG2 – Energy Conservation
- DG3 Commercial Development
- DG4 Residential Layout and Amenity

## DG5 – Provision of Open Space and Children’s Play Areas

Devon Waste Plan 2011 – 2031 (Adopted 11 December 2014) (Devon County Council)

W4 – Waste Prevention

W21 – Making Provision for Waste Management

### Other Material Considerations

Exeter Plan: Publication Plan Regulation 19 (December 2024)

S1: Spatial strategy

S2: Liveable Exeter Principles

CC1: Net zero Exeter

CC2: Renewable and low carbon energy

CC3: Local energy

CC5: Future development standards

CC6: Embodied carbon

CC7: Development that is adaptive and resilient to climate change

CC8: Flood risk

CC9: Water quantity and quality

H1: Housing requirement

H2: Housing allocations and windfalls

H4: Affordable housing

H13: Loss of residential accommodation

H14: Accessible homes

H15: Housing density and size mix

H16: Residential amenity and healthy homes

EJ1: Economic growth

EJ2: Retention of employment land

EJ3: New forms of employment provision

EJ4: Access to jobs and skills

EJ6: New transformational employment allocations

STC1: Sustainable movement

STC2: The transport hierarchy

STC3: Supporting active travel

STC4: Supporting public transport

STC5: Supporting more sustainable forms of car use

STC6: Travel Plans

STC7: Digital communications

NE3: Biodiversity  
NE4: Green Infrastructure  
NE6: Urban greening factor  
NE7: Urban tree canopy cover  
HH3: Archaeology  
C2: Development and cultural provision  
D1: Design principles  
D2: Designing-out crime  
HW1: Health and wellbeing  
HW2: Environmental quality, pollution and contaminated land  
IF1: Delivery of infrastructure  
IF2: Viability  
IF3: Community facilities  
IF4: Open space, play areas, allotments and sport

Exeter City Council Supplementary Planning Documents and Supplementary Planning Guidance:

Affordable Housing SPD (April 2014)  
Sustainable Transport SPD (March 2013)  
Planning Obligations SPD (April 2014)  
Public Open Space SPD (Sept 2005)  
Residential Design Guide SPD (Sept 2010)  
Trees and Development SPD (Sept 2009)  
Archaeology and Development SPG (November 2004)

Devon County Council Supplementary Planning Documents:

Minerals and Waste – not just County Matters Part 1: Waste Management and Infrastructure SPD (July 2015)

Newcourt Masterplan (November 2010)  
Liveable Exeter Principles – A city-wide initiative of transformational change (2022)  
Exeter Density Study (July 2021)  
Net Zero Exeter 2030 Plan (Exeter City Futures, April 2020)  
First Homes Planning Policy Statement (June 2021)  
Annual Infrastructure Funding Statement 2021/22  
Green Infrastructure Study (April 2009)  
Green Infrastructure Strategy – Phase II (December 2009)  
South-east Devon European Site Mitigation Strategy (June 2014)  
East Devon, Exeter, Mid Devon and Teignbridge Local Housing Needs Assessment: Report of Findings for Exeter (September 2022)

Exeter Housing and Economic Land Availability Assessment (HELAA) First Edition (Sept 2022)  
Exeter Brownfield Sites Studies (June 2020)  
Urban Capacity Study Part 1 (July 2020)  
Urban Capacity Study Phase 2 (July 2021)  
Exeter Employment Study (August 2022)  
Exeter Plan: Schedules of potential suggested modifications to the Plan and Policies Map

### **13.0 Human rights**

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

The consideration of the application in accordance with Council procedures will ensure that views of all those interested are considered. All comments from interested parties have been considered and reported within this report in summary with full text available via the Council's website.

It is noted that there is the risk of overlooking of dwellings to the south, however this will fall under the reserved matter considerations of any future application and will be fully assessed at that stage.

It is acknowledged that there are certain properties where they may be some impact. However, any interference with the right to a private and family life and home arising from the scheme as a result of impact on residential amenity is considered necessary in a democratic society in the interests of the economic well-being of the city and wider area and is proportionate given the overall benefits of the scheme in terms of provision of affordable housing and employment.

Any interference with property rights is in the public interest and in accordance with the Town and Country planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

### **14.0 Public sector equalities duty**

As set out in the Equality Act 2010, all public bodies, in discharging their functions must have "due regard" to the need to:

- a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;

- b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard in particular to the need to:

- a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of other persons who do not share it
- c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has had due regard to the matters set out in section 149 of the Equality Act 2010.

## **15.0 Financial issues**

The requirements to set out the financial benefits arising from a planning application is set out in s155 of the Housing and Planning Act 2016. This requires that local planning authorities include financial benefits in each report which is:-

- a) made by an officer or agent of the authority for the purposes of a non-delegated determination of an application for planning permission; and
- b) contains a recommendation as to how the authority should determine the application in accordance with section 70(2) of the Town and Country Planning Act 1990.

The information or financial benefits must include a list of local financial considerations or benefits of a development which officers consider are likely to be obtained by the authority if the development is carried out including their value if known and should include whether the officer considers these to be material or not material.

### Material considerations

Up to 58 dwellings including 35% Affordable Housing  
10% of site to be public open space including play areas.

Contributions to health care at £686 per dwelling for expansions at Hill Barton Surgery, Glasshouse Lane Medical Centre and Topsham Surgery is requested. Jobs created during construction and following completion.

#### Non material considerations

##### CIL contributions

The adopted CIL charging schedule applies a levy on proposals that create additional new floor space over and above what is already on a site. This proposal is CIL liable.

The rate at which CIL is charged for residential development is £139.64 per sq metre plus new index linking. Confirmation of the final CIL charge will be provided to the applicant in a CIL liability notice issued prior to the commencement of the development. All liability notices will be adjusted in accordance with the national All-in-Tender Price Index of construction costs published by the Building Cost Information Service (BCIS) of the Royal Institute of Chartered Surveyors for the year when planning permission is granted for the development. Full details of current charges are on the Council's website.

The proposal will generate Council Tax and Business rates.

## **16.0 Planning assessment**

The key issues are:

1. EIA Screening
2. Principle of Development
3. Residential Density
4. Site Layout and Parameter Plan
5. Access
6. Other Highway Matters
7. Amenity Impacts
8. Air Quality
9. Contamination
10. Noise
11. Ecology
12. Drainage
13. Heritage
14. Energy
15. Green Space and Play
16. Affordable Housing
17. Planning Obligations
18. Summary and Planning Balance

### 1. EIA Screening

The site has been assessed under Regulation 5.(5) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

This concluded that the site would fall under Schedule 2, 10(b)(ii) Urban Development project of more than 150 dwellings and Schedule 2, 10(c)(iii) Urban Development Proposal with area of development exceeding 5 hectares.

Following consideration under EIA Regulations Schedule 3 it was concluded that as the site falls within the Newcourt urban extension and existing mitigation measures in place through Habitat Regulations Assessment, planning obligations and the use of conditions, the issues can be successfully addressed through the application process. An Environmental Statement was therefore not required for this scheme.

## 2. Principle of Development

### *Allocation and Proposed Use*

The site is within the Newcourt allocation in the Core Strategy (CS) under Policy CP19 that states a requirement for around 3,500 dwellings and around 16 hectares of employment land, alongside associated infrastructure. This is further stated in CS Policy CP2, seeking 16ha employment land south of the A379 in the Newcourt area.

CS Policy CP2 states that 'The release of employment allocations for other uses will only be acceptable where it can be demonstrated that development for an alternative use represents an opportunity that would create significant economic benefits for the city and the Travel to Work Area.' This supports Local Plan (LP) saved Policy E3 that states 'The loss of employment land or premises will not be permitted where it would harm business or employment opportunities in the area.' This is defined further in paragraph 3.25 of the supporting text to include a requirement that '...sites proposed for employment use are safeguarded'. Whilst this site is not allocated within the LP, the Policy is still applicable to the Newcourt masterplan area.

The CS does not break down the Newcourt allocation into smaller areas, with only the wider allocation identified in Plan 1 (page 100).

The Newcourt Masterplan (November 2010) shows proposed land uses and land parcels for the Newcourt Area. This site is proposed for employment use only, noting that approximately 8.3 hectares of employment land could be provided. It is of note that the proposed site is 7.98 hectares in size, smaller than the allocated calculation.

The Masterplan was produced and consulted upon, but was not formally adopted as an SPD. It was approved by the Council's Executive for development management purposes and for future adoption as an SPD at meetings on 28 September 2010 and



23 November 2010. The Masterplan is a material consideration, with Core Strategy paragraph 12.13 in relation to Policy CP19 stating that 'The development of this area should have general regard to the guidance contained within the Newcourt Masterplanning Study'. The use of the word 'guidance' is important, as paragraph 47 of the Inspector's Report on Examination of Exeter Core Strategy Development Plan Document states that 'the fundamental principles for implementation may give other valid outcomes. I agree that the masterplans can only be indicative of final development.' This change was further confirmed in Amendment 30 of Appendix A of the Inspectors Report which stated to 'Delete 'be in accordance with' and replace with 'The development of this area should have general regard to guidance contained within the Newcourt Masterplanning Study'. Therefore the Masterplan was only intended to be a guidance document and not strictly adhered to.

It is therefore concluded that the Masterplan as a whole should be given limited weight. However, it is of significance that the Masterplan was produced to guide the development of around 3,500 dwellings and 16ha employment as required by CS Policies CP2 and CP19 and the overall delivery is directly impacted by adherence or deviation from the masterplan.

The emerging Exeter Plan (EP) continues the allocation of this site under Policy EJ6 for 7 hectares of transformational employment development and associated infrastructure. The Exeter Plan is at Regulation 19 stage and has been submitted for examination. Only very limited weight can be given to its policies at this time.

The proposal is for 158 dwellings and 2.29ha employment. This is not a direct conflict with CS Policies CP2 and CP19 on their own, however does conflict with emerging EP Policy EJ6.

With regards to CS Policies CP2 and CP19 at initial glance there appears to be no conflict in providing both residential and employment on the site. However, the majority of Newcourt has now been built out and a wider view needs to be considered.

CP19 states that c.3,500 dwellings are to be provided in the Newcourt Area. As of the latest calculations (01 April 2025) 1,536 have currently been built, 587 have planning consent and a further 350 have outline permission granted, subject to a S288 challenge. This creates a total of 2,473 dwellings of the c.3,500.

CS Policies CP2 and CP19 also state that around 16 hectares of employment land should be created of which none has been delivered. It is noted that an Ikea store has been delivered within Newcourt, however this is a retail delivery and not employment. The Ikea store did create significant economic benefits for the city, but did not contribute to the identified need for employment in Newcourt, city and wider area.

Deviations from the Newcourt Masterplan have occurred during the urban extension. In particular, land to the east of Newcourt Way is drawn as residential under area g. of the Masterplan, but was approved as an Ikea store under approvals 13/4245/OUT and 16/1269/RES. Land to the far east of the Masterplan area, bordering the M5, was shown as 'habitat links and green space' and this was approved for a hotel under approvals 17/0665/OUT, 18/0998/RES and 19/0055/VOC. Both sites have been constructed and are in operation.

It is also of relevance that there is an employment requirement in the emerging Exeter Plan. This has seen the application site allocated under Policy EJ6 for 7 hectares of employment. The EP has been submitted for examination with EJ6 seeking 'transformational employment', but the Schedule of Suggested Modifications proposes removing the word 'transformational' to propose solely employment types as identified in the Economic Development Needs Assessment. Whilst it is accepted that the Plan has only recently been submitted for examination and therefore has very limited weight, there will continue to be a clear need for employment to support the city and the wider Travel to Work Area, whether it is 'transformational' employment or other identified employment needs. This importance is furthered by representations submitted to the Exeter Plan, including from East Devon District Council, which questions whether sufficient employment land is proposed in the Exeter Plan.

There is therefore a demand for employment to serve both the city and wider area, identified in both the adopted development plan and the emerging EP that must be met.

The submitted scheme would deliver 2.29ha of employment, however this is only a small part of the 7.89ha site and the overall 16ha stated in the CS. There are only 3 parcels of land left within the Newcourt Masterplan area, with only 1 other of these areas shown in the Masterplan as providing employment (area y, 7.4ha). There have been no applications for the delivery of employment on this additional employment site. This further demonstrates the conflict with CP2 and CP19 employment requirements by failing to deliver a suitable level within the Newcourt urban extension and within the areas identified in the Masterplan for employment use.

The submitted proposal seeks to mitigate the shortfall in employment land through delivery of employment of land on another site under the applicant's control to the south of Old Rydon Lane, as shown in Plan 7 of the submitted Planning Statement. This is land outside of the red-line of this application and the proposed employment would need to mitigate the entirety of the employment shortfall.

Whilst there may be legal mechanisms to secure this land for employment in the southern area, it would need to be fully assessed to ensure it is a suitable location for this scale of employment and that there would be no significant material impacts

generated. It is of note that this southern parcel will require a vehicle access point to cross Old Rydon Lane, contains a parcel of land outside the applicant's control that has extant outline permission for housing (14/2007/OUT) and is bordered by a hotel.

A full masterplan exercise would therefore be required to assess the suitability of any employment mitigation in the southern parcel through pre-application or planning application. The submitted application being assessed does not include the land to the south within the red line and therefore these significant considerations of employment use within it cannot be suitably considered. It was recommended to the applicant that such a masterplan approach be undertaken, however this offer was not taken up. Therefore, the employment mitigation to the south is not suitable in this instance due to the material considerations that must be undertaken in ensuring it is a suitable location in comparison to the allocated site.

In conclusion, there is an overall failure to deliver the Newcourt employment required by CS Policies CP2 and CP19 and emerging EP Policy EJ6, as well as a failure to adhere to the guidance of the Newcourt Masterplan.

#### *Loss of agricultural land, employment and housing*

The application site is predominantly greenfield and is in use as farmland, with a small eastern area containing office space and a cluster of housing. This section of the report focuses on these existing uses and their loss, rather than the allocated development discussed in the previous section.

LP saved Policy H4 states that proposals that result in a net loss of residential dwellings would not be supported where it would harm housing opportunities. In this instance the loss is acceptable with the proposal including housing within it creating a significant overall gain. It should be noted that as the site is part of the overall Newcourt allocation the loss of the dwellings for a solely employment use would be mitigated by the overall net gain of the Masterplan area.

The loss of the existing employment space will be mitigated by the creation of new employment within the site in accordance with LP saved Policy E3.

The development will see the loss of agricultural land. LP paragraph 2.10 states that the sequential assessment for major development will only apply to unallocated sites. In this instance the site is allocated in CS Policy CP19 and the sequential assessment is not applicable, having been considered as part of the allocation process.

In conclusion, the loss of the agricultural land, existing employment and housing is considered to be acceptable, with it being offset by the significant increase in

employment and housing both on-site and in the wider Newcourt allocation stated in CS Policy CP19.

### *Housing Land Supply*

The Council cannot currently demonstrate a 5 year housing land supply, with the latest Five Year Housing Land Supply Statement (May 2025) showing a level of 4 years and 3.2 months and therefore the tilted balance in favour of sustainable development, as stated in paragraph 11d of the NPPF, is in effect.

NPPF paragraph 11d(ii) states that the tilted balance is in effect unless ‘any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.’

NPPF paragraph 77 requires that significant urban extensions must ‘ensure their size and location supports a sustainable community, with sufficient access to services and employment opportunities within the development itself...’. The failure to provide suitable employment land within the Newcourt allocation area would therefore create a significant adverse impact, being contrary to the requirements of paragraph 77.

As stated above, the failure to provide the employment land is contrary to CS Policies CP2 and CP19, the Newcourt Masterplan and emerging EP Policy EJ6, harming both the access to services in the surrounding area and the economy of the city and the wider Travel to Work Area. It is considered that the overall benefits of delivering residential use on this site will not outweigh the harm caused by loss of identified employment land within the city, which is required to support the increased residential developments within the city and surrounding area.

### *Principle Conclusions*

As discussed above, the site fails to deliver a site proposed for employment in the Newcourt Masterplan. It is accepted that only limited weight can be given to the Masterplan, however this must be considered alongside the need to follow the general guidance of it, as well as the requirements of policy.

CS Policies CP2 and CP19 state a need for 16ha of employment within Newcourt, which would align with NPPF paragraph 77 requirements for sufficient access to employment within the development itself. It has been clearly demonstrated that there is a significant employment requirement within the Newcourt urban extension and that there is limited land left within the allocation site in which to provide it. The

proposal is therefore contrary to CP2 and CP19 by failing to deliver the employment required alongside the wider residential development.

Mitigation measures are mentioned in the submitted Planning Statement, however no details are provided. A comprehensive masterplan application that included this site and land to the south would be required to ensure that mitigation proposed is acceptable and would continue to deliver the significant shortfall in employment land lost by the proposed land uses.

As the Council cannot demonstrate a 5 year housing land supply the titled balance in favour of sustainable development is in effect. However, the failure to deliver the Newcourt allocation employment land would, as demonstrated in this report, create significant and demonstratable harm contrary to NPPF paragraph 11 and CS Policies CP2, CP19 and the Newcourt Masterplan.

### 3. Residential Density

Core Strategy (CS) Objective 1 and Local Plan (LP) saved Policies AP2 and H1 have a requirement to make 'best use of land by maximising the use of previously developed land, promoting conversions and encouraging high density development in the City Centre and in appropriate locations within the urban extensions'.

This should be read as part of the entire development plan, with LP saved Policy H2 and CS Policy CP4 requiring that this maximisation not be detrimental to local amenity, heritage assets, and the character and quality of the local environment.

The Masterplan proposes a residential density level of 50dph, however this does not state whether this is net or gross density.

The submitted Parameter Plan (SPF-LHC-00-XX-DR-L-0203 Rev P4) shows a residential area of 2.87 hectares for 158 dwellings, not including Public Open Space or green space. This creates a net density level of 55.05dph which is considered to be acceptable in line with policy requirements and the guidance of the Masterplan.

### 4. Site Layout and Parameter Plan

A parameter plan was submitted with the proposal showing a split between residential and employment.

Given the principle objections based on the inadequate level of employment proposed it is considered that a significant update to this parameter plan would be required. With the layout being a reserved matter it is not considered a strong enough reason for refusal, but it should be noted that the layout in its current form would not be supported and would need to be updated appropriately.

## 5. Access

### *Overview*

The site is positioned adjacent to Sandy Park Way, to the north, and Old Rydon Lane, to the south. To the east is Exeter Chiefs Rugby Club and to the west is a railway line separating the site from residential dwellings and the Ikea store.

To the south-west is Newcourt railway station, with bus stops along Newcourt way to the west. The site is close to a number of walking and cycling routes identified in the Exeter Local Cycling and Walking Infrastructure Plan (LCWIP).

The application proposes two access points to the site, one to the north connecting to Sandy Park Way and a second to the south, connecting to Old Rydon Lane.

Active Travel England advised that their standing advice should be used for this application. The majority of considerations will relate to the layout at reserved matters stage, however the access is still a consideration and the standing advice has been assessed as part of this report.

The Local Highway Authority raised no objection to the proposal subject to appropriate conditions and planning obligations.

### *Policies*

Local plan saved Policy T1 sets a hierarchy of transport modes, with sustainable and environmentally acceptable modes being referred over private vehicle use.

Saved Policy T2 advises that development should be within walking distance of facilities and transport routes.

Saved Policy T3 seeks safeguarding of existing transport routes and the provision of cycle parking for occupants/visitors.

Saved Policy H2 requires that development is not detrimental to 'the safety of local roads'.

Also of relevance is LP saved Policy H2, requiring housing provision which is accessible to a range of employment, shopping and other facilities, and saved Policy DG1 that requires connecting effectively with existing routes and spaces and putting people before traffic.

CS Policy CP4 states that ‘residential development should achieve the highest appropriate density compatible with the protection of heritage assets, local amenities, the character and quality of the local environment and the safety and convenience of the local and trunk road network’.

CS Policy CP17 requires development in the Newcourt area to ‘be set around a high quality sustainable movement network to encourage pedestrian and cycle trips and to provide easy access to the Exe Valley strategic greenway and to Ludwell Valley Park.’

CS Policy CP19 requires, as part of the wider Newcourt area, new pedestrian and cycle crossings of the A379 and the railway line, a new transport hub to include rail halt and bus interchange, improvements to the strategic road network and a new link road through the development. At this late stage of the Newcourt urban extension the strategic links have been provided, including pedestrian and cycle crossings over the A379 at Sandy Park, the new Newcourt railway station and the primary link road through to the A379.

The Newcourt Masterplan shows a primary route directly onto the A379, which has been delivered. Old Rydon Lane, to the south, is shown as a secondary route and habitat link. It is noted in the Masterplan that ‘Old Rydon Lane will be managed with the aim of avoiding additional traffic using this route to access the Masterplan area and to ensure that it does not become attractive as a through route for private vehicular traffic.’

### *Trip Generation*

The application site sits close to the M5 junction 30 and therefore creates potential impacts on the junction capacity. National Highways were consulted on the proposal and raised initial objections due to lack of up-to-date information. Following submission of additional details this objection was removed.

The submitted details identify M5 ‘pinch point’ improvements in 2015 and modelled reductions in traffic between 2017 and 2022 and showed minimal traffic flow increases. This was reviewed by National Highways and confirmed that the development would be ‘...unlikely to result in an unacceptable impact on the safe operation of the SRN...’ (Strategic Road Network).

The Local Highway Authority (LHA) considered that the submitted Transport Assessment was suitable and demonstrated approximately 229 vehicle movements in the AM and PM peak periods and that whilst there would be an increase in traffic it would not create an unacceptable impact on the highway safety.

It was noted that whilst there have been Personal Injury Collisions (PIC) in the nearby area there is no identifiable clusters of accidents or irregular casualty patterns. The LHA advised that this would not indicate any existing safety issues that would be exacerbated by the proposed development.

### *Northern Access*

The northern access is proposed to connect directly onto a roundabout on Sandy Park Way leading to a signal controlled junction onto the A379. Sandy Park Way has been designed to accommodate traffic from site, and land to the south of Old Rydon Lane, and is still considered by the LHA to be suitable for this use and is in accordance with the Masterplan aims.

The tracking provided was considered by the LHA to be acceptable in terms of the junction design.

Comments were submitted from the Rugby Club advising that they owned the strip of land between the Sandy Park Way roundabout and the application site. Whilst this is the case, the LHA advised that they have surface rights for the connection and this would allow the connection to be made.

Should any issues arise with the LHA access then the developer would be required to enter into legal agreement with the Rugby Club to create the access.

### *Southern Access*

To the south the proposal will connect onto Old Rydon Lane. There is an existing filter on this stretch of Old Rydon Lane, preventing traffic from heading west. This will limit traffic movements on Old Rydon Lane and prevent the wider Newcourt Area being accessed through this route, in accordance with the Masterplan requirements.

The LHA raised no objections to this southern access point for vehicles, with the submitted tracking demonstrating that it is suitable for use for this site. It was noted that Old Rydon Lane offers pedestrian and cycle movements and suitable access onto this must be designed into the reserved matters proposal. However, Old Rydon Lane is heavily used during matchdays and event days by a high level of non-motorised users. Whilst this is acknowledged by the LHA as being tidal, there is still a need to ensure that the southern access does not create unacceptable interactions between vehicles and people accessing the rugby club.

No evidence has been submitted as to how this would be managed and whether upgrades to Old Rydon Lane will be required. The LHA advised that this could be covered within a contribution, however it is concluded that as Access is being



considered as part of this application there is a need to understand how this will be managed and to secure any planning obligations necessary.

The application therefore creates unacceptable highway safety impacts contrary to LP saved Policy H2, CS Policies CP4 and CP16 and NPPF paragraph 116. It is acknowledged that this may be resolved through additional details being submitted, however this will not resolve the in-principle issue over the lack of employment use. Submission of this would therefore place unnecessary cost on the applicant that would still result in a refusal and has therefore not been undertaken.

The southern access will result in the removal of two trees (T3 and T4) with the submitted Arboricultural Impact Assessment noting this as having a 'moderate impact' and that the removal 'will be noticeable in the locality'.

The Council's Tree Officer advised that they 'make a significant contribution to the character and visual amenity of the area' and that 'given the limited number and density of trees on site it is considered a more sympathetic design could incorporate these trees...'.

The position of the access point was based on the access proposed for a 2014 application (14/1451/OUT). The 2014 application was extant at the time of submission of this application, however it has since been Finally Disposed Of. This is of relevance, as the resolution to grant created a requirement to link the design of the southern access point to the other application. With the 2014 application no longer being live this design constraint has been removed and there is the opportunity to explore an access strategy that could retain these trees. It is therefore considered that the scheme creates unacceptable loss of trees T3 and T4 with insufficient assessment as to whether they could be retained through an alternative southern access position, contrary to CS Policies CP16 and CP17, and LP saved Policy LS4.

### *Railway Link*

The site is on the eastern side of the railway line, with Newcourt railway station to the south.

The LHA considered the access route for users of the station and whether a planning contribution would be required to provide a link over/under the railway line. It is concluded that the route likely to be used by occupants of the development would utilise the existing pavement and steps, with bike ramp, and it would not be justified to request a contribution for this scheme.

### *Travel Plan*

A Travel Plan was submitted with the application and considered to be broadly acceptable. An updated version would be required prior to occupation and this would need to be secured through a S106 Agreement if the application was approved.

### *Planning Obligations*

As stated above, the development is in close proximity to a number of LCWIP routes, specifically E8, E9, E10, E11 and E13. A planning obligation of £125,000 was requested by the LHA to allow for improvements to these identified routes to encourage sustainable transport.

### *Access Conclusions*

The principle of the north and south access points and the follow of traffic is acceptable and accords with the aims of the Newcourt Masterplan in utilising the A379 as the primary route and the level of vehicle movements not creating any unacceptable highway impacts.

The positioning and design of the northern access point is acceptable, with Sandy Park Way being designed to accommodate traffic from this site, and land to the south of Old Rydon Lane.

The southern access raises concerns over the design, although the principle of an access in this area is accepted. There will be the loss of two significant trees and it has not been demonstrated if a modified access position is possible that would allow for their retention. Old Rydon Lane is also heavily used on event and match days by visitors accessing Sandy Park Rugby Club and there are significant concerns over highway safety between the southern access point and non-motorised users in this area. It is acknowledged that both aspects could be resolved through revised plans and additional information/mitigation, however given the in-principle objection to the scheme the resolution of this matter will not make the scheme acceptable.

The loss of trees on the southern access point is therefore unacceptable, contrary to CS Policies CP16 and CP17, and LP saved Policy LS4, and the highway safety of the southern access is unacceptable contrary LP saved Policy H2, CS Policies CP4 and CP16.

### 6. Other Highway Matters

The final development would be expected to provide cycle parking for all dwellings and employment uses in accordance with Sustainable Transport SPD levels, as well as suitable pedestrian and cycle routes through the site.

A Transport Hub is proposed as part of the development and this would be secured via condition on any approval to allow for bike/vehicle hire facilities to be provided. Whilst there is no current operator approved by Devon County Council, the space should be secured for when a new company is appointed.

To ensure impacts during construction are limited a condition for a Construction Management Plan would need to be placed on any approval, alongside handling of surface water/detritus during the construction phase.

## 7. Amenity Impacts

LP saved Policy H2 and CS Policy CP4 require that housing developments are at the highest density without detriment to local amenity. LP saved Policy DG4 requires that residential development should take into account impacts on the local area and ensure a quality of amenity which allows residents to feel at ease within their homes and gardens.

There will be a level of impact generated from vehicle movements in and out of the site, however due to the primary access being to the north onto the busy A379 it is not considered that these will be significant. To the south, the access link will see future access into the land to the south of Old Rydon Lane, as well as allowing access to/from the application site. The trip generation has been previously considered and it is concluded that there will not be any significant amenity impacts generated that would warrant a refusal.

The internal layout of the site is subject to reserved matters and therefore matters such as overlooking, loss of light or similar concerns will be assessed fully at that stage, alongside suitable mitigation, should the application be approved.

It is concluded that there will not be any significant amenity impacts generated from this proposal, subject to further assessment at reserved matters stage.

## 8. Air Quality

LP saved Policy EN3 states that 'development that would harm air or water quality will not be permitted unless mitigation measures are possible and are incorporated as part of the proposal'.

CS Policy CP11 requires development to be 'located and designed so as to minimise and if necessary, mitigate against environmental impacts'.

An Air Quality Impact Assessment (AQIA) was submitted with the proposal. The Council's Environmental Health team noted that this did not include the impact of the scheme on the location where current concentrations are highest, East Wonford Hill.

An update to the AQIA is required to include this information. However, in light of the in-principle objections to the development it is not considered appropriate to place additional costs on the applicant to update the AQIA, as it would not resolve the underlying issues with the development proposal. The development is therefore unacceptable due to lack of detail on air quality issues, contrary to LP saved Policy EN3 and CS Policy CP11.

## 9. Contamination

LP saved Policy EN2 requires site assessments where there is considered to be a risk of contamination.

The submitted Contamination Report recommended further intrusive investigation, a view supported by the Council's Environmental Health team. Any approval should therefore include a condition for an intrusive site investigation and remediation as necessary.

## 10. Noise

CS Policy CP11 requires development to be 'located and designed so as to minimise and if necessary, mitigate against environmental impacts'.

LP saved Policy EN5 states that noise generating development will not be permitted if it would be liable to increase adversely the noise of existing or proposed noise sensitive developments nearby.

A Noise Impact Assessment was submitted with the proposal. The Council's Environmental Health team raised queries regarding the use of air source heat pumps and the precision of locations for monitoring background noise levels. In line with this, a condition would be necessary to ensure new building service plant is 5dB below background noise levels and an update to the Noise Impact Assessment.

Comments were also made regarding the need for an outline monitoring plan during construction. This is not considered necessary at this stage and could be secured through a Construction Environment Plan condition should the application be approved.

## 11. Ecology

LP saved Policy LS4 states that development that would harm a site of nature conservation importance, a site of local interest for nature conservation, a regionally

important geological/geomorphological site, landscape features which are of importance for wild fauna, or wildlife corridors will only be permitted if:

The need for the development is sufficient to outweigh nature conservation considerations; and

The extent of any damaging impact is kept to a minimum and appropriate mitigation and compensatory measures are implemented.

CS Policy CP16 requires (alongside other aspects) protection and enhancement of environmental assets. It also requires protection of sites of national, regional and local conservation importance with suitable mitigation for any unavoidable impacts.

CS Policy CP17 requires that development in Newcourt will 'retain and integrate hedgerows and mature trees...'.

Paragraph 187 of the NPPF is also of relevance, stating that decisions should minimise impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs

The application was submitted prior to the introduction of mandatory 10% Biodiversity Net Gain, however it will still be required to demonstrate an overall net gain in line with the requirements of NPPF paragraph 187.

The Council's ecologist was consulted on the proposal and raised objections, noting that surveys were now out-of-date and that additional information was required.

The submitted on-site surveys were from 2021 and as they are now over 3 years old are out of-date, requiring updated Phase 1 and Phase 2 surveys, with a reassessment of their findings. It was also noted that Table 2.4 in the submitted ecology report was missing information. Further information was also required in relation to reptile mitigation, specifically the 'receptor site' for any translocated reptiles.

The Council's ecologist also noted that relevant mitigation for roosting bats needed to be detailed in the ecology report, alongside clear securing of a 10m dark corridor for bat activity along the western boundary.

The application was submitted prior to the mandatory 10% Biodiversity Net Gain, however an overall net gain has been demonstrated through submission of a metric calculation.

Due to the out-of-date and missing information, the proposal is not considered to demonstrate that there will not be significant impact to environmental assets and wildlife corridors or that suitable mitigation can be provided. The proposal is therefore contrary to LP saved Policy LS4 and CS Policy CP16. It is acknowledged that updated surveys could be undertaken and additional information provided that may overcome these issues. This would not resolve the in-principle refusal reason relating to lack of employment use and is therefore not considered appropriate to place additional costs on the applicant to submit these details.

### *Trees*

As discussed in the 'Access' section of this report there is an objection from the Council's Tree Officer regarding the loss of three specific trees.

Tree T16 is within the eastern area of the site and it's does not relate to the creation of the access, but forms part of the indicative layout. This would therefore fall outside the scope of this outline application and its loss would need to be considered at reserved matters stage.

Trees T3 and T4 are proposed to be removed to create the southern access point, with the submitted Arboricultural Impact Assessment noting this as having a 'moderate impact' and that the removal 'will be noticeable in the locality'. The Council's Tree Officer advised that they 'make a significant contribution to the character and visual amenity of the area' and that 'given the limited number and density of trees on site it is considered a more sympathetic design could incorporate these trees...'.

It is noted that the position of the access point was based on the access proposed for a 2014 application (14/1451/OUT). The 2014 application had a resolution to grant, however the S106 Agreement was never signed and therefore the formal decision was never issued. The 2014 application was extant at the time of submission of this application, however it has since been Finally Disposed Of. This is of relevance, as the resolution to grant created a need to link the design of the southern access point to the other application. With the 2014 application closed this constraint has been removed and there is the opportunity to explore an access strategy that could retain these trees.

It is therefore considered that the scheme creates unacceptable loss of trees T3 and T4 with insufficient assessment as to whether they could be retained through an alternative southern access position, contrary to CS Policies CP16 and CP17, and LP saved Policy LS4.

### *Habitat Regulations Assessment*

The site is within the zone of influence for protected Exe Estuary Special Protection Area (SPA) and East Devon Pebblebed Heaths Special Area of Conservation (SAC) and Special Protection Area. In accordance with the Habitat Regulations and on the advice of Natural England an Appropriate Assessment has been undertaken. This concluded that the proposal would generate recreational impacts due to increased visitor numbers to these protected areas.

There is an existing financial mitigation process in place through the South East Devon European Site Mitigation Strategy which is calculated at a current payment of £1,676.10 per residential unit. This is top-sliced from Community Infrastructure Levy (CIL) payments, however any Affordable Housing units would not be CIL liable. It is therefore required to include these mitigation payments through the S106 Agreement.

### *Ecology Conclusions*

The submitted survey information is out-of-date and the ecology report is missing information including details of bat roosts, dark corridors and reptile translocation sites. The proposal therefore fails to demonstrate that if there will be significant impact to environmental assets and wildlife corridors and that suitable mitigation can be provided is contrary to LP saved Policy LS4 and CS Policy CP16.

There will be the loss of two established trees at the southern access point. It has not been clearly demonstrated that the access point must be in this location and whether a revised position could see retention of these trees. In light of this, the proposal is contrary to CS Policies CP16 and CP17, and LP saved Policy LS4.

It has been established that recreational impacts to protected European Sites will be generated through the additional housing. Mitigation for this would be secured through top-slicing of CIL for market housing and a planning obligation for affordable housing.

### 12. Drainage

Core Strategy Policy CP12 requires development to utilise sustainable urban drainage where feasible and practical.

Local Plan saved Policy EN4 requires that development does not increase the likelihood of flooding or be at risk from flooding. This is further supported by Core Strategy CP12 that sets a sequential test assessment for sites and requires appropriate mitigation measures.

LP saved Policy EN3 requires that development does not harm water quality without acceptable mitigation measures incorporated into the development.

The site is within Flood Zone 1 and is at low risk of tidal or fluvial flooding. There is historic surface water flooding just outside the site boundary to the north, where a steep slope declines to meet the edge of the A379.

The Lead Local Highway Authority were consulted on the proposal and raised an objection. The submitted details did not specify which drainage techniques are proposed, with infiltration and other techniques referenced in the submitted report. The infiltration rates submitted appear to show a very low rate and information is required on how the surface water can be discharged, including agreement of use of a requisitioned surface water sewer. The submitted FSR rainfall methodology is not in line with best practice and is considered out of date. An FEH methodology is therefore required.

In light of this, a revised Flood Risk Assessment is required to provide this information. Due to the principle issues identified with this application it was not considered appropriate to require this to be submitted, as it would not resolve those core refusal reasons.

The proposal is therefore contrary to LP saved Policies EN3 and EN4 and CS Policy CP12, as it fails to demonstrate an acceptable sustainable urban drainage system, will not increase the risk of flooding and will not harm water quality.

### 13. Heritage

There are no listed building within or immediately adjacent to the application site and it does not sit within a Conservation Area. The closest listed buildings are to the north-west, in Clyst Heath, separated by the A379 and residential housing and to the south-west at Newcourt House, separated by a train line and residential housing. The site is not within an Area of Archaeological Importance, however there is still a risk of archaeological remains being found on site.

LP saved Policy C5 requires preservation of archaeological remains were possible, or if not feasible then a recording programme.

A Heritage Statement was submitted with the application which noted that geophysical surveys have been undertaken in the south and north of the site and recommends further trial trenching, excavation and reporting. This is consistent with developments in this area and a condition requiring a Written Scheme of Archaeological Investigation should be placed on any approval notice.

### 14. Energy



LP saved Policy DG2 requires that development be laid out and designed to maximise the conservation of energy.

CS Policy CP13 requires new development of 10 or more dwellings to connect to any existing or proposed Decentralised Energy Network.

CS Policy CP14 requires development of 10 or more dwellings to use decentralised and renewable or low carbon energy sources to cut predicted CO2 emissions by at least 10% above Building Regulations.

CS Policy CP15 requires domestic development to achieve above the Code for Sustainable Homes Level, although it is acknowledged that Building Regulations have now superseded this requirement. CP15 also requires non-domestic buildings to meet BREEAM 'Excellent' standards and be zero carbon.

The layout and detailed design of the development will be dealt with at Reserved Matters and therefore these requirements will form part of the detail required to be submitted at that stage, with a condition placed on any approval notice to ensure this.

It is acknowledged that there are not currently any Decentralised Energy Networks (DEN) within the immediate area, however there is the possibility of them coming forward in the future. It is therefore appropriate to place a condition requiring connection to a DEN if it is at all possible at the time of Reserved Matters or delivery of dwellings. This will ensure compliance with CS Policy CP13.

A Waste Audit Statement was submitted with the application, which advised that detailed information will be provided at Reserved Matters stage. The Waste Planning Authority (DCC) were consulted on the proposal and raised no objection to this, subject to a condition to secure this in accordance with Devon Waste Plan Policy W4.

### 15. Green Space and Play

LP saved Policy DG4 requires that family housing proposals 'should provide 10% of the gross development as level open space, including equipped children's play space. Unless there is an open space and play provision in the area which is well located and of sufficient size and quality to serve the development'.

LP saved Policy L4 requires contribution to the provision of youth and adult play space.

As the layout is not a matter being secured as part of this Outline application it would be necessary to place a condition requiring a minimum 10% of site to be level open space and for this to be demonstrated at Reserved Matters application stage.

The development would need to provide Local Areas of Play (LAP) and Local Equipped Areas of Play (LEAP) depending on the final layout. Any approval would include an informative with guidance on expected levels. A LAP should be within 100 metres of all dwellings and a LEAP should be within 400 metres of all dwellings.

Developments between 10-200 dwellings are required to contribute to improvements/upgrades of off-site Youth Facilities and/or MUGAs for older children. The Council's Public and Green Spaces Team requested a planning contribution towards improvements of a MUGA at Omaha Drive. These matters would be secured through S106 Agreement.

#### 16. Affordable Housing

CS Policy CP7 requires a provision of 35% of the total housing provision to be Affordable Housing (AH), with the mix to be based on the latest housing demand calculations.

The proposal advises that 35% AH will be delivered on site and this is policy compliant. The types of housing to be provided will be dealt with at reserved matters stage.

#### 17. Planning Obligations

CS Policy CP18 states that new development must be supported by appropriate infrastructure in a timely manner. Developer contributions will be sought where necessary to mitigate adverse impacts to ensure the physical, social, economic and green infrastructure is in place to deliver acceptable development.

The following matters are considered necessary to make the development acceptable in planning terms, to be directly related to the development, and fairly and reasonably related in scale and kind to the development meeting the tests set out in Regulation 122.

- 35% Affordable Housing to meet CS Policy CP7 requirements.
- NHS Devon Integrated Care Board obligation of £686 per dwelling for expansions at Hill Barton Surgery, Glasshouse Lane Medical Centre and Topsham Surgery to accommodate population growth.
- Following an Appropriate Assessment under the Habitat Regulations Assessment requirements it is necessary to secure habitat mitigation of £1,676.10 per Affordable Dwelling to mitigate harm to the Exe Estuary Special

Protection Area and the East Devon Pebblebed Heaths Special Area of Conservation and Special Protection Area.

- Provision of LEAP and LAP in accordance with Fields in Trust guidance as well as financial contribution to off-site MUGA improvement at Omaha Drive.
- A Local Highway Authority obligation of £125,000 to encourage sustainable transport through improvements to the LCWIP routes E8, E9, E10, E11 and E13.
- £10,000 for Traffic Regulation Orders needed for changes to the public highway.

#### 18. Summary and Planning Balance

As stated previously the Council cannot currently demonstrate a 5 year housing land supply and the tilted balance is in effect. However, there is a clear identification in CS Policies CP2 and CP19 for 16ha of employment to be delivered within the Newcourt urban extension, with none having been delivered. There are limited opportunities left to deliver this employment, with this further demonstrated by the employment allocation in the emerging EP Policy EJ6. It is considered that the failure to provide adequate employment levels on this site creates significant and demonstrable economic and employment harm that outweighs the benefits of additional residential dwellings, including Affordable Housing contrary to NPPF paragraph 77(b), CS Policies CP2 and CP19 and the Newcourt Masterplan.

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.

The application fails 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.

The proposal fails to demonstrate the level of impact to environmental assets and wildlife corridors if that suitable mitigation can be provided contrary to LP saved Policy LS4 and CS Policy CP16.

The application does not demonstrate an acceptable sustainable urban drainage system for the site, failing to show 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.

It is acknowledged that the matters of southern access position, air quality and drainage may be able to be resolved through submission of revised information. However, this would not resolve the significant policy conflict generated through low level of employment on this site.

## **17.0 Conclusion**

Whilst the development of this greenfield site is accepted, with it allocated in both the CS and the emerging EP, the proposed use mix is not acceptable, with the site shown as employment land in the Newcourt Masterplan and emerging EP Policy EJ6. The masterplan has limited weight, however when read alongside CS Policies CP2 and CP19 there is a clear conflict with no employment land having currently been provided in the Newcourt area. Whilst the tilted balance is in effect, this is a significant and demonstrable harm that would not outweigh the benefits of additional residential units on this site.

There are significant issues with other aspects of the scheme, including loss of trees at the southern access point, air quality considerations, drainage design and the need to update ecological information. These are matters that may be resolved through revised details, however given the unacceptable nature of the mixed residential/employment use of this site it is not considered appropriate to request revised details as they would not overcome that refusal reason.

## **18.0 Recommendation**

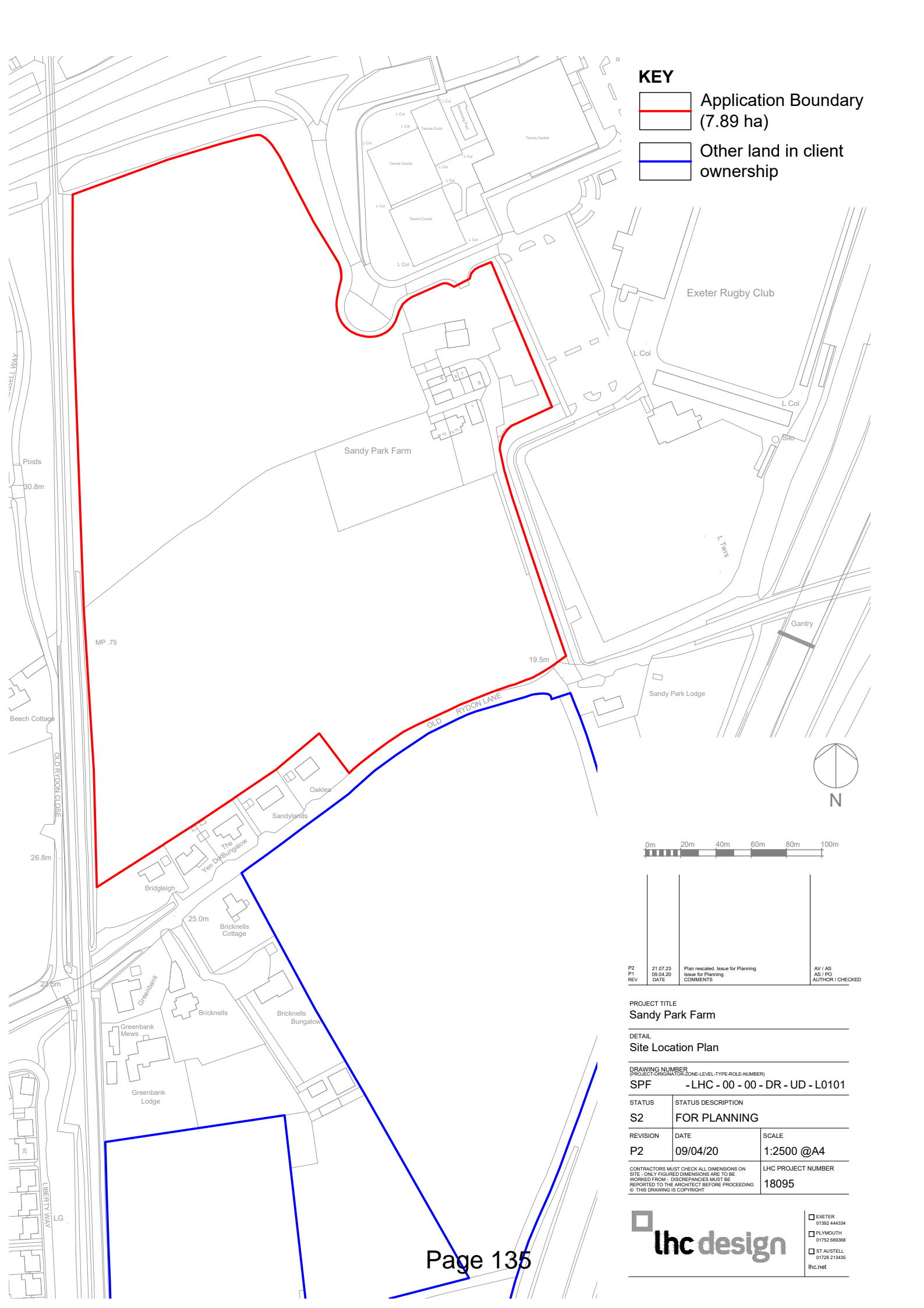
REFUSE for the following reasons:

1. 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. 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, and Core Strategy Policies CP16 and CP17.
3. The proposal fails to demonstrate safe and suitable access, specifically the interaction between motorised vehicles and non-motorised users at the southern access point onto Old Rydon Lane on event and match days at Sandy Park Stadium. 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. 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. 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. 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.
7. 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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## KEY

-  Application Boundary (7.89 ha)
-  Other land in client ownership



0m 20m 40m 60m 80m 100m

P2	21.07.23	Plan rescaled. Issue for Planning	AV / AS
P1	09.04.20	Issue for Planning	AS / PO
REV	DATE	COMMENTS	AUTHOR / CHECKED

PROJECT TITLE  
**Sandy Park Farm**

DETAIL  
**Site Location Plan**

DRAWING NUMBER  
(PROJECT ORIGINATOR ZONE-LEVEL-TYPE-ROLE-NUMBER)  
**SPF -LHC - 00 - 00 - DR - UD - L0101**

STATUS	STATUS DESCRIPTION
S2	FOR PLANNING

REVISION	DATE	SCALE
P2	09/04/20	1:2500 @A4

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE - ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM - DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING © THIS DRAWING IS COPYRIGHT	LHC PROJECT NUMBER <b>18095</b>
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lhc.net

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**REPORT TO: PLANNING COMMITTEE****Date of Meeting: 10 November 2025****Report of: City Development Strategic Lead****Title: Delegated Decisions and Planning Report Acronyms****1 WHAT IS THE REPORT ABOUT**

- 1.1 This report lists planning applications determined and applications that have been withdrawn between the date of finalising the agenda of the last Planning Committee and the date of finalising this agenda. Applications are listed by Ward.

**2 RECOMMENDATION**

- 2.1 Members are requested to advise the Head of City Development (Roger Clotworthy) or the Strategic Director for Place (Ian Collinson) of any questions on the schedule prior to Planning Committee meeting.
- 2.2 Members are asked to note the report.

**3 PLANNING APPLICATION CODES**

- 3.1 The latter part of the application reference number indicates the type of application:

OUT	Outline Planning Permission
RES	Approval of Reserved Matters
FUL	Full Planning Permission
TPO	Works to Tree(s) with Preservation Order
ADV	Advertisement Consent
CAT	Works to Tree(s) in Conservation Area
LBC	Listed Building Consent
ECC	Exeter City Council Regulation 3
LED	Lawfulness of Existing Use/Development
LPD	Certificate of Proposed Use/Development
TEL	Telecommunication Apparatus Determination
CMA	County Matter Application
CTY	Devon County Council Application
MDO	Modification and Discharge of Planning Obligation Regulations
NMA	Non Material Amendment
EXT	Extension to Extant Planning Consent
PD	Extension - Prior Approval
PDJ	Office to Dwelling - Prior Approval

- 3.2 The decision type uses the following codes:

DREF	Deemed Refusal
DTD	Declined To Determine
NLU	Was Not Lawful Use
PAN	Prior Approval Not Required
PAR	Prior Approval Required
PER	Permitted
REF	Refuse Planning Permission
RNO	Raise No Objection
ROB	Raise Objections
SPL	Split Decision
WDN	Withdrawn by Applicant
WLU	Was Lawful Use
WTD	Withdrawn - Appeal against non-determination

**4 PLANNING REPORT ACRONYMS**

The following list explains the acronyms used in Officers reports:

AH Affordable Housing

AIP	Approval in Principle
BCIS	Building Cost Information Service
CEMP	Construction Environmental Management Plan
CIL	Community Infrastructure Levy
DCC	Devon County Council
DCLG	Department for Communities and Local Government: the former name of the Ministry of Housing, Communities & Local Government
DfE	Department for Education
DfT	Department for Transport
dph	Dwellings per hectare
ECC	Exeter City Council
EIA	Environment Impact Assessment
EPS	European Protected Species
ESFA	Education and Skills Funding Agency
ha	Hectares
HMPE	Highway Maintainable at Public Expense
ICNIRP	International Commission on Non-Ionizing Radiation Protection
MHCLG	Ministry of Housing, Communities & Local Government
NPPF	National Planning Policy Framework
QBAR	The mean annual flood: the value of the average annual flood event recorded in a river
SAM	Scheduled Ancient Monument
SANGS	Suitable Alternative Natural Green Space
SEDEMS	South East Devon European Sites Mitigation Strategy
SPA	Special Protection Area
SPD	Supplementary Planning Document
SPR	Standard Percentage Runoff
TA	Transport Assessment
TEMPro	Trip End Model Presentation Program
TPO	Tree Preservation Order
TRO	Traffic Regulation Order
UE	Urban Extension

**Ian Collinson**

Strategic Director for Place, City Development

**All Planning Decisions Made and Withdrawn Applications  
between 25/09/2025 and 30/10/2025**

Alphington			
Delegated Decision			
Application Number:	25/0642/CATEX	Delegation Briefing:	
Decision Type:	Conservation Area Trees Exempt	Date:	26/09/2025
Location Address:	Goshawk Perridge Close Exeter EX2 9PX		
Proposal:	5 Day Notification - Dead Tree Conservation AreaRemove a dead horse chestnut tree located in the rear garden of Goshawk, Perridge Close, Exeter which is located in a conservation area.The tree has no foliage and is completely rotten throughout the base.		
Delegated Decision			
Application Number:	25/0889/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/09/2025
Location Address:	39 Alphington Road Exeter EX2 8HP		
Proposal:	Addition of rear dormer, rooflights to front and side elevations, and permeable parking area to front.		
Delegated Decision			
Application Number:	25/0900/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	23/10/2025
Location Address:	Alphington Sports Club The Chronicles Church Road Alphington Exeter EX2 8SW		
Proposal:	Single storey extensions to the club house.		
Delegated Decision			
Application Number:	25/0982/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	14/10/2025
Location Address:	105 Cowick Lane Exeter EX2 9HG		
Proposal:	Two storey side extension.		
Delegated Decision			
Application Number:	25/1117/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	14/10/2025
Location Address:	12 Greenway Exeter EX2 9NY		
Proposal:	Demolish conservatory and construct a single storey rear extension.		

Delegated Decision			
Application Number:	25/1146/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/10/2025
Location Address:	Suite 2 The Barbican Centre Lustleigh Close Marsh Barton Trading Estate Exeter EX2 8PW		
Proposal:	Change of use to Part Class E (Commercial, Business and Service) and Part Sui Generis (Car Sales/ Valeting Area), overcladding of building, insertion of new windows and increase in parking area.		
Delegated Decision			
Application Number:	25/1155/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/10/2025
Location Address:	Former Grahams Builders Merchants Alphinbrook Road Marsh Barton Trading Estate Exeter EX2 8RF		
Proposal:	Installation of twenty external self-storage units to the west of the building (Class B8 use).		
Delegated Decision			
Application Number:	25/1170/VOC	Delegation Briefing:	
Decision Type:	Permitted	Date:	13/10/2025
Location Address:	2 Church Road Alphington Exeter EX2 8SB		
Proposal:	Variation of condition 2 of the previously approved 24/0495/FUL on the 12th July 2024 to incorporate a redesigned roof and materials. Block and General Arrangements, Elevations and Design Access and Heritage Statement to be changed.		
Delegated Decision			
Application Number:	25/1218/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	07/10/2025
Location Address:	Double Locks Hotel Canal Banks Exeter EX2 6LT		
Proposal:	Discharge of Condition 3 of Planning Permission Ref. 24/1159/FUL, granted 2 September 2025, relating to Biodiversity Net Gain		
Delegated Decision			
Application Number:	25/1244/ADV	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	09/10/2025
Location Address:	Alphington Junction/ A30/ A377 Roundabout Exeter		
Proposal:	Four sponsorship signs to be placed on the roundabout		

Delegated Decision			
Application Number:	25/1246/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	Yeoford Way/ Matford Way/ Silverton Road Roundabout Matford Exeter		
Proposal:	Four sponsorship signs to be placed on the roundabout		
Delegated Decision			
Application Number:	25/1247/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	Bad Homburg Way/ Yeoford Way/ Matford Park Road Roundabout Matford Exeter		
Proposal:	Four sponsorship signs to be placed on the roundabout		
Delegated Decision			
Application Number:	25/1251/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	The Briars Nursing Home Crabb Lane Exeter EX2 9JD		
Proposal:	Holly (T1) - FellReason - Tree in terminal decline with sparse leaf area.Group of 4 Ash (T7) - FellReason - late stage Ash Die BackAsh (T9) - FellReason - late stage Ash Die BackGroup of 2 Ash (T10) -FellReason - late stage Ash Die Back		
Delegated Decision			
Application Number:	25/1396/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	23/10/2025
Location Address:	Grahams Builders Merchants Alphinbrook Road Marsh Barton Trading Estate Exeter EX2 8RF		
Proposal:	Discharge of Condition 3, on Planning Permission Ref. 25/0789/FUL, dated 19 August 2025, relating to materials		
Delegated Decision			
Application Number:	25/1448/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	23/10/2025
Location Address:	1 Matford Park Road Exeter EX2 8ED		
Proposal:	Painting of sections of the exterior of the building		
Duryard And St James			
Delegated Decision			
Application Number:	25/0450/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/09/2025
Location Address:	Pixton Wrefords Lane Exeter EX4 5BR		
Proposal:	Demolition of garage. Erection of 2-bedroom detached annexe and associated works.		

Delegated Decision			
Application Number:	25/0944/LPD	Delegation Briefing:	
Decision Type:	Was not lawful use	Date:	16/10/2025
Location Address:	3 Rosewood Terrace Exeter EX4 6JE		
Proposal:	Change of use from dwelling (C3 use) to House in Multiple Occupation for three residents (C4 use)		
Delegated Decision			
Application Number:	25/1065/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	1 Culverland Close Exeter EX4 6HR		
Proposal:	T1 - Holm Oak tree: Prune back the lateral growth only that overhangs the rear garden of No 2 Culverland close. This will be between 0.75-1 metre in length, and will consist of re-growth only (from the pruning cuts made the last time the tree was pruned) .Diameter cuts no greater than 3 cm.- The lowest branch arising from the main stem at approx. 5 metres above ground level, (and is closest to the top of the bowling club roof), will be pruned back to the previous growth points. this will remove again 0.75-1metre of regrowth, with 3 cm diameter cuts.Reasons: The Neighbours at No. 2 would like to maximise the light entering their back garden. Removing any more than the re-growth will severely affect the form, health and vigour of the tree. So I have recommended here to prune back to the growth points, minimising the cut size, and so decreasing the risk of infection.		
Delegated Decision			
Application Number:	25/1094/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	01/10/2025
Location Address:	43 Victoria Street Exeter EX4 6JQ		
Proposal:	Ground floor rear extension		
Delegated Decision			
Application Number:	25/1141/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	13 New North Road Exeter EX4 4HF		
Proposal:	T1 Twisted Willow to reduce all over by approximately 2M and to prevent it becoming a problem for the footpath and road in the future. I have attached pictures below.		

Delegated Decision			
Application Number:	25/1157/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	14 Highcross Road Exeter EX4 4NP		
Proposal:	1x Olive tree - Remove 3x lowest branches that are heavily encroaching onto the garage, and prune back to the main stem. Crown lift the remaining lower canopy to achieve a minimum of 2m clearance above ground level. Reduce height by approximately 1m back to suitable growth points. Reduce remaining canopy to create a natural shape.All arising material shall be removed from site and returned to our premises for recycling.Justification The tree is beginning to outgrow its growing space and take over the small garden. Low branches are also heavily encroaching onto the properties garage.		
Delegated Decision			
Application Number:	25/1159/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/10/2025
Location Address:	Collinson Taddyforde Estate Exeter EX4 4AT		
Proposal:	T1 - Bay: Reduce in height by 3 metres, and reshape the crown by 2 metres		
Delegated Decision			
Application Number:	25/1186/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/10/2025
Location Address:	Thomas Hall Cowley Bridge Road Exeter EX4 5AD		
Proposal:	T4 & T5 - Ash, Pollard. Infected with hymenosyphus f. been monitoring for 4 years, significant decline, less than 25% foliage remaining		
Delegated Decision			
Application Number:	25/1212/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/10/2025
Location Address:	14 Powderham Crescent Exeter EX4 6DA		
Proposal:	T1- Prunus- Fell to ground level and remove all arisings		
Delegated Decision			
Application Number:	25/1216/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/10/2025
Location Address:	Melvyn Taddyforde Estate Exeter EX4 4AT		
Proposal:	T1 - Sycamore- Remove the stem leaning over the road, SSW facing towards 'The Chalet'. The stem has a 36cm cut, and arises from the main stem at 10 feet high.- Reduce the height of the remaining tree by 4 metres, with topping cuts of approximately 15cm diameter. Shorten back all lateral branches by up to 2metres (approx. 9cm diameter cut size)- crown lift overhanging the roadside to 5.2metres above ground level.		

Delegated Decision			
Application Number:	25/1474/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	28/10/2025
Location Address:	Pixton Wrefords Lane Exeter EX4 5BR		
Proposal:	Discharge of Condition 6 (drainage) of application 25/0450/FUL (Demolition of garage. Erection of 2-bedroom detached annexe and associated works), approved 25.09.25 to approve foul and surface water drainage details		
Exwick			
Delegated Decision			
Application Number:	25/0964/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/09/2025
Location Address:	Land At Redhills Exwick Lane Exeter		
Proposal:	One double sided totem sign, one freestanding sign, and four flag poles with flags		
Delegated Decision			
Application Number:	25/1046/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/10/2025
Location Address:	6 Burrator Drive Exeter EX4 2EN		
Proposal:	Replace conservatory with a enlarged rear extension.		



Delegated Decision			
Application Number:	25/1194/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/10/2025
Location Address:	205 Exwick Road Exeter EX4 2AU		
Proposal:	<p>Front Garden Area of 205, Exwick Road ( Roadside)T1 -1x Mature Japanese Pagoda Tree (Sophora Japonica) - Part Crown Reduce the eastern aspect of the tree (which overhangs the road) by removing approx. 2.0 metres from branch tips while retaining the main framework &amp; shape of the crown &amp; therefore a high proportion of the foliage bearing structure. Reduce the lowest southerly &amp; Northern lateral branch (above Exwick Road) by removing approximately 2.0 metres from branch tips from 13.0 metres to approximately 11.0 metres. All pruning cuts to be made at suitable growth points. Pruning wounds shall not exceed 50 mm in diameter.All works carried out to BS 39982010 Tree Works Recommendations.The proposed works are required to manage the size and spread of the mature Japanese Pagoda Tree (Sophora japonica) in order to maintain safe clearance above Exwick Road and to reduce the risk of branch encroachment into the highway. The selective crown reduction to the eastern aspect and targeted reduction of the lowest lateral branches will alleviate excessive overhang, improve highway safety for vehicles and pedestrians, and lessen the risk of damage to high-sided vehicles.The extent of reduction has been carefully specified to retain the trees main framework and natural shape, while preserving a high proportion of the foliage-bearing structure. The works are therefore considered necessary for safety and management reasons, whilst being proportionate and sympathetic to the health, form, and long-term retention of the tree.</p>		
Heavitree			
Delegated Decision			
Application Number:	25/0795/TPOEX	Delegation Briefing:	
Decision Type:	Permission Required	Date:	26/09/2025
Location Address:	School Playing Field Homefield Road Exeter		
Proposal:	Removing deadwood/trees as per the spec		
Delegated Decision			
Application Number:	25/1033/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/10/2025
Location Address:	70-72 Fore Street Heavitree EX1 2RR		
Proposal:	Change of use of first and second floors from offices to a residential flat		

<b>Delegated Decision</b>			
Application Number:	25/1050/CATEX	Delegation Briefing:	
Decision Type:	Conservation Area Trees Exempt	Date:	26/09/2025
Location Address:	19 Church Street Exeter EX2 5EL		
Proposal:	Proposed Works:1. Holly Tree (Dead): Dismantle and remove to ground level due to the tree being dead.2. Trim back annual growth to maintain size and shape as part of routine maintenance.		
<b>Delegated Decision</b>			
Application Number:	25/1106/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/10/2025
Location Address:	5 Heavitree Park Exeter EX1 3BP		
Proposal:	T1 - Silk Tassel bush: FellReasons: This tree is growing close the wall of the property. It is not a big tree, and fairly insignificant in terms of the the amenity value of the area, and not visible from the road. Replanting of a similar species of tree is advised further from the wall of the property, so that it will have space to mature and form a natural habit.T2 - Variegated Holly: FellReasons: There is a fairly significant area of decay at the base of the tree, which has caused dieback in the crown. It does have amenity value, situated near the road, but is in decline. The decay is likely to continue to reduce the vigour of the tree, and cause eventual death. So it will be a better strategy to replant a variegated Holly somewhere near this spot, and possibly further out from the corner of the house to provide space to mature.		
<b>Delegated Decision</b>			
Application Number:	25/1166/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/10/2025
Location Address:	School Playing Field Homefield Road Exeter		
Proposal:	T1 Lime re-pollardT2 Sycamore remove major dead woodT3 Sycamore (dead) Fell.T4 A group. Remove dead stemsT5 Sycamore remove major dead woodT6 Lime remove major dead woodT8 Lime re-pollardT9 Lime remove major dead woodT11 Lime remove major dead wood		
<b>Delegated Decision</b>			
Application Number:	25/1211/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/10/2025
Location Address:	26 Salutory Mount Fore Street Heavitree EX1 2QE		
Proposal:	Removal of bay trees (growing in 1 cluster) and management of cherry tree according to tree surgeons recommendations. Some of the tree is dead and needs to be reviewed for safety		

Delegated Decision			
Application Number:	25/1281/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	14/10/2025
Location Address:	105 Chard Road Exeter EX1 3AS		
Proposal:	Discharge of conditions 3 (Landscaping), 6 (Construction Method Statement), 10 (Ecology Survey (for outbuilding demolition) and 11 (Energy Statement for SAP improvement) of planning application 22/0163/FUL approved 18/10/2022 for Two-storey extension to provide 8 no. one and two-bedroom flats, retention of existing ground floor commercial premises, alterations to roof and associated landscaping.		
Delegated Decision			
Application Number:	25/1298/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/10/2025
Location Address:	1 Madison Avenue Exeter EX1 3AH		
Proposal:	Alterations to the roof to form a half-hipped roof and proposed rear dormer.		
Delegated Decision			
Application Number:	25/1351/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	48 Polsloe Road Exeter EX1 2DS		
Proposal:	T1 Lillac Fell		
Mincinglake And Whipton			
Delegated Decision			
Application Number:	25/1083/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	26/09/2025
Location Address:	152 Lancelot Road Exeter EX4 9BX		
Proposal:	First floor rear extension		
Delegated Decision			
Application Number:	25/1406/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	13/10/2025
Location Address:	48 Beacon Heath Exeter EX4 8NR		
Proposal:	Proposed external materials to be used on the building extensions. These are shown in context in the submitted document		

## Newtown And St Leonards

### Delegated Decision

Application Number: 25/0537/TPOEX                      Delegation Briefing:  
Decision Type: TPO: Exempt                      Date: 26/09/2025  
Location Address: 2 Jennifer Close Exeter EX2 4RB  
Proposal: Request of 5 day notice to remove 4 dead Crack Willow trees at ,  
Jennifer Close EX2 4RD4 trees have been dead for 2 seasons  
now. Leaving the logs on site as a bug habitat pile

### Delegated Decision

Application Number: 25/0925/FUL                      Delegation Briefing:  
Decision Type: Withdrawn by Applicant                      Date: 09/10/2025  
Location Address: 39 Blackboy Road Exeter EX4 6SZ  
Proposal: Demolition of existing rear extensions and replacement with single  
and two storey extensions to create two additional 1-bed flats.  
Replacement bay window. Replace front dormer with rooflight and  
associated works.

### Delegated Decision

Application Number: 25/0998/CATEX                      Delegation Briefing:  
Decision Type: Conservation Area Trees                      Date: 26/09/2025  
Exempt  
Location Address: Exeter School Victoria Park Road Exeter EX2 4NS  
Proposal: The trees location - Exeter School  
A description of the issue - Large  
limb failure in Oak tree on main sports field of school  
Details of the  
proposed works - Remove failed limb back to suitable branch  
growth point within trees crown.  
Supporting photographs (if  
possible) - Attached

### Delegated Decision

Application Number: 25/1014/TPOEX                      Delegation Briefing:  
Decision Type: Withdrawn Returned                      Date: 26/09/2025  
(unlikely to be det.)  
Location Address: 1 Matford Road Exeter EX2 4PE  
Proposal: I have today had a visit from a Tree Surgeon (Ollie @ Ashwood  
Tree & Garden Services) on a matter unrelated to this tree. He was  
working nearby said tree when became aware of a pungent smell.  
On further inspection the smell was coming from the large  
Oak. Alarming he has advised that the tree while alive and  
thriving or so it would appear is completely rotten, and, could  
actually fall causing significant damage to the property or of course  
anyone in the vicinity. He has described the matter as incredibly  
urgent. I would be grateful if I could arrange an urgent inspection  
please to avoid a catastrophe

<b>Delegated Decision</b>			
Application Number:	25/1100/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/10/2025
Location Address:	6 Matford Lane Exeter EX2 4PS		
Proposal:	Fig (T2) - removal due to pressure on rear boundary wall and roots in excavation area for garden office		
<b>Delegated Decision</b>			
Application Number:	25/1116/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	10 Matford Avenue Exeter EX2 4PP		
Proposal:	T1 (Ash) & T2 (Ash) - re-pollard both trees to existing pollard points removing approximately 2m-3m of growth. Works to allow more light onto surrounding smaller trees and shrubs.		
<b>Delegated Decision</b>			
Application Number:	25/1142/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	9 Penleonard Close Exeter EX2 4NY		
Proposal:	The application is to notify the LPA that we intend to carry out pruning work to two trees currently within our garden. The pruning would see the canopy reduce by approximately 30% - 35% - One tree is a Bay and the other is a Maple The work will be carried out by a fully qualified arborist		
<b>Delegated Decision</b>			
Application Number:	25/1160/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	01/10/2025
Location Address:	34 Blackboy Road Exeter EX4 6ST		
Proposal:	T1 - Ash - Prune the upper crown which directly overhanging the back of the house, to gain a 2 metre clearance from the building.- Crown lift to 5.2 metres clearance above ground level over Elmside. Remove the lower re-growth on the main stem in the process.- Clear from the various telephone lines to gain 0.3metres clearance.		
<b>Delegated Decision</b>			
Application Number:	25/1162/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	25/09/2025
Location Address:	3 Claremont Grove Exeter EX2 4LY		
Proposal:	Discharge condition 3 of 24/0516/FUL and 24/0517/LBC to provide a Construction Traffic Management Plan		

<b>Delegated Decision</b>			
Application Number:	25/1165/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	36 Fairpark Road Exeter EX2 4HL		
Proposal:	<p>Rear Side BoundaryG1 - Bay &amp; Pittosporum - Reduce to a finished height of approximately neighbouring property gutter height. Trim the remaining canopy's hard back to previous pruning points &amp; shape. Remove epicormic growth from both trees to achieve clear stems. T2 - Lower Garden Area - 1x Pittosporum - Reduce in height to approximately neighbouring property gutter height. Trim the remaining canopy hard back to previous pruning points &amp; shape. T3 - 1x Viburnum - Crown reduce in height by removing approximately 1.50 metres from branch tips while retaining the main framework &amp; shape of the crown &amp; therefore a high proportion of the foliage bearing structure. All pruning cuts to be made at suitable growth pointsRemove all cut material from site &amp; return to a Devon Tree Services depot for recycling, leaving the area safe, clean &amp; tidy.</p> <p><b>Justification for Proposed Works</b>The proposed works to the Bay, Pittosporum, and Viburnum are intended to maintain the trees at an appropriate size in a residential garden setting and to prevent them from becoming over-dominant. The works will improve light levels into both the garden and the adjacent properties, reducing shading while retaining the trees as amenity features within the conservation area.All reductions will be sympathetic, with pruning cuts made at suitable growth points in accordance with BS 3998:2010 Tree Work Recommendations. Canopies will be trimmed back to previous pruning points to maintain natural shape and form, while retaining a high proportion of the foliage-bearing structure to ensure continued health and vitality. Epicormic growth will be removed to provide clear stems and improve overall tree form.The proposed works are considered proportionate, ensuring the trees remain healthy and in keeping with their setting, while balancing the reasonable enjoyment of the property by the occupants.</p>		
<b>Delegated Decision</b>			
Application Number:	25/1175/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/10/2025
Location Address:	35 Barnfield Road Exeter EX1 1RX		
Proposal:	<p>Beech Tree - Remove - has damaged wall and cracked part of the pathway, gate cannot close anymore (photos attached). Concerned that the roots could also damage the pipes beneath the ground and the foundation of the building. In addition to this, the tree is now blocking a lot of light to all three flats. Tree surgeon contacted and in their professional opinion the tree needs to be completely removed to resolve the issue</p>		

Delegated Decision			
Application Number:	25/1208/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/10/2025
Location Address:	1 Jennifer Close Exeter EX2 4RB		
Proposal:	Proposed single-storey side extension. Part two-storey and part single-storey rear extension with raised patio. Demolition of garage. Erection of new garage with double gates and new brick pier		
Delegated Decision			
Application Number:	25/1220/PDPV	Delegation Briefing:	
Decision Type:	Prior Approval Required and Granted	Date:	20/10/2025
Location Address:	The Gorge Gladstone Road Exeter EX1 2EB		
Proposal:	Determination as to whether prior approval is required for installation of 91 solar panels on roof in accordance with paragraph J.4(2) of Class J of Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).		
Delegated Decision			
Application Number:	25/1222/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/10/2025
Location Address:	29 West Grove Road Exeter EX2 4LU		
Proposal:	Proposed rear extension and associated works including replacement windows and doors, refurbishment to PVCU rear cladding and lowering of rear chimney.		
Delegated Decision			
Application Number:	25/1230/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	14/10/2025
Location Address:	27 Clifton Road Exeter EX1 2BW		
Proposal:	House in multiple occupation for four people (C4 use) (Certificate of lawfulness of existing use)		
Delegated Decision			
Application Number:	25/1273/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/10/2025
Location Address:	11 Lyndhurst Road Exeter EX2 4PA		
Proposal:	T1 - Copper Beech - Reduce in height by 3 metres, and shorten back all lateral growth by up to 1.5 metres to balance the form.T2 - Robinia - Reduce in height by 2-3 metres (previous growth points), and reshape by 1-2metres to balance the form.T3 - Dying Silver Birch: Fell		

Delegated Decision			
Application Number:	25/1296/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/09/2025
Location Address:	Land At Summerland Street Exeter EX1 2AL		
Proposal:	Non-material amendment to planning permission 23/0490/FUL to add a condition to make clear that the approved development is a phased development - comprising a demolition phase, followed by a construction phase.		
Delegated Decision			
Application Number:	25/1343/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	34 Marlborough Road Exeter EX2 4TJ		
Proposal:	T1 Silver Birch. trim back new growth to old cuts from 2022, largest cut approx 30mmT2 Silver Birch. fell . My client would like to remove this tree ,which is clearly planted in the wrong place , before it gets too big and the roots damage the cob on top of Heavitree stone wall that has recently been repaired .		
Pennsylvania			
Delegated Decision			
Application Number:	25/0823/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	86 Pennsylvania Road Exeter EX4 6DQ		
Proposal:	Change of use from 7 person HMO (sui generis use) to 8 person HMO (sui generis use).		
Delegated Decision			
Application Number:	25/0994/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/09/2025
Location Address:	22 Tarbet Avenue Exeter EX1 2UE		
Proposal:	Single-storey rear extension and new roof to the existing ground floor tenement.		
Delegated Decision			
Application Number:	25/1115/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	16/10/2025
Location Address:	93 Monks Road Exeter EX4 7BE		
Proposal:	House in multiple occupation for five people (C4 use) (Certificate of lawfulness of existing use)		



<b>Delegated Decision</b>			
Application Number:	25/1172/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	16/10/2025
Location Address:	112 Pinhoe Road Exeter EX4 7HJ		
Proposal:	Use of property as a House in Multiple Occupation (HMO) (Class C4)		
<b>Delegated Decision</b>			
Application Number:	25/1260/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	Calthorpe Road/Prince Charles Road Roundabout Exeter		
Proposal:	Four sponsorship signs to be placed on the roundabout		
<b>Pinhoe</b>			
<b>Delegated Decision</b>			
Application Number:	24/0247/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	20/10/2025
Location Address:	Land For Residential Development Hill Barton Road Exeter		
Proposal:	Discharge condition 4 (Materials) and condition 10 (Highway Details) of permission ref. 23/0751/RES.		
<b>Delegated Decision</b>			
Application Number:	25/0902/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	02/10/2025
Location Address:	51 Tithebarn Way Exeter EX1 3FP		
Proposal:	Change of use of land to residential with construction of decking and fence (part retrospective)		
<b>Delegated Decision</b>			
Application Number:	25/1114/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/10/2025
Location Address:	Eon Monkerton Energy Centre Tithebarn Lane Exeter EX1 3RH		
Proposal:	Illuminated sign on east elevation and non-illuminated sign on south elevation		

**Delegated Decision**

Application Number:	25/1119/TPO	Delegation Briefing:	
Decision Type:	Split Decision	Date:	27/10/2025
Location Address:	8 Bindon Road Exeter EX4 9HN		
Proposal:	<p>TPO 493 OAK T1Please refer to the Arboricultural ReportFollowing the above report being completed, we are seriously concerned about the potential risks that this tree poses due to the defect that has been highlighted: "The junction of the western stem is a point of weakness and it is likely to fail. If it fails, stems would fall into at least two neighbouring gardens and would also strike the trampoline, they may also strike neighbouring property. On this basis, the value of the property is high. The estimated strike impact from the stems failing is high. Therefore, the risk of harm from this mode of failure is moderate. It would therefore be prudent to intervene". Other Oak trees along the boundary have had to be removed in the past due to causing subsidence and other issues to properties. The tree report finds a number of dead branches throughout the canopy, the taper and weight distribution along many of the lateral branches is suboptimal, making them more vulnerable to breakage in strong winds. In addition, some of the lower lateral branches in the northern and the eastern aspects hyperextend beyond the general crown profile. There are several branch tears visible around the main branch structure, where previous branch failures have occurred.To mitigate the potential harm / damage / injury to our family and property, and our neighbours properties, we would like this tree to be removed.</p>		

**Delegated Decision**

Application Number:	25/1147/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	01/10/2025
Location Address:	1 Church Hill Pinhoe Exeter EX4 9ER		
Proposal:	Discharge of conditions 3 (materials) and 5 (SUDs) of 25/0200/FUL		

<b>Delegated Decision</b>		
Application Number:	25/1242/CONR	Delegation Briefing:
Decision Type:	Withdrawn by Applicant	Date: 17/10/2025
Location Address:	2 Vicarage Lane Exeter EX4 9HJ	
Proposal:	INVALID: Application Reference Number: 23/0845/FUL Date of Decision: 13/09/2023Condition Number(s): 3) The walls and roof of the extension hereby approved shall have an external finish to match the existing building unless otherwise agreed and approved in writing by the Local Planning Authority.Reason: To protect the character and appearance of the existing building and the wider street scene.Conditions(s) Removal:We have been informed that the grey Barnstaple Concrete Roof tiles on our existing property are no longer manufactured. A concrete roof tile's life span is generally 50 years, and as our property was built in 1958 we have been advised to replace our existing roof at the same time as the new side extension. Our existing roof is in poor condition, the tiles are porous, cracked and letting water ingress. We would not feel satisfied to use reclaimed tiles as these could also be in a similar poor condition.Our preference would be to change our existing roof and new side extension roof to grey slate. We have been informed that slate is extremely durable and has a much longer life span than concrete tiles.Our property sits at the end of a private lane, with no passing traffic and therefore no street scene. Our semi-detached neighbour has no issue with us changing the roof material, and may consider changing theirs also. The properties directly opposite ours all have grey slate roofs.	
<b>Delegated Decision</b>		
Application Number:	25/1263/ADV	Delegation Briefing:
Decision Type:	Permitted	Date: 27/10/2025
Location Address:	Ambassador Drive/Emperor Way/Grenadier Road Roundabout Exeter	
Proposal:	Four sponsorship signs to be placed on the roundabout	
<b>Delegated Decision</b>		
Application Number:	25/1264/ADV	Delegation Briefing:
Decision Type:	Permitted	Date: 27/10/2025
Location Address:	Cumberland Way/Ambassador Drive/Oberon Road Roundabout Pinhoe Exeter	
Proposal:	Three sponsorship signs to be placed on the roundabout	
<b>Delegated Decision</b>		
Application Number:	25/1265/ADV	Delegation Briefing:
Decision Type:	Permitted	Date: 27/10/2025
Location Address:	Roundabout Cumberland Way Tithebarn Way Roman Avenue Cumberland Way Pinhoe Exeter	
Proposal:	Four sponsorship signs to be placed on the roundabout	

<b>Delegated Decision</b>			
Application Number:	25/1266/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	Roundabout Hill Barton Road Heritage Road Hill Barton Road Exeter		
Proposal:	Three sponsorship signs to be placed on the roundabout		
<b>Delegated Decision</b>			
Application Number:	25/1399/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	13/10/2025
Location Address:	Land To The South Of Oxygen House And North Of Emperor House Grenadier Road Exeter		
Proposal:	Discharge condition 5 (Hazel Dormouse Licence) of planning permission 23/1223/FUL - Relocation and replacement of existing surface carpark to include solar charging canopies, landscaping enhancements to provide ancillary facilities to Oxygen House, including external pod meeting room, and provision of a solar photovoltaic array.		
<b>Delegated Decision</b>			
Application Number:	25/1443/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	23/10/2025
Location Address:	Hill Barton Farm Hill Barton Road Exeter		
Proposal:	Non-material amendment to planning permission 21/1701/OUT to replace drawing ref. HB/POSPP/3 Rev V3 with drawing ref. HB/POSPP/4 Rev 4 in order to amend the trigger for the delivery of the northern area of public open space so it aligns with the s106 agreement.		
<b>Priory</b>			
<b>Delegated Decision</b>			
Application Number:	25/0827/TPOEX	Delegation Briefing:	
Decision Type:	TPO: Exempt	Date:	26/09/2025
Location Address:	1 Veysey Close Exeter EX2 6AS		
Proposal:	Fell dead Plane.		
<b>Delegated Decision</b>			
Application Number:	25/0993/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/10/2025
Location Address:	72 Attwyll Avenue Exeter EX2 5HW		
Proposal:	Single storey rear flat roof extension.		

<b>Delegated Decision</b>			
Application Number:	25/1137/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	10/10/2025
Location Address:	Aperture Pynes Hill Exeter EX2 5AZ		
Proposal:	Change of use of part of ground floor from offices (Class E(g)(i)) to Medical/Health Services (Class E(e))		
<b>Delegated Decision</b>			
Application Number:	25/1173/PDPV	Delegation Briefing:	
Decision Type:	Prior Approval Not Required	Date:	09/10/2025
Location Address:	Exeter Dental Education Facility Veysey Close Exeter EX2 4SG		
Proposal:	Determination of whether prior approval is required for PV installation of x147 470W panels, totaling 69.09kW on a non-domestic roof.		
<b>Delegated Decision</b>			
Application Number:	25/1227/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	06/10/2025
Location Address:	Duckles Meadow Playing Fields Salmonpool Lane Exeter		
Proposal:	Discharge of Condition 3 (Construction and Demolition Environmental Management Plan) of planning permission 25/0192/FUL, granted 16 May 2025, for the erection of a replacement changing room building along with associated works.		
<b>Delegated Decision</b>			
Application Number:	25/1249/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/10/2025
Location Address:	Rifford Road/ Burnthouse Lane/ Coronation Road/ Ludwell Lane Roundabout Exeter		
Proposal:	Two sponsorship signs to be placed on the roundabout		
<b>Delegated Decision</b>			
Application Number:	25/1267/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/10/2025
Location Address:	Changing Facilities Duckes Meadow Playing Fields Salmonpool Lane Exeter		
Proposal:	Non-material amendment to planning permission 25/0192/FUL (Detailed planning application for the erection of a replacement changing room building along with associated works) to amend the arboricultural impact assessment		

## St Davids

### Delegated Decision

Application Number: 25/0590/FUL                      Delegation Briefing:  
Decision Type: Withdrawn by Applicant              Date: 26/09/2025  
Location Address: 7 - 9 Leatside Commercial Road Exeter EX2 4AB  
Proposal: INVALID (red line on LP/ site area wrong, no plans or heritage statement) - Siting of click and collect facility.

### Delegated Decision

Application Number: 25/0658/DIS                      Delegation Briefing:  
Decision Type: Condition(s) Fully                      Date: 30/09/2025  
Discharged  
Location Address: 2 Silver Terrace Exeter EX4 4JE  
Proposal: Discharge of Condition 4 of Listed Building Consent Ref. 24/0983/LBC, granted 24 October 2024, relating to design of internal opening

### Delegated Decision

Application Number: 25/0665/LBC                      Delegation Briefing:  
Decision Type: Permitted                      Date: 22/10/2025  
Location Address: 2 Silver Terrace Exeter EX4 4JE  
Proposal: Alterations to outbuilding in rear garden, including replacement roof, rooflights and wider door opening

### Delegated Decision

Application Number: 25/0709/FUL                      Delegation Briefing:  
Decision Type: Permitted                      Date: 10/10/2025  
Location Address: Sterling House Dixs Field Exeter  
Proposal: Refurbishment works to existing office building including alterations to the facades, two replacement atriums, roof terraces and alterations to external parking and bin storage arrangements

### Delegated Decision

Application Number: 25/0941/FUL                      Delegation Briefing: 16/09/2025  
Decision Type: Permitted                      Date: 29/10/2025  
Location Address: Exeter College Queen Street Exeter EX4 3SR  
Proposal: Construction of new 3 storey SEND classroom building and associated external works.

### Delegated Decision

Application Number: 25/1043/FUL                      Delegation Briefing:  
Decision Type: Permitted                      Date: 29/09/2025  
Location Address: 34 Feltrim Avenue Exeter EX2 4RP  
Proposal: Demolition of utility / WC, replaced with ground floor full-width rear single-storey extension. External terrace. Hip to gable loft conversion. Solar PV installation front and rear.

<b>Delegated Decision</b>			
Application Number:	25/1045/LBC	Delegation Briefing:	30/09/2025
Decision Type:	Permitted	Date:	30/09/2025
Location Address:	Guildhall Shopping Centre Queen Street Exeter		
Proposal:	Roof replacement works to ambulatory above Market Arcade		
<b>Delegated Decision</b>			
Application Number:	25/1078/LBC	Delegation Briefing:	30/09/2025
Decision Type:	Permitted	Date:	30/09/2025
Location Address:	25 The Quay Exeter EX2 4AP		
Proposal:	Remove and replace brick infill wall and wooden door between existing arch ring		
<b>Delegated Decision</b>			
Application Number:	25/1103/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/10/2025
Location Address:	3 Catherine Street Exeter EX1 1EU		
Proposal:	One projecting sign and two fixed signs to the North-East/Catherine Street elevations of Hotel Indigo to replace old branding		
<b>Delegated Decision</b>			
Application Number:	25/1108/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/09/2025
Location Address:	Riverside Court Colleton Crescent Exeter EX2 4BZ		
Proposal:	T2 - Crab AppleSuggested Works: Crown thin by 30%T3 - RowanSuggested Works: Remove major hazardous deadwoodT4 - AshSuggested Works: Remove major hazardous deadwood. Remove epicormic growth on main limbs. Remove low limb extending towards highway. Reduce canopy away from building to achieve a 2m clearance.Rationale: The above works are proposed as part of the reasonable and rationale management of these street trees.		
<b>Delegated Decision</b>			
Application Number:	25/1148/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	02/10/2025
Location Address:	Exeter College Further Education Hele Road Exeter EX4 4JS		
Proposal:	Discharge Condition 24 (Travel Plan) for Phase 2A of planning permission 19/0315/OUT to which Reserved Matters consent ref. 24/0085/RES relates.		

<b>Delegated Decision</b>			
Application Number:	25/1149/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	02/10/2025
Location Address:	Exeter College Further Education Hele Road Exeter EX4 4JS		
Proposal:	Discharge of Condition 6 (Landscape and Ecological Management Plan) of Reserved Matters consent ref. 24/0085/RES.		
<b>Delegated Decision</b>			
Application Number:	25/1150/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/10/2025
Location Address:	Exeter College Queen Street Exeter EX4 3SR		
Proposal:	G3 Sycamores - Crown lift to 5.2 metres from ground level G4 Sycamores - Crown lift to 5.2 metres from ground levelT7 & T8 Sycamores - Crown lift to 5.2m for vehicle access, Overall crown reduction, by up to 2m, maximum cut diameter 100mm,Install brace three quarters distance between union and tip of crown after pruning.		
<b>Delegated Decision</b>			
Application Number:	25/1274/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/10/2025
Location Address:	10 Bartholomew Terrace Exeter EX4 3BW		
Proposal:	1x Silver Birch - Reduce overall canopy back to previous pruning points & shape Reduce the height of the tree by approximately 2.0 metres leaving a final tree height of approximately 9.0 metres.Reduce radial canopy spreads by approximately 2.0 metres leaving a final radial crown spread of approximately 8.0 at all compass points while retaining the main framework & shape of the crown & therefore a high proportion of the foliage bearing structure.1x Lowest branch on the NW aspect of the tree - Prune back to the main stem.Justification;The proposed works to T1 - 1x Silver Birch are intended to maintain the tree at a sustainable size for its setting whilst preserving its health, structural integrity, and amenity value. The reduction back to previous pruning points will ensure continuity of the existing crown framework, helping to maintain a balanced form and a high proportion of the foliage-bearing structure in accordance with BS3998:2010 Tree Work Recommendations.The specified reduction of approximately 2.0 metres in height and radial canopy spread will leave the tree at a final height of around 9.0 metres with a uniform crown spread of approximately 8.0 metres at all compass points. This will alleviate concerns of excessive shading and encroachment on the surrounding property while retaining the trees contribution to the character of the Conservation Area.All pruning cuts will be made to suitable growth points, with wounds not exceeding 50 mm in diameter, to minimise the risk of decay and promote healthy re-growth. Removal of the lowest branch on the NW aspect will improve clearance and balance without compromising the crown structure.All arisings will be removed from site and returned to a Devon Tree Services depot for recycling, leaving the area safe, clean, and tidy.		



Delegated Decision			
Application Number:	25/1318/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	10 St Davids Terrace Exeter EX4 3RF		
Proposal:	T1 - HollySuggested Works: Reduce crown by 50% to leave tidy shapeThese works are suggested as part of the reasonable maintenance of this garden tree.		
Delegated Decision			
Application Number:	25/1320/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/10/2025
Location Address:	2 Silver Terrace Exeter EX4 4JE		
Proposal:	Non-material amendment to Planning Permission Ref. 24/0982/FUL, granted 24 October 2024, to alter size of door opening and design of rooflights on outbuilding		
Delegated Decision			
Application Number:	25/1362/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	Port Royal Inn Footpath From Colleton Hill To Old Abbey Court Exeter EX2 4DR		
Proposal:	Cherry tree - removal as outgrown space and causing damage to surrounding walls		
St Loyes			
Delegated Decision			
Application Number:	25/0812/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	03/10/2025
Location Address:	25 Knights Crescent Exeter EX2 7TG		
Proposal:	Demolition of conservatory and construction of two storey rear extension		
Delegated Decision			
Application Number:	25/0869/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	30/09/2025
Location Address:	14 Quarry Park Road Exeter EX2 5PQ		
Proposal:	Change of use from dwelling (C3 use) to children's home (C2 use) for maximum of two 14-18 year olds		
Delegated Decision			
Application Number:	25/0949/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/10/2025
Location Address:	Howmet Ltd Kestrel Way Sowton Industrial Estate Exeter EX2 7LG		
Proposal:	Proposed extension to industrial unit		

Delegated Decision			
Application Number:	25/1005/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/09/2025
Location Address:	1 Badger Close And Ringswell Park Exeter EX2 5SG		
Proposal:	T1 - OakSuggested Works: Crown lift northern aspect to 5 metres above ground level, targeting secondary and tertiary growth only. Maximum Diameter of Cuts 70mm.Rationale: This large tree is now fouling the roof of the park home located below it and needs pruning back to facilitate new home installation in the adjacent plot. The works are considered arboriculturally appropriate and will have minimal impact on the tree's physiological processes.		
Delegated Decision			
Application Number:	25/1099/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/10/2025
Location Address:	Howmet Ltd Kestrel Way Sowton Industrial Estate Exeter EX2 7LG		
Proposal:	Extension to the south elevation of the main building.		
Delegated Decision			
Application Number:	25/1131/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Application Refused	Date:	26/09/2025
Location Address:	Tesco Stores Ltd Russell Way Exeter EX2 7EZ		
Proposal:	Discharge of condition 7 (BREEAM as built rating) of planning permission 24/0009/FUL (as amended by 25/0316/NMA) granted on 02 August 2024.		
Delegated Decision			
Application Number:	25/1152/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/10/2025
Location Address:	Exeter Motorway Services Area Sidmouth Road St Loyes Exeter EX2 7HF		
Proposal:	Part retention and part installation of electrical infrastructure (including electric distribution units, substation and SCADA systems) in car park area to support vehicle charging facilities		
Delegated Decision			
Application Number:	25/1228/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/10/2025
Location Address:	4 Woodland Drive Exeter EX2 7PS		
Proposal:	Roof lights (to the proposed loft conversion) to the front elevation.		

Delegated Decision			
Application Number:	25/1261/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	Roundabout Middlemoor Hill Barton Road Sidmouth Road Hill Barton Road Exeter		
Proposal:	Four sponsorship signs to be placed on the roundabout		
Delegated Decision			
Application Number:	25/1262/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	Honiton Road/Ambassador Drive/Moor Lane Roundabout Exeter		
Proposal:	Four sponsorship signs to be placed on the roundabout		
Delegated Decision			
Application Number:	25/1285/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/10/2025
Location Address:	Unit 9 Rydon Lane Retail Park Digby Road Exeter EX2 7HX		
Proposal:	Addition of an order speaker post for the KFC Drive Thru		
St Thomas			
Delegated Decision			
Application Number:	25/0817/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	03/10/2025
Location Address:	21 Sussex Close Exeter EX4 1LP		
Proposal:	Demolish conservatory and construct a two storey rear extension, 2.5m high fence on southern boundary, replacement windows and doors, and alterations to front dormer roof.		
Delegated Decision			
Application Number:	25/0831/CATEX	Delegation Briefing:	
Decision Type:	Conservation Area Trees Exempt	Date:	26/09/2025
Location Address:	St Thomas Church Hall Church Road St Thomas Exeter EX2 9BQ		
Proposal:	In Accordance with Regulation 14(1)(a)(i), Town and Country Planning (Tree Preservation) (England) Regulations 2012Site Address:Car Park at Church RoadSt ThomasExeterEX2 9BQTree Reference: 1x Ornamental Cherry TreeProposed Works:Sectionally dismantle, fell and remove 1x Ornamental Cherry tree to ground level.Remove all arisings from site and return to a Devon Tree Services depot for recycling.Leave the area safe, clean, and tidy upon completion.Reason for Exemption:The tree has a significant structural split, with clear potential for partial or complete stem failure. Due to its location adjacent to a frequently used car park and pedestrian access routes, the tree presents an imminent risk to public safety. Works are therefore being undertaken in accordance with the 5 day exemption to prevent immediate danger.		

<b>Delegated Decision</b>			
Application Number:	25/1192/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/10/2025
Location Address:	9A Queens Road Exeter EX2 9ER		
Proposal:	Ash Tree - small ash tree - remove. Reason - interfering with the fence and overgrowing on to neighbour lane. It is also interfering with overhead cables. Tree surgeon advises removal		
<b>Delegated Decision</b>			
Application Number:	25/1204/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/10/2025
Location Address:	25 Wardrew Road Exeter EX4 1HB		
Proposal:	Single Storey Rear Extension		
<b>Delegated Decision</b>			
Application Number:	25/1327/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	87 Cowick Street Exeter EX4 1HL		
Proposal:	Tree surgeon to reduce via thinning overall crown dimensions of Sycamore (1) by approximately 2-2.5m making cuts no larger than 75mm. In future, would like to also trim and pruned Cherry Blossom tree (2) by approximately 100cm off height and making cuts no larger than 75mm by tree surgeon. Tree surgeon understands trees currently block light and grow towards phone lines of property. In stormy weather tree branches have fallen near the house property. Tree surgeon recommended importance of maintaining trees. Tree surgeon has advised and agreed to carry out works. Tree surgeon carries out work on west exe nursery behind property. Tree surgeon aware of conservation regulations. Previous tree work has been agreed for this property by Council in the past few years.		
<b>Topsham</b>			
<b>Delegated Decision</b>			
Application Number:	14/1451/OUT	Delegation Briefing:	
Decision Type:	Finally Disposed Of	Date:	03/10/2025
Location Address:	Land East Of Exmouth Branch Line Newcourt Old Rydon Lane Exeter EX2		
Proposal:	Outline Planning Application (all matters reserved except for access) for up to 392 residential dwellings with associated infrastructure on land forming part of the Newcourt Urban Extension		

<b>Delegated Decision</b>			
Application Number:	25/0308/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	21/10/2025
Location Address:	Land South West Of Blakeslee Drive Exeter		
Proposal:	Discharge condition 5 (Surface Water Drainage) of planning permission 23/0584/OUT (as amended by 24/1103/NMA) - Outline application for development of up to 50 dwellings and associated open space and infrastructure.		
<b>Delegated Decision</b>			
Application Number:	25/0842/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	30/09/2025
Location Address:	Land On The West Side Of Clyst Road Topsham Exeter		
Proposal:	Discharge condition 10 (Brick Sample Panel) of reserved matters approval 24/0253/RES (as amended by 25/0185/NMA) - Reserved matters application for approval of appearance, landscaping, layout, scale, and access pursuant to phased outline planning application 21/0894/OUT for the construction of up to 100 dwellings and associated infrastructure (all matters reserved).		
<b>Delegated Decision</b>			
Application Number:	25/0897/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	30/09/2025
Location Address:	Land On The West Side Of Clyst Road Topsham Exeter		
Proposal:	Part-discharge condition 14 (first part - SAP Calculations) and discharge condition 17 in full (Travel Plan) of planning permission 21/0894/OUT - Outline planning application for the construction of up to 100 dwellings and associated infrastructure (Means of access to be determined with scale, layout, appearance and landscaping reserved for future consideration).		
<b>Delegated Decision</b>			
Application Number:	25/0958/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	16/10/2025
Location Address:	Topsham Surgery Station Road Topsham EX3 0DS		
Proposal:	External alterations to include partially brick up existing front UVPC doorway and insert 1x UVPC white heritage window, reposition entrance and insert black composite double doors including wood pilaster and header surround, replace 3x existing UVPC windows with heritage white UVPC window over a cast stone cill.		

<b>Delegated Decision</b>			
Application Number:	25/1001/VOC	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	5 Tresillian Cottages Topsham EX3 0BD		
Proposal:	Application Reference Number: 23/0441/FUL Date of Decision: 12/06/2023Variation of Condition Number(s): 2 to substitute the approved drawings to include an additional window to the dormer roof extension. Retrospective.		
<b>Delegated Decision</b>			
Application Number:	25/1010/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	7 White Street Topsham EX3 0AA		
Proposal:	Proposed extension & alterations to outbuilding, revised fenestration to existing extension, and replacement windows to existing house.		
<b>Delegated Decision</b>			
Application Number:	25/1011/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	7 White Street Topsham EX3 0AA		
Proposal:	Proposed extension & alterations to outbuilding, revised fenestration to existing extension, and replacement windows to existing house.		
<b>Delegated Decision</b>			
Application Number:	25/1030/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/10/2025
Location Address:	Quay Gardens Barn Monmouth Avenue Topsham EX3 0AF		
Proposal:	Installation of EV charging point on driveway (retrospective application)		
<b>Delegated Decision</b>			
Application Number:	25/1041/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/10/2025
Location Address:	62 Highfield Clyst Road Topsham Exeter EX3 0DA		
Proposal:	Replace prefab concrete garage with multi use garden retreat.		
<b>Delegated Decision</b>			
Application Number:	25/1073/LPD	Delegation Briefing:	
Decision Type:	Was not lawful use	Date:	02/10/2025
Location Address:	3 Parkfield Way Topsham EX3 0DP		
Proposal:	Solar panels on roof		

Delegated Decision			
Application Number:	25/1104/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/10/2025
Location Address:	David Lloyd Leisure Club Sandy Park Way Exeter EX2 7NN		
Proposal:	Conversion of existing tennis court to padel courts, creation of outside seating area with external lighting, new 1.2m high fence and replacement fencing		
Delegated Decision			
Application Number:	25/1129/TPO	Delegation Briefing:	
Decision Type:	Split Decision	Date:	03/10/2025
Location Address:	71 Mulligan Drive Exeter EX2 7SJ		
Proposal:	The two trees pertaining to this application form part of a bank of trees and bushes lining Old Rydon Close and are situated immediately behind the rear boundary fence of 71 Mulligan Drive.The tree types are: 1x Oak, (marked #1 on plan),1x Sycamore (marked #2 on plan)The application is for work to prune back the length of branches on the side of 71 Mulligan Drive, back to the boundary line for the purposes of:- reducing the canopy and increasing the light into the garden of 71 Mulligan Drive, enhancing garden amenity and reducing the growth of lichen and algae-reducing the significant volume of debris from the trees into the garden i.e. leaves, dead wood, acorns, samaras etc and also bird droppings- avoiding potential damage to buildings (sycamore branches are now touching the garage and the oak tree is growing very close to the propertyA specialist tree surgery contractor is being engaged and they confirm they have all the relevant qualifications and insurances in place to carry out such work.		
Delegated Decision			
Application Number:	25/1184/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/10/2025
Location Address:	9 Lower Shapter Street Topsham EX3 0AT		
Proposal:	T1 Silver Birch. cut back new growth to previous cuts made in 2022 . Cuts up to 30mmT2 Bay cut back new growth to previous cuts made in 2022. Cuts to 30mm		
Delegated Decision			
Application Number:	25/1221/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/10/2025
Location Address:	Lily Ponds Bridge Road Exeter EX2 7AA		
Proposal:	Erection of a replacement garage and store building. Re-roof bungalow		

<b>Delegated Decision</b>			
Application Number:	25/1224/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/10/2025
Location Address:	Casterbridge 22 Monmouth Avenue Topsham EX3 0AF		
Proposal:	T1 Maple. cut back branches overhanging the garden wall to the boundary, to match what the neighbours were permitted to do see photos T2 Ash. cut back branches overhanging the garden wall to the boundary, to match what the neighbours were permitted to do see photos		
<b>Delegated Decision</b>			
Application Number:	25/1232/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	20/10/2025
Location Address:	Seabrook Orchard Topsham Road Exeter EX3 0LT		
Proposal:	Discharge condition 17 (Contamination Remediation) of planning permission 23/1319/FUL - Erection of a 66 No. Bed Care Home for older people, with associated demolition, parking, access, landscaping and associated ground works.		
<b>Delegated Decision</b>			
Application Number:	25/1233/NMA	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	26/09/2025
Location Address:	Land At Corner Of The Retreat Drive Topsham		
Proposal:	Non-material amendment to planning permission 17/1656/FUL (as varied by 24/1245/NMA) to reduce the number of dwellings from 10 to 8 by removing the top storey.		
<b>Delegated Decision</b>			
Application Number:	25/1234/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/10/2025
Location Address:	Mulberry Ferry Road Topsham EX3 0JW		
Proposal:	T1 Mulbury - Pollard at 3 metres to remove growth over house and weight from potentially stressed limb/union.		
<b>Total Applications: 134</b>			



**REPORT TO:** PLANNING COMMITTEE  
**Date of Meeting:** 10<sup>th</sup> November, 2025  
**Report of:** City Development Strategic Lead  
**Title:** Appeals Report

**Is this a Key Decision?** No

**Is this an Executive or Council Function?** No

## **1. What is the report about?**

- 1.1 The report provides Members with information on latest decisions received and new appeals since the last report (28/08/2025).

## **2. Recommendation:**

- 2.1 Members are asked to note the report.

## **3. Appeal Decisions**

- 3.01 [25/0038/FUL](#) **Coppins, The Poplars, Pinhoe.** *Increase single storey front protrusion height to a pitched roof with removal of front porch to replace with enlarged porch and revised entrance door location.*

**Planning Inspectorate Decision Issued:** 8<sup>th</sup> August, 2025.

### **Appeal Dismissed**

An appeal to increase a single storey front protrusion height to a pitched roof with removal of front porch to replace with enlarged porch and revised entrance door location at Coppins, The Poplars, Pinhoe, has been dismissed.

### **Decision**

The Inspector concluded that the proposed development would cause harm to the character and appearance of the host dwelling and surrounding area.

### **Summary**

Although the proposed design incorporated modern and innovative features, the resulting scale, massing, and increased height of the forward projection would make it unduly prominent. Consequently, the extension would not be subservient to the host dwelling and would fail to integrate into the character of the cul-de-sac.

### **Context and Relevant History**

The appeal was made under section 78 of the Town and Country Planning Act 1990 against Exeter City Council's refusal of planning application ref. 25/0038/FUL. The application sought permission for the replacement of a porch and remodelling of a flat roof at the dwelling, Coppins, The Poplars, Park Lane, Exeter. A site visit was undertaken on 1 July 2025.

### **Site and Proposal**

The host property is a detached chalet bungalow located at the entrance of a small private cul-de-sac. It features a roof space in active use and a flat-roofed single-storey front projection that includes a porch and a former garage. The proposal sought to replace the existing flat roof with an asymmetrical pitched roof, reposition the entrance door to the side of the porch, and introduce floor-to-ceiling glazing and cedar cladding.

## Main Material Issues Considered by the Inspector

- Effect of the increased scale, volume, and height of the front projection on the proportions of the host dwelling.
- Whether the design would respect the character and appearance of the wider street scene, given the property's prominent position at the head of the cul-de-sac.
- Consideration of applicant's points regarding nearby varied development, private road location, and sustainability benefits.

## Policy Compliance

The Inspector found the proposal to conflict with:

- Policy CP17 of the Core Strategy, which seeks high-quality design that preserves and enhances character.
  - Policy DG1 of the Local Plan 2005, which requires volumes and forms of development to respect adjoining buildings.
- Reference was also made to the Householder's Guide SPD, which supports innovative design in principle but makes clear that extensions must remain subservient and appropriate in scale.

## Key Policy Outcomes

- Harm to the character and appearance of the host dwelling and street scene outweighed any sustainability benefits of the scheme.
- Limited visibility from a private road does not diminish the requirement for compliance with the development plan.
- Diversity of design in the wider area did not justify this development, which was assessed on the basis of its immediate setting.

## Learning for Future Decisions

- Innovative and contemporary design will only be acceptable where scale and massing remain proportionate and subservient to the host dwelling.
- Inspectors place great emphasis on street scene impact, especially where the dwelling occupies a prominent or gateway position.
- Sustainability and efficiency improvements, while desirable, will not override fundamental design harm under local design policies.

Reference to other nearby developments must be supported with full details and context, as inspectors rely on site-specific impacts rather than generalised observations.

**[Reference: APP/Y1110/D/25/3364318](#)**

- 3.02 **[24/0714/FUL](#)** **Greencroft, Streatham Rise, Duryard & St James's.** *Detached garage/office building, including solar panels on roof, in rear garden*

**Planning Inspectorate Decision Issued:** 5<sup>th</sup> September, 2025.

< PLANNING OFFICER SUMMARY >

**[Reference: APP/Y1110/D/25/3369310](#)**

- 3.03 **[25/0376/FUL](#)** **3 Garden Close, St Loye's.** *First floor extension to side elevation of dwelling house.*

## **Planning Inspectorate Decision Issued: 16<sup>th</sup> September, 2025.**

In summary: The appeal was dismissed as the width of the proposed extension would not be in keeping with the character and appearance of the area.

### **Context and history:**

This application follows a previous refusal for a first floor side extension in 2024 (24/1358/FUL). The alteration related purely to a change in materials as the size and position of the extension was the same. The applicant was keen to refer to other examples of extensions in the locality, particularly a neighbouring extension which was granted in 2007 (06/2414/FUL) for a two storey side and ground floor extension and other examples on nearby Plumtree Drive.

### **Site and Proposal:**

3 Garden Close is a semi-detached dwelling in a 1970 residential estate. The front elevations of the dwellings are stepped, with a single garage projecting slightly forward of the elevation. It is proposed to demolish the garage and rebuild it within the extension with a utility formed to the rear and a bedroom above, which would have a pitched roof slightly lower than the existing roof. The extension would be on the boundary with number 5, which is set back from number 3 and as stated above has had an extension permitted and now built

### **Main Material issues considered by the inspector:**

The main issue is the effect of the extension on the character and appearance of the host property and the surrounding area.

The Inspector said the additional width would be at odds with the other dwellings in terms of scale and massing. They described the extension permitted at number 5 as an exception with side extensions not forming a prevailing pattern of development, therefore creating an incongruous addition to the street scene. The gaps between dwellings give the areas a sense of place and this would remove the remaining gap between 3 and 5 and would harmfully alter the current uniformity of built development.

They dismissed other examples in the area as they are higher in the road and do not have long views between gaps, therefore not contributing to the same sense of place. In addition, Plumtree Drive is less uniform than Garden Close.

A number of other examples were looked at and given limited weight, mainly due to the lack of uniformity elsewhere

### **Policy Compliance:**

The proposal would conflict with Policy CP17 of Core Strategy, as well as Local Plan Policies DG1 (b), (f), (g), and (h) as the proposal causes significant harm to the character and appearance of the surrounding area.

### **Key Policy Outcomes:**

The Inspector's main consideration related to design policies, which seek to protect and enhance the character and townscape of the city, to promote local distinctiveness through excellent design, and to ensure that height and massing are appropriate to the surrounding townscape, reinforcing Exeter's urban character.

### **Learning for Future Decisions:**

It is important to consider the prevailing pattern of development and whether other examples have the same character.

The Inspector did not consider the details of the materials which was the difference between the previous scheme at this location.

**Reference: APP/Y1110/D/25/3367611**

- 3.04 **25/0266/FUL** 44 Sandford Walk, Newtown & St Leonards. *Temporary change of use from dwellinghouse (C3 use) to House in Multiple Occupation for four people (C4 use).*

**Planning Inspectorate Decision Issued:** 22<sup>nd</sup> September, 2025.

< PLANNING OFFICER SUMMARY >

**Reference: APP/Y1110/W/25/3366435**

3.04

3.05

3.06

#### **4. New Appeals**

- 4.1 **25/0179/FUL** 21 Rosebarn Avenue, Pennsylvania. *Replace and enlarge roof, install 4 no. rooflights to front and dormer to rear, alter front porch and construct single storey rear extension.*

**Planning Inspectorate Appeal Start Date:** 3<sup>rd</sup> September, 2025.

**Reference: APP/Y1110/D/25/3370018**

- 4.2 **25/0394/LBC** 7 White Street, Topsham. *Proposed single storey rear extension incorporating outbuilding.*

**Planning Inspectorate Appeal Start Date:** 10<sup>th</sup> September, 2025.

**Reference: APP/Y1110/Y/25/3371714**

- 4.3 **25/0837/PD** 2 West Street, St David's. *Application for determination as to whether prior approval will be required for the change of use from commercial (Class E) to a mixed use comprised of commercial space and 2no. self-contained flats.*

**Planning Inspectorate Appeal Start Date:** 15<sup>th</sup> September, 2025.

**600096**

- 4.4 **25/0120/LBC** 2 West Street, St David's. *Repair of windows, installation/rationalisation of Soil Vent Pipes and extract vents. Replacement staircase to basement level with new stair to upper floors within new lobby, fire doors, noise/fireproofing ceilings and insertion of partition walls at all levels.*

**Planning Inspectorate Appeal Start Date:** 15<sup>th</sup> September, 2025.

**600094**

- 4.5 [24/1393/LED](#) **11 Abbots Road, Pennsylvania.** *Certificate of lawfulness of existing use as a House in Multiple Occupancy (Use Class C4), limited to 3no. occupants.*

**Planning Inspectorate Appeal Start Date:** 22<sup>nd</sup> September, 2025.

**[Reference: APP/Y1110/X/25/3372254](#)**

- 4.6 [25/0182/PMI](#) **Fernleigh Nurseries, Ludwell Lane, St Loyes.** *Permission in principle for conversion of building/garage to dwelling.*

**Planning Inspectorate Appeal Start Date:** 22<sup>nd</sup> September, 2025.

**[6000742](#)**

- 4.7 [25/0621/PDQ](#) **Fernleigh Nurseries, Ludwell Lane, St Loyes.** *Change of use of agricultural building to a single dwelling (Prior Approval application using Class Q in Schedule 2, Part 3 of England's General Permitted Development Order 2015).*

**Planning Inspectorate Appeal Start Date:** 22<sup>nd</sup> September, 2025.

**[6000741](#)**

- 4.8 [25/0125/PD](#) **2 West Street, St David's.** *Application to determine if prior approval is required for a change of use from commercial, business and service (Use Class E), to a mixed use for any purpose within that Class and as to 2 flats (Use Class C3).*

**Planning Inspectorate Appeal Start Date:** 22<sup>nd</sup> September, 2025.

**[600095](#)**

- 4.09 [25/0894/FUL](#) **36 Armstrong Avenue, Pennsylvania.** *Balustrade to existing flat roof on rear extension to create balcony at first floor level.*

**Planning Inspectorate Appeal Start Date:** 17<sup>th</sup> October, 2025.

**[6001058](#)**

- 4.10 [25/0763/FUL](#) **6 Matford Lane, St Leonards.** *Demolition of existing bungalow and garage and replacement with detached bungalow (self-build), including rooms in the roof, garage in front garden, outbuilding in rear garden, and associated landscaping.*

**Planning Inspectorate Appeal Start Date:** 22<sup>nd</sup> October, 2025.

**[6000961](#)**

Ian Collinson  
**Strategic Director for Place, City Development**

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling the report:

Letters, application files and appeal documents referred to in report are available for inspection from: City Development, Civic Centre, Paris Street, Exeter

Contact for enquiries: Democratic Services (Committees) - Tel: 01392 265275