

PLANNING

Date: Monday 27 April 2026
Time: 5.30 pm
Venue: Guildhall, High Street, Exeter

Members are invited to attend the above meeting to consider the items of business.

If you have an enquiry regarding any items on this agenda, please contact Mark Devin, Democratic Services Officer - democratic.services@exeter.gov.uk.

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 9 February 2026.

(Pages 3 -
20)

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 may speak to an application. Any request must be made by 10:00am on the Thursday before the meeting.

For this meeting, the deadline for public speaking is Thursday 23 April 2026 by 10:00am.

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

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| 5 | List of Decisions Made and Withdrawn Applications
To consider the report of the Strategic Director for Place. | (Pages 21
- 70) |
| 6 | Appeals Report
To consider the report of the Strategic Director for Place. | (Pages 71
- 78) |
| 7 | Planning Application No. 25/1042/FUL - School Playing Field, Homefield Road
To consider the report of the Strategic Director for Place. | (Pages 79
- 128) |
| 8 | Planning Application No. 25/0781/FUL - Mary Arches Street Car Park
To consider the report of the Strategic Director for Place. | (Pages
129 - 204) |

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 1 June 2026** at 5.30 pm in the Civic Centre.

Find out more about Exeter City Council services by looking at our web site <http://www.exeter.gov.uk>. This will give you the dates of all future Committee meetings and tell you how you can ask a question at a Scrutiny Committee meeting. Alternatively, contact the Democratic Services Officer (Committees) on (01392) 265107 for further information.

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

PLANNING COMMITTEE

Monday 9 February 2026

Present:-

Councillor Knott (Chair)

Councillors Rolstone, Asvachin, Atkinson, Banyard, Hussain, Ketchin, Mitchell, M, Pole and Williams, M.

Apologies

Councillor Hughes.

Councillors in attendance under Standing Order No. 44
Councillor Wetenhall speaking on item 5 (Minute No. 60)

Also Present

Strategic Director for Place, Planning Solicitor, Principal Project Manager - Development Management and Democratic Services Officer.

Also in Attendance

Ben Sunderland (Devon County Council Highways).

58

MINUTES

The minutes of the meeting held on 19 January 2026 were taken as read, approved and signed by the Chair as correct.

59

DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

60

PLANNING APPLICATION NO. 25/1082/FUL - CLARENDON HOUSE

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

- submitting a formal objection to the application relating to massing, design, and impacts on streets in Newtown;
- supported the RSPB request for 24 swift boxes instead of 6, and described as an easy improvement;
- expressed strong concerns that the applicant and Devon County Council had failed to present a clear and honest picture of transport impacts in the area;
- Garden Lane was attractive in principle, but its design was pedestrian-only, which was unrealistic;
- Garden Lane would likely become a desired line for cyclists, creating conflicts and the Police Designing Out Crime Officer comments acknowledges pedestrians needed protection from cyclists;
- Garden Lane had been assumed to operate as a shared pedestrian–cyclist route, despite not being designed for dual use, and would require reconsideration if the application were approved;
- the application provided a misleading and simplistic picture for the walking and cycling connectivity, relying on limited extracts from the Exeter Cycling Plan, lacking real world experiences;
- the Paris Street and Western Way roundabout was described as extremely

unsafe for pedestrians and cyclists and concerns had been raised, supported by written evidence and previous surveys, had not been addressed;

- Heavitree Road was unsafe for cyclists, especially uphill towards Waitrose;
- using Active Travel England's Route Check or Area Route Check tool was recommended to assess safety against national criteria;
- introducing a large student population could put students at risk without further assessment;
- recent PBSA (Purpose Built Student Accommodation) briefings indicated a decline in student numbers, current PBSA provisions being sufficient and an excessive concentration in the city centre;
- the site was suitable for high-quality residential flats, not just PBSA; and
- urged the Planning committee to challenge the assumption that the site was only suitable for PBSA and to consider alternative residential use.

In responses to questions from Members, Councillor Wetenhall made the following further comments:

- there was no formal cycle route in the area, with cyclists currently using the carriageway and main approaches such as Heavitree Road lacking marked cycle lanes;
- the existing gap between Triangle and Western Way was already used by both cyclists and pedestrians, and any new design created by the development would also attract cycle use;
- the pedestrian crossing being moved to align with Garden Lane, would encourage greater pedestrian and cyclist movement in that direction; and
- cyclists using the alternative route would technically need to dismount and push the bikes, which did always happen.

The Chair invited Mr Keith Lewis, to speak for five minutes, against the application, who made the following points:

- the Exeter Civic Society had submitted two letters of objection, including one following an assessment against the National Planning Policy Framework (NPPF), Historic England guidance, and impacts on heritage views;
- the applicant and officers had failed to comply with NPPF paragraphs 200 and 202, which required harm to heritage assets to be avoided or minimised;
- the design prioritised maximising height and room numbers, rather than reducing harm to Exeter's heritage;
- harm was described as being avoidable, and therefore not justified under the NPPF;
- referred to the Urban Design Officer's view that a maximum height of six storeys would preserve key cathedral views and advised that a less harmful design option existed, making the current proposal unjustified;
- accepting avoidable harm would contribute to incremental erosion of Exeter's heritage and townscape;
- raised concerns that the applicant and officers had not properly assessed the cumulative loss of the Cathedral views, including impacts from recent and proposed nearby developments and that views of the cathedral from the north could be lost;
- Historic England recognised the Cathedral as a landmark with largely unchallenged views and referred to previous committee decisions where building heights were reduced to protect the Cathedral views;
- the applicant's CGI images showed the development to be overbearing when viewed from Newtown St Leonard's, Eaton House, and Grade II listed Eaton Place Terrace;
- the development would overshadow surrounding residential neighbourhoods

and conflict with the established character and the building should step down toward Newtown, not step up;

- there were concerns about the accuracy of the CGI views, noting errors in submitted images showing the building in incorrect locations and questioned whether other views and heights could be relied upon;
- that student studio rooms lacked communal cooking facilities, requiring residents to cook and eat alone which contradicted the reasoning in the Heavitree Road PBSA approval;
- the claim that harm is outweighed by public benefit was challenged as the scheme did not deliver homes needed to meet the identified housing requirement;
- the only benefit appeared to be the green lane, despite an existing public route to Western Way;
- the claims about PBSA freeing up HMOs for family housing was questioned, noting the continued approval of HMO applications; and
- highlighted recent committee decisions where poor PBSA and Co-living schemes had been deferred or refused and urged the Planning Committee to refuse the application due to its scale, design, and massing, and the resulting harm to the city.

Mr Lewis responded to a question from a Members as follows:

- the steps to Russell Street were poor, but would remain in place regardless of the proposal, with only potential minor improvements possible;
- the existing pathway between the church and the hotel was reasonably wide and provided a direct route from the top of the car park, which many pedestrians already used and
- the walking distance to the existing or relocated crossing would not be significantly longer and while the proposed Garden Lane would provide a pleasant, greener route, it was not a major improvement over existing options.

The Chair invited Mr Matthew Roe, to speak for five minutes to speak in support of the application, who made the following points:

- he was speaking on behalf of the applicant and thanked the Principal Project Manager - Development Management and officers for their engagement, and Members for feedback at Planning Member Working Group presentations;
- there had been an extensive pre-application engagement since 2023;
- the scheme had significantly evolved, notably with significant changes to scale, height and detailed designs through the process;
- the scheme was considered to be a high-quality architectural response, making optimal use of land and contributing positively to city centre housing targets and the public realm;
- both adopted and emerging local plan policies supported student housing in well-connected city centre locations;
- supported the officer report that the scheme would not unbalance the city centre or harm its mix of uses;
- there was no policy test for student need and the assessments indicated over 10,000 students currently live in HMOs;
- the local plan target to accommodate 75% of additional students in PBSA was a minimum, and the scheme contributed toward this and existing unmet need was not captured by policy figures;
- there were changing trends for student accommodation, with more second – third year and postgraduate students choosing PBSA options;
- PBSA provision was helping to free up family housing, with reductions in student council tax exemptions in general housing stock and there was no

- substantive evidence that student numbers would continue to decline;
- major operators had commented on Exeter having a strong PBSA market;
- the maximum height had been reduced through negotiation during pre-application discussions and the final ten-storey height was considered to be appropriate;
- the height aligned with national policy, the council strategy, and was a gateway city centre location and positioned in the emerging Eastgate site;
- the site had a low topography and was separated from the historic core of the city centre with independent local plan evidence identifying the site as suitable for ten storeys;
- there were significant adverse impacts identified in relation to daylight, wind, or amenities;
- heritage impacts were considered to be at the lowest level of less than substantial harm;
- key views from Dunsford Road demonstrated that the development would sit below the cathedral nave ridge line and would not obscure the tower;
- key views from Clifton Hill indicated that the view affected was incidental in nature and therefore carried reduced weight;
- any harm to the Cathedral and Belmont Conservation Area was considered to be minimal and the Council's urban design officer identified a less than substantial harm of moderate scale;
- Historic England had acknowledged some harm but stated it should be balanced against public benefits;
- public benefits included redeveloping partly underutilised 1960s office building to provide 297 student bed spaces, equivalent to 202 homes;
- benefits also included delivery of commercial and community space and the creation of a new public realm through the garden lane and enhanced pedestrian crossings;
- there would be nearly £1 million in Section 106 contributions and 139% biodiversity net gain; and
- any identified heritage harm was more than outweighed by public benefits and supported granting planning permission.

Mr Roe responded to Members' questions as follows:

- there had been engagement with the University who supported the principle of city centre PBSA but did not endorse individual schemes;
- local market research indicated that there was a continued demand, including increasing interest from second and third-year students due to all-inclusive costs;
- national evidence showed that up to 35% of first-year students sought to remain in PBSA;
- the verified views had been re-checked given the objection outlined by Exeter Civic Society, but the design team was satisfied that they were accurate;
- consultants had re-checked the two disputed views and confirmed they were taken from correct locations;
- a wind assessment had been completed for ground-level and rooftop areas, and all conditions met required guidance - no operator would accept a scheme with significant wind issues;
- Garden Lane would improve pedestrian access and remove reliance on the existing unsafe informal crossing area;
- 160 cycle spaces would be provided and students would exit onto the existing road network, with cyclists able to walk their bikes through Garden Lane if needed;
- existing routes would remain available and Devon County Council had stated that the design prioritised safety, with the intention to make the route as safe

- as possible, but not preventing cyclists from using Garden Lane;
- the relevant six-storey element related only to the Clifton Hill view, which was a secondary cathedral view and a six-storey scheme would under-develop the site; and
- it was acknowledged that there would be some inevitable heritage harm for a city-centre development, but it was assessed as **less-than-substantial** and was outweighed by public benefits, consistent with national policy and was accepted by Historic England.

The Principal Project Manager (Development Management) [presented the application](#) for the demolition of an existing commercial building at Clarendon House, Western Way, and redevelopment of the site comprising student accommodation with associated amenity space (Sui Generis), flexible commercial floorspace (Use Class E) and/or community floorspace (Use Class F1/F2), public realm and landscaping works, cycle parking, refuse storage, access and servicing, and other associated works.

Members received a presentation which included the following information:

Explanation of the site and immediate area

- the application site included land not wholly owned by the applicant, which included the area with three trees and the land behind the advertising hoardings and bank structure;
- the additional areas of land were owned by ECC and had been incorporated following stakeholder feedback to allow for public realm improvements and delivery of the Garden Lane pedestrian route;
- the site was adjacent to the leisure centre, Vue cinema, hotel and church;
- an existing pedestrian route ran from Triangle Car Park to the city centre, with a pedestrian crossing slightly misaligned to the route and a separate cycle phase at traffic lights further north at the junction between Western Way and Summerland Street;
- a publicly accessible flight of steps also connected Heavitree Road down into the site area;
- the area included the remnants of the historic alignment of Paris Street, which was altered through post-war redevelopment and road realignment;
- the site sat at the lowest topographical point in the area, which was relevant to flood risk considerations;
- the existing building was a post-war structure of limited architectural quality, which was described as unattractive and no longer contributing positively to the townscape;
- there was a car parking beneath the building and service areas and the area also included underused leftover spaces;
- there was a currently a heavily used uncontrolled pedestrian crossing over Western Way which was noted as being difficult to cross due to high traffic volume;
- existing routes lacked clear prioritisation for pedestrians and cyclists and the area experienced high pedestrian movement between the car park and city centre;
- nearby heritage assets included a historic Grade II listed terrace on Heavitree Road, locally listed properties and some Grade II listed buildings as well as several Conservation Areas near the site; and
- the location was visible from key approaches including Denmark Road.

Explanation of the proposed development

- the proposed re-development would demolish the existing buildings to build Purpose-Built Student Accommodation (PBSA);
- the development included 297 student bed spaces, 134 studios and 163 bedrooms within 29 cluster flats (4–7 bedrooms each);
- there would be communal facilities and outdoor amenity spaces, cycle parking for 160+ cycles, and plant and servicing areas;
- the ground floor would include a 210 sqm commercial / community unit, designed to be a flexible lock-up unit, accessible from Heavitree Road;
- the development was up to 10 storeys in height and included new public realm through the 'Garden Lane' and associated off-site highway works;
- the building arrangement was two east–west blocks (northern block and southern block) linked by a lower connecting element with a roof terrace, forming a C- shape;
- the site had complex level changes, resulting in lower ground floor being below ground at the northern end and at street level at the southern end;
- the lower ground floor level would cater for refuse and recycling stores, plant rooms, laundry, staff facilities and cycle parking;
- a high-quality cycle access point was being provided which was equivalent in status to the pedestrian access, allowing cyclists to access the site from Garden Lane, adjacent to the main entrance;
- provisions would be made for shallow stairs and wheel ramps to allow bikes access to the ground level. Other provisions including lift access for cargo and non-standard bikes;
- ground floor student facilities included a reception area, staff office, quiet study spaces, dining and games rooms;
- the mezzanine and upper floor levels provided an additional floor of student accommodation in the southern part of the building and aligned with upper floors above the mezzanine level;
- studio units were indicated as dark orange on the plan and cluster flats were indicated as lighter orange;
- cluster flats were located at the south-eastern end of the building and included a communal kitchen-diner with windows overlooking Russell St (former Paris St) to the south east; this layout was replicated on floors 01-05
- communal kitchen-diners to the cluster flats also occupy the key corner locations facing the roundabout and main approaches ;
- communal spaces provided active frontages, surveillance, and lighting;
- cluster kitchens positioned at the building corners and ends and encouraged activity and lighting;
- glazing and activity was being provided over six storeys in key locations;
- the scheme includes four staircases, with two in each block, which reflected enhanced fire safety requirements for tall buildings classed as high-risk buildings;
- the development was subject to the Building Safety Act gateway process overseen by the Health and Safety Executive;
- fire safety requirements also necessitated having a large diesel backup generator on the ground floor level to provide emergency power for life-critical safety systems in the event of an incident;
- there would be 11 accessible studio units on the upper floors, with two per floor (floors 01-05) and one accessible unit on level 6;
- at level 6, the building begins to step back at the ends and with non-accessible green roofs;
- level 7 included a roof terrace, accessible from both north and south blocks;
- level 8 included additional bedrooms where terrace access was not required
- level 9 only contained accommodation within the northern block;
- there would be significant solar PV installation on the roof level, achieving a

capacity of 45 kwp, which was a 41% improvement over Part L Building Regulations;

- the proposal also included a connection to the Exeter District Energy Network as a condition requirement;
- the North elevation faced Garden Lane and showed the main entrance and cycle entrance points and promoted visibility for staircases and lifts to integrate cycling with the public realm;
- the East elevation faced the Triangle Car Park and included a secure courtyard garden at ground floor level elevated above Russell Street, with controlled access to ensure residents and the public were separated;
- windows on the East elevation provided natural surveillance over the car park;
- the materials would contain darker brickwork at lower levels, coloured reinforced concrete at mid-levels and lighter brickwork at upper levels;
- the South elevation facing Heavitree Road appeared more complex on the drawing due the road geometry;
- the ground levels dropped on this elevation towards the east while the plinth level remained consistent;
- the mezzanine accommodation would be located within the plinth and ground floor design as for commercial/community use;
- the west elevation faced the roundabout with the central section of the building designed distinctively to link the two tower elements;
- the window design and ventilation panels reinforced the perception of two volumes connected by a link, and high levels of glazing provided strong engagement with the public realm; and
- a condition was proposed to control the application of vinyl graphics to the windows to maintain transparency and activity.

Consultation responses and public representations:

- the update sheet advised that there were no objections from the Tree Manager and reaffirmed the objection from the Exeter Civic Society;
- a total of 21 representations across two consultation rounds had been received, which were 20 objections and one neutral representation; and
- of the 20 objections, three were from a Ward Councillor (Councillor Wetenhall), the Devon Buildings Group and Devon Archaeological Society. As such only 17 objections were received from the public.

Planning Assessment – Key Issues

- a key planning issue raised was on its principle use and the loss of the existing office and drop-in centre. Officers accepted that the building could be converted to residential under permitted development rights and an application was already before the LPA which was considered acceptable;
- conversion of the existing building would only result in 31 apartments, retention of the 40-space car park and no improvement to building appearance, which is an inefficient use of a key brownfield site;
- the proposal would align better with the Liveable Exeter principles and high-density development;
- officers considered the PBSA appropriate and acceptable for the site, which was at the edge of the city centre, near St. Luke's Campus with a public transport arrangements;
- although student numbers had declined in the last three years, and the 75% target for accommodating additional students in PBSA had been exceeded officers considered the 75% target as a minimum, rather than a cap and there was no policy requirement to demonstrate the need for PBSA, which was market led;

- students would be housed within a managed environment with on-site management during the day, out-of-hours security and access to a 24/7 help desk;
- Section 106 obligations would also restrict student car ownership and ensure there was suitable refuse storage;
- on-site facilities supported student wellbeing and pastoral care and there would be minimal impact on neighbouring residents;
- based on the government housing test methodology of 2.4 students per dwelling), housing 297 students would need 100+ general housing units and therefore PBSA supported the reduction in HMO use;
- the scheme would be adaptable should student demand change to convert rooms into alternative residential units – a condition on the application was recommended to ensure adaptability;
- officers considered the commercial and community use of the site to be acceptable in principle and the proposed permission provided greater flexibility for a range of commercial uses to maximise occupation potential;
- analysis reported on the update sheet confirmed that the site was not suitable for retail shops and a proposed condition would allow commercial use with the exception for retail shops;
- the site was affected by heritage constraints, which included the Grade I Cathedral, numerous listed buildings, locally listed buildings and conservation areas;
- any impact on views of the Cathedral could be considered a heritage as well as townscape harm;
- a key element of the townscape analyses was to consider other landmarks in the area such as church spires;
- special regard was needed to statutory duties under Sections 16, 66 & 72 of the Planning (Listed Buildings & Conservation Areas) Act and case law required considerable importance and weight be given to heritage harm in decision-making;
- the site was located in a topographical dip, reducing townscape impacts;
- the proposed 10-storey building had been reduced from 20-storeys following analysis and the presentation highlighted the comparable heights with other buildings including the Depot and the Cathedral, and highlighted that the proposal was more than 10m lower than the John Lewis building;
- the presentation outlined the zone of Theoretical Visibility (ZTV) analysis undertaken;
- the Townscape and Heritage Visual Impact Assessment had assessed more than 16 views, but only three of these views necessitate detailed study as a result of landscape and townscape harm. These were Clifton Hill, Dunsford Road and Barley Mow Nature Reserve;
- views from Clifton Hill impact on the view from outside Grade II listed buildings and were within the Belmont conservation area;
- details of the summer and winter views had been undertaken, and officers commented on the degree to which trees and one-way traffic should be taken into account. Officers had concluded there would be some heritage harm, but was less than substantial harm;
- to preserve the Clifton Hill view of the Cathedral, the building would need to be reduced by approximately four storeys and significant height reduction would conflict with city centre gateway and living in the city principles;
- the view from the Barley Valley Nature Reserve was identified as a landscape rather than a heritage impact and the Urban design and landscape officer identified it as having a very minor landscape impact (due to a slight erosion of the strength of the band of trees);
- the Dunsford Road view was one of the four most important approaches to the city and a historically significant route into Exeter;

- the views showed the Cathedral silhouette remaining visually dominant albeit that the proposed building was visible in a limited area of the skyline;
- Historic England had raised a concern about coalescence with the Cathedral silhouette;
- material changes had been explored to increase visual distinction but had been rejected as they would potentially cause greater harm elsewhere;
- officers considered that the distance between the two building and differing their orientation reduced the risk of visual merging/coalescence as they would reflect light differently. However, officers acknowledged some minor harm to the Cathedral setting which was assessed as less than substantial;
- the view from the Heavitree Road Approach showed that the Cathedral view was not affected and the building would be partly screened by vegetation;
- some minor harm to the setting of adjacent listed buildings was acknowledged due to the change in scale but was considered less than substantial harm;
- the view from Paris Street showed the building did not appear out of character in scale and was comparable to other taller nearby buildings;
- the scheme had been subject to three sessions with the Exeter Design Review Panel (as clarified on update sheet) and extensive engagement with officers, Historic England, and the Planning Member Working Group;
- through design review by officers and the EDRP, the design had evolved to reflect Exeter's local distinctiveness and architects had provided clear rationale for design decisions;
- the design approach & architectural principles responded to verticality and rhythm of historic streets and varied historic plot widths;
- brick tones had been selected following analysis of local materials, city walls, and stone;
- there would be lighter brick tone on the upper levels and decorative brickwork inspired by local precedents, and the use of off-site manufactured brick-faced concrete panels for the majority of façade panels would ensure quality control;
- all final materials and detailing were subject to planning conditions;
- aerial views demonstrated the material tones and how they related to surrounding areas, including Newtown;
- material tones had been selected to reflect colours found across the city;
- Historic England had suggested using darker top-floor materials, however, officers concluded lighter brick for those upper levels was preferable;
- following officer and RSPB advice, swift boxes had increased from 6 to 24 and was secured by a condition;
- two bat boxes would be integrated at lower façade level
- proposed additional planting included a pavement level planting strip along the frontage, planting in Garden Lane, green roofs and terrace planting;
- the development would achieve a 139% biodiversity net gain (as clarified on the update sheet);
- no concerns had been raised from officers regarding student welfare or amenity;
- the smallest studio rooms would be 18sqm, access to communal areas and the regular bedrooms would be 13sqm, with full access shared kitchen facilities, but unit sizes would vary by cluster size;
- ground floor communal spaces included study areas, a gym, pastoral care rooms and spaces for external support services;
- there would be access controls throughout building, which would be secured in the management plan as well as through a condition;
- the ground floor courtyard would include an outdoor gym, table tennis, seating, and planting areas;
- the roof terrace would provide city views, social and quiet seating areas;
- the roof terrace was expected to receive more sunlight than the courtyard with

access managed through the management plan, with no proposed time restrictions on use;

- the Garden Lane landscape and public realm was proposed to be managed privately with a management plan requirement as a condition of the S106;
- the shared surface design intended to manage pedestrian/cycle interaction and included retaining one existing tree, planting three additional trees, and providing a defined pedestrian route;
- cyclists would be expected to use the space considerably due to the layout but the nearby alternative signed cycle route would still be available;
- external improvements included visitor cycle parking and a space for a future e-bike city rental scheme safeguarded through the S106 agreement;
- proposed public realm enhancements included high-quality landscaping, planters, and alignment with a new pedestrian crossing, which were considered to be a major public benefit of the scheme;
- there was a proposal to remove the existing council-owned advertising hoarding, on the opposite side of the building, which would be secured by a condition;
- the removal would reveal the existing mural on the listed terrace and improve visual activity and landscaping;
- there was also a proposal to plant two trees in the footway, subject to highway authority agreement;
- the site was at risk of surface water flooding, due to being at the lowest point in the area;
- surface water could pool up to 4m in depth if the upstream drainage system were overwhelmed;
- proposed conditions would secure flood protection measures for the ground floor plant areas, flood resilience measures for the commercial unit and a flood evacuation plan for residents;
- transport and pedestrian improvements included a proposal to relocate the existing signalised pedestrian crossing over Western Way, and narrowing the two traffic lanes on the Cheeke Street arm of the roundabout into one lane and enlarging the central island for safer pedestrian crossing;
- the new crossing to improve pedestrian safety would support the Council's active travel priorities;
- a transport assessment indicated that without mitigation the changes would create 1–1.5 minute additional delay at morning peak (southbound on Western Way) but with the lane priority changes, the delay would be reduced to under 30 seconds, which was considered acceptable;
- it was acknowledged there were some negative impacts alongside significant benefits, but the heritage assessment confirmed there was less than substantial harm, which was agreed by consultees and Historic England);
- under NPPF provisions, harm needed to be weighed against public benefits;
- the heritage harm and outlined the public benefits to be weighed against it as follows:
 - the scheme would give rise to less than substantial harm to the setting of the Cathedral and Eaton Place; and to the character and appearance of the Lower Summerland's and Belmont conservation areas (all consultees had agreed that the harm was less than substantial);
- public benefits associated with the proposed use included:
 - 297 purpose-built student bed spaces, including 11 accessible studios;
 - the potential to reduce pressure on HMOs and release housing back to general/family use;
 - contribute towards the housing supply target;

- providing commercial and community floorspace for economic and community benefits;
- increased city centre footfall and spending; and
- creation of operational and construction jobs.
- public benefits associated with regeneration & public realm included:
 - replacing an existing poor quality building with a high quality design reflecting local materials and detailing;
 - an enhanced city centre gateway;
 - the creation of Garden Lane as new public route and space;
 - removing the billboard, and revealing the mural to improve heritage setting;
 - providing a direct pedestrian route from the Triangle car park to city centre;
 - footpath upgrades;
 - improved pedestrian crossings; and
 - contributions toward Local Cycling and Walking Improvement Plan.
- public benefits associated with environmental and technical aspects of the development included:
 - reducing surface water runoff to greenfield rates,
 - replacing the existing building with a new one meeting BREEAM excellent standards and including a connection to the district heat network,
 - 139% biodiversity net gain;
- with reference to the update sheet, that although there would be financial contributions to green space, primary healthcare and other services, as these are necessary to mitigate the development's impacts, they should not be weighed as public benefits against heritage harm.

Planning Assessment – Heritage and Planning Balance

- having weighed the public benefits against the identified heritage harm in accordance with paragraph 215 of the NPPF, officers conclude that the public benefits outweigh the identified heritage harm, and as such officers recommend approval; and
- in addition, although officers do not consider their recommendation to rely on this, the council cannot currently demonstrate a five-year housing land supply and the development would contribute the equivalent of 202 homes towards the Council's housing supply target.

Recommendation

- the officer recommendation was to approve subject to completion of Section 106 agreement and planning conditions and if the Section 106 was not completed within six months, to give delegated authority to refuse permission;

The Principal Project Manager - Development Management, Strategic Director for Place and the Devon County Council Highways Officer responded to Member questions and clarification points as follows:-

- the modern design approach for the Garden Lane would influence behaviour through its layout and design rather than require signs for cyclists - it was expected that the space would naturally reduce speed and encourage considerate cycling, but discreet signage could be incorporated if the committee requested it (similar dismount signage was already used in other locations);

- all heritage consultees including Historic England had agreed that harm was less than substantial;
- for less than substantial harm, the NPPF (paragraph 215) required balancing exercise to weigh public benefits against identified harm;
- the test of wholly exceptional benefits applied only where harm is substantial or where there would be a total loss/demolition of a heritage asset (NPPF paragraph 213);
- Historic England had been involved throughout the process and although they had raised concerns they had not raised any formal objection to the application, indicating the harm was not considered substantial;
- officers and technical experts had concluded the harm was minimal (less than substantial), not excessive and was outweighed by public benefits the application offered;
- condition 25 required details of e-bike charging facilities be included as part of cycle parking provisions, and had been agreed with applicant;
- the current crossing of Western Way adjacent the site was uncontrolled and closer to the roundabout exit, creating unpredictable stopping issues;
- the proposed crossing would provide control and would be moved 20m further back with a reduced crossing width from three lanes to two, improving safety and traffic flow;
- transport assessment modelling showed queuing would be within acceptable limits and the Highways Authority had raised no objections;
- the controlled crossing would improve safety compared to current uncontrolled arrangement and by moving the crossing further back from the roundabout exit, driver visibility and reaction time will be greatly improved;
- the reduction to two lanes and reinstating full kerb heights in the position of the existing uncontrolled crossing would also discourage informal crossings by students;
- currently the property was used as an office with 40 parking spaces which could lawfully generate a substantial number of peak vehicle trips if fully occupied;
- the proposed development provided no general car parking with only two off-site disabled spaces, which would reduce the number of potential vehicle trips compared to its current use;
- the inspector's comments made as part of the Heavitree police station application appeal were site-specific, but officers agreed as part of the recent application that the Police station site should not be treated as a City Centre gateway; however, the Clarendon House site was considered the appropriate gateway location to the city centre (and the emerging Local Plan Eastgate policy identifies it as such);
- the term gateway did not necessarily mean tall buildings as prominence can be achieved through materials and design as it is for St Sidwell's Point Leisure Centre; however, the height and massing was considered appropriate in this case;
- the application was the first Eastgate allocation application and future proposals would be assessed in the context of any approved schemes (cumulative impacts from other sites would be considered as future applications came forward);
- it was very important that the Planning Committee did not try to second-guess market demand (for student accommodation), which was a commercial matter for the developer only rather than Councillors;
- planning decisions should only focus on impact of the land use, such as concentration, imbalance and amenities;
- the site was in the city centre, where student accommodation was considered appropriate and as such was not creating imbalance;
- university growth plans could support future demand, but demand itself was

not a material planning consideration and if the developer misjudged the demand, that would be their commercial risk;

- there was no significant overshadowing or loss of light impacts identified on the adjacent buildings;
- there were limited nearby residential properties in locations that could be subject to overshadowing,
- the roof terrace would ensure good sunlight/amenity for residents;
- the primary assessments had focused on cathedral views, but there was a minor secondary impact noted on the tree belt in distant view from Barley Valley Nature Reserve;
- officers had no concerns about impacts on strategic skyline views or important long-distance views from the city centre outwards to the countryside, and the site being in a dip, limited its wider visual impacts;
- Western Way acted as a feeder route to Exeter Local Cycling and Walking Infrastructure Plan (LCWIP) routes which included E3 and E9 routes;
- improved crossings would support access to those strategic routes and students were likely to travel toward university campuses, using existing routes;
- off-site highways works would be delivered directly by developer (controlled by relevant agreements under the Highways Act which they would first need to secure), with an additional financial contribution secured via S106 to fund wider LCWIP improvements across the network;
- the image on page 36 of the presentation showing the cyclist crossing the end of Western Way was a future illustrative design view rather than the existing infrastructure – officers confirmed that cyclists are not currently able to cross at this location due to the guard rails;
- the purpose of the parapet around the top of the two towers was intended to help the building meet the skyline appropriately - it would be an open structure, which visually lightens the roofline to avoid an abrupt finish to the building;
- the overall position on housing land supply will fluctuate – whilst the granting of new planning permissions would increase this, other unimplemented permissions may also lapse. The Heavitree police station scheme had not yet been formally consented pending the Section 106, so it may not yet count fully toward supply at the current time;
- the proposed building height was almost identical to depot with about a 3cm difference between them, but the roofscapes would appear effectively level;
- the detailed design elements presented reflected the intended final outcome;
- there was a higher level of architectural detailing compared to some nearby buildings and the materials would be carefully controlled to secure quality finish;
- officers were confident the scheme would deliver a richer, more articulated façade rather than a plain building;
- the layout for Garden Lane formed part of the drawings for approval. Officers considered the current design to be strong and well considered; amendments could be explored if the Planning Committee considered them necessary, but officers did not currently identify any issues;
- architects had looked at including a ramp at the Paris Street steps but any compliant ramp was likely to need to be very long resulting in a large and potentially unattractive structure - the option had been explored with applicant, but with the delivery of Garden Lane, a step-free alternative route would be available nearby; officers considered retaining the steps to be acceptable given the proposed alternative accessible route;
- officers' assessments concluded that the roof terrace would receive meaningful sunlight, particularly in the mornings and during summer when sun is higher; some overshadowing issues were acknowledged, but it wouldn't be to the extent that space would be unattractive; wind assessments had been

undertaken and findings indicated that the wind conditions would be acceptable;

- condition 17 required the submission of a detailed hard and soft landscaping scheme and additional wording could be included to the reason for this condition to ensure the design addresses safe pedestrian and cycle movements (no amendment was required to the resolution for this minor change).

The meeting was briefly adjourned at 20:14 and resumed at 20:22.

During debate, Members expressed the following views:-

- benefits of the scheme included improved movement around the site, which was important due to the gateway location and use by cars, pedestrians, and cyclists;
- other benefits included the creations of jobs and housing, but those weren't unique to this scheme;
- concerns included heritage impacts and building massing, notably on the immediate streetscape;
- comparisons were made with the nearby Depot building, notably being imposing, blocky, and being pressed against the street;
- this scheme had some merits, including better detailing than early designs, but could benefit from more sensitive massing and enhanced heritage-sensitive design;
- the creation of Purpose Built Student Accommodation (PBSA) would help reduce HMOs for residential use;
- adaptable units allowed potential future reconfiguration for other uses;
- the scheme aligned with the Eastgate City Centre Gateway design policies;
- the improvements to pedestrian crossings, green amenity space, cycling provision, and CIL/S106 contributions were commended;
- heritage harms appeared to be limited due to building being in a dip with only short sections of Clifton Hill views affected;
- the building connecting to the district heat network would help achieve green sustainability standards;
- the scheme being commercial was noted and the gateway location and longer term impacts were highlighted, given the building would be present for a generation;
- concerns were raised about massing and density relative to the site and junction capacity;
- the area was in an Article 4 area for HMOs which already had a high student concentration and the community balance argument was now largely lost;
- despite peripheral gains for the crossings and amenity improvements there were subsidiary issues relating to massing and density;
- the developers response to Planning Member Working Group feedback was commended;
- the scheme was significantly improved from the originally submitted plans;
- planners could adjust Garden Lane as required without adding any additional conditions to do so;
- the design was considered sensitive for its size, and reflected the surrounding brickwork and building curvature;
- despite being tall and high-density, there were no material reasons to refuse;
- despite concerns about potential oversupply of PBSA, officer advice was accepted that this was not material;
- heritage concerns were less significant after viewing images from various sites;
- crossing improvements were welcomed, though some reservations remained

- about roundabout capacity;
- the massing appeared large and a potential reduction of one or two floors was suggested;
- design improvements since the first submission were commended, notably the reduction in size from 20 storeys;
- the curvature and design reflected the surrounding area;
- the Garden Lane access, if implemented properly would remove the need for any cycling signs;
- the current massing is the best that could be achieved and further reductions were unlikely;
- despite acknowledging improvements over earlier design, this was an opportunity to get the building right, especially given the site is a gateway; and
- the current building was lower than the proposed central block and that the proposed scheme would be significantly larger.

In responding to a Members enquiry, the Principal Project Manager - Development Management, advised in relation to archaeology and wartime munitions concerns that risk of unexploded ordnance (UXO) was minimal due to existing basement construction and archaeology focused on the former burial site, which evidence suggested has already been deconsecrated. The UXO matter would be best addressed through a developer informative, rather than formal conditions.

The Strategic Director for Place made the following concluding points:

- the site was a strategically important gateway in the city centre, part of the Grecian Quarter in the emerging City Centre strategy;
- as a gateway, it required a substantial building to mark the location and make a statement;
- the site was part of the Eastgate allocation in the draft Exeter Plan as part of the Eastgate Liveable Exeter site which aimed to regenerate a tired city area into a high-quality, low-car neighbourhood;
- a building height study for the local plan identified the site as being suitable for a tall building, up to 10 storeys;
- approving shorter buildings, such as 6 storeys could conflict with the Local Plan objectives and limit regeneration opportunities;
- the site topography allowed the building to be memorable without overwhelming nearby structures;
- the team had been working collaboratively with architects since 2023, with the scheme undergoing extensive revisions and consultation;
- engagement included: two rounds of public consultation, three Design Review Panel reviews, three Planning Member Working Group reviews and input from Historic England;
- significant design changes included a reduction in height from 20 storeys to 10 and similar reductions elsewhere;
- the design process demonstrated care, technical precision, and responsiveness to heritage concerns;
- there had been a low number of objections, and notably Historic England had not objected though they had raised minor concerns;
- the heritage impact was a key determining factor and expert consensus was that the overall harm was less than substantial;
- officers described the harm as being generally minor, affecting only two views: at Dunsford Road (historically significant) and Clifton Hill (not historically significant);
- limiting the building height to less than 6 storeys, would undermine regeneration and viability;

- approving the scheme supported tall building ambitions in the city centre and refusal could set a restrictive precedent, hindering future development;
- benefits of the scheme included:
 - transforming a poor-quality site into a high-quality student accommodation, minimising impacts on the existing community;
 - the creation of a new street, linking into the city centre and the Newtown scheme;
 - high-quality landscaping and public realm improvements, including Garden Lane linking Triangle Car Park to city centre and the relocated signalised pedestrian crossing improving safety;
 - design quality which enhances the cityscape and provides a positive gateway impression; and
 - supports local plan housing targets and regeneration objectives;
- there was a potential risk of appeal if refused, reinforcing the importance of the tilted balanced;
- the development counted towards the Exeter Plan housing numbers, which was important given the forthcoming Local Plan hearings;
- student accommodation was appropriately located in the city centre and overconcentration was not considered a concern;
- future market demand for PBSA was not a relevant planning consideration;
- officers had presented compelling reasons to support the scheme, which had been carefully designed and technically assessed; and
- the development was expected to provide significant benefits for Exeter if approved.

The Chair moved, and Councillor Rolstone seconded the recommendation

It was proposed by Councillor Atkinson and seconded by Councillor Mitchell that the following amendment be made to the motion as follows:

- to defer the application to allow further discussions with the developer regarding reducing height and massing.

The Strategic Director of Place advised Members that the proposal constituted an amendment and required a vote. If carried, the application would be deferred and if not, the Planning committee would return to the original officer recommendation. He highlighted that each application must be considered on its own merits.

The Principal Project Manager - Development Management, advised Members that the application was currently beyond the target determination period and that while cooperation with the applicant had been positive, there was a risk of non-determination if it was deferred.

During the debate on the amendment, the following points were made:

- extensive design review process had already been undertaken and there was no material planning grounds to justify deferral;
- the Planning committee should not delay unnecessarily;
- previous major applications were referenced where refusal or deferral had occurred;
- it was important for the Planning Committee to get the decision right for a major gateway development;
- the committee's role was to represent community concerns; and
- deferral would provide an opportunity to address outstanding issues, even if

developer ultimately pursued non-determination.

Councillor Atkinson as the mover of the amendment made the following points:

- additional issues raised during debate, particularly relating to cycling and other design matters were noted;
- the developer's presentation was positive and responsive; however, some questions were not fully answered; and
- a deferral would provide an opportunity for further discussion with the developer to clarify outstanding matters and return with fuller responses.

On being put to the vote, the amendment to defer the motion was NOT CARRIED (4 in favour, 5 against and 1 abstention).

The Chair returned to the substantive motion to approve the application as recommended and on being put to the vote, was CARRIED (6 in favour, 3 against and 1 abstention).

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 obligations and conditions as set out in the Planning Committee report and update sheet.

RESOLVED to REFUSE permission if the legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) is not completed within six months of the date of the meeting, or such extended time as agreed in writing by the Head of Service (City Development).

61

LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS

The meeting was briefly adjourned at 21:01 and resumed at 21:03.

Chair invited questions or comments but none were raised.

The report of the Strategic Director for Place was noted.

62

APPEALS REPORT

A Member enquired whether the number of appeals listed was unusually high and asked if there had been a recent increase compared to typical levels?

The Strategic Director for Place advised he did not have the data to confirm but could review whether a pattern existed.

A Member clarified that many of the appeals related to the similar BT applications to remove phone boxes and install illuminated advertising panels. They had submitted separately due to different locations. The Strategic Director for Place advised that he was aware of these proposals and that they do need to be given careful consideration due to their size and prominence.

No further questions were raised and the report of the Strategic Director for Place was noted.

(The meeting commenced at 5.30 pm and closed at 9.07 pm)

Chair

REPORT TO PLANNING COMMITTEE

Date of Meeting: 27 April 2026

Report of: Strategic Director Place

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. Recommendations:

2.1 Members are requested to advise the Head of City Development (Roger Clotworthy) or the 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:

4.1 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

Strategic Director for Place, Ian Collinson

Delegated Decision	
Application Number: 26/0051/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 12/03/2026
Location Address: Porsche Centre Matford Park Road Marsh Barton Trading Estate Exeter EX2 8FD	
Proposal:	Discharge condition 7 (BRUKL output document) of planning permission 23/1326/FUL - Proposed redevelopment of existing Porsche Centre including partial demolition to create a larger facility for the sale and service of motor vehicles, including showroom, office and workshop areas, storage and MOT testing facility, and retention of perimeter fence.
Delegated Decision	
Application Number: 26/0058/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 26/02/2026
Location Address: Franklyn House Franklyn Drive Exeter EX2 9HS	
Proposal:	Installation of a 10.12kW roof-mounted solar photovoltaic (PV) system on two of the flat roofs of the listed Franklyn House, a 92.92kW roof-mounted solar PV system with battery storage on the nearby Franklyn Hospital and a 5.52kW roof-mounted solar PV system on the nearby Iris Centre.
Delegated Decision	
Application Number: 26/0071/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 20/02/2026
Location Address: 108A Cowick Lane Exeter EX2 9HE	
Proposal:	Proposed rear single storey extension to replace existing rear single storey extension.
Delegated Decision	
Application Number: 26/0073/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 23/02/2026
Location Address: 92 Alphington Road Exeter EX2 8HZ	
Proposal:	Use of the building as two self contained flats (C3 use) (Certificate of lawfulness of existing use)
Delegated Decision	
Application Number: 26/0090/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 19/03/2026
Location Address: MPTC Thorverton Road Exeter EX2 8FS	
Proposal:	External condenser unit and smoking shelter

Delegated Decision	
Application Number: 26/0236/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 08/04/2026
Location Address: Besley Court Retail Park Close Marsh Barton Trading Estate Exeter EX2 8GJ	
Proposal:	T718 - LimeSuggested Works: Clear 1m of laurel from around the stem base, prune to achieve a 2m clearance from street lampT719 - LimeSuggested Works: Remove lowest 2m of epicormic growth, remove the lowest branch in the northwestern aspect to clear the street lampT720 - LimeSuggested Works: Remove the lowest 2m of epicormic growthT721 - LimeSuggested Works: Pollard at 6m above ground levelT723 - LimeSuggested Works: Remove hanging branch suspended over the footpath in the northeastern crown aspectRationale: Following arboricultural assessment, these works have been proposed as part of the reasonable and responsible maintenance of these trees.See the arboricultural report for full details
Delegated Decision	
Application Number: 26/0238/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 10/03/2026
Location Address: Unit 8 Alphington Park Ashton Road Marsh Barton Trading Estate Exeter EX2 8AA	
Proposal:	Demolition works relating to commencement of scheme granted planning permission on 16 September 2022 under Ref. 22/0439/FUL
Delegated Decision	
Application Number: 26/0293/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 08/04/2026
Location Address: 36 Ide Lane Alphington Exeter EX2 8UT	
Proposal:	Based on advice of a professional arborist (Wild Service Tree Care), the following work has been identified as necessary for the holistic welfare of the property and garden of 36 Ide Lane:A. Removal of one Sliver Birch. The tree is separate from the main canopy of the garden, and is failing to flourish. The tree's health is significantly impeded by the proximity of thick laurel.B. Reduction in height of Norwegian Maple by up to 5m. Tree will be sympathetically trimmed to protect the integrity of both the tree and the property. The maple does have a lean towards the thatched house, which is within easy reach of the full length of the tree. Reduction will reduce excessive canopy and temper the threat from extreme prevalent winds, especially when the tree is in full leaf.C. Reduction in height of one willow tree by up to 5m. Early maintenance is recommended to enhance the longer term health of the tree. The concern is exacerbated by a major natural split near the base of the main trunk (as shown in supporting photographs).

Delegated Decision	
Application Number: 26/0324/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 24/03/2026
Location Address: Grahams Builders Merchants Alphinbrook Road Marsh Barton Trading Estate Exeter EX2 8RF	
Proposal: Discharge of Condition 5 on Planning Permission Ref. 25/0789/FUL, granted 19 August 2025, relating to landscaping	
Delegated Decision	
Application Number: 26/0376/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 27/03/2026
Location Address: 129 Cowick Lane Exeter EX2 9HF	
Proposal: Discharge of condition 3 (materials) of planning permission 25/1092/FUL - Construction of a single storey garden building in rear garden	
Duryard And St James	
Delegated Decision	
Application Number: 25/0569/RES	Delegation Briefing:
Decision Type: Permitted	Date: 03/02/2026
Location Address: 68 - 72 Howell Road Exeter EX4 4LZ	
Proposal: Approval of all reserved matters (access, scale, layout, appearance and landscaping) pursuant to outline planning permission 23/0583/OUT and associated discharge of conditions 6, 11, 12, 13, 14 and 15.	
Delegated Decision	
Application Number: 25/1021/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 24/02/2026
Location Address: 21 Oxford Road Exeter EX4 6QU	
Proposal: Rear extension of dwelling and replacement and raising of roof by c. 0.66m including photovoltaic panels and rooflight windows, alterations to external finishes, doors and fenestration. Rear and vertical extensions to the garage area, with removal of roofing to the front to create an enclosed courtyard amenity/ parking area with air source heat pump. with home office and shower room to the rear (part retrospective).	
Delegated Decision	
Application Number: 25/1049/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 02/04/2026
Location Address: 61 Danes Road Exeter EX4 4LS	
Proposal: Change of use and subdivision of 10 person HMO (Sui generis use) into a 7 person HMO (sui generis use) and a 5 person HMO (C4 use), and associated alterations	

Delegated Decision	
Application Number: 25/1252/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 13/03/2026
Location Address: 16 York Road Exeter EX4 6BA	
Proposal:	Change of use of ground floor and lower ground floor (basement) from Use Class E (Commercial, business and service) to 2no. residential apartments (Use Class C3), creation of lightwell with stepped access and construction of bike store
Delegated Decision	
Application Number: 25/1335/FUL	Delegation Briefing:
Decision Type: Withdrawn Returned (unlikely to be det.)	Date: 20/02/2026
Location Address: Thomas Hall Cowley Bridge Road Exeter EX4 5AD	
Proposal:	INVALID: Removal of timber sash window to be replaced with fixed powder coated aluminium louvre. Colour and style to match existing window.
Delegated Decision	
Application Number: 25/1336/LBC	Delegation Briefing:
Decision Type: Withdrawn Returned (unlikely to be det.)	Date: 20/02/2026
Location Address: Thomas Hall Cowley Bridge Road Exeter EX4 5AD	
Proposal:	INVALID: Removal of timber sash window to be replaced with fixed powder coated aluminium louvre. Colour and style to match existing window.
Delegated Decision	
Application Number: 25/1535/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 03/03/2026
Location Address: 100 Wrefords Lane Exeter EX4 5BS	
Proposal:	Ground floor front facing extension, extension to garage for workshop space, and solar panels on garage.
Delegated Decision	
Application Number: 25/1584/LBC	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 15/04/2026
Location Address: 68 Longbrook Street Exeter EX4 6AP	
Proposal:	Retention of ground floor rear extension, replacement materials on roof, replacement materials and windows on dormers at front and rear, replacement rooflight at rear, installation of walls on ground and first floors, replacement doors to bedrooms and installation of fire alarm system

Delegated Decision	
Application Number: 25/1825/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 09/02/2026
Location Address: The Forum Building Stocker Road Exeter EX4 4PZ	
Proposal: Installation of two-part non-illuminated advertisement to west elevation	
Delegated Decision	
Application Number: 25/1841/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 09/02/2026
Location Address: 8 Edgerton Park Road Exeter EX4 6DD	
Proposal: House in Multiple Occupation for five people (C4 use) (Certificate of lawfulness of existing use)	
Delegated Decision	
Application Number: 25/1842/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 09/02/2026
Location Address: 14 Wrentham Estate Old Tiverton Road Exeter EX4 6ND	
Proposal: House in Multiple Occupation for five people (C4 use) (Certificate of lawfulness of existing use)	
Delegated Decision	
Application Number: 26/0029/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 06/02/2026
Location Address: 14 Howell Road Exeter EX4 4LG	
Proposal: The tree is some sort of pear. The grafted part is dead and the extant part is pushing down the garden wall. We would like to fell the tree. This has been a long-term plan (the tree has been unwell for several years), which is why we planted a 2 year old quince tree 2.5m away from the pear tree in 2024. We would like to fell the tree. This has been a long-term plan (the tree has been unwell for several years), which is why we planted a 2 year old quince tree 2.5m away from the pear tree in 2024.	
Delegated Decision	
Application Number: 26/0059/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 17/03/2026
Location Address: 54 Danes Road Exeter EX4 4LS	
Proposal: Replacement of single storey conservatory and rear single storey extension	
Delegated Decision	
Application Number: 26/0068/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 24/03/2026
Location Address: 2 Doriam Close Exeter EX4 4RS	
Proposal: Proposed replacement and enlargement of rear balcony. Façade renovation works including proposed porch.	

Delegated Decision	
Application Number: 26/0069/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 05/02/2026
Location Address: 13 Allington Mead Exeter EX4 5AP	
Proposal: To change the width of the single storey rear extension approved under reference 25/0348/FUL from 4 metres to 3.8 metres	
Delegated Decision	
Application Number: 26/0089/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 17/03/2026
Location Address: Kelmscott Taddyforde Estate Exeter EX4 4AT	
Proposal: Removal of existing UPVC porch on the front elevation and construction of new porch on the front elevation with associated works.	
Delegated Decision	
Application Number: 26/0126/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 06/02/2026
Location Address: 19 - 20 Howell Road Exeter EX4 4LG	
Proposal: Existing apple tree in back garden of nursing home. We intend to just trim about 60cm from the overall tree on branches no bigger than 2.5cm in diameter that have grown over the last 2/3 years. We have engaged a professional arbourist to carry out this work for us. We would like to do this work due to it overhanging into a car park, and the amount of fruit falling causing an increase in vermin within the gardens of the care home.	
Delegated Decision	
Application Number: 26/0161/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 18/02/2026
Location Address: Block A Hill View Place Glenthorne Road Exeter EX4 4GZ	
Proposal: Yew located on the boundary of birks bank arboretum tpo No. 601 to be reduced away from adjacent footpath, to stop interference with foot traffic on a very busy path. Proposed crown lift and reshaping of the lower crown to stop the public having to duck under offending tree on a busy steep set of steps joining Glenthorne road to Clydesdale avenue and three student residential buildings. Limbs to be removed are all small diameter 2" 5cm. All cuts to be taken to conform to following BS 3998:2010 standards. please see photos attached for cut point locations. no more than five cuts to achieve desired crown lift for head height clearance.	
Delegated Decision	
Application Number: 26/0175/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 24/03/2026
Location Address: 32 Oxford Road Exeter EX4 6QU	
Proposal: House in multiple occupation for six people (C4 use) (Certificate of lawfulness of existing use)	

Delegated Decision	
Application Number:	26/0203/VOC
Decision Type:	Permitted
Location Address:	Pixton Wrefords Lane Exeter EX4 5BR
Proposal:	Variation of condition 2 (plans condition) of planning approval 25/0450/FUL approved on 25 September 2025 for the reduction in size of approved annexe.

Delegated Decision	
Application Number:	26/0209/CAT
Decision Type:	Permitted
Location Address:	19 - 20 Howell Road Exeter EX4 4LG
Proposal:	We had a Ash tree cut down in nov 2019, all the way down to the stump and had it ground down, we would like to grind this down further and try to kill the roof off, as this root is running under ours, and our neighbours garage, we would like to grind down a further 100-200mm off the stump as it also has become a trip hazard at night. We have consulted with a local arborist who can do this for us with the correct machinery, this will be done at the same time as the pruning of our apple tree we have just had approval.

Delegated Decision	
Application Number:	26/0253/LBC
Decision Type:	Permitted
Location Address:	82 Longbrook Street Exeter EX4 6AP
Proposal:	Proposed placement of vented chimney cowls to the side elevation chimney stack

Delegated Decision	
Application Number:	26/0369/DIS
Decision Type:	Condition(s) Fully Discharged
Location Address:	3 Belvidere Road Exeter EX4 4RU
Proposal:	Discharge of Condition 3 of Planning Permission Ref. 25/0369/FUL, granted on 13 August 2025, confirming materials to be used on external finishes.

Exwick

Delegated Decision	
Application Number:	25/0887/DISPO
Decision Type:	Condition(s) Fully Discharged
Location Address:	Land At Redhills Exwick Lane Exeter
Proposal:	Discharge clauses 2(1) and 2(2) of Schedule 2 Part 1 of Unilateral Undertaking dated 27 January 2022 (play areas) relating to planning permission 20/1380/OUT - Outline planning application for up to 80 dwellings and associated infrastructure (All matters reserved except for access).

Delegated Decision	
Application Number: 25/1704/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 30/01/2026
Location Address: 18 Chester Close Exeter EX4 2EJ	
Proposal: Loft conversion, including installation of 3x rooflights and 1x window to gable end.	
Delegated Decision	
Application Number: 25/1705/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 02/02/2026
Location Address: North Wing The Hermitage 20 Exwick Hill Exeter EX4 2AQ	
Proposal: This application relates to the Ash trees on the Rackfield allotments site which are adjacent to my property. Please see the attached location sketch (Ash_trees_location_Nov2025.jpg) These trees are overhanging my property, including an expensive summerhouse. The trees often shed branches which fall in to my garden. I am seeking permission to reduce the overhanging branches by 50%. In principle, the work should be carried out by the City Council, but I am assuming that there are no funds available for this work. As a result, I am reluctantly prepared to pay for this work. I intend to employ Greentrees Arboricultural Service Ltd to carry out the work. We have used this company regularly for nearly 30 years. A photograph of the branches is attached (Planning1.jpg) Additional information, as requested. There are two large branches of about 5 metres in length and the application is to allow these to be reduced to about 2.5 metres. In addition, there are two smaller branches of about 3 metres in length and the application is to allow these to be reduced to about 1.5 metres. It is difficult to be more specific about the work, as photographs are of limited use. If more detail of the work is required, I would like to respectfully suggest a 10-minute site meeting with one of the conservation/tree team.	
Delegated Decision	
Application Number: 25/1807/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 02/02/2026
Location Address: St Clare St Andrews Road Exeter EX4 2AF	
Proposal: T134 - Pine - Deadwood T135 - Lime - Reduce height by 4-5m, maximum diameter of cuts 100mm T136 - Oak - Reduce spread of southerly limb arising at 2.5m off main stem by circa 3m, maximum diameter of cuts 100mm, Reduce low branch overhanging highway by circa 5m, maximum diameter of cut 150mm T137 - Spruce - Fell, poorly planted old christmas tree, poor form, reduce impact on adjacent mature, established trees. T138 - Thuja - Crown lift over highway	
Delegated Decision	
Application Number: 26/0049/LBC	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 03/03/2026
Location Address: Redhills House Exwick Road Exeter EX4 2DA	
Proposal: Installation of new solar PV panels to roof pitches with new battery/inverter in basement.	

Delegated Decision	
Application Number: 26/0173/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 27/03/2026
Location Address: 151 Hamlin Lane Exeter EX1 2SG	
Proposal:	Alterations to an existing single storey rear extension and existing rear conservatory, to form one single storey rear extension and partial conversion of the existing garage.
Delegated Decision	
Application Number: 26/0181/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 05/03/2026
Location Address: Mowbray Court Butts Road Exeter EX2 5TQ	
Proposal:	TPOd trees:T1 - Lime, remove basal epicormic growthT15 - Pear, reduce height by 2mConservation area only:T5 - Ash, reduce southerly limb by 2m to appropriate growth pointsT6 - Ash, reduce southeasterly growing limb by approximately 2m to appropriate growth pointsG7 - Elm, fell 4 no. of dead stemsT9 - Sycamore, remove scrub at base of treeT10 - Sycamore, reduce southwestern aspect, away from residential property, by approximately 2-3m.G12 - Elder, coppice 2 no. of stemsJustification of works to T1 & T15:The clearance of the basal epicormic growth on T1 is to allow for a detailed inspection of the base of the tree.The Pear tree, T15, has had a large branch, or co-dominant stem, tear out and left a large wound and a significant volume has been removed. A reduction in the height is to reduce loadings at this point and for the benefit of the tree and its longevity.See the report for full details.
Delegated Decision	
Application Number: 26/0269/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 25/03/2026
Location Address: 10 Salutory Mount Fore Street Heavitree EX1 2QE	
Proposal:	T1 - Holm OaksSuggested Works: Crown raise to previous pruning points, Maximum Diameter of Cuts (MDC) 25-50mm. Thin southern aspect by 20%, MDC 50mm.T2 - Lombardy PoplarSuggested Works: Reduce via thinning to previous pruning points, thin remaining canopy by 10%. T3 - MagnoliaSuggested Works: Reduce eastern aspect by 1-2m and reduce one low westerly limb overhanging lawned area by approximately 1m. T4 - Magnolia GrandifloraSuggested Works: Reduce away from neighbouring property by 1.5m. Reduce height to below communications cable to prevent fouling. These works are proposed as part of the reasonable maintenance of these garden trees.
Delegated Decision	
Application Number: 26/0522/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 16/04/2026
Location Address: 5 Binford Close Exeter EX1 3JZ	
Proposal:	Discharge of Condition 5 of Planning Permission Ref. 25/0752/FUL, granted on 18 August 2025, relating to materials

Delegated Decision	
Application Number: 26/0352/VOC	Delegation Briefing:
Decision Type: Permitted	Date: 13/04/2026
Location Address: 6 Pinwood Lane Exeter EX4 8NQ	
Proposal:	Variation of Condition 2 (plans condition) of planning approval 23/0300/FUL approved on 11/08/2023 to provide a revised drainage strategy.
Delegated Decision	
Application Number: 26/0362/TELN	Delegation Briefing:
Decision Type: Raise No Objection	Date: 19/03/2026
Location Address: Telecommunication Station At Land To The North Of Exeter Stoke Hill Exeter	
Proposal:	Notification under the Electronic Communications Code (Conditions and Restrictions) Regulations 2003(AS AMENDED) to utilise permitted development rights AT Rixlade Farm, Stoke Hill, Exeter, EX4 7JN, NGR:E -293677 N - 095114
Newtown And St Leonards	
Delegated Decision	
Application Number: 24/0275/VOC	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 31/03/2026
Location Address: 149 Sidwell Street Exeter EX4 6RT	
Proposal:	Variation of conditions 3 (hours of use) and 5 (plant noise) of planning permission ref. 21/0082/FUL (Change of use from pay day loan shop (Sui Generis) to mixed restaurant (Class E) and takeaway (Sui Generis) approved 6 May 2021.
Delegated Decision	
Application Number: 25/0194/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 06/03/2026
Location Address: 70 Heavitree Road Exeter EX1 2LP	
Proposal:	Proposed new building in the grounds of 70 and 72 Heavitree Road to provide 6 number HMO bedrooms, associated landscaping works with bin and bike store and retrospective application for a plant room.
Delegated Decision	
Application Number: 25/1271/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 18/03/2026
Location Address: 146 Heavitree Road Exeter EX1 2LZ	
Proposal:	Replacement flat roof for bathroom and guttering and downpipes in steel. Fascia replacement where necessary.

Delegated Decision	
Application Number: 25/1424/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 12/03/2026
Location Address: 2 Mount Radford Crescent Exeter EX2 4EN	
Proposal:	Repair of electrics and plumbing, and interior walls on top and middle floor. Ongoing repairs and restoration to original woodwork and features throughout.
Delegated Decision	
Application Number: 25/1598/CTY	Delegation Briefing:
Decision Type: Raise No Objection	Date: 13/03/2026
Location Address: County Hall Topsham Road Exeter EX2 4QD	
Proposal:	EMAIL FROM DCC, SUBSEQUENT TO 25/0996/CTY. Variation of Condition 6 of planning permission DCC/4335/2023 (Demolition of single storey office buildings, (associated steps and paths) known as Matford Offices. The footprint of the buildings and associated steps and paths to be returned to grass) to extend the implementation period of the landsc...
Delegated Decision	
Application Number: 25/1687/DIS	Delegation Briefing:
Decision Type: Permitted	Date: 30/01/2026
Location Address: 60 St Leonards Road Exeter EX2 4LS	
Proposal:	Submission of details of materials for approval as required by conditions 3 of consents 21/1276/FUL & 21/1277/LBC.
Delegated Decision	
Application Number: 25/1786/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 25/02/2026
Location Address: County Hall Topsham Road Exeter EX2 4QD	
Proposal:	Installation of emergency access door from the reception area to the loading bay.
Delegated Decision	
Application Number: 25/1790/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 17/02/2026
Location Address: 21 Heavitree Road Exeter EX1 2LD	
Proposal:	Change of use of first floor from Class E (Commercial, Business and Service) to Class C3 (Residential) to facilitate the creation of a one-bedroom flat, including the replacement of windows, replacement of external doors, new air management system and re-roofing of the building.

Delegated Decision	
Application Number: 25/1791/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 02/02/2026
Location Address: 8 Penleonard Close Exeter EX2 4NY	
Proposal: Single storey side extension	
Delegated Decision	
Application Number: 25/1794/LBC	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 16/03/2026
Location Address: 10 Lyndhurst Road Exeter EX2 4PA	
Proposal: Window repairs and the installation of 2 MVHR units on the ground floor	
Delegated Decision	
Application Number: 25/1820/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 16/02/2026
Location Address: Exeter And District Ski Club Clifton Hill Exeter EX1 2DJ	
Proposal:	<p>The trees identified within Groups G001 and G003 are protected by an Area Tree Preservation Order administered by Exeter City Council. The proposed works are limited, necessary, and designed to ensure the continued safe use of the adjacent ski slope, public highway, and associated infrastructure, whilst maintaining the long-term health and amenity value of the protected trees.</p> <p>Group G001 ? Mixed Tree Species Group G003 ? 2 ? Norway Maple (Acer platanoides)</p> <p>The trees within this area have developed lateral and overhanging branch growth that now encroaches into the operational envelope of the ski slope lighting columns and associated light splays. The proposed pruning is required to:</p> <ul style="list-style-type: none"> ? Maintain safe and effective operation of the ski slope lighting system. ? Prevent physical conflict between tree growth and lighting infrastructure. ? Avoid shadowing and obstruction of light splays which are critical to safe slope use, particularly during low-light conditions. <p>The proposed works are limited to:</p> <ul style="list-style-type: none"> ? Pruning back branch growth from behind the ski slope lights to achieve a minimum clearance of approximately 2.0 metres, including light splays. ? Retention of primary structural limbs, with pruning confined to appropriate secondary and tertiary growth only. ? All final cuts made at suitable growth points to minimise stress and maintain natural form. <p>The works represent routine arboricultural management and will not adversely affect the trees' health, structure, or contribution to local amenity.</p> <p>Gladstone Road Group G001 ? Row of Mature & Semi-Mature Oak Trees (Quercus sp.)</p> <p>The oak trees along Gladstone Road have developed lower crown growth and dense ivy coverage which now encroaches into the highway corridor, reducing vertical clearance and obscuring road signage and street lighting. The proposed works are required to:</p> <ul style="list-style-type: none"> ? Achieve a minimum vertical clearance of approximately 5.6 metres above road level, in line with highway clearance requirements. ? Improve visibility of road

Delegated Decision	
Application Number: 26/0018/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 20/02/2026
Location Address: 60 St Leonards Road Exeter EX2 4LS	
Proposal:	Regularise works carried out as part of previous planning permission including: installation of chimney liner; replacement of roof slates; installation of extractor fan; reduction in dormer window size; change to parapet roof; and replacement of existing drainage pipework
Delegated Decision	
Application Number: 26/0019/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 20/02/2026
Location Address: 60 St Leonards Road Exeter EX2 4LS	
Proposal:	Regularise works carried out as part of previous planning permission including: installation of chimney liner; replacement of roof slates; installation of extractor fan; reduction in dormer window size; change to parapet roof; and replacement of existing drainage pipework
Delegated Decision	
Application Number: 26/0041/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 19/02/2026
Location Address: 17 Denmark Road Exeter EX1 1SL	
Proposal:	Proposed rear extensions to replace existing extension and conservatory
Delegated Decision	
Application Number: 26/0056/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 09/02/2026
Location Address: Land At Summerland Street Exeter EX1 2AL	
Proposal:	Non-material amendment to planning permission 23/0490/FUL to carry out changes to internal ground floor layout, roof levels and roof level plant, elevations, and reduce height, by replacing approved drawings in condition 2.
Delegated Decision	
Application Number: 26/0072/DIS	Delegation Briefing:
Decision Type: Permitted	Date: 18/02/2026
Location Address: 52 St Leonards Road Exeter EX2 4LS	
Proposal:	Discharge condition 3 of 25/1275/FUL and 25/1276/LBC. The mounting system would use the RenuSol VarioSole+ system, consisting of the following components:R400570-B VS+ Mounting rail 50 x 37 x 3600 mm blackR420081-BE End clamp+ blackR420082-BE Middle clamp+ blackR420172 Roof hook RH Plain/Rosemary tile silver (but not visible). R900276 VS+ End Cap Universal blackFor reference the solar panels selected included in the application: AIKO A510-MAH60Mb Neostar 2S black / black frame

Delegated Decision	
Application Number: 26/0075/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 02/03/2026
Location Address: 16 Magdalen Road Exeter EX2 4SY	
Proposal: Replacement of window on the north (garden) elevation with a set of French doors to match those adjacent	
Delegated Decision	
Application Number: 26/0077/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 18/03/2026
Location Address: 31 Cedars Road Exeter EX2 4NA	
Proposal: Demolition of existing single-storey rear extension and construction of single-storey rear extension. Replacement of 1x rear window with 1x smaller window and 1x double doors.	
Delegated Decision	
Application Number: 26/0110/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 06/02/2026
Location Address: 24 Matford Avenue Exeter EX2 4PW	
Proposal: T1- Cedrus atlantica to prune back 2 of the lower limbs on the SW side if the tree by 4m so they are back in line with the crown, as they have over extended the crown and becoming large lever arms. T2 Sycamore to dismantle down to ground level the small sycamore in corner of the garden as it is growing out of the laurel hedge and looks like it has been pruned poorly in the past	
Delegated Decision	
Application Number: 26/0127/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 18/02/2026
Location Address: 18 St Leonards Road Exeter EX2 4LA	
Proposal: Reduce the Magnolia by approximately 0.5 metres and crown lift the tertiary branches . Perform a crown clean by removing any branches that are rubbing, crossing, growing inward, or displaying doglegs. To lightly prune the Liquidamber trees by 0.5M to maintain shape without causing significant stress to the tree. Reduce the Paperbark Birch by 2 metres in height and shape the sides to achieve a balanced form.	
Delegated Decision	
Application Number: 26/0139/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 19/02/2026
Location Address: 1 Jennifer Close Exeter EX2 4RB	
Proposal: Discharge of condition 3 of Planning Permission ref: 25/1208/FUL, granted on 17 October 2025, relating to drainage details	

Delegated Decision	
Application Number: 26/0141/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 13/04/2026
Location Address: 9 Belmont Road Exeter EX1 2HF	
Proposal: Replacement of roof tiles, rendering of chimneys and painting of guttering	
Delegated Decision	
Application Number: 26/0147/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 04/03/2026
Location Address: 6 Radnor Place Exeter EX2 4EH	
Proposal: A silver birch tree that a tree surgeon has confirmed has rot at a low level (see photo) and now poses a risk of falling. Unfortunately the tree has to be taken down (felled/removed) as a matter of urgency.	
Delegated Decision	
Application Number: 26/0191/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 20/03/2026
Location Address: Exeter School Victoria Park Road Exeter EX2 4NS	
Proposal: T016 - Monterey Pine - T016 Monterey Pine (///pencil.candle.dishes) - remove 3 lowest limbs over path and building and prune back remaining limbs to give 1.5-2 metre clearance.	
Delegated Decision	
Application Number: 26/0231/DIS	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 25/02/2026
Location Address: Gairloch Hensleigh Drive Exeter EX2 4NZ	
Proposal: Submission of details as required by conditions 4 (materials) and 8 (landscaping) of planning approval 25/0382/FUL.	
Delegated Decision	
Application Number: 26/0233/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 12/03/2026
Location Address: 58 Wonford Road Exeter EX2 4LQ	
Proposal: Yew Tree: Repeat of works agreed by ECC in June 2021 Location: 58 Wonford Road Exeter EX2 4LQ Proposal: Conservation area Remove epicormic growth from ground level to 6m and reduce width by 1m around tree Reason: Improve light and space, keeping branches away from cables and windows, by removing epicormic growth from beneath the canopy plus reducing width, whilst maintaining height.	

Delegated Decision	
Application Number: 26/0257/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 25/03/2026
Location Address: 37 Marlborough Road Exeter EX2 4TJ	
Proposal:	A tree surgeon will carry out works to an Acer tree to be lightly trimmed by at least 1M all over the crown, situated in the back garden.
Delegated Decision	
Application Number: 26/0314/DIS	Delegation Briefing:
Decision Type: Permitted	Date: 16/03/2026
Location Address: Gairloch Hensleigh Drive Exeter EX2 4NZ	
Proposal:	Submission of details for consideration as required by conditions 4 (materials) and 8 (landscaping) of planning approval 25/0382/FUL.
Delegated Decision	
Application Number: 26/0345/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 09/04/2026
Location Address: St Leonards Church Of England Primary School St Leonards Road Exeter EX2 4NQ	
Proposal:	H1- Mix trees- Crown Lift and Ivy Control Crown lift roadside trees along boundary wall to provide a minimum clearance of 2.4 metres above the footpath in accordance with UK highway guidance for pedestrian access. Remove low hanging branches and secondary growth encroaching over the pavement to achieve required clearance. Cut ivy growth back from the face and top of the wall to reduce loading on the trees and wall structure.
Delegated Decision	
Application Number: 26/0366/LPD	Delegation Briefing:
Decision Type: Withdrawn Returned (unlikely to be det.)	Date: 09/04/2026
Location Address: 49 Sandford Walk Exeter EX1 2ET	
Proposal:	(INVALID - incorrect form, fee and no supporting info submitted) No description was supplied by the Portal

Delegated Decision	
Application Number: 25/1789/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 03/02/2026
Location Address: 29 Mincinglake Road Exeter EX4 7EA	
Proposal: Enlargement of existing front roof dormer	
Delegated Decision	
Application Number: 26/0067/TPO	Delegation Briefing:
Decision Type: Split Decision	Date: 20/03/2026
Location Address: 46 Rosebarn Lane Exeter EX4 5DP	
Proposal:	T1 Turkey Oak remove snapped out branches from historic pruning cuts, prune lateral branches by approximately 1-2m with cuts not exceeding 40mm & crown lift over footpath to 3m, in order to prevent snapped branches falling on highway & to maintain shape & longevity of tree. G1 small ornamental shrubs/trees consisting of Pittosporum, Ornamental plum & ornamental cherry, remove to ground level due to overcrowding, poor visibility from drive, shielding street light & poorly planned location, replace appropriately.
Delegated Decision	
Application Number: 26/0079/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 06/02/2026
Location Address: Park Pennsylvania Park Exeter	
Proposal:	T2 - Lime. Remove the lowest 2m of epicormic growth with a 50mm maximum cut diameter G1 - Lime (Tree no's - T24, T25, T27, T34, T39). Remove the lowest 1.5m of epicormic growth with a 50mm maximum cut diameter T18 - Beech. Install static steel bracing system T19 - Oak. Remove lowest lateral branch in SW aspect with 150mm maximum cut diameter T17 - Holly. Remove tree to 2.5m above ground level to reduce risk of total tree failure Reason for works: The works to the Lime trees are to allow closer inspection of the trees' bases. The bracing system is necessary for the Beech tree's longevity. The works to the Oak tree are to remove a hyper-extended branch and to rebalance canopy of the tree. The Holly's removal is on safety grounds. See arboricultural report for full details.
Delegated Decision	
Application Number: 26/0219/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 12/03/2026
Location Address: 9 Rosebarn Avenue Exeter EX4 6DY	
Proposal:	TPO422, T1, multi-stemmed beech. We are applying to cut two secondary lower branches at the crown to provide better clearance to the garden. The diameter of one of the secondary branches is estimated 75mm and the other is smaller.

Delegated Decision	
Application Number: 26/0258/DIS	Delegation Briefing:
Decision Type: Permitted	Date: 25/02/2026
Location Address: Land South Of 15 The Fairway Exeter	
Proposal: Submission of details of external materials as required by condition 3 of consent 22/0153/FUL.	
Delegated Decision	
Application Number: 26/0281/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 25/03/2026
Location Address: 21 Polsloe Road Exeter EX1 2HL	
Proposal: T1- Palm to dismantle down to ground level.T2- Bay to reduce in height by approximately two to three metres and hard trim the sides all over.	
Delegated Decision	
Application Number: 26/0361/TELN	Delegation Briefing:
Decision Type: Raise No Objection	Date: 24/03/2026
Location Address: Footpath Past 6 Widecombe Way	
Proposal: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus.	
Pinhoe	
Delegated Decision	
Application Number: 25/1253/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 04/02/2026
Location Address: 1 Broadleaf Close Exeter EX1 3XA	
Proposal: Side, flat roof extension on south elevation to link existing garage to house and converting the garage to additional ancillary living space with 3x front facing windows, entrance door, and 1x roof light.	
Delegated Decision	
Application Number: 25/1398/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 02/02/2026
Location Address: 9 Thackeray Road Exeter EX4 8HD	
Proposal: Single-storey side extension and extension to rear decking.	
Delegated Decision	
Application Number: 25/1809/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 06/02/2026
Location Address: 404 Pinhoe Road Exeter EX4 8EH	
Proposal: Installation of sliding doors, first floor side window and replacement of timber cladding with tile hanging cladding to match existing.	

Delegated Decision	
Application Number: 25/1816/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 05/03/2026
Location Address: 14 Park Lane Exeter EX4 9HL	
Proposal:	Demolition of existing garage and porch and erection of a two-storey side and single storey front extension to the dwelling with further single storey side and rear extension with raised terrace/decking to the rear.
Delegated Decision	
Application Number: 26/0083/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 23/03/2026
Location Address: Pinhoe Surgery Pinn Lane Exeter EX1 3SY	
Proposal:	Discharge of Condition 4 of Planning Permission Ref. 24/1024/FUL, granted on 15 January 2025, relating to construction management
Delegated Decision	
Application Number: 26/0084/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 18/03/2026
Location Address: Pinhoe Surgery Pinn Lane Exeter EX1 3SY	
Proposal:	Discharge of Condition 5 of Planning Permission Ref. 24/1024/FUL, granted on 15 January 2025, relating to protective fencing
Delegated Decision	
Application Number: 26/0086/FUL	Delegation Briefing:
Decision Type: Withdrawn Returned (unlikely to be det.)	Date: 19/02/2026
Location Address: 4 The Poplars Park Lane Exeter EX4 9HH	
Proposal:	Demolition of existing Lobby and single story roof to bedroom 5. New lobby providing level access. Extension to enlarge bedroom 5 and provide new wetroom. replacement roof to conservatory. Convert first floor of garage into carers accommodation. Reform steps accessing garage, and provide retaining wall to increase driveway area. Provide new decking to rear courtyard for level access and new external lift to access garden.

Delegated Decision	
Application Number:	26/0330/DIS
Decision Type:	Condition(s) Fully Discharged
Location Address:	Land To The South Of Oxygen House And North Of Emperor House Grenadier Road Exeter
Proposal:	Discharge condition 4 (Ground Mounted PV Site - Surface Water Management) 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. (Revised)

Delegated Decision	
Application Number:	26/0524/NMA
Decision Type:	Permitted
Location Address:	14 Park Lane Exeter EX4 9HL
Proposal:	Amendment of selected windows, including omission of 2no, and addition of 2no. rooflights to the approved 25/1816/FUL

Priority

Delegated Decision	
Application Number:	25/1727/FUL
Decision Type:	Permitted
Location Address:	12 Earl Richards Road North Exeter EX2 6AG
Proposal:	Rear and rear/ side ground-floor and first-floor extension following demolition of the existing rear extension and side utility room. Addition of a pitched roof to the garage. Alterations to fenestration and replacement front door, with construction of steps to front door and formation of a macadamed parking area within the front garden.

Delegated Decision	
Application Number:	25/1797/LBC
Decision Type:	Permitted
Location Address:	The Bungalow Mount Wear Court Countess Wear Road Exeter EX2 6LR
Proposal:	Retrospective repair works including the replacement of slate tiles to main pitch. Replacement fibreglass to flat roof and apex wood repair.

Delegated Decision	
Application Number:	25/1804/PDPV
Decision Type:	Prior Approval Required and Granted
Location Address:	Jasmine Lodge Dryden Road Exeter EX2 5SN
Proposal:	Installation of rooftop photo-voltaic solar panels.

Delegated Decision	
Application Number: 26/0007/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 03/03/2026
Location Address: The Junipers Dryden Road Exeter EX2 5AG	
Proposal: The installation of a Solar PV array on the roof	
Delegated Decision	
Application Number: 26/0009/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 27/03/2026
Location Address: The Cedars Dryden Road Exeter EX2 5SN	
Proposal: Hip to Gable Conversion of 3x roofs. Replacement of the existing roof covering. Installation of new Solar PV.	
Delegated Decision	
Application Number: 26/0023/PDPV	Delegation Briefing:
Decision Type: Prior Approval Not Required	Date: 16/02/2026
Location Address: Royal Devon And Exeter Hospital Barrack Road Exeter	
Proposal: Determination of whether prior approval is required for the installation of solar panels to the Hospital Sterilisation and Decontamination Unit (HSDU)	
Delegated Decision	
Application Number: 26/0024/PDPV	Delegation Briefing:
Decision Type: Prior Approval Not Required	Date: 16/02/2026
Location Address: Royal Devon And Exeter Hospital Barrack Road Exeter	
Proposal: Determination of whether prior approval is required for the installation of solar panels and associated works at Royal Devon and Exeter Hospital Medical Equipment Management (MEM's)	
Delegated Decision	
Application Number: 26/0202/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 12/03/2026
Location Address: Street Record Veysey Close Exeter	
Proposal: T1 Indian Bean Tree - Canopy appears very thin. Deadwood noted throughout canopy. Numerous split limbs observed, two of which are partially failed. Situated in close proximity to access road and residential property. Appears to have declined significantly since last survey in 2022 - request permission to crown reduce upper crown by up to 3m (30%) and remove all failed limbs. Reduce over extended S/W limb (@ 2m) over footpath by 4m to balance and reduce S/E limb (@4m) over footpath with multiple hazard beams by 4m, to balance and reduce the risk of future failure. Prune back of tree to ensure 2m clearance from neighbouring property.	

Delegated Decision	
Application Number: 26/0205/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 15/04/2026
Location Address: Wonford Inn 17 Wonford Street Exeter EX2 5DL	
Proposal: Change of use from public house (sui generis) to single dwelling (Class C3)	
Delegated Decision	
Application Number: 26/0357/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 14/04/2026
Location Address: 50 Milton Road Exeter EX2 6DB	
Proposal: Replace existing conservatory with an enlarged extension	
Delegated Decision	
Application Number: 26/0492/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 16/04/2026
Location Address: Royal Devon And Exeter Hospital Barrack Road Exeter	
Proposal: Discharge of Conditions 5 and 6 on Planning Permission Ref. 24/0716/FUL, granted on 30 January 2025, relating to landscaping and materials	
St Davids	
Committee Decision	
Application Number: 22/1145/FUL	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 24/02/2026
Location Address: Haven Banks Water Lane Exeter Devon EX2 8BY	
Proposal: Comprehensive redevelopment to deliver a new, mixed use neighbourhood, comprising demolition of existing buildings and construction of four residential-led mixed-use buildings of 2 to 6 storeys, including retail, café/restaurant and flexible commercial units (Class E), residential (Class C3) and co-living (Sui Generis) accommodation, pedestrian square and public realm, amenity areas, landscaping, access, parking, servicing and associated works.	
Delegated Decision	
Application Number: 25/1451/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 30/03/2026
Location Address: Princesshay Shopping Centre Exeter EX1 1QA	
Proposal: Temporary use until winter 2030, of four pedestrian areas as seasonal markets. Spring for up to 20 days in April/May, Summer for up to 42 days in July/August, and Winter for up to 49 days in November/December/January.	

Delegated Decision	
Application Number: 25/1567/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 23/02/2026
Location Address: 83 St Davids Hill Exeter EX4 4DW	
Proposal: Single storey first floor, flat roof, bedroom extension over existing kitchen	
Delegated Decision	
Application Number: 25/1660/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 10/02/2026
Location Address: 16 Bedford Street Exeter EX1 1LL	
Proposal: Install hatch in existing aluminium framed glazing.	
Delegated Decision	
Application Number: 25/1689/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 12/03/2026
Location Address: 18 West Street Exeter EX1 1BA	
Proposal: Alterations to the building and change of use from salon (Class E/A1) to a single dwelling (Class C3).	
Delegated Decision	
Application Number: 25/1690/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 12/03/2026
Location Address: 18 West Street Exeter EX1 1BA	
Proposal: Alterations including replacement windows, front door and kitchen roof, associated with change of use to a single dwelling.	
Delegated Decision	
Application Number: 25/1766/LBC	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 30/01/2026
Location Address: 60B South Street Exeter EX1 1EE	
Proposal: INVALID: Application Proposal: Replacement of rear elevation timber windows with uPVC Windows. (Rear Elevation Only)	
Delegated Decision	
Application Number: 25/1798/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 03/03/2026
Location Address: 60 South Street Exeter EX1 1EE	
Proposal: New window vinyl, door vinyl, fascia sign (5.45m wide x 0.4m high x 0.1m deep) and projecting sign (0.6m wide x 0.6m high x 0.07m deep).	

Delegated Decision	
Application Number: 25/1805/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 03/02/2026
Location Address: 12 Lower North Street Exeter EX4 3ET	
Proposal: House in multiple occupation for 6 persons (Use Class C4) (Certificate of lawfulness of existing use)	
Delegated Decision	
Application Number: 25/1806/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 03/02/2026
Location Address: 15 Lower North Street Exeter EX4 3ET	
Proposal: House in multiple occupation for 6 persons (Use Class C4) (Certificate of lawfulness of existing use)	
Delegated Decision	
Application Number: 25/1821/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 05/03/2026
Location Address: 7 Victory House Dean Clarke Gardens Exeter EX2 4AA	
Proposal: Erect external fence, change patio paving, and new front door	
Delegated Decision	
Application Number: 25/1831/PDG	Delegation Briefing:
Decision Type: Prior Approval Required and Granted	Date: 18/03/2026
Location Address: 14 Mary Arches Street Exeter EX4 3AZ	
Proposal: Change of use from commercial (Class E) to a mixed use comprising commercial unit on ground floor (Class E) and 1 self-contained flat at first floor level (Class C3)	
Delegated Decision	
Application Number: 25/1843/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 04/03/2026
Location Address: 4 Princesshay Exeter EX1 1GE	
Proposal: Shopfront repair and refurbishment	
Delegated Decision	
Application Number: 25/1844/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 04/03/2026
Location Address: 4 Princesshay Exeter EX1 1GE	
Proposal: Front and side signage refurbishments/ replacements including Sign A measuring 0.60 m high x 1.8 m wide and Sign B 0.7 m high x 2.2 m wide Internally illuminated face lit fascia signs, 1x Projecting sign measuring 3.2 m from ground level and projecting 0.70 m from the building, and 1x Vinyl measuring 3.3 m high x 6.4 m on east side elevation.	

Delegated Decision	
Application Number: 26/0021/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 05/03/2026
Location Address: 7 Victory House Dean Clarke Gardens Exeter EX2 4AA	
Proposal: Erect external fence, change patio paving, internal alterations at ground floor and new front door	
Delegated Decision	
Application Number: 26/0082/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 06/02/2026
Location Address: Turner Locker And Co Southernhay Lodge Barnfield Crescent Exeter EX1 1QT	
Proposal: G1 Holm Oaks - Trees to be raised to the statutory 3m over paths and 4m over access road.T1 Holm Oak - Tree to be crown raised by reducing lower limbs to gain a clearance of 5m over car parking areaT2 Ash - raise over path to a 3m clearance and clean up historic poor pruning	
Delegated Decision	
Application Number: 26/0111/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 25/03/2026
Location Address: 1 Sydney Place Alphington Street Exeter EX2 8AR	
Proposal: Removal of the front chimney to roof level and rebuilding of the chimney, addition of chimney caps and re-installation of lead flashing. Removal of the top 3-5 courses of the rear chimney, re-bedding with new lead flashings and addition of permanent caps to the top. Installation of air bricks to both chimneys. Removal of render and repointing of parapet with rebedding of unstable coping stones and re-rendering.	
Delegated Decision	
Application Number: 26/0119/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 03/03/2026
Location Address: 60 South Street Exeter EX1 1EE	
Proposal: Advertisements as per application reference 25/1798/ADV	
Delegated Decision	
Application Number: 26/0152/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 25/02/2026
Location Address: 6 Friars Walk Exeter EX2 4AY	
Proposal: T1 - Scots Pine: Reduce in height by 1 metre. Reshape the lateral branches by 0.5 metres. Remove one lowest lateral branch overhanging Lucky lane (10 inch diameter pruning cut).T2 - Bay tree: Reduce in height by 1.5 metres.T3 - Magnolia grandiflora: Reduce in height by 2metres, and reshape the lateral branches by up to 1 metre to leave a balanced form.	

Delegated Decision	
Application Number: 26/0190/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 15/04/2026
Location Address: 21 Knightley Road Exeter EX2 4SR	
Proposal:	Raising the flat roof on the single storey projection on the front elevation of the property by 250mm. This consists of the addition of courses of bricks, to match existing and replacement of the flat roof materials matching the existing flat roof.
Delegated Decision	
Application Number: 26/0197/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 12/03/2026
Location Address: 33 St Davids Hill Exeter EX4 4DA	
Proposal:	T1 Holm Oak. Re-pollard to original level.
Delegated Decision	
Application Number: 26/0229/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 13/04/2026
Location Address: 60B South Street Exeter EX1 1EE	
Proposal:	Replacement timber windows to rear elevation of flats 60B and 60D.
Delegated Decision	
Application Number: 26/0230/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 13/04/2026
Location Address: 60B South Street Exeter EX1 1EE	
Proposal:	Replacement timber windows to rear elevation of flats 60B and 60D.
Delegated Decision	
Application Number: 26/0289/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 08/04/2026
Location Address: 20 Bonhay Road Exeter EX4 4BR	
Proposal:	Sycamore, whole crown reduction to 2m to reduce danger to roof of property . Bank under tree is loose and could be prone to land slip.
Delegated Decision	
Application Number: 26/0315/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 27/03/2026
Location Address: Green Bank Adjacent Western Way And Lower Coombe Street Western Way St Davids Exeter	
Proposal:	Job 82756 Lower Coombe Street Crown seperation and lean angle increased this inspection.Remove 3 lowest dead limbs and 4 lowest live limbs.Reduce crown height by approximately 4m to reduce weight loading and sail effect. Arborist to determine height reduction to bestcounter wind and weight loading.Remove debris

Delegated Decision	
Application Number:	26/0317/CAT
Decision Type:	Permitted
Location Address:	Land At Bartholomew Street West Bartholomew Street West Exeter
Proposal:	Job 82312 - Beedles - Canopy low over parking area. Crown lift removing relevant secondary branching. Job 82313 - Beedles - Canopy interfering with light column and cone as well as low over highway and parking. Crown part reduce away from light cone and lift over highway and parking to 5.2m

Delegated Decision	
Application Number:	26/0526/LPDLB
Decision Type:	Withdrawn by Applicant
Location Address:	37 Lower North Street Exeter EX4 3EU
Proposal:	INVALID: Upgrade of listed building interior fittings, etc. See application form for the applicant's full proposal.

St Loyes

Delegated Decision	
Application Number:	25/1283/FUL
Decision Type:	Refuse Planning Permission
Location Address:	Land Adjacent To Sidmouth Road/ Nelson Way Exeter
Proposal:	Erection of detached dwelling (self-build) and detached garage on Nelson Way

Delegated Decision	
Application Number:	25/1326/FUL
Decision Type:	Refuse Planning Permission
Location Address:	12 Beverley Close Exeter EX2 5NN
Proposal:	Stepped decking area including flower beds and green walls to front garden.

Delegated Decision	
Application Number:	25/1747/TPO
Decision Type:	Permitted
Location Address:	14 Couper Meadows Exeter EX2 7TF
Proposal:	T1-Maple The client feels that the tree, although much beloved, overtime becomes a little overbearing and casts a little more shade in the garden than they are comfortable with. The tree was last pruned in 2022 and the client would like to achieve similar results as last time. Reduce via thinning height of Maple by approximately 1.75m (tree is currently approximately 16m above ground level so a finished height would aim to be approximately 14.25m above ground level) and lateral crown spread by approximately 1.25m (tree is currently approximately 14m wide so a finished width would aim to be approximately 11.5m) making cuts no greater than 50mm in diameter.

Delegated Decision	
Application Number: 25/1762/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 04/02/2026
Location Address: 22 Garden Close Exeter EX2 5PA	
Proposal: Single storey flat roof rear extension	
Delegated Decision	
Application Number: 26/0027/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 03/02/2026
Location Address: Exeter Motorway Services Area Sidmouth Road St Loyes Exeter EX2 7HF	
Proposal: Discharge of Condition 3 of Planning Permission Ref. 25/1152/FUL, granted on 7 October 2025, relating to Biodiversity Gain Plan	
Delegated Decision	
Application Number: 26/0032/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 04/03/2026
Location Address: Green Park Heron Road Sowton Industrial Estate Exeter EX2 7LL	
Proposal: Proposed extension of existing external yard area, installation of new security gates, widening of access and installation of new security fencing	
Delegated Decision	
Application Number: 26/0038/VOC	Delegation Briefing:
Decision Type: Permitted	Date: 23/02/2026
Location Address: 41 Birchy Barton Hill Exeter EX1 3EX	
Proposal: Variation of Condition 2 of consent reference 25/0057/FUL for the approved elevation drawings to correspond with other drawings to show chimney removal.	
Delegated Decision	
Application Number: 26/0074/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 13/03/2026
Location Address: Land Adjacent To Park Five Business Centre Harrier Way Exeter	
Proposal: New vehicular access to the highway.	
Delegated Decision	
Application Number: 26/0154/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 18/02/2026
Location Address: Bishops Court Sidmouth Road Exeter	
Proposal: Oak (T001) - Selectively reduce and remove branches in contact with power lines to create a 1m clearance Sycamore (T002) - Remove deadwood over 35mm diameter overhanging adjacent footways	

Delegated Decision

Application Number: 26/0164/NMA Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 16/03/2026
Location Address: Tesco Stores Ltd Russell Way Exeter EX2 7EZ
Proposal: Non-material amendment to planning permission 24/0009/FUL to add a fence to provide a car headlights screen by replacing drawing number 6901-SA-2042-P1004F with 6901-SA-2042-P1004G.

Delegated Decision

Application Number: 26/0171/TPO Delegation Briefing:
Decision Type: Permitted Date: 05/03/2026
Location Address: South West Water Supplies Exewater Eagle Way Sowton Industrial Estate Exeter EX2 7JX
Proposal: Ash (T3) - Fell Reason 50% dead due to Ash Die Back (See arb report) Replanting - Silver Birch 8/10cm Standard in suitable area adjacent felled tree.

Delegated Decision

Application Number: 26/0199/FUL Delegation Briefing:
Decision Type: Permitted Date: 09/04/2026
Location Address: Howmet Ltd Kestrel Way Sowton Industrial Estate Exeter EX2 7LG
Proposal: The proposed installation of sprinkler tank 7.75m in diameter by 7.5m in height and associated pump house.

Delegated Decision

Application Number: 26/0201/TPO

Delegation Briefing:

Decision Type: Permitted

Date: 08/04/2026

Location Address: Tesco Stores Ltd Russell Way Exeter EX2 7EZ

Proposal: G4 - Mix of broad/conifers, Norway maple(1) Silver birch(3), common beech (12), Norway spruce (5) - Sever ivy to 1.5m agl, prune back from street furniture(1)12 - Elm, Fell - DEAD13 - English oak - Sever ivy to 1.5m agl, crown lift to 5m over road only, remove dead wood - major dead wood - low hanging branches14 - Elm - Fell - DEAD19 - Common beech - Remove dead and diseased wood - DEAD WOOD20 - Common beech - Sever ivy 1.5m agl remove dead wood - DEAD WOOD22 - Common beech - sever ivy 1.5 agl - IVY23 - Pine - Fell - already fallen hung on other tree24 - Common beech - fell - basal rot, cracked and lifting bark, main stem rotG9 - Mix - broad conifers, common alder, birch, hornbeam, hawthorn - crown lift to 3m over footpath - minor deadwood, basal suckersG11 - Mix - birch,hazel,hawthorn,pine - prune back from street furniture 1m - low branches, minor dead woodG16 - Mix - alder,birch,hazel,wild cherry - prune back from property - low branches approaching propertyG17 - Mix - maple,hazel,oak - prune back from street furniture - low branches, dead woodG18 - Mix - maple,birch,hawthorn,common ash - prune back from street furniture - low branches, dead wood50 - Willow species - Fell - DEAD51 - Willow - fell - DEAD52 - Maple - fell - typical of age/species53 - Willow - fell - typical of age/species54 - Willow - fell - Major dead wood, crown die back55,56 - Willow - fell - minor dead wood66 - field maple - fell - basal trunk suckers, die back72 - common beech - sever ivy 1.5 agl - minor dead wood77 - scots pine - fell - DEAD 87 - Whitebeam - fell - DEADG10 - Mix - maple,hazel,dogwood,hawthorn - prune back from street furniture - ivy, low branches, dead wood6 - English oak - sever ivy 1.5m agl, crown lift 3m - ivy climber - minor deadwood 8 - Hazel - CROWN LIFT 3M - LOW BRANCHES, DEAD WOOD25,26,27,28 - Silver birch - fell - DEAD47 - English oak - crown lift to 5m over road - low branches, minor dead wood37 - Englis oak - reduce and reshape crown -

Delegated Decision	
Application Number:	26/0243/TPO
Decision Type:	Split Decision
Location Address:	Unit 10 To 12 Kestrel Business Park Kestrel Way Sowton Industrial Estate Exeter EX2 7JS
Proposal:	<p>Grey Poplar T1 Justification The crown hangs low over the compound and is beginning to obstruct the use of the machinery, as well limiting access to high sided vehicles. There is also some epicormic growth on the main stem which is also beginning to become an obstruction. It overhangs the compound and several machines and pieces of equipment essential to the operation of the business, as well as the operatives. There are several hyperextended lateral branches throughout the crown. This is most apparent in the western aspect, where the branches are disproportionately long. Such as the species profile, the likelihood of failure from a large lateral branch is moderate. Specification of works? Remove the epicormic growth from the main stem with a 100mm maximum cut diameter.? Crown raise to 5.5m above ground level on the western aspect by removing the lowest four branches with a 125mm maximum cut diameter.? Reduce the side of the remaining western crown aspect by 4m with a 125mm maximum cut diameter.? Reduce the side of the rest of the crown 2-3m with a 100mm maximum cut diameter to maintain some crown symmetry, target branches that extend beyond the general crown profile.</p>

St Thomas

Delegated Decision	
Application Number:	25/1654/FUL
Decision Type:	Permitted
Location Address:	12 Alphington Road Exeter EX2 8HH
Proposal:	Single storey rear extension to provide disabled access, staff offices, laundry facility and wheelchair accessible shower and bathroom.

Delegated Decision	
Application Number:	25/1778/FUL
Decision Type:	Refuse Planning Permission
Location Address:	41 - 43 Okehampton Road Exeter EX4 1EH
Proposal:	Change of use from Hotel (C1) to House of Multiple Occupancy for up to 11 persons (sui generis)

Delegated Decision	
Application Number:	26/0099/FUL
Decision Type:	Permitted
Location Address:	The Cooperative Food Cowick Street, Exeter Devon EX4 1DG
Proposal:	The retention of an automated teller machine and associated signage

Delegated Decision	
Application Number: 26/0100/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 16/03/2026
Location Address: The Cooperative Food Cowick Street, Exeter Devon EX4 1DG	
Proposal: Retention of 1 non-illuminated surround sign and 1 non-illuminated logo panel associated with the ATM	
Delegated Decision	
Application Number: 26/0159/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 01/04/2026
Location Address: 19 Dunsford Gardens Exeter EX4 1LN	
Proposal: Loft conversion with rear flat roof dormer.	
Delegated Decision	
Application Number: 26/0220/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 12/03/2026
Location Address: 30 Alphington Road Exeter EX2 8HN	
Proposal: A line of trees needing reduction in height, same as last application in 2020. These trees have regrown in height. (Marked as T1 on photo.) As also previously, a tree, an expanding laurel, too near to the garage needs to be removed entirely, see photos att. (Marked as T2) Please ignore the 3rd photo of ivy also adjacent to the garage which is not part of this application. The work is to be carried out by Treecraft Devon.	
Delegated Decision	
Application Number: 26/0316/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 27/03/2026
Location Address: Pinces Gardens Greenspace Pinces Gardens Exeter	
Proposal: Job 82612 - Pinces Gardens - Low canopy encroaching onto highway.Crown lift over highway to achieve 5.2m clearance above ground level.Crown lift over grass to achieve 2m clearance above ground level.Job 82611 - Pinces Gardens - Low canopy over highway.Crown lift over highway to achieve 5.2m clearance above ground level.Crown lift over grass area to achieve 2m clearance above ground level.Job 82610 - Pinces Gardens - Low canopy encroaching onto highway.Crown lift over highway to achieve 5,2m clearance.Crown lift over grass area to achieve 2m clearance above ground level.	
Delegated Decision	
Application Number: 26/0358/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 17/03/2026
Location Address: 40 Alphington Road Exeter EX2 8HS	
Proposal: Discharge of condition 6 of 24/0461/FUL submission of details for the external materials proposed for use in the roof, the rainwater goods, windows and external cladding	

Delegated Decision	
Application Number: 25/1447/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 09/04/2026
Location Address: Topsham Town A F C Exeter Road Topsham EX3 0LT	
Proposal: Installation of eight, 15m tall floodlights	
Delegated Decision	
Application Number: 25/1517/MDO	Delegation Briefing:
Decision Type: Permitted	Date: 12/02/2026
Location Address: Land At Seabrook Farm Topsham Road Exeter	
Proposal: Modification of the S106A agreement related to Outline Permission ref 11/1291/OUT (the S106 Agreement) to alter the Affordable Housing clauses	
Delegated Decision	
Application Number: 25/1525/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 03/02/2026
Location Address: The Coach House Bowling Green Road Riversmeet Topsham EX3 0BE	
Proposal: Refurbishment, including raising roof level, replacement windows and doors.	
Delegated Decision	
Application Number: 25/1563/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 19/02/2026
Location Address: 3 The Malthouse Exe Street Topsham EX3 0JL	
Proposal: Single storey rear extension	
Delegated Decision	
Application Number: 25/1564/LBC	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 19/02/2026
Location Address: 3 The Malthouse Exe Street Topsham EX3 0JL	
Proposal: Single storey rear extension and internal alterations at ground floor	
Delegated Decision	
Application Number: 25/1588/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 02/03/2026
Location Address: 27 The Strand Topsham EX3 0AX	
Proposal: Part conversion of garage to a home gym including replacement roof and new doors	

Delegated Decision	
Application Number: 25/1589/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 02/03/2026
Location Address: 27 The Strand Topsham EX3 0AX	
Proposal: Part conversion of the garage to a home gym including replacement roof and new doors	
Delegated Decision	
Application Number: 25/1615/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 11/02/2026
Location Address: Quay Gardens Barn Monmouth Avenue Topsham EX3 0AF	
Proposal: Internal alterations to create family bathroom (Listed Building Consent)	
Delegated Decision	
Application Number: 25/1617/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 15/04/2026
Location Address: The Cottage Glasshouse Lane Exeter EX2 7BY	
Proposal: Two-storey rear/ side extension to dwelling.	
Delegated Decision	
Application Number: 25/1624/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 30/01/2026
Location Address: 550 Topsham Road Exeter EX2 7DP	
Proposal: Demolition of existing single-storey extension, erection of linked, single-storey, dependant relative's annexe.	
Delegated Decision	
Application Number: 25/1696/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 05/03/2026
Location Address: 92 Fore Street Topsham EX3 0HQ	
Proposal: Replacement of existing outbuilding.	
Delegated Decision	
Application Number: 25/1697/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 05/03/2026
Location Address: 92 Fore Street Topsham EX3 0HQ	
Proposal: Replacement of existing outbuilding.	

Delegated Decision	
Application Number: 25/1772/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 04/02/2026
Location Address: Exemead Denver Road Topsham EX3 0BS	
Proposal: Demolition of existing conservatory and construction of single storey extension.	
Delegated Decision	
Application Number: 25/1785/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 11/02/2026
Location Address: 2 Higher Riverdale Exe Street Topsham EX3 0JL	
Proposal: Demolition of car port. Extension to the front of the dwelling to provide a double garage with first floor accommodation and dormer window above. Single storey side extension to the north boundary and construction of a replacement first-floor rear balcony with balustrade.	
Delegated Decision	
Application Number: 25/1813/PD	Delegation Briefing: 10/02/2026
Decision Type: Prior Approval Not Required	Date: 10/02/2026
Location Address: 4 Higher Wear Road Exeter EX2 7EL	
Proposal: Single storey rear extension 3.85m depth x 2.70 m height x 2.4 m eaves height to adjoin existing rear extension and alterations to doors and ramp to front	

Delegated Decision

Application Number: 25/1815/TPO Delegation Briefing:

Decision Type: Permitted Date: 25/02/2026

Location Address: Wilson Leisure Site Office Topsham Road Exeter EX2 7DT

Proposal: T1 Holm Oak, shorten side limbs to restore a safe clear cordon around the substation while maintaining screen from the road T9 Acer, remove epicormic growth to maintain the health and appearance of the tree T13 Holm Oak, reduce new growth back to old cuts and remove epicormic growth T14 Oak, Dead wood T17,18, 19, 20,21 and 22 Sycamore, remove epicormic growth to maintain the health of the trees and keep them from competing with the shrubs underneath T31,32,33,34 Sycamore, remove epicormic growth to maintain the appearance of the trees T40 ,T41 Lime, remove dead wood and epicormic growth to maintain the health of the trees T61 Ash, reduce length of two branches over steps by 3m to ensure the safety of pedestrians T70 Turkey Oak remove epicormic growth to stop a thick bushy growth at the base of the tree T88 Holm Oak lift crown to 4m above lawn to previous cuts. Since it was trimmed last it put on thick low hanging growth that is shading the lawn and flowerbed T89 Lime, remove epicormic growth to maintain a high crown T90 Oak, lift to 5m above carpark and garden. The lowest branches are often hit by high vehicles so lifting to 5m will ensure safety of vehicles and reduce the risk of property damage by a falling branch. by matching the garden side to 5m it will maintain the balanced look of the tree T112 Sycamore, reduce branches overhanging the main road and remove dying top to encourage new growth further in to ensure public safety T107 Ash, remove lowest secondary branch over the main road. diameter approximately 50mm to avoid risk of being hit by high sided vehicles

Delegated Decision

Application Number: 26/0011/FUL Delegation Briefing:

Decision Type: Refuse Planning Permission Date: 04/03/2026

Location Address: Trafalgar Court High Street Topsham EX3 0DU

Proposal: Proposed replacement windows

Delegated Decision

Application Number: 26/0028/FUL Delegation Briefing:

Decision Type: Permitted Date: 23/03/2026

Location Address: The Old Coach House Mount Howe Topsham EX3 0BG

Proposal: Proposed new fenestration and roof lights

Delegated Decision

Application Number: 26/0098/FUL Delegation Briefing:

Decision Type: Permitted Date: 25/03/2026

Location Address: 21 Majorfield Road Topsham EX3 0ES

Proposal: Single storey side extension. Replacement single storey garage.

Delegated Decision	
Application Number: 26/0109/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 06/02/2026
Location Address: 8 Parkfield Road Topsham EX3 0DR	
Proposal: T1 Eucalyptus to dismantle the eucalyptus in the back garden down to ground level.	
Delegated Decision	
Application Number: 26/0125/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 14/04/2026
Location Address: 87 Newcourt Road Topsham EX3 0BU	
Proposal: Roof extension/loft conversion, rear flat roof dormer, rear single storey flat roof extension, front single storey porch extension and other alterations	
Delegated Decision	
Application Number: 26/0158/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 12/03/2026
Location Address: Land North And East Of Liberty Way Exeter	
Proposal: Group of five dead or only 10% canopy remaining ash trees adjacent to highway and footpath. To conduct a sectional fell/dismantlement.	
Delegated Decision	
Application Number: 26/0166/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 04/03/2026
Location Address: Bs Front Of Building Poppin Court Exeter	
Proposal: G1 - Liquidambar, crown reduce easternmost tree (of 3) to previous pruning points, approximate 3.5m reduction in height, maximum diameter of cut (MDC) 50mm. Cut back both other from driveway entrance and to achieve a minimum 3m clearance from buildings, MDC 25mm. G2 - Birch, crown lift and cut back where overhanging car parking, MDC 25mm. These works are considered appropriate arboricultural management and will have minimal affect on the tree's physiological processes.	
Delegated Decision	
Application Number: 26/0168/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 11/03/2026
Location Address: Royal Devon And Exter Healthcare N H S Trust Newcourt House Old Rydon Lane Topsham Exeter EX2 7JU	
Proposal: T1 Foxglove Tree (dead) Fell to ground level T2 Holm Oak Crown lift to 2.5m where overhanging footpath T3 Holm Oak Crown lift southeastern aspect to 3m where overhanging footpath and lawn area T4 Acer Crown lift to 2.5m where overhanging footpath T6 Yew Cut back off shed to achieve a minimum clearance of 50cm These works are management of some low hanging trees to allow access over the site's footpaths, clearance around a tool shed and the Foxglove Tree is now dead.	

Delegated Decision	
Application Number: 26/0176/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 05/03/2026
Location Address: 10 Newcourt Drive Exeter EX2 7JQ	
Proposal:	T1 - Sycamore, repollard at existing pollard points approximately 5-6m above ground level.T2 - Sycamore, crown lift over parking area to 4m above ground level These trees have become overbearing for the gardens of no 8 & 10 Newcourt Drive inhibiting the reasonable enjoyment of their garden. The works are considered arboriculturally appropriate and will have little to no affect on the tree's overall physiological processes.
Delegated Decision	
Application Number: 26/0206/FUL	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 03/03/2026
Location Address: 15 Parkfield Road Topsham EX3 0DR	
Proposal:	New second storey to existing single storey extension to dwelling.
Delegated Decision	
Application Number: 26/0210/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 12/03/2026
Location Address: Furlong 19 Ferry Road Topsham EX3 0JN	
Proposal:	T1 - Eucalyptus - Fell
Delegated Decision	
Application Number: 26/0224/LBC	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 15/04/2026
Location Address: The Cottage Glasshouse Lane Exeter EX2 7BY	
Proposal:	Two-storey rear/ side extension to dwelling.
Delegated Decision	
Application Number: 26/0259/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 23/03/2026
Location Address: Sandy Park Stadium Sandy Park Way Exeter EX2 7NN	
Proposal:	Freestanding digital sign at junction with A379
Delegated Decision	
Application Number: 26/0286/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 14/04/2026
Location Address: 460 Topsham Road Exeter EX2 7AL	
Proposal:	Discharge conditions 3 (Materials), 4 (Landscaping Scheme), 6 (Side bay windows - detailed drawings), 7 (Design SAP calculations), 8 (Secure Cycle Parking) and 9 (Bird Boxes) of planning permission 22/1641/FUL - Construction of new two bedroom attached dwelling with landscaping and associated works.

Delegated Decision	
Application Number: 26/0294/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 15/04/2026
Location Address:	Batavia Drive, Greenspace Alongside Road. 1 Lime, 1 Sycamore, 1 Elder, 2 Hawthorn, 1 Field Maple
Proposal:	Job 82237 (see map) - Field maple and hawthorn in contact with fence. Remove hawthorn and target prune field maple 1-1.5m from fence. Remove debris. Job 82238 (see map) - Elder and hawthorn in contact with fence. Remove elder and chemically treat stump. Remove hawthorn down to 1.5m height. Remove debris. Job 82239 (see map) - Sycamore - Lower western aspect of crown in contact with fence and wall. Crown lift/reduce lower western aspect to achieve 1.5m clearance from structures. Second order branching and epicormic only. Remove debris. Job 82240 - Lime - Lower north and western aspect of crown in contact with fence. Crown lift/reduce lower northern and western aspects to achieve 2m clearance from structures. Remove debris.
Delegated Decision	
Application Number: 26/0322/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 13/04/2026
Location Address:	5 Lower Shapter Street Topsham EX3 0AT
Proposal:	Removal of the existing modern brick boundary wall and creation of one off-street parking space. Installation of an electric vehicle charging point with brick-built planter to the western boundary. Reduction in ground level.
Delegated Decision	
Application Number: 26/0323/LBC	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 13/04/2026
Location Address:	5 Lower Shapter Street Topsham EX3 0AT
Proposal:	Removal of the existing modern brick boundary wall and creation of one off-street parking space. Installation of an electric vehicle charging point with brick-built planter to the western boundary. Reduction in ground level.
Delegated Decision	
Application Number: 26/0350/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 09/04/2026
Location Address:	3A Fore Street Topsham EX3 0HF
Proposal:	Schedule of Tree Works Location: Rear garden of 3 Fore Street, Topsham. Tree: Sycamore (Acer pseudoplatanus) Proposed works: Crown lift by removal of approximately three to four of the lowest branches to provide improved clearance beneath the canopy. Pruning cuts to be made back to appropriate growth points in accordance with BS3998 Tree Work Recommendations. The upper crown and overall height of the tree will remain unchanged. Reason for works: Routine tree management to improve clearance within the garden while retaining the tree's amenity value.

Delegated Decision	
Application Number: 26/0374/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 26/03/2026
Location Address: Riversmeet Boathouse Pavilion Bowling Green Road Riversmeet Topsham EX3 0BE	
Proposal:	Non-material amendments to Planning Permission Ref. 18/1178/FUL, granted on 2 May 2019, to alter internal layout and design of glazing and balcony, crenelles in quay wall and cantilevered balcony on east elevation
Delegated Decision	
Application Number: 26/0390/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 13/04/2026
Location Address: The Coach House Bowling Green Road Riversmeet Topsham EX3 0BE	
Proposal:	We want to dismantle 2 trees (identified on the sketch plan attached as T1 Holm Oak, T2 Eucalyptus) to near ground level. The Holm Oak is in decline and not worthy of retention. The trees are at the end of our garden and close to the estuary.
Delegated Decision	
Application Number: 26/0394/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 13/04/2026
Location Address: 27 Monmouth Avenue Topsham EX3 0AF	
Proposal:	T1 - Weeping Willow: Reduce the height and lateral growth, pruning to the previous growth points. Removing approximately 3 metres from the height, and 2-3 metres of lateral growth. T2 - Sorbus: Reduce to the previous growth points, removing approximately 1.5-2metres. Reshape the lateral growth by 1 metre
Delegated Decision	
Application Number: 26/0405/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 26/03/2026
Location Address: Riversmeet Boathouse Pavilion Bowling Green Road Riversmeet Topsham EX3 0BE	
Proposal:	Non-material amendment to Planning Permission Ref. 22/0597/FUL, granted on 30 June 2022, relating to external materials on rear elevation, position of treatment plant and associated landscaping works
Delegated Decision	
Application Number: 26/0406/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 26/03/2026
Location Address: Riversmeet Boathouse Pavilion Bowling Green Road Riversmeet Topsham EX3 0BE	
Proposal:	Discharge of Conditions 5 and 9 on Planning Permission Ref. 18/1178/FUL, granted on 2 May 2019, relating to lighting and landscaping

REPORT TO: PLANNING COMMITTEE
Date of Meeting: 27th April, 2026
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 (30/01/2026).

2. Recommendation:

2.1 Members are asked to note the report.

3. Appeal Decisions

3.01 [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 6000694. Appeal A.**

[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 6000695. Appeal B.**

[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 6000696. Appeal C.**

Planning Inspectorate Decision for 6000694, 6000695 & 6000696 Issued: 15th December, 2025.

**Appeal A and C are allowed with Conditions. Appeal B is dismissed.
Costs Refused.**

An appeal for the 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 for 2 West Street (25/0120/LBC) has been **allowed**.

In summary: The appeal was allowed as any harm was judged as being outweighed by public benefit of providing new flats and repairs to the listed building.

Context and history

Number 2 West Street is currently used as an army surplus store on multiple levels. In addition to this application there are two further associated applications 25/0837/PD (Refused but allowed at appeal) and 25/0125/PD (Refused, appeal dismissed). These two applications were dealt with by my colleague Nick Clark.

Site and Proposal

The application site is a Grade II listed building dating from the eighteenth century. The building is over three floors with a painted stucco finish and black painted banding. The building has a rounded corner, with curved and standard sash windows with glazing bars. There is a modern shop frontage. The roof is not visible from the street scene, being located behind a parapet wall. The application site is within the central conservation area and lies directly adjacent to the Riverside Conservation Area. To the rear is a section of the City Wall.

Main Material issues considered by the inspector

The main issues are whether the public benefits of the proposals would outweigh any harm to the significance of the listed building at 2 West Street and/or the Conservation Area.

Policy Compliance for original decision:

In determining these proposals due consideration has been given to Section 16 (Paragraphs 202-221) of the NPPF, Section(s) 66/72 of the 1990 Act, the Exeter Local Plan First Review (in particular policies C1, C2,) and the Exeter Core Strategy DPD (in particular policy DD28). It is considered that the proposed repair of the windows is not fully explained or justified. The 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 would cause harm to the special architectural and historic interest of this Grade II listed dwelling and the setting of the conservation area, by reason that the proposed works would cause harm to the historic fabric of the building, with elements which would interrupt the established and historic layout of the building and would lead to a visual change of the prominent shop frontage, which would be contrary to NPPF paragraphs: 207, 212, 213 & 215, Policy C1 and C2 of the Exeter Local Plan, Policy CP17, Objectives 8 and 9 of Exeter City Council's Core Strategy.

The Inspector's judgement

- The inspector judged that any harm was outweighed by the public benefit of providing new flats and enabling much needed repairs.

Costs Appeal judgement

- The application(s) reference costs were refused.

Matthew Hall, Planning Officer.

3.02 [25/1258/FUL](#) 118 Fore Street, Topsham. *Demolition of existing single-storey rear extension and construction of two-storey rear extension.*

Planning Inspectorate Decision for 6002886 Issued: 2nd February, 2026

Appeal Allowed with Conditions

In summary: The appeal was allowed as any harm was judged as being outweighed by public benefit.

Context and history

Number 118 Fore Street in Heavitree is a locally listed building. Following the submission of 25/1258/FUL the case officer was able to negotiate a change in the exterior material from timber clad to render and obtain the submission of a construction management plan. After the refusal a revised single storey extension application (25/1720/FUL) was submitted which included acceptable restoration works which was approved.

Site and Proposal

118 Fore Street is a two-storey dwelling with a white painted render exterior. Two UPVC windows on each floor with a centrally located door to the front. To the rear was a single storey extension which has been demolished and partially rebuilt. The only garden is located to the rear. There is a side access path which the owner and neighbour claim control of. In the roof is a small attic roof which is accessed via a non-building regulation compliant stair.

The dwelling is locally listed, with a number of listed buildings close by and is located within the Heavitree Conservation Area.

Main Material issues considered by the inspector

- Impact on the character and appearance of the conservation area and locally listed building.
- Impact upon the living conditions of the occupiers of the immediate neighbours with particular regard to privacy and outlook.

Policy Compliance:

- The proposals were judged to be in conflict with policy CP17 of the Exeter Core Strategy and Local Plan policy DG1 as the proposed development did not promote good design and local distinctiveness.
- Judged to have a negative heritage impact upon the Locally Listed Building and Conservation Area contrary to Local Plan policies C1 and C3
- Policy DG4: The proposal were judged not to protect the amenity of the occupiers of the neighbouring dwellings particularly no.116.

The Inspector's Judgement

- The inspector judged that any harm was outweighed by the public benefit of improving the fenestration of the locally listed building.

Learning for Future Decisions

- Repairs and restoration works to a locally listed building outweigh limited harm as it protects the dwelling for the benefit of all.

Matthew Hall, Planning Officer

3.03 [25/0894/FUL](#) 36 Armstrong Avenue, Pennsylvania. *Balustrade to existing flat roof on rear extension to create balcony at first floor level*

Planning Inspectorate Decision for 6001058 Issued: 2nd February, 2026

Appeal is Dismissed

Summary: An appeal has been dismissed by the Planning Inspectorate following the Council's decision to refuse consent for the above proposal.

Site and Proposal: The application relates to a detached two storey dwelling on the Pennsylvania housing estate, built just over 50 years. At the rear is a full-width, flat roof, single storey extension, which was built following a grant of Planning Permission under Ref. 17/0409/FUL in April 2017. This structure replaced an earlier extension that had covered roughly half the width of the house and contained a rooftop balcony. For these reasons, a section of the new extension was also permitted to have a section of balcony (see existing and proposed images below).



This section of balcony looks, and always had looked, directly into the rear garden of the adjacent property, No. 38 Armstrong Avenue.

This application sought planning permission to add balustrading to the entire flat roof to create a much larger first floor balcony.

Context and History: This proposal had been previously submitted in August 2017, under Ref. 17/1383/FUL. The application was withdrawn after the Case Officer expressed concerns about the impact of the balcony on the residential amenities of neighbouring occupiers - particularly No. 34 Armstrong Avenue, which was not overly affected by the section of balcony that had already been approved.

Subsequently, the approved balcony had not been constructed in accordance with the approved plans. In particular, the balustrading on the return to the house had not been installed. The applicant argued that as the entire flat roof was now being used as a balcony, there was no reason for the Council to refuse consent for this scheme as the impact on neighbouring properties would be the same regardless of whether there was balustrading. Leaving aside the safety risks, and the fact that the arrangement had no Building Regulations sign-off, it remained the case that the Council had not granted consent for the entire flat roof to be used as a balcony.

Policy Context: The Council had no objections to the scheme on design grounds. However, the Council concluded that the proposed balustrade would create a first-floor balcony that would have unacceptable impacts on neighbouring residential amenities by virtue of loss of privacy. The balcony would provide future users direct views into the neighbouring gardens at Nos. 34 and 38 Armstrong Avenue. It acknowledged, however, that in respect of the impact on No. 38, there was a fallback position (the aforementioned 2017 consent) that would also have the same impact on privacy. Therefore, the primary focus of the decision was on the impact on No. 34.

The decision notice cited Paragraph 135 of the National Planning Policy Framework, Objective 9 of the Exeter Local Development Framework Core Strategy and Saved Policy DG4 of the

Exeter Local Plan First Review 1995-201, which collectively seek to achieve developments that create high standards of amenity for existing and future users, raise the quality of urban living through excellence in design and allow residents to feel at ease within their homes and gardens.

Inspector's Decision: The Inspector agreed with the Council's position, although focused entirely on the impact of the development on No. 34 Armstrong Avenue. The key section of the decision is as follows:-

"Even assuming some existing use, for reasons of safety and a degree of protection from the wind, it is very likely that the use of the roof area nearest No 34 Armstrong Avenue would materially increase with the proposed additional balustrading in place. Persons standing near to or against the proposed balustrading would have direct and proximate views down into its garden, including particularly of the main patio and seating amenity area for No 34. This would increase the intrusive loss of privacy that would result from the proposal, as well as the perception of overlooking. Relying on vegetation growth to mitigate this loss of privacy would not be effective for several years and also could not be guaranteed in perpetuity." (Paragraph 7).

The Inspector identified the level of harm as "significant" and therefore dismissed the appeal.

Leigh Powell, Planning Officer

- 3.04 [24/1537/OUT](#) **Anstey's Orchard, Priory.** *Outline application for use of land for residential development for 5 dwellings including access (all matters relating to scale, layout, external appearance and landscaping reserved for future consideration)*

Planning Inspectorate Decision for 6001722 Issued: 12th February, 2026

Appeal is Dismissed

Summary: An appeal has been dismissed by the Planning Inspectorate following the Council's decision to refuse consent for the above proposal.

Site and Proposal: The proposal relates to a site that comprises a series of buildings in a yard that has a 'workshop' character. In the past, it was occupied by an electrical business, but more recently other companies have occupied the site. The buildings, which are mostly brick and timber, are not in a good state of repair and have not been for many years.

The site has accesses off Rutherford Street and St Loyes Terrace and is surrounded by residential developments. Most of the houses, though not all, are at least 100 years old. St Loyes Terrace, which is built on a steep slope leading up to Ansteys Orchard, is a narrow street comprising a row of terraced dwellings to the north-west and detached bungalows to the south-east. Rutherford Street is wider and flatter and contains a range of semi-detached and terraced properties, as well as a block of flats. It has a lower density than St Loyes Terrace. Two properties adjacent to the application site, known as Nos. 1 and 2 Ansteys Orchard, are new properties that have been built in this century.

This application sought outline consent for residential redevelopment for 5 dwellings – with access off St Loyes Terrace. Other 'Reserved Matters', relating to scale, layout, external appearance and landscaping, were reserved for future consideration.

Context and History: Attempts to secure an approval for residential redevelopment of this site began in 2005, were abandoned, and then recommenced in the past few years. Outline

consent (with all matters reserved) for 5 dwellings was refused in September 2023 under Ref. 23/0147/OUT. It was refused because the Council considered that it had not been demonstrated that 5 dwellings on the site would be an appropriate quantum and would not result in harmful impacts on residential amenity.

Both that application and this one included an illustrative layout comprising a terrace of 4 two-storey dwellings, adjacent to St Loyes Terrace, and a single dwelling on the existing access lane leading to Rutherford Street. There were no significant differences between the two illustrative schemes but the Planning Statement submitted in the later application sought to address the concerns raised previously by the Council.

Policy Context: The Council did not object to the principle of development – housing schemes on brownfield sites being compliant with the development plan. The central concern related to the quantum of development proposed on the site. The illustrative scheme sought to show that 5 dwellings could be accommodated – but only with some significant compromises relating to the amount of rear garden and the back-to-back distances between proposed and existing dwellings, which fell well short of the minimum standards set out in the Council’s Residential Design Supplementary Planning Document. The quality of outlook from some habitable rooms was also considered poor.

Had the Council approved outline consent, it could not have guaranteed that the illustrative scheme presented here would be submitted as part of the subsequent Reserved Matters application. It would effectively be agreeing that 5 dwellings was an appropriate quantum. In this context, it was considered even more important that the illustrative scheme clearly demonstrated that 5 dwellings was an acceptable amount of development for the site that would comply with planning policy, deliver good living standards for future occupiers and not adversely impact the residential amenities of neighbouring occupiers. The failure of this application to demonstrate this meant outline consent was refused. Paragraph 135 of the National Planning Policy Framework, Objectives 1, 3 and 9 and Policy CP4 of the Exeter Local Development Framework Core Strategy and Saved Policies H2 and DG4 of the Exeter Local Plan First Review 1995-2011 were cited in the decision.

Inspector’s Decision: The Inspector essentially agreed with the Council’s case that the illustrative scheme showed significant deficiencies in relation to garden sizes, back-to-back distances and outlook from some habitable rooms. The Appellant had sought to argue that the Council’s minimum standards were not consistent with the existing character of the area (e.g. the older houses had smaller gardens). The Inspector did not agree with this approach and said that:-

“The size of neighbouring gardens would not justify a design and layout that would not provide satisfactory living conditions in a new development.” (Paragraph 17)

The Inspector added:-

“The gardens of the terraced properties would be significantly smaller, gloomier and less private than to be expected by modern standards.” (Paragraph 14)

In dismissing the appeal, the Inspector came to the following conclusion:-

“The indicative proposals would not amount to good design and it is difficult to see how the number of houses proposed could be accommodated in a more satisfactory way.” (Paragraph 14)

Leigh Powell, Planning Officer

- 3.05 [25/0763/FUL](#) **6 Matford Lane, Newtown & St Leonard's.** *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 Decision for 6000961 Issued: 13th March, 2026

Appeal is

Leigh Powell, Planning Officer

3.06

4. New Appeals

- 4.1 [25/1374/FUL](#) **Pavement O/S Poundland, Cowick Street, St Thomas.** *Proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, and associated BT Phone Kiosk removals.*

Planning Inspectorate Appeal 6004093 Start Date & Ref.: 2nd February, 2026

- 4.2 [25/1375/ADV](#) **Pavement O/S Poundland, Cowick Street, St Thomas.** *2no. digital 75" LCD display screens, one on each side of the Street Hub unit.*

Planning Inspectorate Appeal 6004096 Start Date & Ref.: 2nd February, 2026

- 4.3 [25/1464/ADV](#) **399 Topsham Road, Priory.** *Freestanding digital advertising screen*

Planning Inspectorate Appeal 6004658 Start Date & Ref.: 10th February, 2026

- 4.4 [25/0432/FUL](#) **24 Southernhay East, St David's.** *Refurbishment and extension to provide a mixed-use building comprising two ground floor commercial units and three flats above including three-storey rear extension and associated cycle and bin store.*

Planning Inspectorate Appeal 6004694 Start Date & Ref.: 16th February, 2026

- 4.5 [25/0433/LBC](#) **24 Southernhay East, St David's.** *Refurbishment and extension to provide a mixed-use building comprising two ground floor commercial units and three flats above including three-storey rear extension and associated cycle and bin store. Internal alterations to all floors, replacement roof and dormers, and replacement windows on front and side elevations.*

Planning Inspectorate Appeal 6004702 Start Date & Ref.: 16th February, 2026

- 4.6 [25/1721/FUL](#) **The Cedars, Dryden Road, Priory.** *Installation of containerised plant room.*

Planning Inspectorate Appeal 6005166 Start Date & Ref.: 18th February, 2026

- 4.7 [25/0387/FUL](#) **Hotel Indigo, 3 Catherine Street, St David's.** *Construction of glass enclosure to provide covered seating at rooftop level.*

Planning Inspectorate Appeal 6005616 Start Date & Ref.: 3rd March, 2026

- 4.8 [25/1683/LED](#) **10 Longbrook Terrace, Duryard & St James's.** *House in multiple occupation for 6 persons (Use Class C4) (Certificate of lawfulness of existing use).*

Planning Inspectorate Appeal APP/Y1110/X/26/3378037 Start Date & Ref.: 13th March, 2026

- 4.9 [25/1595/FUL](#) **82 Fore Street, Topsham.** *Retrospective application to remove chimney, increase the size of front dormer and enlargement, change of colour of windows*

Planning Inspectorate Appeal 6006767 Start Date & Ref.: 25th March, 2026

- 4.10 [25/0383/FUL](#) **Springbank, Beech Avenue, Pennsylvania.** *Construction of single storey two bedroom dwelling with associated works.*

Planning Inspectorate Appeal 6006617 Start Date & Ref.: 30th March, 2026

- 4.11 [25/1785/FUL](#) **2 Higher Riverdale, Topsham.** *Demolition of car port. Extension to the front of the dwelling to provide a double garage with first floor accommodation and dormer window above. Single storey side extension to the north boundary and construction of a replacement first-floor rear balcony with balustrade.*

Planning Inspectorate Appeal 6007450 Start Date & Ref.: 2nd April, 2026

4.12

4.13

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

Planning Committee Report 25/1042/FUL

1.0 Application information

Number:	25/1042/FUL
Applicant Name:	McCarthy And Stone Retirement Lifestyles Ltd
Proposal:	Erection of three-storey building for retirement living apartments with associated communal lounge, internal refuse and recycling store, electric buggy/bike store and house managers office. Creation of enlarged vehicular access onto Homefield Road, car parking, electrical substation, internal paths, landscaped grounds and creation of a permissive path. (Amended Plans).
Site Address:	School Playing Field Homefield Road Exeter
Registration Date:	1 August 2025
Link to Documentation:	https://exeter.gov.uk/planning-services/permissions-and-applications/related-documents/?appref=25/1042/FUL
Case Officer:	Howard Smith
Ward Members:	Cllr Lucy Haigh, Cllr Catherine Rees

REASON APPLICATION IS CONSIDERED BY COMMITTEE. The Service Lead City Development considers the application to be a significant, controversial and/or sensitive application that should be determined by the Planning Committee in accordance with the Exeter City Council Constitution.

2.0 Summary of recommendation

DELEGATE to the Service Lead City Development to GRANT permission subject to completion of a S106 Agreement relating to matters identified and subject to conditions as set out in report, but with secondary recommendation to REFUSE permission in the event the S106 Agreement is not completed within the requisite timeframe.

3.0 Reason for the recommendation:

Having regard to the detailed assessment set out in this report, including the Planning Balance (Section 16), and taking into account paragraph 11 of the National Planning Policy Framework (December 2024), it is considered that the public benefits of the proposal — in particular the provision of 36 age-restricted dwellings in a highly sustainable location to help meet identified housing need — outweigh the less than

substantial harm identified to the Heavitree Conservation Area and the setting of nearby heritage assets, together with any other identified harms.

On that basis, the application is recommended for approval, subject to the completion of a section 106 agreement and the conditions set out in this report.

4.0 Table of key planning issues

Issue	Conclusion
<p>1. Principle of development</p>	<p>The site is an undeveloped greenfield site within the urban area, agricultural land and later a school sports field, with no established history of public amenity access.</p> <p>Given its highly sustainable location, the proposal aligns with the spatial strategy of directing development to accessible sites within the urban area</p> <p>Although brownfield land is prioritised in the spatial hierarchy, the site also meets the relevant objectives for accessible urban development.</p> <p>The open space is subject of policy protection which requires the proposal's impacts to be assessed.</p> <p>The scheme mitigates effects on character of the area through retaining and strengthening the perimeter tree belt, but some harm is nevertheless identified.</p> <p>As the site has not provided public recreation, it is not considered that development would result in detriment to local recreational opportunities, with limited positive weight given to the proposed public access and off-site sports pitch contribution to be provided.</p>

Issue	Conclusion
<p>2. Impact on heritage assets</p>	<p>Potential for archaeological remains of significance needs to be investigated with in the terms of a Written Scheme of Investigation.</p> <p>The proposed development would introduce a built form into the central open space of the former school playing field. The tree bounded open space site makes a positive contribution to the Conservation Area and the setting of adjacent locally listed buildings.</p> <p>The proposed development retains boundary tree screening, and the contribution of the trees to the Conservation Area is considered to be preserved.</p> <p>The development of the building set centrally within the space and set back from the tree lined boundaries will result in the loss of the openness of the space and there is some harm.</p> <p>However, it is not considered that the significance or character of the Conservation Area is destroyed and that the significance and history of the site will still be legible in the townscape.</p> <p>Overall, it is considered that the heritage harm that would result is less than substantial harm which can be weighed against the public benefits of the scheme.</p>
<p>3. Scale, design, layout and appearance</p>	<p>Development would result in the loss of the site's central open space as a visual amenity; however, the layout has been refined to balance a stronger relationship with Homefield Road against the constraints of retained trees</p>

Issue	Conclusion
	<p>and nearby properties, with the entrance forecourt accommodating turning and better screening parking while providing access to the permissive route. The overall design strategy is supported, with principal elevation addressing Homefield Road a three-storey form set back from the street to achieve acceptable massing and to avoid unacceptable impacts on neighbouring privacy, outlook or daylight. The proposal delivers a high-density flatted scheme which aligns with national and local policy support for the efficient use of land. Some reservations remain regarding aspects of elevation hierarchy, a more robust palette could strengthen identity; these matters, alongside detailed hard/soft landscaping, can be controlled through conditions.</p>
<p>4. Impact on Trees, ecology and biodiversity</p>	<p>The scheme retains and reinforces the defining boundary tree belt and, with additional planting and long-term management, is expected to maintain its contribution to townscape quality. The proposed development involves the removal of 3 trees for the formation of the access. The landscape proposals include the planting of 29 trees.</p> <p>Development proposals retain and reinforce the vegetated boundaries. The following matters are proposed to be secured by conditions: A bat mitigation strategy, ecological mitigation for reptiles, badgers, wild birds and great crested newts, Construction Environmental Management Plan, A Landscape and Ecological Management Plan for all retained habitats, wildlife features and landscaped areas during construction.</p>

Issue	Conclusion
	<p>The proposed development results in an overall reduction in measured biodiversity on site. The development includes enhancement, through landscape planting including tree planting and the introduction of bat and bird boxes but will require off-site measures to be secured to achieve overall 10% Biodiversity Net Gain statutory requirement.</p> <p>The impact on the Exe Estuary SPA will be mitigated in line with the South-east Devon European Site Mitigation Strategy through a s106 contribution with respect to the development which is not CIL liable.</p>
<p>5. Sustainable Construction and Energy Conservation</p>	<p>Current Building Regulations requirement exceeds the requirement of adopted Local Plan Policy CP15 in respect of residential development. The measures set out in the applicants Energy Statement can be secured to be delivered on site by condition.</p> <p>A sustainable construction waste strategy will be secured by a condition.</p>
<p>6. Provision of older peoples housing</p>	<p>Exeter Local Housing Needs Assessment December 2024 identifies a need for additional housing for older people of all types in the period to 2041 including market housing with support of 342 units. The development will therefore make a substantive contribution towards meeting identified need.</p>
<p>7. Travel, Access and Parking</p>	<p>The proposed access strategy is considered acceptable.</p> <p>The site is in a highly sustainable location where journeys to access local services can be made by sustainable modes and on street parking is</p>

Issue	Conclusion
	<p>controlled by a residents parking scheme.</p> <p>It is not considered that there are grounds for refusal of the application for highways reasons.</p> <p>The introduction of a permissive pedestrian route along the southern edge is therefore welcomed, it has not been possible to accommodate a segregated cycling route or step free route due to topography and tree protection constraints.</p>
8. Flood Risk and Surface Water Management	The site is in Flood Zone 1. The proposals would manage surface water within the site attenuating the run-off rate to green field rate.
9. Pollution	<p>The site has been identified as unlikely to be subject of ground contamination, however a condition is proposed on precautionary basis should contamination be uncovered during construction.</p> <p>Fore Street Heavitree is part of the designated Air Quality Management Area. The development is not considered likely to have a materially detrimental impact on air quality in the AQMA.</p>
10. Housing supply	The development would provide 36 dwellings. The Council is not currently able to demonstrate a 5-year housing land supply (supply as of 01 April 2025 was 4 years 3.2 months).
11. Affordable Housing	Provision should be made by the development for Affordable Housing at 35% of units. This equates to 12.6 units. It is accepted that an off-site contribution towards the delivery of affordable housing elsewhere in the city is acceptable. The applicant has submitted a viability appraisal to which

Issue	Conclusion
	has demonstrated to the satisfaction of officers that the development cannot afford the full contribution but that a contribution of circa £1.07m for affordable housing delivery is appropriate.
12. Mixed Communities	The provision of 36 units of age restricted housing is not considered to result in an over concentration of this particular housing type in the area of the site.
13. Economic benefits	The development would provide economic benefits in construction phase and in occupation.
14. Community Infrastructure Levy (CIL) and New Homes Bonus	The development will not be CIL Liable under the current CIL charging regime as the development is flatted. New Homes Bonus will be received on the basis of increased dwelling numbers.
15. Planning Obligations	<p>The application has been subject to a viability process, and the package of S106 obligations have been secured on the basis of viability at a level of £1,282,000 for all contributions and associated fees.</p> <ul style="list-style-type: none"> • £95,000 towards off-site sport pitch provision • £14,518 NHS Devon ICB towards provision of GP Surgeries • £46,249.56 Exe Estuary Management Contributions • Travel Plan measures • circa £1.07m off-site affordable housing contribution

5.0 Description of site

The site on Homefield Road was a playing field of the former Bramdean School. Homefield Road bounds the site to the west, Park Place to the south, and Goldsmith Street to the east. To the north the site is bounded by the gardens of residential properties. Park Place is narrow with no pavement on the north side and is one way

to vehicular traffic. There is also no pavement on west side of Homefield Road along the site boundary.

The 0.5 hectare site is approximately rectangular, around 65m wide east to west, and averaging around 80m north to south. There are belts of mature trees on the western and southern sides, substantial grouped tree cover on the northern side, and trees on the eastern side. Trees on the site are protected by Tree Preservation Order (TPO) number 692 which was confirmed on 28 January 2025.

The site is located in (and abutting the northern edge of) the Heavitree Conservation Area. Homefield Road has locally listed buildings opposite the site and on the southern approach to it.

Although formerly used as a school playing field, it has never had public use; its primary contribution is visual relief and the strong landscape structure provided by perimeter trees, which are subject to a TPO, and are recognised as important to the character of the area.

The immediate surrounding area is almost entirely residential. Heights vary within the locale, which is predominately residential, ranging from two-storeys to four storeys (including a semi-basement and a mansard roof).

The site lies within the Heavitree Conservation Area, and the site is identified as a 'positive site', valued for its openness, tranquillity, and mature tree boundaries within an otherwise densely developed townscape.

This site is 200m to the north of Fore Street Heavitree. To the southeast is Heavitree Medical Centre and adjoining the St. Michaels Primary School.

6.0 Description of development

Erection of a three-storey building for 36 retirement living apartments, 20 one-bed and 16 two-beds, with associated communal lounge, internal refuse and recycling store, electric buggy/bike store and house managers office.

Creation of enlarged vehicular access onto Homefield Road and car parking for 25 cars with turning head.

Creation of paths, landscaped grounds and a permissive path between Homefield Road and Goldsmith Street, with garden with seating.

7.0 Supporting information provided by applicant

Tree Survey Impact Assessment
Heavitree Exeter – Design and Access Statement
Preliminary Ecological Appraisal
Energy Statement
Desk Top Study
Ground Condition Assessment
Travel Plan
Exeter Specialist Housing Need
Lighting Assessment Strategy Report
Noise Impact Assessment
Statement of Community Involvement (SCI)
Financial Viability Appraisal (FINAL) July 2025
Planning Statement
CIL Form 1
Playing Fields and Open Space Assessment
Heritage Statement
Visual Representations
Desk Based Archaeology Report
2385-KC-XX-YTREE-Technical Note 01 Rev A
2385-KC-XX-YTREE-Tree Protection Plan01 Rev B
Design and Access Statement addendum - Landscape Design Amendments
Proposed Drainage Strategy Report v4
Transport Statement V2
Biodiversity Net Gain Assessment V2
BNG post intervention plan
BNG baseline plan
The Statutory Biodiversity Metric Condition Assessments V4
The Statutory Biodiversity Metric Calculation Tool V5
Proposed Drainage Strategy Report v5
Ecological Assessment
Proposed Drainage Strategy Report v6

8.0 Relevant planning history

Reference	Proposal	Decision	Decision Date
25/0795/TPOEX	Removing deadwood/trees as per the spec	PRQ	26.09.2025
25/1042/FUL	Erection of three-storey building for retirement living apartments with associated communal lounge,	PCO	

	internal refuse and recycling store, electric buggy/bike store and house managers office. Creation of enlarged vehicular access onto Homefield Road, car parking, electrical substation, internal paths, landscaped grounds and creation of a permissive path. (Amended Plans).		
25/1166/TPO	T1 Lime re-pollard T2 Sycamore remove major dead wood T3 Sycamore (dead) Fell. T4 A group. Remove dead stems T5 Sycamore remove major dead wood T6 Lime remove major dead wood T8 Lime re-pollard T9 Lime remove major dead wood T11 Lime remove major dead wood	PER	22.10.2025

9.0 List of constraints

Airfield Safeguarding: All buildings, structures, erections and works exceeding 45 metres in height (147.6 feet) should be notified, and birds action.

Bombs and Crater points: ref 109

Conservation Area Heavitree

Local Plan Policy: Open Space Playing Pitches

Tree Preservation Order 692

10.0 Consultations

All consultee responses can be viewed in full on the Council's website.

Historic England: The proposed development of the "School Playing Field" adjacent to Homefield Road will result in the total loss of a positive site through the removal of its green open character, as well as the introduction of an anodyne design solution within the Heavitree Conservation Area. Historic England has strong concerns as the scheme does not preserve or enhance its character and appearance as required by the Listed Buildings and Conservation Areas Act 1990. The proposal will also be in conflict with your Council's own conservation area appraisal. The council need to be satisfied that development on this site can be justified and if so, an alternative design response should be identified focused on retaining the experience of the open space.

Natural England: Standard Advice given.

Sport England: Although the field has not been used for at least five years and consultation with Sport England was therefore non-statutory, the proposal has been assessed against the National Planning Policy Framework and Sport England's Playing Fields Policy. Sport England's overarching position is to resist the loss of playing fields unless one of five policy exceptions is met. The site is identified in the Exeter Playing Pitch Strategy (PPS, 2022) as a closed school site with potential to contribute to youth football provision, although it is ranked lowest in the priority order. The PPS identifies wider shortfalls across Exeter for youth football, cricket and rugby, but the application site is constrained in size and cannot accommodate a 9v9 or 11v11 football pitch, full-size 3G pitch, cricket ground, rugby pitch, or other formal pitch types. It is only potentially suitable for smaller formats such as 5v5 or 7v7 football, for which the PPS identifies no unmet need. While the applicant has demonstrated that the site cannot realistically meet identified pitch needs, they have also acknowledged that there is not an overall surplus of playing field provision in Exeter. As a result, the proposal does not fully satisfy Sport England Policy Exceptions 1 or 4. Direct on-site replacement is considered impractical due to the site's limitations. To mitigate the loss, the applicant proposes a £95,000 financial contribution, equivalent to the cost of delivering a 9v9 youth football pitch in line with Sport England's Facility Cost Guidance (Q3 2024). Sport England considers this approach pragmatic and proportionate, provided the contribution is secured through a planning obligation, paid prior to commencement, ring-fenced, spent within five years, and directed to agreed projects within the Exeter Playing Pitch Strategy. Further clarity is required on the specific mitigation projects and the methodology for claimed Match Equivalent Sessions, and Sport England requests re-consultation once these details are confirmed.

National Playing Fields Association: No response received.

RSPB: No response received.

Devon & Somerset Fire & Rescue Service: the amended drawings 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).

Police Designing Out Crime Officer: Comments, recommendations and prospective conditions regarding boundary treatments, CCTV, lighting, management and wayfinding are made. They are aimed at reducing the opportunity for crime and anti-social behaviour (ASB) and will also ensure compliance with both national and local planning guidance.

NHS Devon Integrated Care Board: The application has been reviewed from a primary care perspective and has assessed that a contribution of £14,518 towards increasing primary care infrastructure is necessary to make the application acceptable in planning terms. 36 dwellings and this will create an estimated population of 48 new residents within the development based on an average household size of 1.34. The closest GP surgeries to the proposed development are Barnfield Hill Surgery, Heavitree Practice, Isca Medical Practice and South Lawn Medical Practice. The current combined medical centres providing primary care have insufficient capacity and will not be able to absorb the increased patients arising from the proposed development. The only way to mitigate the impact is to increase the physical capacity of the existing surgeries. The ICB has carefully calculated the space needed to mitigate the impact, drawing upon the document "Health Contributions Approach: GP Provision - Development Contribution Methodology". Without the contribution to increase the physical capacity, the proposed development will put too much strain on the said health infrastructure.

The Royal Devon University Healthcare NHS Foundation Trust: Our NHS contract is agreed annually based on the previous year's activity plus any pre-agreed additional activity for clinical services. The Trust nor its Commissioners are able to take into consideration the Council's housing land supply, potential new developments and housing trajectories when the annual contracts and funding arrangements are negotiated. The funding is not able to be changed even if the health care providers or commissioners have knowledge of new housing development through the consultation process, during the local plan process or otherwise. Section 106 of the Town and Country Planning Act 1990 (as amended) allows the Local Planning Authority to request that a developer contributes towards the impact a development creates on services. The contribution of £ 6,800 sought will go towards the gap in the funding created by each potential patient from this development. Detailed explanations and calculations are provided.

South West Water: No response received

Wales and West Utilities: We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used.

Western Power Distribution: No response received.

Local Highway Authority (Devon County Council):

Site Context: The application site comprises a former school playing field bounded by Homefield Road, Park Place and Goldsmith Street. Footways are present on surrounding roads, though Park Place is narrow and formal crossing opportunities for non-motorised users (NMUs) are limited. The site is well located for sustainable travel, with nearby Local Cycling and Walking Infrastructure Plan routes, frequent bus services on Heavitree Road, and a 20mph speed limit on Homefield Road. A modal filter on Homefield Road limits through traffic.

Traffic Impact: A Transport Statement has been submitted and reviewed. Traffic generation is forecast to be low, with approximately 2 vehicle movements in the AM peak, 3 in the PM peak, and around 55 movements over a 12-hour day. Pedestrian movements are estimated at approximately 42 per day. Speed surveys confirm vehicle speeds below the posted 20mph limit. On this basis, the development is not considered to give rise to an unacceptable impact on highway safety in NPPF terms.

Access and Design Considerations: Vehicular access is proposed from Homefield Road. Visibility splays are acceptable in accordance with Manual for Streets guidance, reflecting the low traffic speeds and volumes, subject to being maintained in perpetuity. Pedestrian facilities, including a short length of footway with dropped kerbs and tactile paving, are proposed and welcomed. An additional pedestrian and cycle connection through the site between Homefield Road and Goldsmith Street would be beneficial. Internal layout and vehicle tracking demonstrate that service and refuse vehicles can safely access the site.

Parking and Sustainable Transport: The development proposes 25 car parking spaces, informed by evidence from comparable sites. Although this is below a one-space-per-dwelling ratio, the site's sustainable location is a material consideration. Electric vehicle charging is required for all parking spaces. Cycle and mobility scooter storage is proposed and must accord with Exeter City Council's Sustainable Transport SPD.

Travel Plan and Other Matters: A Travel Plan has been submitted and is broadly acceptable, subject to being secured through an appropriate legal mechanism. The site lies close to a residents' parking zone; future occupants would not be supported for residents' parking permits, and this should be clearly communicated to residents. A Construction Management Plan is required to manage construction traffic impacts, particularly on Heavitree Road and surrounding residential streets. Drainage from the site must not discharge onto the public highway.

Conclusion: The Highway Authority raises no objection to the proposed development on highway grounds, subject to the imposition of appropriate planning conditions and mitigation measures as outlined above.

Lead Local Flood Authority (Devon County Council): The applicant submitted a revised Proposed Drainage Strategy Report. We have no in-principle objections to the above planning application at this stage, assuming that the recommended pre-commencement planning condition, which requires approval of detailed drainage design and management arrangements prior to commencement are imposed on any permission,

Waste Planning Authority (Devon County Council): The Waste Planning Authority advises that major developments must submit a Waste Audit Statement addressing waste prevention, management according to the waste hierarchy, quantities and types of construction and excavation waste, targets for reuse and recycling, auditing methodology, and details of disposal methods with justification for sustainability. The authority also recommends ensuring adequate waste storage provision for the operational phase of the development.

Environmental Health (ECC): Recommend approval with conditions relating to Contaminated Land, noise insulation, lighting and construction management.

Public & Green Spaces Team (ECC): No response.

Dorset County Ecology (ECC): The Preliminary Ecological Appraisal (PEA) (Somerset Wildlife Trust Consultancy, January 2025) provides an adequate basis for an Ecological Impact Assessment (EclA) and identifies appropriate mitigation for relevant ecological receptors. The additional reptile survey is acceptable, and a partial bat activity survey has been undertaken. Although further bat surveys are recommended and this approach does not fully align with government guidance, given the site context and the retention of vegetated boundaries, the limited bat data is not considered to preclude the grant of permission. This conclusion is subject to a pre-commencement condition requiring submission of a bat mitigation strategy.

Protected species are a material planning consideration and government guidance set out in *Protected Species and Development* should be followed. The results of the reptile, bat activity and tree bat roost surveys should be incorporated into an updated EclA. Given records of hedgehog, the EclA should also include precautionary mitigation for hedgehog, in addition to badger mitigation.

The EclA should assess the effects of lighting, particularly on bats, and provide for bird nesting and bat roosting boxes in accordance with the Exeter Residential Design Supplementary Planning Document. The proposal is subject to the statutory Biodiversity Net Gain (BNG) requirement. Submitted information confirms that the development cannot achieve the mandatory 10% BNG on site and will therefore require off-site provision. Land required for protected species mitigation cannot contribute to BNG and may increase the level of off-site provision required.

If permission is granted, mitigation for reptiles, badgers, wild birds and great crested newts should be secured by condition, including a pre-commencement Construction Environmental Management Plan and a pre-occupation Landscape and Ecological Management Plan for retained habitats and ecological features.

Arboricultural Response (ECC): The submission of the further information, which addresses earlier comments is noted. On balance, the proposal appears to retain the key trees on site and does not place high levels of long-term pressure for future removal or pruning.

Heritage Officer (ECC): Written comments to follow.

Urban Design and Landscape Officer (ECC): The site lies within the Heavitree Conservation Area and is identified as a 'positive site', valued for its openness, tranquillity, and mature tree boundaries within an otherwise densely developed townscape. Although formerly used as a school playing field, it has never had public access; its primary contribution is visual relief and the strong landscape structure provided by perimeter trees, which are recognised as important to the character of the area.

The proposed access strategy is considered sensitive, with vehicular access from Homefield Road and a secondary pedestrian access to Goldsmith Street carefully positioned to avoid harm to existing trees. This approach preserves the defining boundary conditions of the site and, with appropriate long-term landscape management, should ensure their continued contribution to townscape quality.

Development will result in the loss of the central open space as a visual amenity. However, its current recreational and ecological value is limited due to the lack of public access and its mown grass character, aside from the retained perimeter trees. The introduction of a permissive pedestrian route along the southern edge is therefore welcomed, improving permeability and social integration and providing an alternative to Park Place. While the route cannot be fully step-free or accommodate segregated cycling due to topography and tree protection constraints, this is not seen as a significant drawback given the low traffic levels in the surrounding streets.

The entrance forecourt design has been positively refined through discussions with the applicant, resulting in a calmer, less cluttered space that successfully accommodates vehicle turning. The building's overall strategy is also supported: principal facades address Homefield Road and Goldsmith Street, with end elevations facing Park Place and the northern edge. The articulation of the Homefield Road elevation as linked villas and the Goldsmith Street frontage as a U-shaped form responding to views along Alpha Street are considered appropriate contextual responses. Cross-sections demonstrate that the three-storey scale, set back from street frontages, achieves acceptable massing within the established townscape.

Some reservations remain. The ground floor appears overly diminutive in relation to local Georgian and Victorian precedents, which typically express a stronger vertical hierarchy. The building's alignment prioritises Goldsmith Street and Park Place rather than Homefield Road, which is noted as the higher-status street; a stronger urban relationship with Homefield Road may have been preferable. Similarly, the Park Place elevation's parallel alignment and plain character risk unfavourable comparison with the more varied surrounding buildings.

Materially, while render is common in the Conservation Area, reliance on pastel-coloured render alone for a large institutional building is seen as a weakness.

Introducing self-finished materials such as brick or natural stone could enhance quality and identity. Soft landscape proposals are broadly acceptable, but detailed planting, hard landscape materials, and fixtures should be secured through planning conditions.

Waste & Recycling Team (ECC): No response received.

Devon Archaeological Society: No response received.

Devon Wildlife Trust: No response received.

Public Health Devon: No response received.

Exeter Civic Society: We have significant concerns with the application on the following matters: The site is open space in a Conservation Area, and it is questionable whether the proposed development sustains and enhances this status. Highways Issues. Considering the likely infirmity of the residents there is poor connection to local services. Elderly residents wanting to visit the corner shop or surgery which is very close by will need to go uphill to Homefield Road then down Park Place which is currently not good for pedestrian or wheelchair movement. The design is too monolithic. The cleverly thought-out front elevation with a blind arcade won't be appreciated in public views from Homefield Road. The sloping site could be used to incorporate parking under the building which would allow more open space on the site. We would therefore request that the Council refuses the application as currently shown although a revised scheme may mitigate some of these harms. We welcome pedestrian access at the lower end of the site. Details of the levels (there should be no steps) and how the gate will be locked etc. need to be provided to show that visitors can enter from this direction. The lower part of the residential green space is not level and will therefore be inaccessible to those with mobility issues. Levels should be adjusted so that all residents can access the gardens rather than just viewed from the small community patio area.

Exeter Cycling Campaign: Object to this development as there is insufficient, dedicated cycle parking for the flats indicated, and no thought has been given to the storage and use of adapted cycles by residents. Visitor's spaces should be covered and staff facilities to support cycle use should be provided.

Disability Access Champion, Living Options Devon: No response received.

Design Review Panel: The Scheme was reviewed at Pre-Application Stage with the panel expressing the following commentary:

The Design Review Panel welcomed early engagement and acknowledged the quality of analysis undertaken to date, noting the experience of the client and design

team. While the Panel did not comment on the principle of development, it advised that any loss of open space would require a robust justification, addressing its contribution to the conservation area, biodiversity, green infrastructure, health and wellbeing, and climate change mitigation.

Concerns were raised that the scale and form of the proposed building may not be readily assimilated into the surrounding context. The Panel encouraged a reassessment of the design approach with greater reference to local urban grain and typologies, and stronger engagement with surrounding streets, particularly to the east, Goldsmith Street and Alpha Street. Opportunities were identified to deliver public benefit through improved pedestrian connectivity, public realm provision and better integration with the existing neighbourhood.

The Panel supported the preparation of a comprehensive heritage assessment and recommended further analysis of the site's history, boundary treatments and the role of the open space within the wider conservation area. It also advised re-conceptualising the proposed car park as a landscaped, pedestrian-prioritised space, potentially supported by reduced parking provision, alongside improved sustainable drainage and biodiversity enhancements.

Overall height and quantum were considered broadly acceptable in principle, subject to detailed refinement, including potential variation in storey heights to reduce perceived scale. The Panel emphasised the importance of clearly articulated sustainability objectives and further consideration of internal layout, amenity provision and circulation to support residents' health and wellbeing.

Representation from ECC Ward Cllr Lucy Haigh. Objects to the proposed development. Key concerns include parking provision, given car ownership levels among residents and frequent visits from carers, healthcare professionals, and family members. This is expected to worsen existing parking, congestion, and road safety issues on surrounding streets. Also questions the need for additional retirement accommodation in the area and raises doubts that the development would free up family housing through downsizing. Significant weight is placed on the loss of one of the last remaining green spaces in this part of Heavitree, valued for its mature trees, wildlife, and contribution to local amenity. The Councillor objects that alternative community-led uses would better serve local wellbeing and cohesion. It is also stated that the former landowner had wished the land to remain green for community benefit. The permissive path is neither inclusive nor accessible. Concerns are also raised that the proposed planting along Park Place will spaces that feel unsafe, particularly in winter months. The objection includes the treatment of trees and potential harm to the historic Goldsmith Street boundary wall. It notes that the scheme's traffic impacts would undermine pedestrian and cycle safety. The development is too large, out of character, exclusionary in design, and located on land that residents wish to remain open and green.

11.0 Representations

123 objections received raising the following concerns:-

- Loss of a long-standing greenfield / playing field and permanent reduction in local open space
- Conflict with the Exeter Plan, Local Plan, and green infrastructure policies
- Loss of community amenity and informal recreation space for children, families, and schools
- Missed opportunity for alternative community uses (park, playing field, allotments, orchard, garden, woodland)
- Harm to biodiversity, wildlife habitats, and ecological corridors
- Presence of protected species (especially bats) and inadequate ecological surveys
- Loss or damage to mature trees, including those with Tree Preservation Orders
- Replacement planting considered inadequate or misleading in net-gain calculations
- Increased traffic on narrow, congested residential streets
- Highway safety risks for pedestrians, cyclists, children, and school routes
- Conflict with designated or emerging cycle routes and active-travel objectives
- Insufficient on-site parking leading to overspill and resident stress
- Construction impacts including noise, dust, vibration, mud, and road damage
- Overdevelopment of a constrained site
- Building height, massing, and flat-roof design out of character with surrounding area
- Harm to the Heavitree Conservation Area and historic setting
- Risk to historic boundary walls and lack of archaeological assessment
- Overshadowing, loss of daylight, overlooking, and loss of privacy to neighbouring homes
- Noise and light pollution during construction and operation
- Pressure on GP surgeries, NHS services, drainage, and local infrastructure
- Questionable local need given existing retirement and care home capacity
- Oversupply of retirement accommodation locally and city-wide
- Affordability concerns, high service charges, and risk of long-term vacancy
- Development perceived as profit-driven rather than community-led
- Existence of covenants or historic expectations restricting development
- Lack of trust in consultation process and supporting technical reports

4 representations in support for the following reasons

- Provision of housing for an ageing population
- Retirement housing helping to free up larger family homes
- Use of underused or poorly maintained land brought back into active use
- Location close to shops, healthcare, public transport, and amenities
- Development considered quieter and lower-impact than alternative housing types

- Building design and landscaping viewed as attractive and appropriate
- Managed maintenance of trees and grounds seen as beneficial
- Economic benefits to local services and businesses
- Belief that traffic and parking impacts will be limited due to lower car ownership
- View that on-site parking provision is adequate
- Perception that wildlife and visual impacts will be short-term or manageable

12.0 Relevant policies

National Planning Policy and Guidance

National Planning Policy Framework (NPPF) (December 2024) – in particular sections:

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
7. Ensuring the vitality of town centres
8. Promoting healthy and safe communities
9. Promoting sustainable transport
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
 Flood risk and coastal change
 Healthy and safe communities
 Historic environment
 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
Renewable and low carbon energy
Travel Plans, Transport Assessment and Statements
Use of planning conditions
Viability
Waste
Water supply, wastewater and water quality

Development Plan

Core Strategy (Adopted 21 February 2012)

CP1 – Spatial Strategy

CP3 – Housing

CP4 – Density

CP5 – Mixed Housing

CP7 – Affordable Housing

CP9 – Transport

CP10 – Meeting Community Needs

CP11 – Pollution

CP12 – Flood Risk

CP15 – Sustainable Construction

CP16 – Green Infrastructure, Landscape and Biodiversity

CP17 – Design and Local Distinctiveness

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

H3 – Housing Sites

H5 – Diversity of Housing

H7 – Housing for Disabled People

L3 – Protection of Open Space
L4 – Provision of Playing Pitches
L5 – Loss of Playing Fields
L7 – Local Sporting Facilities
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
C1 – Conservation Areas
C2 – Listed Buildings
C3 – Buildings of Local Importance
C5 – Archaeology
LS4 – Nature Conservation
EN2 – Contaminated Land
EN3 – Air and Water Quality
EN4 – Flood Risk
EN5 – Noise
EN6 – Renewable Energy
DG1 – Objectives of Urban Design
DG2 – Energy Conservation
DG4 – Residential Layout and Amenity
DG5 – Provision of Open Space and Children’s Play Areas
DG6 – Vehicle Circulation and Car Parking in Residential Development
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

The Exeter Plan – Publication Plan: Regulation 19 (Draft) (December 2024) (Not Adopted)

S1 – Spatial Strategy
S2 – Liveable Exeter Delivery Principles
CC1 – Net Zero Exeter
CC3 – Flood Risk
CC5 – Future Building Standards
CC6 – Embodied Carbon

CC7 – Development Resilient to and Adaptive to Climate Change
CC8 – Flood Risk
CC9 – Water Quality and Quantity
H1 – Housing Requirement
H2 - Housing allocations and windfalls
H4 – Affordable Housing
H8 – Homes for Older People
H14 – Accessible Homes
H15 – Housing Density and size mix
H16 – Residential Amenity and healthy homes
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
NE3 – Biodiversity
NE6 – Urban Greening Factor
HH1 – Conserving and Enhancing Heritage Assets
HH2 – Conservation Areas
HH3 - Archaeology
D1 – Design Principles
D2 - Designing Out Crime
HW1 – Health and Wellbeing
HW2 – Environmental quality, pollution, and contaminated land
IF2 – Viability
IF3 - Community Facilities
IF4 – Open space, play areas, allotments and sport

Exeter City Council Supplementary Planning Documents:

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

Devon County Council Supplementary Planning Documents:

Minerals and Waste – not just County Matters Part 1: Waste Management and Infrastructure SPD (July 2015)
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)
South-east Devon European Site Mitigation Strategy (June 2014)
Archaeology and Development SPG (November 2004)

Other material considerations

National Design Guide (MHCLG, 2021)
National Model Design Code (MHCLG, 2021)
“Building for a Healthy Life” (Homes England’s updated Building for Life 12)
GPA3 – The Setting of Heritage Assets (Historic England, December 2017)
HEAN 2 – Making Changes to Heritage Assets (Historic England, February 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)
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)
Guidance for Outdoor Sport and Play Beyond the Six Acre Standard England (Fields in Trust, 2020)
Heavitree Conservation Area Appraisal
Design Guide
Exeter Playing Pitch Strategy (PPS, 2022)

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 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 housing and affordable homes.

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) remove or minimise 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

Affordable housing offsite contribution
Provision of on-site accessible greenspace
Contributions to health care facilities
Additional number of jobs likely to be created in construction
Contribution towards off-site sport pitch provision

Non material considerations

The proposal will generate Council Tax in occupation.

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 for flatted development is not CIL liable.

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 of the development it has been concluded that an AA is required in relation to potential impact on the Exe Estuary Special Protection Area (SPA). This AA has been carried out and concludes that the development could have an impact in combination with other residential developments primarily associated with recreational activity of future occupants. However, this impact will be mitigated in line with the South-east Devon European Site Mitigation Strategy prepared by Footprint Ecology on behalf of East Devon and Teignbridge District Councils and Exeter City Council (with particular reference to Table 26), which is being funded through a habitats mitigation contribution secured by a legal agreement tied to the development.

16.0 Planning assessment

The key planning issues are:

1. Principle of development
2. Impact on heritage assets
3. Scale, design, layout and appearance

4. Impact on Trees, ecology and biodiversity
5. Sustainable Construction and Energy Conservation
6. Provision of older peoples housing
7. Travel, Access and Parking
8. Flood Risk and Surface Water Management
9. Pollution
10. Housing supply
11. Affordable Housing
12. Mixed Communities
13. Economic benefits
14. Community Infrastructure Levy (CIL) and New Homes Bonus
15. Planning Obligations

1. Principle of development

The site is an undeveloped greenfield site that was agricultural land before becoming the sports field to a school that has since closed. There is no history of amenity access by the public. The site is within the urban area close to a local centre, and a range of local facilities. The site can be described as a greenfield infill site.

The site is in a highly sustainable urban location. In principle, residential development on the site aligns with the spatial strategy of directing development to accessible sites within the urban area in preference to sites on the edge of the city, as set out in the Exeter Core Strategy (Policy CP1) and the saved Exeter Local Plan First Review (Policies AP1 and AP2, reinforced by Policy H1). This approach is consistent with the NPPF, which encourages the effective use of urban land, particularly previously developed land, at appropriate densities.

Whilst previously developed (brownfield) land is prioritised in the spatial hierarchy in the Exeter Local Plan 1st Review Policies this site does, as an urban infill site, otherwise meet the spatial objectives of the policies: AP1, which requires developments to be accessible by public transport, walking or cycling, and AP2 which prioritises brownfield land and land in existing centres. Policy H1 identifies brownfield sites and infill sites within the urban area as primary in the search sequence.

Exeter Local Plan 1st Review Policies L3 protects open space and sets out criteria for development to be considered against. The site is identified as open space in the Exeter Plan 1st Review (and in emerging Exeter Plan, policy IF4). Matters of Ecology and Heritage are discussed below. The development has sought to mitigate the impact on the character of the area through retention and strengthening of the substantial tree belt. The development within the site is however considered to result in some harm to the character of the area. The contribution proposed through public access to part of the site and to sports pitch provision off-site are given positive

weight in determining the application. The existing provisions of open space as part of institutions locally and at Mont-le-Grand and retention of the boundary of the site and provision of gardens within the site contribute to a conclusion that there is no significant detriment.

Exeter Local Plan 1st Review Policies L5 protects playing field recreational opportunities. The site has not provided public recreation and there is not considered to be any detriment to local recreational opportunities should it be developed. The contribution proposed through public access to part of the site and to sports pitch provision off-site are given positive weight in determining the application.

2. Impact on heritage assets:

The development is proposed at the quantum that the applicant considers to be a viable scheme in terms of the accommodation units, ancillary functions, and ongoing operation. Options for amendment of the design and siting of the building have been explored through the application process and some amendments have been made.

The proposals would result in the development of a previously undeveloped site and the potential for archaeological remains of significance needs to be investigated with in the terms of a Written Scheme of Investigation that can be secured by condition.

The proposed development would introduce a built form into the central open space of the former school playing field.

The building's overall design strategy with principal facades addressing Homefield Road and Goldsmith Street is considered an appropriate contextual response. Cross-sections demonstrate that the three-storey scale, set back from the street frontages, achieves acceptable massing within the established townscape.

The tree bounded open space makes a positive contribution to the Conservation Area, as set out in the Conservation Area appraisal, and also to the setting of adjacent locally listed buildings. The proposed development retains boundary tree screening, with the loss of a small number of trees at the entrance not considered to significantly open up views into the site or erode that green boundary. The contribution of the trees to the Conservation Area is considered to be retained.

The development of the building set centrally within the space and set back from the tree lined boundaries will result in the loss of the openness of the space and this will diminish its positive contribution, it would not preserve or enhance its character and appearance as required and there is some harm. However, given the retention the mature trees and green boundaries, and placement of the entrance and the building, it is not considered that the significance or character of the Conservation Area is

destroyed and that the significance and history of the site will still be legible in the townscape.

Overall, it is considered that the heritage harm that would result is less than substantial harm. Less than substantial harm does not mean that the harm is insignificant or negligible; rather that it requires justification. Great weight must still be given to the conservation of the area when weighed against the public benefits of the scheme.

The proposals as a whole have been considered against the aims of policies C1 and C3 of the Exeter Local Plan 1st Review, policy CP4 of the Exeter Core strategy, and the aims of Section 16 of the NPPF.

3. Scale, design, layout and appearance

Development of the centre of the site will result in the loss of the open space as a visual amenity. Whilst it would be preferable if the building's alignment prioritised Homefield Road doing so risks greater conflict with the retained trees or pushing the building as a whole towards Goldsmith Street neither of which is desirable. The entrance forecourt design has been revised to successfully accommodate vehicle turning and enclosing the car parking to better screen this from the street. Pedestrian access to the permissive route is achieved through this hared forecourt.

The building's overall strategy is supported: principal facades address Homefield Road and Goldsmith Street, with end elevations facing Park Place and the northern edge. The articulation of the Homefield Road elevation as linked villas and the Goldsmith Street frontage as a U-shaped form responding to views along Alpha Street are considered appropriate contextual responses. Cross-sections demonstrate that the three-storey scale, set back from street frontages, achieves acceptable massing within the established townscape. The distances between the building and existing residences avoids any unacceptable loss of privacy, over bearing impact or loss of light.

It is clear that both national and local policies expect higher density, and the residential density of the proposal at 72 dwellings per hectare is high. Whilst supported in principle, a conclusion on its acceptability can only be reached following detailed assessment of impacts on local amenity, environment, and transport matters, as required by Saved Local Plan policy H2 and Core Strategy policy CP4.

Some design reservations remain. The ground floor appears overly diminutive in relation to local Georgian and Victorian precedents and the elevation to Park Place parallel alignment and plain character risk unfavourable comparison with the more varied surrounding buildings. However, these design shortcomings are not considered to carry such weight as to be reasons to refuse the application. The

appearance of the proposed white render is common in the Conservation Area, reliance on pastel-coloured render alone for a large institutional building is seen as a weakness. Introducing self-finished materials such as brick or natural stone could enhance quality and identity and as external materials are reserved by planning condition this can further be considered.

This scheme preserves as far as possible the defining boundary tree planting conditions of the site and, with additional planting and long-term landscape management, should ensure their continued contribution to townscape quality. Soft landscape proposals are acceptable, and detailed planting, hard landscape materials, and fixtures are secured through planning conditions.

The proposed flatted form of 36 apartments equates to 72 dwellings per hectare. National and local planning policies consistently promote the efficient use of land, through higher-density residential development. Section 11 of the NPPF encourages reusing previously developed land for homes at suitable densities, while safeguarding the environment and ensuring safe, healthy living conditions. Local policy echoes this approach: Saved Exeter Local Plan 1st Review Policy H2 prioritises meeting housing needs on brownfield sites by permitting the highest achievable density without detriment to local amenity, character, or road safety, and Core Strategy CP4 requires density compatible with heritage and environmental protection. The emerging Exeter Plan similarly seeks 'optimal densities' in its Spatial Strategy and the Liveable Exeter Principles.

The national focus on efficient use of land is such that the NPPF (para 130c) recommends the refusal of applications that fail to make efficient use of land. With reference to the issues relating to overlooking and lighting impacts on neighbours, it also promotes flexibility in daylight and sunlight policies to facilitate higher densities, provided living standards remain acceptable.

The proposals are considered to accord with the aims of Exeter Local Plan 1st Review policies DG1, DG4, DG7 and H5, Policy CP4 of the Exeter Core strategy, and the aims of NPPF Sections 11 and 12.

4. Impact on Trees, ecology and biodiversity

Tree Preservation Order (TPO) 692 was confirmed on 28 January 2025. The protects 14 individual trees and 7 groups of trees on the perimeters within the application site. These trees are Lime and Sycamore trees up to 19m tall. Consent was granted in October 2025 for works of management to these trees. A tree survey and tree protection plan is submitted with the application. The proposed development involves the removal of 3 trees for the formation of the access, 2 Sycamore and 1 Lime, which are identified as G2, 3 and 4 in the TPO plan. The landscape proposals include the planting of 29 trees including 7 trees on the eastern boundary that reinforce the tree enclosure of the site. Subject to the submission of additional information the Councils

arboricultural advisor was satisfied with the proposed measures which can be secured by condition attached to any consent.

The draft Ecological Assessment report (Somerset Wildlife Trust Consultancy, December 2025) sets out some additional phase two targeted surveys for protected species notably for common reptiles and bats. Development proposals to retain and reinforce the vegetated boundaries which are likely to be the features of most importance to bats as indicated by the initial survey results. Subject to appropriate planning conditions, the minimal bat activity data does not form a constraint to granting permission. As recommended by the Councils Ecology advisors the following matters are proposed to be secured by conditions: A bat mitigation strategy, to include a lighting regime, based on the results of further bat activity survey. Ecological mitigation for reptiles, badgers, wild birds and great crested newts set out in the draft Ecological Assessment report (Somerset Wildlife Trust Consultancy, December 2025). A Construction Environmental Management Plan, in line with the BS42020, to cover the pre- and construction phases to include all necessary mitigation measures. A Landscape and Ecological Management Plan for all retained habitats, wildlife features and landscaped areas during the operation period.

The baseline habitat assessment identified five on-site habitat types. The on-site baseline scored 7.83 habitat units, and zero hedgerow units. The on-site post-intervention proposals scored 7.40 habitat units, and 0.96 hedgerow units. The biodiversity net gain assessment, using The Statutory Biodiversity Metric calculator, confirmed that the proposed design achieves an on-site net loss of -0.42 habitat units (equivalent to -5.39%), a gain of 0.96 hedgerow units (percentage change cannot be calculated from zero baseline units), with no change in watercourse units.

The proposed development therefore results in an overall reduction in measured biodiversity on site. The development includes enhancement, through landscape planting including tree planting and the introduction of bat and bird boxes but will require off-site measures to be secured to achieve overall 10% Biodiversity Net Gain statutory requirement.

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/scale of the development it has been concluded that an AA is required in relation to potential impact on the Exe Estuary Special Protection Area (SPA). The AA has been carried out and concludes that the development could have an impact in combination with other residential developments primarily associated with recreational activity of future occupants. However, this impact will be mitigated in line with the South-east Devon European Site Mitigation Strategy prepared by Footprint Ecology on behalf of East Devon and Teignbridge District Councils, and Exeter City Council (with particular reference to Table 26), which is being funded through a s106 contribution with respect to the development which is not CIL liable.

For the reasons set out above, the proposed development is considered to accord with the aims of Exeter Local Plan policy DG1 and the objectives of Section 15 of the NPPF respecting nature conservation.

5. Sustainable Construction and Energy Conservation

Current Building Regulations requirement exceeds the requirement of adopted Local Plan Policy CP15 in respect of residential development. The Energy Statement submitted with the application sets out the applicant approach to additional fabric first measures to reduce energy demand. Regrettably the heating is proposed to be direct panel electrical heating, water heating is ASHP hot water cylinder. Measures to reduce electricity and water use are also set out. The measures set out in the applicants Energy Statement can be secured to be delivered on site by condition. The proposed development is considered to accord with the aims of Exeter Local Plan 1st Review Policy CP15.

A sustainable construction waste strategy will be secured by a condition. This will be required to be built around a waste hierarchy, cascading from waste minimisation to reuse and recycling before allowing removal to landfill in accordance with Devon Waste Plan policy W4.

6. Provision of older peoples housing

The NPPF at paragraph 63 sets out the need to consider the needs of those who require retirement housing, housing with care and care homes. Exeter Local Housing Needs Assessment December 2024 identifies a need for additional housing for older people of all types in the period to 2041 including market housing with support of 342 units.

7. Travel, Access and Parking

The proposed access strategy is considered acceptable with vehicular access from Homefield Road widening the existing access and a gated pedestrian access to Goldsmith Street, both positioned to reduce harm to existing trees in so far as is practical. The site is in a highly sustainable location where journeys to access local services can be made by sustainable modes. 25 car parking spaces, an internal motor scooter store, cycle store and visitor cycle stands are provided on site, with details of cycle parking to be secured by condition. The site is in an area where on street parking is controlled by a residents parking scheme and the scheme can be excluded from eligibility for permits by DCC as Highway Authority.

There is no objection to the proposed development from the highway Authority and adequate provision for safe access including by service vehicles is provided. Hence,

as guided by paragraph 115 of the NPPF 2024, it is not considered that there are grounds for refusal of the application for highways reasons.

The introduction of a permissive pedestrian route along the southern edge is therefore welcomed, improving permeability and social integration and providing an alternative to Park Place. While the route is not step-free and it has not been possible to accommodate a segregated cycling route due to topography and tree protection constraints, this is not a reason for refusal of the application.

The proposals are considered to accord with the aims of Exeter Local Plan 1st Review policy T3, and T10, Core Strategy policy CP9 and the aims set out in section 9 of the NPPF.

8. Flood Risk and Surface Water Management

The site is in Flood Zone 1. The proposals would manage surface water within the site attenuating the run-off rate to green field rates. As such the proposal is considered to accord with the aims of Exeter Local Plan 1st Review Policy EN4, policy CP12 of the Exeter Core Strategy and Paragraph s181 and 182 of the NPPF 2024

9. Pollution

The site has been identified as unlikely to be subject of ground contamination, however a condition is proposed on precautionary basis should contamination be uncovered during construction. Officers are satisfied that the development proposed can safely be permitted subject to this condition. As such the development is considered to comply with the aims of Exeter Local Plan 1st Review Policy EN2 and paragraph 196 of the NPPF 2024.

Fore Street Heavitree is part of the designated Air Quality Management Area. The development is not considered likely to have a materially detrimental impact on air quality in the AQMA and is not considered to be contrary to policy EN3 of the Exeter Local Plan 1st Review and would contribute to the improvement of air quality as sought by Policy CP11 of the Exeter Core Strategy and paragraph 199 of the NPPF 2024

10. Housing supply

The Council is not currently able to demonstrate a 5-year housing land supply (supply on 01 April 2025 was 4 years 3.2 months). This comprises a Deliverable Housing supply of 3,599 units against a requirement of 4,221 with the application site being a windfall rather than allocated site with an allowance for windfalls made in the five year supply calculations.

The development would provide 36 one and two bed dwellings to help meet housing need and this should be afforded substantial positive weight in the planning balance.

As a consequence of the five year supply position, the presumption in favour of sustainable development as set out in Paragraph 11 of the NPPF is to be applied. The tilted balance is therefore to be borne in mind when balancing the planning issues that have been outlined in this report.

11. Affordable Housing

In accordance with Core Strategy Policy CP7 provision should be made by the development for Affordable Housing at 35% of units. This equates to 12.6 units. It is accepted that for practical, cost and management reasons no social housing provider would want to take on individual units with this block. It is also accepted that the site constraints means that affordable units can be accommodated in a separate block and that to do so would increase development cost and reduce the overall number of units. In these circumstances it is accepted that an off-site contribution towards the delivery of affordable housing elsewhere in the city is acceptable. There are opportunities for this to be used to support the delivery of additional dwellings in the city for example at Vaughan Road.

The applicant has submitted a viability appraisal to which has demonstrated to the satisfaction of officers that the development cannot afford the full contribution using the methodology for calculating off site contributions set out in the Affordable Housing SPD. A sum of £1,282,000 total contributions has been agreed through review of the applicant's viability appraisal. The commuted sum for Affordable Housing will be this less the costs of other S106 contributions, monitoring and off-site habitats mitigation and BNG. It is estimated as circa £1.07m.

On this basis the application is considered to accord with the aims of Core Strategy Policy CP7 and the Affordable Housing SPD.

12. Mixed Communities

There are a number of care homes, sheltered housing schemes and age restricted dwellings in the areas surrounding the site and in Heavitree Centre. However, the provision of 36 units of age restricted housing is not considered to result in an over concentration of this particular housing type in the area of the site and as such the proposed development is considered to accord with the aims of policy H5 of the Exeter Local Plan 1st Review.

13. Economic benefits

The development would provide economic benefits in construction phase directly in construction and indirectly in occupation. The development will create jobs in occupation phase through the staffing and ongoing maintenance activities. The development of these additional 36 residential units will support the vitality of the Heavitree local centre.

14. Community Infrastructure Levy (CIL) and New Homes Bonus

The development will not be CIL Liable under the current CIL charging regime as the development is flatted.

New Homes Bonus will also be received on the basis of increased dwelling numbers.

15. Planning Obligations

Exeter Core Strategy 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 matters listed below 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. The request for funding made by the RDUH is not considered to meet those tests.

The application has been subject to a viability process, and the package of S106 obligations have been secured on the basis of viability at a level of £1,282,000 with the contribution affordable housing being delivered off-site by contribution. The ultimate sum available for Affordable Housing is this, less other contributions, BNG and monitoring fees and hence is presented as an estimated figure.

All financial contributions set out below are to be index-linked.

- £95,000 towards off-site sport pitch provision
- £14,518 NHS Devon ICB towards provision of GP Surgeries
- £46,249.56 Exe Estuary Management Contributions
- Travel Plan measures
- circa £1.07m off-site Affordable Housing contribution

16. Planning Balance and Presumption in Favour of Sustainable Development

Where a proposal would affect designated heritage assets, decision-makers must give great weight to the conservation of those assets and have special regard to the desirability of preserving the character and appearance of the conservation area. In this case, the proposal would result in less than substantial harm to the Heavitree Conservation Area and the setting of nearby heritage assets. In accordance with the NPPF (Section 16), that harm must be weighed against the public benefits of the proposal, including securing the optimum viable use of the site.

Separately, the Council is not currently able to demonstrate a five-year housing land supply. Relevant policies for the supply of housing are therefore out of date and paragraph 11(d) of the NPPF is engaged. Planning permission should be granted unless either (i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development, or (ii) any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

Weight given on each planning matter:

- The provision of 36 age-restricted dwelling units on a highly sustainable site is given significant weight in decision making.
- Contributions from the development to offset the impact of the development on services and public spaces are given limited positive weight.
- The less than substantial harm to the setting of Locally Listed Buildings and the Character and Appearance of the Heavitree Conservation Area is given significant weight in decision making given the special regard that is required to be had to those assets and that the harm which would be long lasting.
- Contribution of circa £1.07m towards the provision of off-site affordable housing is given substantial weight in decision making.
- The loss of some trees and reduction in on site biodiversity, which will need to be compensated off site, is given significant weight in decision making.
- Landscaping and tree planting to reinforce the tree belt on the eastern side of the site is given moderate weight in decision making,
- Contributions to the provision or enhancement of sports facilities
- Sustainable Transport Contributions
- Contribution to provision of GP services

An assessment of the harm to heritage assets is set out in Section 16 part 2 of this report. This concluded that the impact on above ground Heritage Assets (including designated heritage assets (the Heavitree Conservation Area and Locally Listed Buildings) is considered to be less than substantial harm.

With regards to that less than substantial harm, the public benefits that the scheme provides, are considered to outweigh the harms, though not substantially so given the special regard that need to be had to the desirability of preserving heritage assets and their setting and the great weight that should be given to their protection as set

out in the NPPF. On an unweighted basis a recommendation would be to approve the application, this would be on balance.

The Council is not currently able to demonstrate a 5-year housing land supply (supply calculated on 1st April 2025 was 4 years 3.2 months). As a consequence, the presumption in favour of sustainable development as set out in Paragraph 11 of the NPPF is to be applied. For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.”

Footnote 8 to this paragraph indicates that policies will be out of date where a council cannot demonstrate a 5-year housing land supply. Given the content of the paragraph there is a presumption in favour of sustainable development. The content of footnote 7 however makes it clear that policies for the protection of important assets of particular importance are still a significant consideration and these can provide a clear justification to refuse permission if granting permission would “significantly and demonstrably outweigh the benefits”. It is thus necessary to weigh up the balance of planning issues and relevant policies in accordance with the requirements of Para. 11 of the NPPF. The fact that a policy is considered out of date does not mean it can be disregarded; instead, it means that less weight can be applied to it with the level of weight given to be a matter of planning judgement.

The Supreme Court judgement confirmed that for the purposes of applying a tilt in favour of sustainable development, known as the ‘tilted balance’ (NPPF Para. 11(d)), policies of the development plan will remain applicable, but it will be for the local planning authority to determine the balance of policies for the protection of environment and amenity against the need for housing and the economy.

The tilted balance is therefore to be borne in mind when balancing the planning issues that have been outlined in this report.

The key benefits and harms of development were set out above. Applying the titled balance would mean giving greater weight to policies and benefits of the scheme

relating to the economy and housing supply and as such would further tilt the balance in favour of consent.

17.0 Conclusion

Historic England has objected to the proposal on the basis that it would result in the loss of the site's open character as a positive element of the Heavitree Conservation Area and would not preserve or enhance its character and appearance. Having had special regard to the desirability of preserving the Conservation Area and great weight to its conservation, and for the reasons set out in the assessment in this report (including the Planning Balance in Section 16), it is concluded that the proposal would result in less than substantial harm to the Conservation Area and the setting of nearby heritage assets. In this case, that harm is considered to be outweighed by the public benefits of the scheme, in particular the delivery of 36 age-restricted dwellings in a highly sustainable location to help meet identified housing need, together with the mitigation and planning obligations secured through conditions and the section 106 agreement. In light of the Council's current housing land supply position, paragraph 11(d) of the NPPF (December 2024) further reinforces the balance in favour of approval. The application is therefore recommended for approval, subject to completion of the section 106 agreement and the conditions set out below.

18.0 Recommendation

The recommendation is in two parts. APPROVE subject to conditions and to a S106 Legal Agreement being completed and REFUSE if the agreement is not completed in a timely manner.

RECOMMENDATION PART ONE

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

- Sport pitches contribution of £95,000 prior to occupation
- NHS Devon GP Surgeries contribution of £14,518 on commencement
- Habitats Mitigation of £1284.71 per unit (£46,249.56 total) on commencement
- Off-site affordable housing contribution circa £1.07m prior to occupation.
- Management of the permissive route through the site.
- Travel Plan measures

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

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

Standard Conditions

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

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

2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 1 August 2025 and 28 October listed below, as modified by other conditions of this consent.

1 August 2025

SO-3044-03-AC-0410_Sections
SO-3044-03-AC-0200_Ground Floor Plan
SO-3044-03-AC-0201_First Floor Plan
SO-3044-03-AC-0202_Second Floor Plan
SO-3044-03-AC-0203_Roof Plan
SO-3044-03-AC-0300_Elevations
SO-3044-03-AC-0301_Elevations
SO-3044-03-AC-0310_Site Elevations Planning
3044-03-AC-0311_Site Elevations Planning
SO-3044-03-C-0520_P2 Exceedance Routing
SO-3044-03-L-941-B-Typical Landscape Details - Sheet 1
SO-3044-03-L-940-B-Soft Landscape Details - Tree pit and Soil Profiles

28 October 2025

SO-3044-03-C-0500_P10 Drainage Layout
SO-3044-03-L-902-C-Tree Retention and Removal Plan
SO-3044-03-L-930-C-Site Sections
SO-3044-03-L-990-B-Landscape Plan Permissive Path Route

10 April 2026

SO-3044-03-AC-0100_P08 Site Layout Plan
SO-3044-03-L-901-P-Landscape GA Plan
SO-3044-03-L-903-F-Kerb and Edging Plan
SO-3044-03-L-905-F-Boundary Treatment Plan
SO-3044-03-L-907-F-Landscape Site Assessment Areas.
SO-3044-03-L-908-F-Urban Greening Factor
SO-3044-03-L-910-F-Planting Strategy Plan

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

Pre-commencement conditions

3) Prior to the commencement of the development hereby permitted, a Waste Audit Statement shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include all information outlined in the waste audit template provided in Devon County Council's Waste Management and Infrastructure Supplementary Planning Document. The development shall be carried out in accordance with the approved statement.

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. These details are required pre-commencement as specified to ensure that building operations are carried out in a sustainable manner.

4) Prior to the commencement of the development hereby permitted (including ground works and site clearance works) a Construction Environmental Management Plan (CEMP) shall have been submitted to and approved in writing by the Local Planning Authority. The Statement shall describe the actions that will be taken to protect the amenity of the locality, especially for people living and/or working nearby and surrounding highways. It shall include as a minimum provision for:

- (a) The programme of the works;
- (b) Identification of any road closures proposed;
- (c) Construction working hours and deliveries from 8:00 to 18:00 Monday to Friday, 8:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays unless agreed by the planning Authority in advance;
- (d) The compound location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be loading, unloading and stored during the demolition and construction phases, the site access point(s) of all vehicles
- (e) 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;
- (f) The means of enclosure of the site and maintenance of this during construction works
- (g) Details of proposals to promote sustainable and active travel, public transport and car sharing by construction staff in order to limit construction staff vehicles parking off-site
- (h) Details of wheel washing facilities and obligations
- (i) Routing of all construction traffic exceeding 7.5 tonnes.
- (j) Details of the amount and location of construction worker parking.
- (k) Photographic evidence of the condition of adjacent public highway prior to commencement of any work;
- l) 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.
- m) A detailed proactive and reactive dust management plan, including details of quantitative monitoring of dust emissions.
- n) Requirements for plant and equipment based at the site to use white noise reversing alarms or a banksman unless agreed otherwise in writing in the CEMP.
- o) No driven piling without prior consent from the LPA.
- p) No burning on site during construction or site preparation works.
- q) 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.
- r) Details of how power will be provided to the compound (use of a generator overnight will not normally be considered acceptable).
- s) Arrangements for communication and liaison with local residents, including regular letter drops and a dedicated contact number for complaints.

An approved Statement shall be strictly adhered to throughout the construction period of the development.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby.

5) Prior to the commencement of the development (excluding site clearance work) hereby permitted the following information shall have been submitted to and approved in writing by the Local Planning Authority:

- (a) A detailed drainage design based upon the approved Proposed Drainage Strategy Report (Document No. 24377-PDSR-01-v5, Rev. V6, dated 26th January 2026)
- (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.

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

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

Reason for pre-commencement condition - To ensure the protection of the trees during the carrying out of the development. This information is required before development commences to protect trees during all stages of the construction process.

7) On-Site Habitat Management and Monitoring Plan.

In the event that on-site habitat is specified in the Biodiversity Gain Plan then, prior to commencement of development, a Habitat Management and Monitoring Plan (the HMMP) for the on-site habitat has been submitted to, and approved in writing by, the local planning authority. That HMMP shall have been prepared in accordance with a Biodiversity Gain Plan required by the statutory Biodiversity Gain condition and shall include:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisations 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

Any 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 first occupation of the development hereby approved, or in accordance with an alternative timetable where this has been agreed in writing by the Local Planning Authority prior to commencement.

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

8) Prior to the commencement of the development (including any demolition, ground works, site clearance) hereby permitted a Construction Ecological Management Plan (CEcMP), in line with the BS42020, shall have been submitted to and approved in writing by the local planning authority. The CEcMP shall include appropriate measures, methods, and communication lines to manage potentially damaging construction activities on ecological features including bats, birds, newts and any other significant features identified prior to, or during, construction. Once approved, the plan shall be implemented for the duration of the construction period.

Reason: In the interests of protecting and enhancing the natural environment.

9) Prior to commencement of development (including any vegetation clearance and preparatory works) a Bat Mitigation Strategy, based on the recommendation set out in Section 4 of the Somerset Wildlife Trust Consultancy - Ecological Assessment December 2025 (including additional survey work), shall have been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be carried out in accordance with the approved Bat Mitigation Strategy.

Reason: In the interests of nature conservation.

10) Prior to the commencement of the development hereby permitted (including ground works and site clearance works) the implementation of a programme of archaeological works

shall have 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.

11) Prior to the commencement of the development (excluding site clearance) hereby permitted an Acoustic Insulation Implementation and Verification Plan shall be submitted and approved in writing by the Local Planning Authority. This plan shall include details of the insulation and glazing to be installed and describe how the installation shall be tested so as to demonstrate the achievement of suitable internal noise levels. This shall include achieving both sustainable acoustic comfort and sustainable thermal comfort in accordance with Approved Document O. Prior to the occupation of the building hereby approved an Acoustic Installation Verification Report shall be submitted. This report shall document the successful completion of the acoustic insulation work and post-installation testing.

Reason: In the interests of the amenity of future residents

Pre-construction and pre-occupation conditions

12) Prior to the first occupation of any part of the development hereby permitted, a Landscape and Ecological Management Plan (LEMP), shall have been 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), shall incorporate the measures set out in the Ecological Assessment (Draft) December 2025, 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.

For the avoidance of doubt this shall include 24 integral Swift Nest Boxes in accordance with the detailed recommendations of the Ecological Impact Assessment and confirm the type of swift bricks to be installed, locations, into which boxes are to be installed, and evidence in the form of photographs of correct installation.

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.

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 and paragraphs 58, 109 and 118 of the NPPF.

13) No work beyond base course level shall commence on the development until the developer has submitted and had approved by the Local Planning Authority, in conjunction with the Highway Authority, details of a 2.0-metre-wide footway through the development connecting Homefield Road and Goldsmith Street. No part of the development hereby permitted shall be occupied until the approved footway has been connected.

Reason: In the interests of highway safety and sustainable travel.

14) Each of the dwellings hereby approved shall only be occupied by persons of 60 years old, and in addition the occupants' partners over 55 years old.

Reason: The scheme is designed for a specific age group and is not suitable and has not been considered on the basis of unrestricted occupation.

15) The development hereby approved shall not be brought into its intended use until the mobility vehicle parking has been provided in accordance with details on the approved plans. Thereafter the said parking facilities shall be retained for that purpose at all times.

Reason: To ensure that mobility vehicle parking is provided, in accordance with Exeter Local Plan Policy T3.

16) No part of the residential use hereby approved shall be occupied until bin storage and collection facilities have been provided in accordance with details set out in the approved plans and Design and Access statement, or in accordance with such details as may be subsequently agreed in writing by the LPA. Thereafter the said bin facilities shall be retained for that purpose at all times.

Reason: To ensure that bin storage is provided in the interests of amenity and human health.

17) The development hereby permitted shall not be occupied until a post investigation assessment has been submitted to and approved in writing by the Local Planning Authority, in accordance with the archaeological written scheme of investigation (WSI). The post investigation assessment shall provide details of the analysis, publication and dissemination of results, including archive deposition where applicable.

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

18) Details of the gates to be installed at both ends of the pathway linking Homefield Road to Goldsmith Street shall be submitted to and approved in writing by the Local Planning

Authority and shall have been installed in accordance with those approved details prior to occupation of any part of the development hereby approved.

Reason: To restrict unauthorised access and to prevent the opportunity for casual intrusion, crime and anti-social behaviour.

19) No part of the development shall be occupied until a Travel Plan (including recommendations and arrangements for monitoring and review) has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Local Highway Authority, for the development in the approved phase. Thereafter the recommendations of the Travel Plans shall be implemented, monitored and reviewed in accordance with the approved documents or any amended documents subsequently approved in writing by the Local Planning Authority.

Reason: To encourage travel by sustainable means, in accordance with saved Policy T3 of the Exeter Local Plan First Review and the Sustainable Transport SPD.

20) The building shall not be occupied until secure cycle parking for the staff and residents, and outdoor Sheffield cycle stands for visitors, shown on the ground floor general arrangement plan, have been provided in accordance with details that have been submitted to and approved in writing by the LPA. The secure cycle parking shall thereafter be retained and used solely for the purposes of cycle parking. 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.

A cycle maintenance stand, pump, and basic cycle maintenance tools shall be provided for use by residents and shall be maintained as such thereafter.

Reason: To encourage sustainable travel in accordance with saved Policy T3 of the Exeter Local Plan First Review and the Sustainable Transport SPD.

Other conditions

21) Public access to the path linking Homefield Road with Goldsmith Street and seating area shall be provided prior to the first occupation of the development hereby permitted and shall be maintained thereafter. The path shall be managed and maintained and made available for public use in accordance with a Management Plan that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory access through the site in accordance with saved policies T1 and T3 of the Exeter Local Plan First Review, policy CP9 of the adopted Core Strategy, the Sustainable Transport SPD and paragraphs 115 and 117 of the NPPF.

22) A detailed scheme for landscaping, including the planting of trees and or shrubs, the use of surface materials and boundary screen walls and fences, in broad accordance with the Landscape GA Plan, Boundary Treatment Plan, Planting Strategy Plan and Landscape Plan Permissive Path Route shall be submitted to the Local Planning Authority and the building shall not be occupied until the Local Planning Authority have approved a scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and any earthworks required together with the timing of the implementation of the

scheme. The landscaping shall thereafter be implemented in accordance with the approved scheme in accordance with an agreed programme.

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

23) A schedule of all the materials it is intended to use externally in the construction of the development (including facing, roofing, rainwater goods, glazing systems, doors, hard surfaces and means of enclosure), and where requested by the Local Planning Authority, samples of those materials, shall be submitted to the LPA. No external finishing material shall be used until the Local Planning Authority has confirmed in writing that its use is acceptable. Thereafter the materials used in the construction of the development shall correspond with the approved samples/details in all respects.

Reason: To ensure that the materials conform with the visual amenity requirements of the area.

24) Details of external lighting shall be submitted to and approved in writing by the Local Planning Authority and only installed and operated in accordance with the approved details. External lighting mitigation and best practice is to be as set out in Section 6.2 and Section 6.3 of the Lighting Assessment & Strategy Report, Project Ref: 332612882.

The details shall include location, type, specification of lighting, and an assessment of the lighting against BS5489-1:2020 and 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 lighting shall be installed in accordance with the approved details prior to the occupation of the relevant phase of the development, including lighting to the proposed site access and permissive path.

Post Completion Monitoring is to be carried out as set out in Section 8.2 of the Lighting Assessment & Strategy Report, Project Ref: 332612882.

Reason: To ensure lighting is provided in the interests of public and resident safety, whilst ensuring that it is well designed to protect the amenities of the area and wildlife and in accordance with saved policy LS4 of the Exeter Local Plan First Review, the Residential Design Guide SPD.

25) Prior to the installation of any new plant 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) and noise specification. 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: In the interests of the amenity of the area, especially future residents and nearby residential uses.

26) The development hereby approved shall only be carried out in accordance with the building fabric, energy and water saving measures set out in the Energy Statement received 1 August 2025 or such other equivalent measures that shall subsequently have been agreed

in writing by the Local Planning Authority. Prior to occupation of the development the applicant shall submit evidence to show these measures have been implemented.

Reason: In the interests of sustainable development.

27) In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to become established and to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced with such live specimens of such species of such size and in such number as may be approved by the Local Planning Authority.

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

28) The site shall be remediated in accordance with the approved measures outlined in Section 12: Conclusions & Recommendations of GROUND CONDITION ASSESSMENT BRAMDEAN SCHOOL PLAYING FIELD EXETER MCCARTHY STONE February 2025 Project No. 5027243 and a verification report shall be submitted to and approved by the Local Planning Authority before any part of the development is occupied.

If, during the course of development, contamination posing unacceptable risks is found, which has not been identified in the site investigation, additional measures for the remediation of this shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report shall be submitted to and approved by the Local Planning Authority before any part of the development is occupied.

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

29) The areas allocated for vehicle parking, loading and unloading, and turning on the submitted plan, Drawing Number SO-3044-03-AC-0100 Revision E, shall be kept clear of obstruction and shall only be used for the said purpose and not for any other purposes.

Reason: In the interests of highway safety.

30) At the proposed access there shall be no obstruction to visibility greater than 600 millimetres above adjoining road level within the visibility splays shown on the submitted plan, Drawing number: PD02 Revision E. Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.

Reason: To provide adequate visibility from and of emerging vehicles.

31) In accordance with details that shall previously have been submitted to, and approved by, the Local Planning Authority provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway

Reason: In the interest of public safety and to prevent damage to the highway

Informatives

1) In accordance with Chapters 1 and 2 of the Conservation of Habitats and Species Regulations 2017, this development has been screened in respect of the need for an Appropriate Assessment (AA). Given the nature of the development, it has been concluded that an AA is required in relation to potential impact on the relevant Special Protection Area (SPA), the Exe Estuary, which is a designated European site. This AA has been carried out and concludes that the development is such that it could have an impact primarily associated with recreational activity of future occupants of the development. This impact will be mitigated in line with the South East Devon European Site Mitigation Strategy prepared by Footprint Ecology on behalf of East Devon and Teignbridge District Councils and Exeter City Council (with particular reference to Table 26), which is being funded through a proportion of the Community Infrastructure Levy (CIL) collected in respect of the development being allocated to fund the mitigation strategy. Or, if the development is not liable to pay CIL, to pay the appropriate habitats mitigation contribution through another mechanism (this is likely to be either an undertaking in accordance with s111 of the Local Government Act 1972 or a Unilateral Undertaking).

2) 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)" that development may not begin unless:

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

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Exeter City Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

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 listed below are considered to apply.

Read more about Biodiversity Net Gain at Biodiversity Net Gain - Environment (devon.gov.uk)

3) 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.

4) You are advised to make all future residents of both parts of the development hereby approved that they will not be eligible for residents parking permits which would allow them to park on public streets surrounding the development

5) The applicant's attention is drawn to the potential for Unexploded Ordnance to be present on the site and the need for UXO risk assessments to be undertaken and the recommendations of those assessments to be adopted in working practices on site.

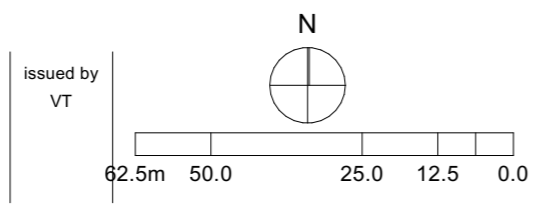
6) Attention is directed to the recommendations of the Police Designing Out Crime Officer with regards rainwater goods design, CCTV, controlled access, bollards, lighting and wayfinding signage.

RECOMMENDATION PART TWO

- b) REFUSE PERMISSION FOR THE REASONS SET OUT BELOW IF THE LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IS NOT COMPLETED BY (6 months from the date of committee) OR SUCH EXTENDED TIME AS AGREED IN WRITING BY THE SERVICE LEAD (CITY DEVELOPMENT)



rev.	date	changes description
F01	25/06/2025	Pink File Issue



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Date
 March 2025
 Scale at A3
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region	project no.	stage no.	discipline	number
SO	3044	03	AC	0101
status	suitability description	revision		
S0	Planning	F01		

document title
 Location Plan
 project title
 RL Scheme, Heavitree, Exeter

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Planning Committee Report 25/0781/FUL

1.0 Application information

Number:	25/0781/FUL
Applicant Name:	Eutopia Exeter Arches Ltd
Proposal:	Demolition of multi-storey car park and construction of a co-living development alongside public realm improvements, landscaping, cycle and car parking, servicing, refuse and recycling provision, and associated works (REVISED PLANS).
Site Address:	Mary Arches Street Car Park Mary Arches Street Exeter
Registration Date:	18 June 2025
Link to Documentation:	25/0781/FUL - Related Documents
Case Officer:	Howard Smith
Ward Member(s):	Cllr Diana Moore, Cllr Tess Read, Cllr James Banyard

REASON APPLICATION IS GOING TO COMMITTEE: The Head of City Development considers the application to be a significant, controversial and/or sensitive application that should be determined by the Planning Committee in accordance with the Exeter City Council Constitution.

The application was presented to committee on 19 January, and the committee's determination was:

RESOLVED that the Committee DEFER determination of the application, on the grounds that further discussions were required between officers and the applicant to address:

- the scale and massing of the proposed development;
- the design quality and treatment of the street-facing elevations; and
- that these matters be explored and reported back to a subsequent meeting of the Planning Committee.

2.0 Summary of recommendation

The recommendation is in two parts: **APPROVE**, subject to conditions and completion of a S106 legal agreement; and **REFUSE** if the agreement is not completed in a timely manner.

3.0 Reason for the recommendation:

Taking into consideration the guidance in paragraph 11 of the NPPF, it is considered that the benefits of the proposed residential development, in meeting demonstrated housing need, outweigh the heritage harm and all other harms. It is also considered that the design of the building, whilst not achieving all desirable design objectives, is acceptable given the impact of the current site on the Conservation Area and the setting of listed and locally listed buildings.

4.0 Table of key planning issues

Issue	Conclusion
Principle of development	<p>In determining that the current car park is no longer required Exeter City Council demonstrated that sufficient capacity existed within other car parks to accommodate city centre parking demand. This car park draws vehicular traffic across the main High Street/Fore Street spine of the city centre and closing this car park would impact positively on air quality and reduce conflicts between pedestrians and vehicular traffic. The amended application now includes provision for three disabled parking spaces on Synagogue Place. There is existing dedicated provision for on-street motorcycle parking nearby on Bartholomew Street East. There is therefore no objection to the loss of car parking on the site.</p> <p>The proposal would result in the loss of renewable energy generating capacity from the rooftop solar installation on the multi-storey car park.</p> <p>The demolition of the car park would also involve the loss of two retail units on North Street which are part of the Car park building. The loss of these units is regrettable; however, the development includes active frontages, including an entrance, in this location.</p> <p>Redevelopment of this brownfield site in a highly sustainable location for 297 co-living beds conforms to the spatial principle of redeveloping such sites in preference to greenfield sites and is strongly supported in national and local planning policy.</p> <p>Co-living is a relatively new residential use type which is considered to fall outside the uses defined in the Use Classes Order, which is to say it is considered to be a 'sui generis' use. The principle of this use has been established through consents on other sites (e.g. Summerland Street,</p>

Issue	Conclusion
	<p data-bbox="500 239 1284 310">Harlequins Centre, and former Police Station Heavitree Road) and in draft Exeter Plan Policy H6 Co-living.</p> <p data-bbox="500 359 1370 541">Whilst a sui generis residential type Co-living is considered to be a form of Build to Rent Housing and national guidance that 20% of units (60 units) should be Affordable Housing is considered to apply. Affordable Housing can be secured through a S106 agreement.</p> <p data-bbox="500 590 1349 772">Policy H7 of the Exeter Local Plan guides that housing on larger sites with good access to services should provide Accessible Housing for people confined to wheelchairs. 5% of the Affordable Units (3 Units) should be secured to M4(3) standard as Wheelchair Accessible.</p> <p data-bbox="500 821 1370 1331">With the exception of the Affordable Housing units, the Co-living accommodation is market housing. The applicant has advised that only a small percentage of units are anticipated may be occupied by students. It is considered desirable that the accommodation is not dominated by students in the interests of promoting co-living community. The applicant has offered to include a restriction not more than 10% of occupants being undergraduate students and to exclude full time students from occupation of the Affordable Units. This restriction is not necessary to make the development acceptable in planning terms and has not been taken into account in the assessment of the application or the planning balance. This specific obligation is offered voluntarily by the applicant and is not a material planning consideration.</p>
Impact on Heritage assets	<p data-bbox="500 1379 1370 1780">The site is within the historic walled core of the Roman city and through investigation has been demonstrated to retain good survival of multi period archaeological deposits from the Roman genesis of the city through to the second world war. The importance of the archaeological deposits, which would be lost to development, necessitates a full excavation, analysis and recording of the site, and for a high standard of public engagement to connect the city to that buried heritage which would be lost. A programme of archaeological work can be secured by conditions and support for public engagement through the S106 agreement.</p> <p data-bbox="500 1829 1338 1898">The site is surrounded by several listed buildings, including the Grade I St Mary Arches Church, Grade II* Synagogue,</p>

Issue	Conclusion
	<p>and Grade II listed former Gaumont Cinema (now Mecca Bingo), as well as other Grade II and locally listed buildings on Mary Arches Street and North Street. Its inclusion in the Central Conservation Area further highlights the necessity for a sensitive and contextually appropriate approach to redevelopment. At four storeys the building would represent an increased height and massing compared to historic buildings in the street, with the exception of Mary Arches Church. The relative scale of the building is considered to impact on this part of the Conservation Area and setting of nearby Listed and Locally Listed buildings and the City Walls (Scheduled Ancient Monument). The part of the City Wall directly opposite the site is not scheduled therefore the protection of its setting is not defined by law, however ECC consider scheduled or not the City Wall should be considered as deserving the highest protection under the NPPF. The harm is assessed as less than substantial harm. The reduction from five to four storeys and articulation of the Mary Arches Street frontage has substantially reduced this harm to heritage assets.</p> <p>The development is visible in longer range views from the west and especially from the St Davids Hill/Iron Bridge approach. Block A which replaces the multi-storey car park will be one storey, approximately 4.5 metres, taller than the car park with the installed rooftop solar panel canopies. The building will not impede views from the west of historic buildings; most importantly views of the Cathedral. The impact of the building on longer range views is not considered unacceptable.</p> <p>The development will impact on medium and shorter-range views in and around the city centre. The view of St. Michaels Mount Dinham from Fore street will be largely lost, though this view is revealed when travelling along Mary Arches Street. In views along North Street from High Street the building will book end the historic terrace of building rising taller than the current carpark. The appearance of building itself is improved and the removal of the bridge over North Street results in an improved view out towards the landscape setting of the city.</p>
Scale, design, appearance,	The application seeks to comprehensively redevelop the site, demolishing the existing multi-storey car park and building on

Issue	Conclusion
density	<p>the existing surface car park and to replace them with a 4, and 6 storey co-residential scheme of 297 residential co-living units, with communal facilities, associated landscape, and public realm enhancements.</p> <p>The application has been amended since first received to revise the external appearance, reduce the number of residential rooms, introduce communal kitchens on each residential floor, improve ground floor internal arrangements; to improve the design of the building and entrances and officers are now satisfied with the internal layout of the proposed redevelopment.</p> <p>Further substantial design changes have been made since committee considered the application in January, including to reorganise internal accommodation, redesign the link between the two blocks, reduce the height of the building in Mary Arches Street to four storeys and introduce an entrance on the corner of Bartholomew Street and North Street were made following the representation of the application at Planning Committee on 19th January. At that meeting it was resolved to defer the decision to a subsequent planning committee, a request that “officers to go back to the developer to seek further consideration on scale and massing, and design issues regarding the street facing aspects”.</p> <p>The development comprises two blocks linked at surface level.</p> <p>Communal internal spaces for the development as a whole and servicing is provided at ground floor and part of first floor of Block A and street level of Block B. Cycle and bin stores and a secondary entrance are provided with access from Bartholomew Street East with a layby formed to replace the redundant car park vehicular entrance.</p> <p>Block B fronting Mary Arches Street has been amended to be four storeys tall, with lowest floor set a storey higher than Block A and labelled first floor in drawings. Co-living units are arranged on each floor along with a communal kitchen in both blocks. A street entrance is provided at ground floor level. Block B has been amended to bring the corner elements forward to rear of footway and orientated those</p>

Issue	Conclusion
	<p>facades with the street alignment. The central section remains set back which provides defensible space in front of ground floor bedroom windows. The design and position of Block B is considered to significantly improve on that previously presented to committee and to reduce the heritage harm and better reflect historic street patterns and enclosure, particularly along Mary Arches Street.</p>
<p>Impacts on the Amenity of Neighbouring Residential and Commercial Occupiers</p>	<p>The development replaces an existing multi-storey car park which is not a good neighbour for residential development.</p> <p>The nearby residential properties in North Street, including those above and behind the street level commercial units, are not considered to be significantly adversely affected by loss of light or by loss of in-building privacy.</p> <p>Residential properties in Mary Arches Street and Mitre Lane are situated across a public street from the development and are not considered to be unacceptably affected In Mitre Lane there will be some shading of windows but given the city centre location and the distance between buildings the impact on light levels is not considered to result in unacceptable living conditions or an unusual relationship between buildings.</p> <p>A small number of buildings on North Street rely on the existing alleyway between the 20 and 21 North Street which is proposed to be gated. Access for these residents, can be secured in the legal agreement that secures public access to the walkways through the site.</p> <p>External lighting and plant noise from the development can be controlled by condition in the interest of avoiding nuisance to neighbouring residential properties as well as occupiers of the development itself.</p> <p>The proposed pocket park on the corner of Synagogue Place with Mary Arches Street and the walkway through the site have the potential to attract or give opportunity for antisocial behaviour. In addition to gating of the walkway the management of the park and walkway, and coverage by CCTV, will need to be secured through conditions and a legal agreement. Management presence on site is required 24/7.</p>

Issue	Conclusion
Amenity of future occupiers	<p>Communal spaces for the development as a whole and servicing is provided at ground floor and part of first floor of Block A and B. These include Lounges, Gym and Fitness Studio, Co-work spaces, media room, laundry, private events space, communal kitchens and communal dining. Whilst some spaces are remote from some residential units in Block B, covered connection is provided and the quantum, type and arrangement of internal communal spaces would meet the Greater London Guidance and is considered acceptable. Internal communal facilities average a total of 3 sqm per resident with 1 sqm per resident of additional kitchen/diner space.</p> <p>Amenity outdoor space is provided at the rear of Block A at ground floor level and in roof terraces on both blocks. The quantum and arrangement of external amenity space would meet the Greater London Guidance and is considered acceptable.</p> <p>Each of the upper residential floors has a communal kitchen dining space with an average of 1 sqm per resident of kitchen/diner space located on the same floor as the residential unit. The size and location are considered appropriate for the quantum of co-living residential units when assessed against the London Guidance</p> <p>The range of communal amenity spaces, the quantum, arrangement and locations are also considered to accord with the aims of emerging Exeter Plan Policy H6.</p> <p>The development is comprised of 297 co-living accommodation units in total, 265 'Standard Units' and 32 'Large Units'. Of the Standard co-living units 240 are between 18 and 20 square metres internal area with 25 units that are between 21 and 26 sqm. The 32 'Large Units' are 27 sqm or more. 'Standard Units' are considered suitable for single occupancy and should be restricted in the S106. Amenity spaces will need to be protected in the interests of the living conditions of future occupiers.</p> <p>The acoustic design of the building facades can be controlled by condition to ensure that future residents are adequately protected from the impact of noise from neighbouring uses</p>

Issue	Conclusion
	<p>and general noise environment including during hot weather and at night. The landscaping of the site includes and acoustic barrier fence on the boundary of the Bingo all the details and implementation of which can be secured by condition.</p>
<p>Impact on Trees and Biodiversity</p>	<p>Landscaping and tree planting around the car park perimeters contributes positively to the area but is largely of ornamental species. The removal of these trees on the frontage of Bartholemew Steet East is undesirable on ecology and biodiversity grounds. However, the replacement of those trees with tree planting better suited to the location and which are planted to relate to the new building is considered justified in the interests of creating a development that sits well with its landscaping and addresses level differences more positively than the car park landscape planter.</p> <p>In Mary Arches Street some trees planted on the car park perimeter have been lost over recent years. The mature Raywood Ash tree in Mary Arches Street at the rear of the Bingo Hall is however a prominent and healthy tree that makes a substantial positive impact and is considered worthy of retention. Similarly, three mature trees in Mitre Lane are considered worthy of retention and the building footprint of the rear wing of Block B has been adjusted to allow for the retention of these trees. The junction of Mitre Lane and Mary Arches Street is an opportunity to replace recently lost tree and to enhance Mitre Lane and Mary Arches Street.</p> <p>The proposed development results in an overall reduction in measured biodiversity due to the loss of trees on the Bartholemew Street East Road frontage. The development includes enhancement, through landscape planting and the introduction of bat and bird boxes at street and roof levels and will require off-site measures to be secured to achieve overall 10% Biodiversity Net Gain.</p> <p>Compensation for the loss of biodiversity and ecology on site can be secured through both on and off-site measures.</p> <p>Contributions to mitigate the identified impacts of the proposed residential development on the Exe Estuary SPA can be secured in accordance with the South-east Devon</p>

Issue	Conclusion
	European Site Mitigation Strategy.
Travel, Access and Parking	<p>The proposed development is car-free with servicing from Mitre Lane and Bartholemew Street East. The area is subject of on street parking controls and the development can be excluded form eligibility for residents parking permits. Three disabled parking spaces for general use are proposed on Synagogue Place.</p> <p>Provision is made for resident’s cycle parking the quantum of which is in accordance with the Sustainable Transport SPD and is located in two cycle stores which are accessed directly from Bartholemew Street East and have internal access.</p> <p>The development is not considered to give rise to any unacceptable impact on highway safety and the residual cumulative impacts on the road network are not severe, the multi-storey car parks being closed, and hence it is not considered that there are any grounds for refusal of the application for Highways reasons.</p> <p>There are no documented public rights of way across the site between North Street and Mary Arches Street. Two alleyways from North Street that are public highway do not extend to Mary Arches Street or Mitre Lane, though these routes are used informally. The proposed development would physically block the route from North Street to Mitre Lane. A permissive route linking the two existing alleyways from North Street together and to Mary Arches Street would be created by the development. This is proposed to be gated with public access secured through a S106 legal agreement and managed by the site operator. Provisions for closure for maintenance and in the event of antisocial behaviour are proposed to be included.</p> <p>Synagogue Place connects to private land as part of the Bingo Hall (which is gated) and would not be affected by the development.</p> <p>There are loading bays on street in North Steet outside the building entrance. The proposals include a vehicular lay-by in Bartholomew Street East that would facilitate servicing of Block A and those moving in or out of the development. Mitre</p>

Issue	Conclusion
	<p>Lane also facilitates servicing of Block B.</p> <p>The removal of the car park access lane in Mary Arches Street, which is one way, would potentially enable footway widening, on street blue badge parking, and/or creation of dedicated cycle lanes or cycle priority.</p>
Sustainable Construction and Energy Conservation	<p>The multi-storey car park has a high embodied carbon in construction but is unsuitable for conversion to residential development.</p> <p>The proposed development includes Mechanical Heat Ventilation Recovery as part of the ventilation system, Heat Pumps to support water heating, and rooftop solar photovoltaic panels. The applicant has estimated overall CO2 emissions reduction for the proposed development is 67.4% against currently Building Regulations Part L 2021 as shown in the graph below. These measures will be secured by a condition.</p> <p>The proposed development will minimise the use of mains water by achieving a maximum indoor water consumption of 105 litres per person per day in line with the 'Optional Requirement' of Approved Document Part G (2016), which will be secured by a condition.</p> <p>A sustainable construction waste strategy will be secured by a condition.</p>
Flood Risk and Surface Water Management	<p>The existing development largely hard surfaces the site. The proposals would reduce the surface water run off rate and South West Water have confirmed capacity in their infrastructure to connect the development proposed.</p>
Pollution	<p>The site is identified as potentially to be subject of ground contamination however officers are satisfied that the development proposed can safely be permitted subject to conditions.</p> <p>Through reduced vehicular traffic movements to the site the development would not impact negatively on air quality.</p>
Affordable	<p>20% of the proposed co-living units would be secured as</p>

Issue	Conclusion
Housing	private rent affordable housing in accordance with national Planning Practice Guidance which is consistent with other Build to Rent developments granted permission in the city. The affordable housing can be secured in a s106 legal agreement.
Mixed Communities	The proposed development of co-living housing is in an inner urban area which has a wide mix of housing stock with purpose-built student accommodation on an adjacent site. Whilst it is a single residential type and tenure, it adds to the accommodation types in this area, and it is not considered that it would result in an over concentration of this particular residential use type in the area.
Housing supply.	<p>The development would provide 297 units of co-living accommodation, which would be counted as 165 dwellings and should be afforded substantial positive weight in the planning balance.</p> <p>The applicant has demonstrated that the building could be converted to studios and apartments that meet national minimum space standards should demand for Co-living reduce in future.</p>
Economic benefits	The development would provide economic benefits in construction phase. The development of these additional residential units, including affordable housing, will support the labour supply in the local economy. The additional residential accommodation in the city centre will support the vitality of the city centre.
Community Infrastructure Levey (CIL) and New Homes Bonus	<p>The development will generate approximately £182,355.74 in CIL at 2025 rates.</p> <p>New Homes Bonus will also be received on the basis of increased dwelling numbers.</p>
Planning Obligations	<p>A S106 obligation can secure:</p> <ul style="list-style-type: none"> • 20% of Co-living Units (60 units) as 'Affordable Private Rent', including 3 wheelchair M4(3) units. • Highways Contributions totalling £139,050 • Contribution of £10,000 for Traffic Orders

Issue	Conclusion
	<ul style="list-style-type: none"> • Car Club Contributions £146,4346.2 for vehicle provision, and associated £7,269 TROs and £7,269 Road Markings • Provision of permissive path, including public access and ongoing maintenance • Co-living Management Plan, including measures to discourage car ownership and use • Primary Health Care contribution £87,184 towards expansion of GPS surgery provision • Contribution of £457 per bedspace towards the provision and improvement of off-site public open spaces serving the development. • Contribution of £278 (per bedspace towards the provision or improvement of off-site playing fields city-wide. • Habitat Regulations mitigation - Exe Estuary (Affordable units only) - £1278.71 • 24/7 onsite management presence • A financial contribution £93,035 to support public engagement of archaeological investigation and its findings • Restrictions on Full Time Student Occupation of 10% • S106 Monitoring Fee • Bio-diversity Net Gain Monitoring Fee

5.0 Description of site

The 0.49-hectare site is within the historic centre of the City of Exeter and occupies the core of a city block with complex boundaries. It has highway frontages on Mary Arches Street, Bartholomew Street East, North Street, Synagogue Place, and Mitre Lane. The site includes a multi-storey and surface car park which are considered to make a negative contribution to the Central Conservation Area and the setting of nearby Listed Buildings, and to be poorly located from a traffic circulation perspective.

The site is partly bounded by the rear of commercial and residential buildings on Bartholomew Street East and North Street, and the rear of the Grade II Listed Mecca Bingo Hall.

The site levels are complex due to the history of development and the underlying topography. The site was levelled following the Second World War bombing, with the multi-storey car park and surface car park set at different levels; the surface car park

is raised by bomb-damage debris. Overall, the site slopes down towards Mary Arches Street, and more steeply towards the north-west corner at the junction of North Street and Bartholomew Street East.

The site is within the Central Conservation Area and Area of Archaeological Importance. The site comprises buildings and spaces that make a negative contribution to the Central Conservation Area.

Several other Listed Buildings including the Grade I St. Mary Arches Church, Grade II* Synagogue and, as well as Grade II and Locally Listed buildings on North Street and Mary Arches Street are in proximity all of which make a positive contribution to the Conservation Area.

The site is prominent when viewed from the northwest from the St. Davids's Hill and Iron Bridge approach to the City Centre and from Mount Dinham area. The City Wall, which is a Scheduled Ancient Monument, is on the opposite side of Bartholomew Street East.

The site includes a number of mature trees that are protected by virtue of being in a Conservation Area. Trees on the street frontages at Mary Arches Street, Mitre Lane and Bartholomew Street East make a positive visual contribution towards the character and appearance of wider area. Trees on site were mixed species planted as part of previous development of the site.

6.0 Description of development

Demolition of a six-deck multi-storey car park with solar panel canopies on the upper open deck, also redevelopment of a surface car park. The car parks provide a total of 481 spaces when fully operational, though upper floors of the multi-storey are currently not in use. The car parks can be accessed from Mary Arches Street and Bartholomew Street East. A decision to close the car parks was taken by the City Council in 2022 and capacity to accommodate parking displaced from Mary Arches was identified in other city centre car parks. Consent for the demolition of the footbridge connecting the multi-storey car park to the Guildhall Shopping Centre was granted in September 2025.

The proposal is for construction of a co-living development alongside public realm improvements, landscaping, cycle and car parking, servicing, refuse and recycling provision, and associated works.

The application was amended during the application process. Further substantial design changes have been made since committee considered the application in January, including reorganisation of internal accommodation, redesign of the link between the two blocks, reduction of the Mary Arches Street element to four storeys, and introduction of an entrance at the corner of Bartholomew Street and North Street.

At that meeting it was resolved to defer the decision to a subsequent planning committee, with a request that officers seek further consideration of scale, massing and design of the street-facing aspects.

The proposal comprises two blocks with a single storey link between the blocks. Block A, which is six storeys on the Bartholomew Street and North Street frontages with a four storey rear element with rooftop garden. The block has a ground floor reception with a new stepped entrance located at the corner of Bartholomew Street East and North Street, and an at-grade entrance on North Street to respond to challenging topography. The ground floor of Block A provides communal accommodation for both blocks including lounges, gym and studio, co-working, laundry, as well as service, bin store and cycle parking. Cycle and bin stores are directly accessed from Bartholomew Street East where there will be a service lay-by. The link to Block B is at the first floor of Block A as Block B is set at a higher level. A sunken courtyard garden and rooftop (4th floor) terrace on Block A provide amenity open spaces.

Block B is amended to be 4 storeys and comprises co-living units with communal kitchens on each floor with a lounge and reception at street level. There is an entrance from Mary Arches Street and an area of amenity space open to the street and the public on the junction with Synagogue Place. Bin and cycle storage is accessed from Mitre Lane.

7.0 Supporting information provided by applicant:

18 June 2025

Topographical Survey - Whole site
Landscape Management and Maintenance Plan
Biodiversity Metric - Statutory
Air Quality Assessment
Arboricultural Impact Assessment
Archaeological Assessment
Geo Environmental Phase 1
Archaeology WSI
Co-living Draft Management Plan
Fire Statement
Flood Risk Statement and Drainage Strategy
Geo Environmental Phase 1
Noise Impact Assessment
Sustainability - Net Zero Carbon Statement
Travel Plan
Transport Statement
Co-living Demand Study
CIL FORM 1 Additional Information

Design and Access Statement
Daylight Sunlight and Overshadowing Report
Waste Audit Strategy
Planning Statement
Planning Application Cover Letter June 25
Statement of Community Involvement

25 June 2025

Heritage, Townscape and Visual Impact Appraisal (HTVIA)

15 July 2025

Ecological Impact Assessment Update July 2025

1 August 2025

Ecological Impact Assessment Update July 2025

19 September 2025

Design and Access Statement Addendum

24 September 2025

Cover Email revised plans and supporting information 24 Sept 2025
Biodiversity Net Gain Statement and Assessment Revised
BNG Addendum Note
Ecological Impact Assessment Revised
Response to Devon Tree Officer Observations & Design Officer Comments

30 October 2025

Arboricultural Management Plan October 25
Ecological Impact Assessment - Update October 25
Mary Arches Street, Exeter Archaeology Report

8 December 2025

Mary Aches Design Addendum
Tree Retention Plan

6 January 2026

Tree Pruning and Encroachment Plan

15 January 2026

CGI Views
Verified Views

12 March 2026

Mary Arches Exeter Arboricultural Impact Assessment Rev1

Ecological Impact Assessment rev4

Design Addendum3

Landscape Commentary

Marys Arches HTVIA Addendum 2503RE02.1

Unit Breakdown P4

Biodiversity Net Gain Statement and Assessment Rev3 17.03.2026

Statutory Biodiversity Metric

8.0 Relevant planning history

Reference	Proposal	Decision	Decision Date
25/0951/FUL	Demolition of footbridge between Guildhall Shopping Centre and Mary Arches Street car park	PER	11/09/2025
14/4624/ECC	Installation of photovoltaic solar panels on the top deck of multi-storey car park.	PER	09/12/2014
72/271	Car park and shops	PER	29/06/1972

9.0 List of constraints

Airfield Safeguarding buildings in excess of 90m.

Airfield Safeguarding potential bird attractant developments

Area Of Archaeological Importance

Air Quality Management Areas

Bombs and Crater points

SPA Exe Estuary

Central Conservation Area

Public Highways

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 Bodies

Historic England advise that Mary Arches in Exeter is of exceptional historical and archaeological importance. Located within the ancient city walls, the site contains evidence from the Roman, Saxon, Medieval, and later periods. It is designated as an Area of Archaeological Importance and is surrounded by several listed buildings, including the Grade II* Synagogue and Grade I St Mary Arches Church. Its inclusion

in the Central Conservation Area further highlights the necessity for a sensitive and contextually appropriate approach to redevelopment.

Redevelopment of the site is welcomed in principle, as the current condition—marked by open ground and an intrusive multi-storey car park—detracts from the setting of heritage assets and the wider conservation area. The site presents a significant opportunity to provide new accommodation and to enhance the character of the city centre. However, the proposed scheme raises several substantial concerns.

Scale and Massing: The proposed buildings are considered excessively tall and bulky, which would intensify the existing discordance with the historic townscape. The increased height would further harm the conservation area and the setting of adjacent listed buildings, exacerbating the disparity between new and historic structures.

Design Response: The design does not sufficiently respond to the historic context. There is a missed opportunity to reinstate historic street patterns and enclosure, particularly along Mary Arches Street and North Street. The decision to set buildings back from the street line and to introduce a pocket park disrupts the traditional urban grain and fails to address the area's historic character.

Active Frontages and Public Realm: The lack of active street-level uses—such as shops, cafes, or entrances—along key elevations is likely to diminish the vibrancy and safety of the area. Long, inactive frontages will have a deadening effect on the street scene, contrary to the principles of good urban design.

Archaeological Impact: There is insufficient evidence regarding the extent, preservation, and significance of below-ground remains. A comprehensive archaeological evaluation is required to inform the final design and any necessary mitigation. The site's archaeological potential is high, and any intervention must be guided by robust evidence and best practice in urban archaeology.

Policy Alignment: The scheme does not currently meet the requirements of national and local planning policies. It falls short of the standards set for design quality, heritage conservation, and enhancement of local character. The proposal does not demonstrate a robust understanding of the site's significance or adequately minimize harm to heritage assets.

Potential for Exemplar Development: The site offers a rare opportunity to set a benchmark for sensitive redevelopment within Exeter's historic core. A more ambitious and contextually responsive design could restore and reconnect the urban fabric, enhance the setting of heritage assets, and deliver substantial public benefits.

Following deferral at committee in January and submission of revised plans Historic England continues to raise concerns. It considers that the proposal, notwithstanding recent amendments, fails to respond adequately to the historic context in terms of its overall massing, scale, grain, articulation and architectural approach, and therefore does not achieve the high-quality design expected for such a sensitive and prominent location. Particular concern remains in relation to Block A, which is viewed as a missed opportunity to better reflect the historic grain and topography of the

conservation area, while revisions to Block B, including the removal of the upper storey, have improved its relationship with the surrounding townscape but have resulted in an unsatisfactory and overly blunt roofline. Historic England also highlights opportunities to better address the relationship with nearby heritage assets, including the synagogue site and adjacent listed buildings.

Concern is also expressed in relation to below-ground archaeology. A submitted archaeological trench evaluation confirms the presence of substantial archaeological stratigraphy, with evidence of Roman occupation, and identifies the site as being of very high archaeological significance within a designated Area of Archaeological Importance. However, Historic England notes that the evaluation is limited to the open car park area and does not cover the entire site, leaving key uncertainties unresolved. It reiterates the importance of achieving a fuller understanding of archaeological remains across the whole site at an early stage to inform design development, foundation solutions and appropriate mitigation, thereby reducing risk and potential impact. Overall, Historic England advises that, without further design improvements and a more comprehensive assessment of below-ground impacts, the proposal does not currently meet relevant national policy requirements or statutory duties relating to the preservation of listed buildings and conservation areas, and it recommends that amendments, safeguards or further information are sought before the application is determined.

Conclusion: There are strong concerns regarding the application on heritage grounds, specifically relating to the impact on below-ground archaeology and the overall design approach. The issues and safeguards outlined in the advice must be addressed to ensure compliance with statutory duties and planning policy requirements.

Natural England advises that the proposed development has the potential to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin. Natural England's statutory advice on these potential impacts is set out below. Page 2 of 2 Your authority has measures in place to manage these potential impacts through a strategic solution which Natural England considers will be effective in preventing adverse impacts on the integrity of the site(s). Notwithstanding this, Natural England advises that these measures should be formally checked and confirmed by your authority, as the competent authority, via an appropriate assessment in view of the Natural England Access to Evidence - Conservation Objectives for European Sites and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended). Providing the appropriate assessment concludes that the measures can be secured, it is likely that Natural England will be satisfied that there will be no adverse effect on the integrity of the European Site(s) (habitats site(s)) in relation to recreational disturbance. Where the proposal includes bespoke mitigation that falls outside of the strategic solution, Natural England should be consulted.

Active Travel England has determined that standing advice should be issued and would encourage the local planning authority to consider this as part of its assessment of the application.

South West Water responded with advice about asset protection, confirmation that the surface drainage proposals meet with the Run-off Destination Hierarchy, that SWW can provide potable water and foul drainage, and recommend informatives to be attached to any consent.

Wales and West Utilities responded with advice about asset protection and connection to their apparatus.

The Royal Devon University Healthcare NHS Foundation Trust reviewed the planning application and determined that the proposed development will increase demand on already fully utilized healthcare services. The Trust requests a developer contribution of £86,011 to address the funding gap created by new residents, as NHS funding does not account for population growth from new developments. Without this contribution, service quality and waiting times may be negatively affected. The request aligns with national and local planning policies and relevant regulations.

NHS Devon Integrated Care Board reviewed the proposed development of 297 studio dwellings and determined that a contribution of £83,799 is needed to expand local primary care infrastructure, as existing GP surgeries lack capacity for the additional residents. Without this funding, the development would strain health services, increase waiting times, and negatively impact both primary and secondary care, leading the ICB to object to the application unless the contribution is secured.

Police Designing Out Crime Officer responded to emphasize the importance of designing the development to minimize opportunities for crime and ASB, especially given the prevalence of offences such as violence, drugs, theft, and public disorder in the vicinity. Conditions and detailed advice with regards: External Lighting, 24/7 Onsite Management, CCTV Installation, Access Control, Gates on Pathways, Maintenance Access, Cycle Hubs, and landscape design were provided.

I note that it is proposed that the path linking Mary Arches Street and North Street is to have its gates removed and for the public to have full access of this path and space at all times. From a designing out crime perspective, I cannot support this amendment.

As alluded to previously, the site is located within the vicinity of the heart of the night-time economy of Exeter. It is a hotspot location for crime and anti-social behaviour (ASB) with reports of violence, drug use, damage, theft and public order particularly high. Incidents of assaults, serious sexual offences, violence against women and girls (VAWG) etc. have occurred on the street within the area and I am concerned that by

leaving this pathway open, it increases the risk of crime and ASB, particularly at night. I appreciate the desire to make the space 'a welcoming, inclusive, and positive public space' as per the response to the Design Review Panel comments however, how will this be achieved at night?

During daylight hours the open space can be attractive to use, and surveillance opportunities will be good. However, overnight when there will be minimal legitimate use and limited surveillance, I am concerned that by leaving the pathway and space accessible, it could encourage misuse, crime and ASB. As the Design Review Panel states, public open spaces must be safe at all times of the day and discourage anti-social behaviour. A clear distinction between public and private spaces is needed, as well as consideration of future management arrangements, to ensure public spaces have positive use and value.'

A previous proposal to gate this pathway at either end and for it to remain open during daylight hours, but locked overnight to restrict access, seemed a practical option for promoting use of the space when safer to do so, whilst ensuring it does not become unsafe or misused overnight.

Devon and Somerset Fire and Resue Service comment that the Fire Strategy Will be considered at Building Regulations stage.

Internal and including DCC

Local Highway Authority (DCC) does not object subject to securing contributions for signage, LCWIP, and TRO contributions listed below are secured via a legal agreement and attaching the recommended conditions. Bicycle parking spaces meet Exeter City Council Sustainable Transport SPD requirements; maintenance facilities are recommended.

- Travel Plan: A broadly acceptable Travel Plan has been submitted and must be secured in a legal agreement.
- Traffic Regulation Orders (TROs): Any changes to the public highway require a TRO, funded by a £10,000 developer contribution.
- Other Considerations: The developer must remove outdated road markings, including box junctions, and restore the highway. No water or debris may be discharged onto the highway, and drainage connections are not assumed permitted. A Construction Management Plan (CMP) is required to minimize traffic impacts during construction on Heavitree and Gladstone Roads.
- Contributions: As the development is car-free and impacts LCWIP routes, the Highway Authority requires a £139,050 contribution—£50,000 for an electronic sign on Mary Arched and £89,050 for LCWIP and highway improvements—secured in a Section 106 agreement.

(£139,050 + TRO + conditions)

Lead Local Flood Authority (DCC) further to the revised submission our objection is withdrawn, and we have no in-principle objections to the above planning application at this stage, assuming that the following pre-commencement planning conditions are imposed on any approved permission.

Waste Planning Authority (DCC): The Waste Audit Statement (June 2025) outlines measures to prevent waste and manage any generated waste according to the waste hierarchy. It provides details on demolition waste by material type and sets targets for re-use and recycling. It also predicts annual waste generation for the operational phase and confirms that waste storage provisions are satisfactory. However, construction waste details are incomplete—specifically, the breakdown by material type is missing. To comply with Policy W4 of the Devon Waste Plan, the Waste Planning Authority recommends updating the statement and this can be secured by condition attached to the consent.

Environmental Health (ECC) recommend approval with conditions relating to Contaminated Land, Noise, Construction/Demolition Environmental Management Plan.

Public & Green Spaces Team (ECC) while children's play provision is deemed unnecessary due to the expected resident demographics, the development will increase demand on nearby public green spaces, playing fields, and outdoor leisure facilities. With suitable investment, these spaces can accommodate the additional usage, and the development is considered acceptable provided a financial contribution is made for landscaping, accessibility improvements, and additional seating in neighbouring open spaces. Specifically, the required contributions are £457 per bedspace for off-site public open spaces and £278 per bedspace for off-site playing fields.

Ecology and Biodiversity Officer (ECC) advise that the scheme has undergone several amendments following feedback, including updates to the Biodiversity Net Gain (BNG) Statement, Ecological Impact Assessment, and landscaping plans, resulting in minor improvements such as the creation of a pocket orchard and increased native tree planting, which have slightly reduced the onsite biodiversity unit loss from. However, the loss is still primarily due to the removal of mature trees, which the design does not retain, meaning offsite units will be needed to compensate. The applicant has correctly identified a gains site within the ECC boundary, and while the revised scheme better applies the BNG hierarchy and mitigation measures, its acceptability depends on whether the tree removal is considered appropriate in broader planning terms. Additionally, any approval should include conditions requiring lighting to comply with the Ecological Impact Assessment specifications and for details to be submitted to the Local Planning Authority for approval.

Subsequent to my previous comments the applicant has submitted revised ecological supporting information. I can advise that the Ecological impact Assessment is acceptable, subject to submission of elevation plans which show more accurately the locations of integrated ecological features which are shown in plan form on Figure 3, appended to the EclA. Recommendations contained with section 5 should be secured by condition. In addition, I would advise applying a specific condition to any approval requiring that internal and external lighting be compliant with the specifications in section 5.4 of the EclA, and that details are submitted to the LPA for approval. In relation to BNG, the overall percentage onsite change in habitat units appears to have only reduced slightly.

Tree Manager (ECC) the submitted Arboricultural Impact Assessment (AIA) identifies tree removals and sets out mitigation via replacement planting, I have concerns regarding the arboricultural impacts of the proposal: The loss of the trees on Bartholomew Street East will have a high impact on local amenity, removing important green infrastructure in an area of already low tree canopy cover. Although some of the trees are not of the highest individual quality, they collectively make a strong contribution to the local landscape character and urban tree cover. The mitigation strategy is considered inadequate for addressing both immediate and long-term canopy loss.

Note: Further response in respect of Trees T1-T5 in Mitre Lane and Mary Arches Street following revised plans and additional information regarding impact on these trees have not been received at time of publication and will be reported to committee in update.

Waste & Recycling Team (ECC): (Based on the review of the ground floor plan (Pan SMA-DAA-ZZ-00-DR-A-PLA03), both bin stores appear adequately sized, but there are concerns about the distance to the collection point, the need for a dropped kerb at the loading bay, and ensuring wide enough doors and suitable access (such as a ramp) for 1100-litre bins on Mitre Lane.

Heritage Officer (ECC): The Mary Arches site is highly significant due to its location within the city walls and its rich archaeological layers, spanning from Roman times to World War II. It is one of the last undeveloped open archaeological areas in the city, surrounded by important listed buildings and within a Conservation Area, making sensitive redevelopment essential. Redevelopment is generally supported since the current use detracts from the heritage setting, but the site's topography and views make it sensitive to inappropriate development. The proposed scheme increases building height and mass, which would harm the Conservation Area and setting of Listed Buildings, with the harm assessed as high but still less than substantial. Though design is improved the design does not restore historic street patterns. A pre-determination archaeological evaluation shows good survival of archaeological deposits, considered highly significant regionally. The depth of the remains begins at 0.40m and does not exceed 1.80m across the evaluation trenches, therefore

preservation in situ by either raft or piled foundation design is problematic. Compression and changes to hydrology is likely to result in the long term degradation of previously unknown archaeological deposits. Therefore, the principal of preservation by record via full excavation before development of the open car park area and monitoring after demolition are recommended, the car park construction may have damaged some deposits, but pockets of survival may remain. Archaeological work of this important site should be secured by conditions, and a full programme of public engagement through outreach in conjunction with the RAMM should be secured in a S106 agreement.

Urban Design and Landscape Officer (ECC): Updated comments responding to revised plans will be reported to committee in update.

Town/Parish/Community Groups

Exeter Civic Society: Massing changes in revisions are minimal, with concerns about the building's bulk and the retention of pediments that increase apparent height. The design does not sufficiently respond to the historic context or provide active frontage along North Street and Bartholomew East, and the proposed display space lacks clear purpose. Suggestions include creating an interpretation space for local history. Servicing arrangements, including disabled parking and refuse collection, are considered inadequate, and the reliance on public car parks and laybys is problematic. The proposal does not present a comprehensive strategy for deliveries, maintenance, or refuse collection, and the management plan is incomplete. The development's justification for additional co-living accommodation is questioned, with recommendations for contingency plans should demand not materialize. The scheme lacks civic quality, contextual awareness, and sustainability, with insufficient evidence of local need for co-living and missed opportunities for a broader housing mix. Environmental strategies are underdeveloped, and adaptability for future use is not adequately addressed. The partial closure of historic pedestrian links and lack of a car share scheme for residents with disabilities further detract from the proposal. Overall, the review finds the internal layouts, massing, servicing, and social integration to be poorly considered, and recommends significant revisions to address these shortcomings and ensure the development meets the needs of residents and the wider community.

The internal planning shows kitchens at each corner of the two blocks, yet many are undersized, especially in Block A, raising questions about their suitability for communal use and accessibility for disabled residents. The plans lack clarity on kitchen layouts and seating arrangements, and additional or larger kitchens are recommended for certain floors. Facilities for the gym and fitness studio are inadequate, with shared WCs located inconveniently and lacking wheelchair-accessible options. Community amenities are concentrated in Block A, with poor connectivity to Block B, resulting in weak integration and limited natural light due to long, dark corridors.

The Civic Society's North Street Redevelopment Vision document made the following recommendations: Approving adequate S106 funding will secure essential public realm improvements that directly offset the development's impacts and deliver measurable safety, accessibility, environmental and social benefits that are fully supported by residents, local businesses and users of North Street. The council is therefore asked to negotiate and secure the full, proportionate S106 contributions including Contribution to fund a co-design engagement process to identify the most appropriate public realm and highways improvements, including delivery, specification, maintenance and monitoring of the highways improvement works.

Following deferral at committee in January and submission of revised plans Exeter Civic Society objects to the revised co-living proposals at Mary Arches Street. While the reduction of Block B by one storey is acknowledged, the amendments are said to leave a scheme that remains fundamentally unsuitable for this sensitive gateway site. Heritage and townscape harm: continued excessive and poorly resolved massing is considered to erode Conservation Area character, harm the setting of Listed Buildings, and diminish important views and the wider skyline. Poor architectural response: the scheme is described as incoherent and insufficiently contextual in scale, rhythm, proportion and articulation, with unresolved courtyard elevations and weak streetscape integration. Resident wellbeing and social sustainability: substantial reductions in internal and external amenity space and over-subscribed kitchens are argued to increase crowding and reduce quality of life, with associated wellbeing risks for residents living in small studios. Hygiene, food safety and disease transmission: absence of communal WCs/hand-washing near shared spaces is presented as contrary to guidance and likely to increase cross-contamination and public health risks in high-occupancy shared kitchens. Loss of amenity driven by design changes: the reduction in Block B height is said to have been "absorbed" mainly by cutting amenity (including roof terrace, laundry/media room and lower-ground support spaces) rather than reducing resident numbers. Policy non-compliance: the revised offer is stated to fall below London Plan/GLA shared-living benchmarks previously referenced by the Council and to conflict with the intent of Emerging Policy H6 (kitchens, dining/social space, workspace, outdoor amenity, laundry, storage/refuse). Plant area concerns: plant space and location are questioned in relation to the proposed MVHR/heat pump strategy, with concern that future roof plant may be required, adding to perceived height/massing impacts.

The Society asks that the revised application should be rejected unless the scheme is materially improved—particularly through architectural redesign, stronger community integration, resolution of plant strategy concerns, and reinstatement of communal/amenity provision to comply with (or exceed) the shared-living benchmarks previously used by the Council.

Exeter Cycling Campaign: We are pleased to see the quantity of secure indoor step free cycle parking and provision of Sheffield stands for visitors. We think that the

applicant should give more consideration to parking for non-standard cycles, provision additional stands in the park, provision of space for repairs. We support the proposal and hope these points will be addressed.

Devon Buildings Group objects to the proposed development on four main grounds: design, impact on the wider townscape, suitability of co-living apartments, and effects on adjacent historic buildings and potential archaeological remains. The plan to replace the existing multi-storey car park with two taller blocks is criticized for dominating the townscape and failing to complement the historic character of the area, particularly the traditional street frontages of North Street and Bartholomew Street East. The design is seen as monolithic and excessively dense, inappropriate for the sensitive location within Exeter's historic intra-mural area and conservation zone, and likely to negatively affect views of the Cathedral and city. Concerns are raised about the small size and limited communal space of the proposed apartments, questioning their suitability for long-term occupation and local demand, especially given issues with existing co-living developments. The group urges Exeter City Council to develop policies regulating co-living schemes and to refuse this application, citing the scheme's lack of respect for local heritage, inadequate accommodation standards, and potential adverse archaeological impacts.

RSPB supports the recommendations of the Ecological Impact Assessment (Bats and Birds) which should be secured by conditions.

Disability Access Champion, Living Options Devon: No response.

Devon Archaeological Society highlights the exceptional archaeological significance of the Mary Arches Street site in Exeter, noting that its full importance may not yet be recognized. The site, located within the historic core and Central Exeter Conservation Area, contains deep and complex urban deposits spanning Roman, Saxon, Medieval, and post-medieval periods, with the potential for substantial archaeological survival, including Roman military structures. Even areas beneath the multi-storey car park may hold valuable remains. The Society stresses that any development should be preceded by thorough open-area excavations, which could be extensive and costly, especially if waterlogged deposits are found. They urge developers to consider the scale, cost, and timing implications, ensuring archaeological remains are properly examined, recorded, and published before construction. Concerns are also raised about the impact on listed buildings, historic pedestrian routes, and the proposed density of new dwellings, warning against repeating past mistakes of slum clearance and loss of heritage.

Following deferral at committee in January and submission of revised plans we maintain our view that the scheme remains unsuitable for the site in terms of its design, mass, impact on the townscape in general and upon the Exeter skyline in particular. The accommodation offered seems to us to be wholly unsatisfactory for permanent occupation. The archaeological evaluation so far undertaken has demonstrated, and the impact of this proposal would be to wipe out all archaeological

traces within the development area. For this reason, a programme of comprehensive and competent excavation will be required, including extensive post-excavation study and publication.

Design Review Panel. The scheme was subject of Design Review at pre-application stage and copy of the pre-application Design Review Panel letter has been made available on the website. The scheme was subject of Design Review following the January Committee, the Panel offered recommendations to strengthen the scheme and deliver high-quality design.

Block A: Entrances and legibility: Better resolve competing entrance requirements and define a clear hierarchy (potentially through internal planning, not façade treatment alone); reconsider the north-facing corner steps/sitting area due to limited functionality and potential anti-social behaviour. **Precedent, proportion and massing:** Review how historic precedent informs the façade; address the tension between narrow vertical repetition and the large horizontal building plate; reconsider the 'bookend' corner treatment to reduce heaviness and improve proportion, hierarchy and massing transitions (including study of comparable large-scale historic urban buildings in Exeter). **Context, views and identity:** Better study relationships to surrounding buildings and key views (including from St David's Hill); pursue a lighter, more varied architectural response to reduce perceived mass; ensure proposed elevation changes do not create a dissonant overall identity. **Materials, detailing and maintenance:** Refine materiality and detailing with a focus on quality of finish and long-term maintenance; review whether large overhanging balconies (notably at the north-east corner) are necessary. **Streetscape and planting:** Integrate planting more convincingly along Bartholomew Street East; avoid overly rigid repetition that emphasises scale and contributes to a homogeneous appearance.

Block B: Overall form and skyline: Despite the reduced height, avoid an overly monolithic appearance by widening precedent studies and exploring more varied approaches; provide clearer resolution of how the building meets the sky/roofline, particularly on the south-east elevation (a key view). **Top storey articulation:** Increase articulation of the top storey (e.g., explore an indicative mansard element and/or material changes) to add depth and refine the massing without overcomplicating the design. **Identity, entrance and wayfinding:** Strengthen identity at the south-east corner entrance and the adjacent pocket park; consider legibility/wayfinding impacts where main entrance, reception and servicing are in Block A (risking perception of a single extensive building rather than two blocks). **Ground-floor privacy:** Address privacy risks for ground-floor rooms on Mary Arches Street; provide section studies to resolve the relationship between the back of footpath and the building line.

Biodiversity net gain: Consider an extensive biodiverse roof on the flat roof to optimise on-site biodiversity net gain. Consider fixed shading to mitigate overheating for south-facing rooms; better articulate the 'pavilion' (including a shadow gap) to visually separate it from Block B and reduce perceived mass.

Landscape & Public Realm: While 'Arches Walk' and the portal are welcomed, the public realm should read as a series of new public spaces rather than an extension of the architecture; consider an additional threshold/portal from Mary Arches Street to strengthen place and identity. As a public route, ensure it remains attractive and safe,

maximise overlooking, provide good lighting, use a simple landscape/planting palette to maintain sightlines, and support 'incidental' play; clarify whether it is a continuous route or a sequence of pause spaces; develop thresholds and distinct identities; consider integrating and interpreting below-ground archaeology through design/materiality. Explore larger trees to match the stature of existing trees, supplemented with smaller trees for seasonal interest; give the pocket park south of Block B a distinct character (potentially with more hard surfacing to accommodate parking and pedestrian movement).

Exeter City Council St. Davids Ward Cllrs Moore and Read

Archaeology: The site is considered one of Exeter's most significant intra-mural archaeological locations, second only to Cathedral Close. Initial trench evaluations are mandatory, and further exploratory work may be required depending on findings. The applicant's assessment underestimates the site's complexity, especially in areas with high archaeological potential. Full open-area excavation is likely necessary, which will be costly and time-consuming. The developer has not demonstrated awareness of the scale or cost. Local Plan Policy C5 and the HIA (2024) require a comprehensive archaeological survey, with further method statements and public consultation at each stage. Preservation, archiving, and public presentation of significant finds must be conditioned, aligning with NPPF 2024.

Access: A 24-hour public right of way through the site must be maintained. Proposed gates restricting access during non-daylight hours would turn the development into a gated community, limiting access for residents and the public, and disrupting historic thoroughfares. The design also impedes commercial bin storage for North Street shops. Alternative safety solutions should be considered. The demolition of the pedestrian bridge over North Street is supported.

Co-living: The demand for co-living is not evidenced by the applicant's report, which ignores the Exeter Local Needs Housing Assessment 2024. The LHNA projects minimal need for co-living, yet the application does not specify affordable or accessible units, nor does it meet national space standards. There are concerns about the adaptability of units, accessibility for disabled residents, and the practicality of shared facilities. The number of affordable units is unspecified and should be conditioned or compensated offsite if not provided.

Planting and Biodiversity:

Landscaping and biodiversity plans are weak and poorly coordinated. The biodiversity net gain report is unclear and does not address the presence of protected species like bats. Maintenance plans for roof terraces are lacking, and the landscaping plan fails to address climate change impacts or provide long-term maintenance. Only a five-year guarantee is offered, which is inadequate; maintenance should be guaranteed for the building's lifetime.

Trees: The proposal significantly reduces green infrastructure, with insufficient plans for replacement planting. A prominent tree (T1) must be preserved, and the removal of 10 trees (including 3 category B) will impact local amenity. Replacement tree types, sizes, and locations are unspecified. More comprehensive onsite and offsite planting, including in local cemeteries, should be required. The plan favours amenity trees over fruit trees, missing opportunities for biodiversity and resident engagement.

Amenity and Recreation: The development does not address the cumulative impact on local services and infrastructure, especially given existing co-living and student accommodation clusters. New developments should avoid clustering and contribute to local green spaces, such as St Bartholomew's Cemetery, which will see increased use. There is no recognition of increased demand on primary care facilities or provision for financial contributions to support them.

Cycle Hub: While covered, secure cycle parking is provided, the design does not accommodate cargo or disability-adapted bikes. The access to the bike store is impractical, especially for users with shopping or adapted bikes. Redesign is needed for better usability, such as installing sliding doors.

Transport: The site is well-located for sustainable transport, but access and safety need assessment. There are no formal cycle paths nearby, and improvements are needed to support cycling and walking. Pavements are narrow and unsafe, especially for wheelchair users, and formal pedestrian crossings are lacking. Disabled parking provision is inadequate; designated spaces for blue badge holders should be provided in proportion to the number of accessible units.

Height, Mass and Scale: The proposed building's increased height and mass will negatively impact the St David's Conservation Area and local views, including the Cathedral. The new building should not exceed the height of the current multi-storey car park to mitigate overshadowing and visual impact.

Statement of Community Involvement: Concerns raised by local councillors about amenities and transport have not been fully reflected in the consultation feedback. While some engagement (e.g., public exhibition, leaflets) is noted, residents report inconsistent information about objection deadlines and insufficient outreach.

Conditions should ensure: Co-living units are not allocated to students (and second homes are declared); Conversion to student accommodation requires planning; conversion to flats if underoccupied; Disabled and affordable units are provided in perpetuity; Landscaping and tree planting plans are improved, conditioned, and maintained for the building's life; Financial contributions are made for local green space and cemetery upkeep.

11.0 Representations

The application has been advertised by sites notices, press notice and neighbour letters. The application was advertised in July 2025 when received, and in September 2025 and March 2026 when revised plans and additional and revised supporting information was submitted.

25 objections received raising the following concerns: -

- The design is bland and not in keeping with local architecture.
- The building is too tall, overbearing, and will overshadow and dwarf nearby historic buildings
- Calls for a more imaginative scheme that enhances the area, with softer outlines and rounded corners, reflecting Exeter's historic character.
- There is scepticism about whether these units will serve the local workforce or simply attract students.

- The scheme is criticized for not providing affordable housing.
- There is a perceived oversupply of student accommodation in Exeter.
- The development is circumventing minimum size standards for studio flats.
- Flats of a sensible size should be built
- Concerns about increased pressure on already overstretched sewerage and water supply systems, leading to more sewage spills.
- The density and scale of the development will put severe pressure on NHS services.
- Objections to the loss of trees, and wildlife.
- The landscaping plan is criticized for lacking attention to biodiversity and climate change.
- The site is of significant archaeological interest, including the city's Roman wall, and requires careful excavation.
- Criticism of the adequacy of archaeological assessment.
- Concerns about increased anti-social behaviour, especially around the 'pocket park', and cemetery.
- The development is seen as detrimental to the quality of life for permanent residents with fears of turning the area into a student campus.
- Objections to the lack of car parking provision, which is seen as essential for residents, staff, and visitors.
- Loss of car parking for those attending the synagogue.
- Requests to retain the motorcycle park
- Concerns about disruption to local businesses and organizations.
- The development is not seen as suitable for families, homeless people, or those seeking long-term accommodation.
- Impact on daylight, privacy, and views for neighbouring properties.
- Security concerns for the synagogue due to increased density and temporary accommodation.
- Concerns about the suspension of public rights of way.
- Block B is still taller than adjacent buildings.
- Kitchen provision is inadequate.

12.0 Relevant policies

National Planning Policy and Guidance

National Planning Policy Framework (NPPF) (December 2024) – in particular, sections:

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes

7. Ensuring the vitality of town centres
8. Promoting healthy and safe communities
9. Promoting sustainable transport
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

Build to rent

Climate change

Community Infrastructure Levy

Design: process and tools

Effective use of land

Fire safety and high-rise residential buildings

Healthy and safe communities

Historic environment

Housing needs of different groups

Housing for older and disabled people

Housing: optional technical standards

Housing supply and delivery

Light pollution

Natural environment

Noise

Open space, sports and recreation facilities, public rights of way and local green space

Planning obligations

Renewable and low carbon energy

Town centres and retail

Travel Plans, Transport Assessment and Statements

Use of planning conditions

Viability

Waste

Water supply, wastewater and water quality

National Design Guide (MHCLG, 2021)

National Model Design Code (MHCLG, 2021)

“Building for a Healthy Life” (Homes England’s updated Building for Life 12)
GPA3 – The Setting of Heritage Assets (Historic England, December 2017)
HEAN 2 – Making Changes to Heritage Assets (Historic England, February 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)
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)
Guidance for Outdoor Sport and Play Beyond the Six Acre Standard England (Fields in Trust, 2020)

Development Plan

Core Strategy (Adopted 21 February 2012)

- Core Strategy Objectives
- CP1 – Spatial Strategy
- CP3 – Housing
- CP4 – Density
- CP5 – Mixed Housing
- CP7 – Affordable Housing
- CP9 – Transport
- CP11 – Pollution
- CP13 – Local Energy Networks
- CP14 – Renewable and Low Carbon Energy
- CP15 – Sustainable Construction
- CP16 – Green Infrastructure, Landscape and Biodiversity
- CP17 – Design and Local Distinctiveness
- CP18 – Infrastructure

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
- H3 – Housing Sites

H5 – Diversity of Housing
H7 – Housing for Disabled People
TM5 – City Wall
L4 – Provision of Playing Pitches
T1 – Hierarchy of Modes
T2 – Accessibility Criteria
T3 – Encouraging Use of Sustainable Modes
T5 – Cycle Route Network
T9 – Access to Buildings by People with Disabilities
T10 – Car Parking Standards
T11 – City Centre Car Parking Spaces
C1 – Conservation Areas
C2 – Listed Buildings
C3 – Buildings of Local Importance
C4 – Historic Parks and Gardens
C5 – Archaeology
LS2 – Ramsar/Special Protection Area
LS3 – Sites of Special Scientific Interest
LS4 – Nature Conservation
EN2 – Contaminated Land
EN3 – Air and Water Quality
EN5 – Noise
EN6 – Renewable Energy
DG1 – Objectives of Urban Design
DG2 – Energy Conservation
DG3 – Commercial Development
DG4 – Residential Layout and Amenity
DG7 – Crime Prevention and Safety
KP1 – Pedestrian Priority Zone

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)
S2: Liveable Exeter principles (Strategic policy)
CC1: Net zero Exeter (Strategic policy)
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)
CC9: Water quantity and quality
H1: Housing requirement (Strategic policy)
H2: Housing allocations and windfalls (Strategic policy)
H3: Affordable housing (Strategic policy)
H4: Build to rent
H5: Co-living housing
H6: Custom and self-build housing
H10: Purpose built student accommodation
H14: Accessible homes
H15: Housing density and size mix (Strategic policy)
H16: Residential amenity and healthy homes
EJ3: New forms of employment provision (Strategic policy)
EJ4: Access to jobs and skills
STC1: Sustainable movement (Strategic policy)
STC2: Active and sustainable travel in new developments (Strategic policy)
STC3: Supporting active travel (Strategic policy)
STC4: Supporting public transport (Strategic policy)
STC5: Supporting new forms of car use
STC6: Travel plans
STC9: Digital communications (Strategic policy)
NE3: Biodiversity (Strategic policy)
NE4: Green infrastructure (Strategic policy)
NE6: Urban greening factor
NE7: Urban tree canopy cover
HH1: Conserving and enhancing heritage assets (Strategic policy)
HH2: Conservation Areas
HH3: Archaeology
D1: Design principles (Strategic policy)
D2: Designing out crime
HW1: Health and wellbeing (Strategic policy)
HW2: Pollution and contaminated land
IF1: Delivery of infrastructure (Strategic policy)
IF4: Open space, play areas, allotments and sport

Exeter City Council Supplementary Planning Documents:

Affordable Housing SPD (April 2014)
Sustainable Transport SPD (March 2013)

Planning Obligations SPD (April 2014)
Public Open Space SPD (Sept 2005)
Residential Design SPD (Sept 2010)
Trees and Development SPD (Sept 2009)

Devon County Council Supplementary Planning Documents:

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

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 residential accommodation.

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

Receipt from disposal of site owned by Exeter City Council
Contributions towards opens space and sports pitch enhancement
Contributions towards highways and sustainable travel
Contributions towards GPs surgeries

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. 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 rate per square metre updated in January 2024 for this co-living £51.31 to which indexation will be applied. The applicant has provided a CIL Information form which states that there is 8,720 square metres of floorspace being demolished and the fee calculation shows 12,274 square metres being constructed. On that basis the Net gain in floor area is 3,554 square metres and the CIL receipt is estimated as £182,355.74

New Homes Bonus will also be received, which is calculated on the basis of the increase in dwelling numbers citywide.

The proposal will generate Council Tax in occupation with individual co-living units rated Band A.

16.0 Planning assessment

The key issues are:

1. Principle of development
2. Impact on heritage assets
3. Scale, design, appearance, density
4. Impacts on the amenity of neighbouring occupiers
5. Amenity of future occupiers
6. Impact on landscape/ and biodiversity
7. Travel, access and parking
8. Sustainable Construction and Energy Conservation
9. Flood Risk and Surface Water Management

10. Pollution
11. Affordable Housing
12. Mixed Communities
13. Housing supply
14. Economic benefits
15. CIL
16. Planning Obligations
17. Planning Balance and Presumption in Favour of Sustainable Development

1. Principle of development

In determining that the current car park, which is only partially open, is no longer required Exeter City Council demonstrated that sufficient capacity exists within other car parks to accommodate city centre parking demand. This car park draws vehicular traffic across the main High Street/Fore Street spine of the city centre and closing this car park would impact positively on air quality and reduce conflicts between pedestrians and vehicular traffic. The application includes provision for three disabled parking spaces on Synagogue Place. There is existing dedicated provision for on-street motorcycle parking nearby on Bartholomew Street East. There is therefore no objection to the loss of car parking on the site.

The proposal would result in the loss of 150kW solar electricity generating capacity from the rooftop installation on the multi-storey car park. The potential to reuse this installation on another site is being explored.

The demolition of the car park would also involve the loss of two retail units on North Street which are part of the car park building. The loss of these units is regrettable; however, the development includes active frontages, including an entrance, in this location.

Redevelopment of this brownfield site in a highly sustainable location for 297 co-living beds conforms to the spatial principle of redeveloping such sites in preference to greenfield sites and is strongly supported by Core Strategy Policy CP1, and saved Local Plan 1st Review Policies AP1, which requires developments to be accessible by public transport, walking or cycling, and AP2 which prioritises brownfield land in existing centres, which is reinforced by policies H1 and H2, and as well as national guidance in the NPPF, which particularly encourages the use of brownfield land and higher-density development.

Co-living is a relatively new residential use type which is considered to fall outside the uses defined in the Use Classes Order, which is to say it is considered to be a 'sui generis' use. The principle of this use has been established through consents on other sites (e.g. Summerland Street, Harlequins Centre, and former Police Station Heavitree Road) and in draft Exeter Plan Policy H6 Co-living.

Officers consider that co-living is best seen as a form of specialist accommodation for young adults who might otherwise reside in HMOs, and that both policies H5 and CP5 can be interpreted as supporting such uses in accessible locations. Whilst a sui generis residential type co-living is considered to be a form of Build to Rent Housing and national guidance that 20% of units (60 units) should be Affordable Housing is considered to apply. Affordable Housing can be secured through a S106 agreement.

Policy H7 of the Exeter Local Guides that housing on larger sites with good access to services should provide Accessible Housing for people confined to wheelchairs. 5% of the Affordable Units (3 Units) should be secured to M4(3) standard as Wheelchair Accessible.

With the exception of the Affordable Housing units, the co-living accommodation is market housing. The applicant has advised that only a small percentage of units are anticipated may be occupied by students. It is considered desirable that the accommodation is not dominated by students in the interests of promoting co-living community. The applicant has offered to include a restriction not more than 10% of occupants being undergraduate students and to exclude full time students from occupation of the Affordable Units. This restriction is not necessary to make the development acceptable in planning terms and has not been taken into account in the assessment of the application or the planning balance. This specific obligation is offered voluntarily by the applicant and is not a material planning consideration.

Bringing forward the redevelopment of brownfield sites to meet identified housing need as set out in Core Strategy policies CP1 and CP3 helps to protect other less sequentially preferable and greenfield sites from development, conserve the natural environment and protect the landscape setting of the city.

Redevelopment of this brownfield site in a highly sustainable location for 297 co-living beds meets identified housing need and, in line with national policy for Build-to-Rent development 20% of these units (60 no.) will be secured as affordable private rent housing let by the operator. As such, the proposals are considered to accord with the aims of policies H2 and H5 of the Exeter Local Plan 1st Review and CP5 of the Exeter Core Strategy.

The development includes 5% of the affordable units (3 No.) are required to be M4(3) wheelchair accessible standard. As such, the development is considered to comply with the aims of policy H7 of the Exeter Local Plan 1st Review.

The proposed redevelopment of the car parks is considered to be in accordance with the aims of Exeter Local Plan Policy T1 and the Vision and Objectives of the Exeter Core Strategy.

2. Impact on heritage assets

The site is within the historic walled core of the Roman city and through investigation has been demonstrated to retain good survival of multi period archaeological deposits from the Roman genesis of the city through to the second world war. The importance of the archaeological deposits, which would be lost to development, necessitates a full excavation, analysis and recording of the site, and for a high standard of public engagement to connect the city to that buried heritage which would be lost. A programme of archaeological work can be secured by conditions and support for public engagement through the S106 agreement.

The site is surrounded by several listed buildings, including the Grade I St Mary Arches Church, Grade II* Synagogue and Grade II listed former Gaumont Cinema (now Mecca Bingo), as well as Grade II and locally listed buildings on Mary Arches Street and North Street. Its inclusion in the Central Conservation Area further highlights the necessity for a sensitive and contextually appropriate approach to redevelopment. At four storeys the building would represent an increased height and massing compared to historic buildings in the street, with the exception of Mary Arches Church. The reduction in height of block B reduces the impact on the setting of the Grade I Mary Arches Church in particular. The relative scale of the building is considered to impact on this part of the Conservation Area and setting of nearby Listed and Locally Listed buildings and the City Walls (Scheduled Ancient Monument). The harm has been assessed as less than substantial harm.

The development will be visible in longer range views from the west and especially from the St Davids Hill/Iron Bridge approach. Block A which replaces the multi-storey car park will be one storey, approximately 4.5 metres, taller than the car park with the installed rooftop solar panel canopies. The building will not impede views from the west of historic buildings; most importantly views of the Cathedral. The impact of the building on longer range views is not considered unacceptable.

The development will impact on medium and shorter-range views in and around the city centre. The view of St. Michaels Mount Dinham from Fore Street will be largely lost, though this view is revealed when travelling along Mary Arches Street. In views along North Street from High Street the building will book end the historic terrace of building rising taller than the current carpark. The appearance of building itself is improved and the removal of the bridge over North Street results in an improved view out towards the landscape setting of the city.

In coming to the recommendation set out in this report, officers of the council have been mindful of their duty as set out in sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings, their setting and features of special architectural or historic interest which they possess and to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area, and have given it considerable importance and weight in the planning balance.

Notwithstanding the impacts on above ground heritage assets in Mary Arches Street the proposals as a whole are considered to accord with aims of policies C1 and C3 of the Exeter Local Plan 1st Review, policy CP4 of the Exeter Core strategy, and aims of Section 16 of the NPPF.

3. Scale, design, appearance, density

Section 12 of the NPPF (Achieving well-designed places) starts as follows:

131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

NPPF paragraph 130 sets out that planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

The National Design Guide (“Planning practice guidance for beautiful, enduring and successful places”) is a material consideration and sets out the components for good design. It notes in paragraph 20 that the components for success include the context of places and buildings. Paragraph 21 refers to making the right choices around the layout, the form and scale of buildings, appearance, details, landscaping. Importantly the document sets out the Ten Characteristics of a well-designed place: this includes considering context and how a development can “enhance the surroundings”.

Context is defined in the document as “the location of the development, and the attributes of its immediate, local and regional surroundings”. The document sets out how to consider context and Paragraph 40 states:

Well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they relate well to them;
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

Paragraph 41 states “Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones”.

The “Building for a Healthy Life: A Design Toolkit for neighbourhoods, streets, homes and spaces” document published by Homes England also sets out design principles for successful development including the consideration of existing context, street types, landscape character, urban grain, plot shapes, building forms and their influence on local character.

The application seeks to comprehensively redevelop the site, demolishing existing multi-storey car park and building on the existing surface car park and to replace them with a 4, and 6 storey co-residential scheme of 297 residential units, with communal facilities, associated landscape, and public realm enhancements.

The application has been amended since first received to revise the external appearance, reduce the number of residential rooms, introduce communal kitchens on each residential floor, improve ground floor internal arrangements; to improve the design of the building and entrances and officers are now satisfied with the internal layout and co-living facilities of the proposed redevelopment.

Further design changes have been made since committee considered the application in January, including reorganisation of internal accommodation, redesign of the link between the two blocks, reduction of the Mary Arches Street element to four storeys, and introduction of an entrance at the corner of Bartholomew Street and North Street. At that meeting it was resolved to defer the decision to a subsequent planning committee, with a request that officers seek further consideration of scale, massing and design of the street-facing aspects.

The development comprises two blocks linked at surface level.

Block A replaces the multi-storey car park on the corner of North Street and Bartholomew Street East. Though a storey taller it is of similar massing and footprint. The building has a ground floor with entrances to a reception space located at the corner of Bartholomew Street East and North Street and in the North Street frontage to respond to challenging topography. Nevertheless, the ground floor level will be approximately 2m above footway at the corner of North Street and Bartholomew Street East with the corner access being stepped. Nevertheless, the ground floor level will be approximately 2m above footway at the corner of North Street and Bartholomew Street East. Details of works within the site to align with the pavement level will need to be secured by condition. Fire safety regulations for taller buildings impose barriers to creating a partially lower floor level in the corner location unless this was part of a separately accessed unit. At the rear, an open amenity space at ground floor level is below the surrounding rear land level, and a fourth-floor external amenity roof terrace is also provided.

Communal internal spaces for the development as a whole and servicing is provided at ground floor and part of first floor of Block A. Cycle and bin stores and a secondary entrance are provided with access from Bartholomew Street East with a lay-by formed to replace the redundant car park vehicular entrance.

Block B fronting Mary Arches Street has been reduced to be four storeys. The lowest floor is set at Mary Arches Street level (but is a storey above ground floor in Block A) is labelled first floor in plans. Co-living units are arranged on each floor along with a communal kitchen. A street entrance is provided at ground floor level. The building has been brought forward to meet the pavement edge at either end, and remains set slightly back from the highway edge centrally. The set back provides defensible space in front of ground floor bedroom windows. At four storeys the building would represent an increased height and massing above historic buildings in the street, with the exception of Mary Arches Church. The relative scale of the building and its position, centrally in the street, are considered to be harmful to the Conservation Area and setting of nearby Listed and Locally Listed buildings. The harm of the reduced building, which is set at edge of footway, is assessed as less than substantial harm, and the degree of harm has been reduced through the design amendments which reduce height difference relative to other historic buildings in the street and make a substantially diminished impact on views of the Grade I Mary Arches Church from the east.

National and local planning policies consistently promote the efficient use of land, especially brownfield sites, through higher-density residential development. Section 11 of the NPPF encourages reusing previously developed land for homes at suitable densities, while safeguarding the environment and ensuring safe, healthy living conditions. Local policy echoes this approach: Saved LP policy H2 prioritises meeting housing needs on brownfield sites by permitting the highest achievable density without detriment to local amenity, character, or road safety, and Core Strategy CP4 requires density compatible with heritage and environmental protection. The

emerging Exeter Plan similarly seeks 'optimal densities' in its Spatial Strategy and Liveable Exeter Principles.

For specialist housing such as co-living, density is difficult to compare to regular housing, as it is best measured in bedspaces rather than dwellings per hectare. The proposed scheme offers 331 bedspaces (if dual occupancy of Large Units is accepted), equating to 675 bedspaces per hectare. To benchmark against policy expectations, the government methodology from the Housing Delivery Test Measurement Rulebook translates communal accommodation into dwelling equivalents: one dwelling equals 1.9 communal bedspaces. Applying these ratios, the scheme provides an equivalent of 355 dwellings per hectare which aligns with other PBSA and co-living schemes recently given resolution to grant.

The national focus on efficient use of land is such that the NPPF (para 130c) recommends the refusal of applications that fail to make efficient use of land. With reference to the issues relating to overlooking and lighting impacts on neighbours discussed later in this report, it also promotes flexibility in daylight and sunlight policies to facilitate higher densities, provided living standards remain acceptable.

It is clear that both national and local policies expect high-density development in locations such as this, and the density of the proposal is very high. Whilst supported in principle, a conclusion on its acceptability can only be reached following detailed assessment of impacts on local amenity, environment, and transport matters, as required by Saved Local Plan policy H2 and Core Strategy policy CP4.

The application has been significantly amended during pre-application process and during the application. It is considered regrettable that the pre-application process was curtailed by submission of an application and the Historic England's offer to be directly involved in design discussions at pre-application and application stage were not taken up. Officers are however now satisfied with the appearance and internal layout of the proposed development, and also with the scale and layout of Block A. The scale and layout of Block B, for the reasons given above, are considered to be harmful to this part of the Conservation Area and setting of nearby Listed and Locally Listed buildings, that harm is assessed as less than substantial harm.

The proposals are, on balance, considered to accord with the aims of Exeter Local Plan 1st Review policies DG1, DG4, DG7 and H5, Policy CP4 of the Exeter Core strategy, and the aims of NPPF Sections 11 and 12.

4. Impacts on the Amenity of Neighbouring Residential and Commercial Occupiers

The development replaces an existing multi-storey car park which is not a good neighbour to residential development. The surrounding properties in North Street including those above and behind the street level commercial units are not

considered to be significantly adversely affected by loss of light or through loss of in building privacy.

In Mary Arches Street and Mitre Lane residential properties are situated across the public street from the development. In Mitre Lane there will be some shading of windows but given the city centre location and distance between buildings the impact is not considered to result in unacceptable living conditions or an unusual relationship between buildings.

A small number of buildings on North Street rely on the existing alleyway between the 20 and 21 North Street which is proposed to be gated. The control of access for these residents, can be secured as a part of the legal agreement securing public access to the walkways through the site.

The proposed pocket park on the corner of Synagogue Place with Mary Arches Street and the walkway through the site have the potential to attract or give opportunity for antisocial behaviour. In addition to gating of the walkway, the management of the park and walkway, and coverage by CCTV, will need to be secured through conditions and a legal agreement. Management presence on site is required 24/7.

Daylight and Sunlight.

Local Plan policy supplemented by the Residential Design Guide SPD guides that reference should be had to British Standards and Buildings Research Establishment (BRE) good practice guidance in assessing quality of daylight. The proposed building will be taller but will be set further in many cases from the windows of neighbouring buildings. The proposed development is considered to result in an improvement in diffuse light levels to some neighbouring properties and not to the detriment of any. In this respect the proposed development is complies with the aims of policy DG4 of the Exeter Plan 1st Review.

Outlook and privacy.

The supporting text to Exeter Local Plan 1st Review Policy DG4 guides that an acceptable degree of privacy allowing people to feel at ease in their own homes can be achieved by providing a minimum distance of 22 metres between [windows of] habitable rooms or by imaginative design. The Residential Design Guide SPD guides that windows of habitable rooms should not face high blank walls, and that developers should produce to analysis to demonstrate that dwellings have sufficient daylight. The Residential Design Guide SPD was adopted to support the delivery of the spatial strategy and strategic allocations in the Exeter Core Strategy, which were urban extensions on largely greenfield sites. The standards set out in that guidance are not all directly transferable to the type of development or the spatial strategy being brought forward by the emerging Exeter Plan which include significant urban brownfield sites. As such it is considered that the guidance in the SPD should be applied flexibly in some respects in this location.

Provided conditions are used to restrict windows and require obscure glazing in that part of the side elevation of Block A facing 15 Bartholomew Street East/44 Mitre Lane and facing the rear of properties adjacent the development on North Street, the arrangement of buildings and windows would not be considered to give rise to a loss of in building privacy impact that is unacceptable in this urban setting. In this respect the proposed development accords with the aims of saved policy DG4 of the Exeter Local Plan 1st Review.

External lighting.

The site is in a city centre location where street lighting and existing site lighting are present. Lighting is considered necessary to ensure public safety and the safety of future residents. The details of the lighting can be secured by condition in the interests of protecting the amenity of existing and future residents and ecology. As such, the proposals are considered to accord with the aims of Exeter Local Plan 1st Review policy DG4.

Noise.

The site is in a city centre location with noise generating uses and activities in proximity. The potential for noise to adversely affect residents has been addressed and it is considered that provided suitable attenuation is secured by condition the impact on future residents can be considered acceptable. As such, the proposals are considered to accord with the aims of Exeter Local Plan 1st Review policy DG4.

5. Amenity of future occupiers

Co-living accommodation typically has similar characteristics to Purpose Built Student Accommodation but is open to anyone to live in over the age of 18. It is characterised by its design, which offers more communal space than other forms of housing and seeks to foster social interaction and a sense of community between residents. It is highly managed and is only available to rent. Although tenancy lengths will vary, typically a minimum tenancy of 3 months is expected. The Council has accepted the principle of the co-living model through the granting of consent for such schemes.

As co-living is a relatively new concept which has arisen since the adoption of the Local Plan and Core Strategy, there are no policies within the adopted development plan that were drafted with co-living in mind. Whilst there are general housing policies, and policies including references to 'specialist' housing which are applicable to a degree, none give us a specific framework against which to assess co-living. In recognition of the recent demand for Co-living, however (both across the country and within Exeter), the emerging Exeter Plan does include an emerging policy: H6.

As the Exeter Plan has only recently been submitted, and as such has not yet been examined or adopted, its policies may only be given very limited weight (in

accordance with NPPF paragraph 49), and this is dependent on the extent to which they are subject to unresolved objections as well as their degree of consistency with the NPPF.

In the absence of adopted policy and noting that care must be taken to apply only very limited weight to the policy, given the available policy framework, officers consider it helpful to compare the proposal to emerging policy H6. Parts a-c of the policy are of relevance in respect of living standards for future residents.

Co-living development proposals will be supported when they:

- a. Provide high quality accommodation designed and built specifically and entirely for rent;*
- b. Provide each resident with a private ensuite bedroom or studio that affords adequate functional living space and layout and is not a self-contained home or capable of being used as a self-contained home;*
- c. Include the following minimum communal spaces and facilities at a sufficient quantity to meet the needs of the total number of intended residents and located to provide each resident with convenient access:*
 - A kitchen;*
 - Other internal space for dining and socialising;*
 - Collaborative workspace;*
 - Outdoor amenity space (roof terrace and/or garden);*
 - Laundry and drying facilities; and*
 - Storage and refuse facilities*

Paragraph 6.36 of the emerging Exeter Plan states that ‘The City Council will publish additional planning guidance to amplify Policy H6 in due course.’ In the absence of detailed guidance of this type, officers and committee members must use their judgement to assess these aspects of the proposal with reference to existing policy. However, officers consider it reasonable for a Local Planning Authority’s judgement to be informed by guidance from elsewhere, provided that applications for planning permission ‘are determined in accordance with the development plan’ as required by planning law (also reflected in national guidance at NPPF para 48).

Having reviewed available guidance, officers note that the only adopted guidance appears to be for London Boroughs, and for the City of Birmingham (April 2022). Other Councils have published interim position statements on co-living (e.g. Bath & NE Somerset), and Watford and Bristol have consulted on draft SPDs. Officers consider the London Plan Guidance: Large-scale purpose-built shared living to be the most helpful. It was adopted in February 2024 following consultation and supports London Plan Policy H16.

Members must remember that whilst this document has been through a robust process and is recognised formally as guidance in London, it does not form part of Exeter's Development Plan. Despite this critical policy position, officers consider the guidance to serve as a useful guide and it is therefore referred to for the purposes of assessing the development proposal.

Communal spaces for the development as a whole and servicing is provided at ground floor and part of first floor of Block A. These include; Lounges, Gym and Fitness Studio, Co-work spaces, media room, laundry room, private events space, communal kitchens and communal dining. Whilst these spaces are remote from some units in Block B, covered connection is provided and the quantum, type and arrangement of internal communal spaces would meet the Greater London Guidance and is considered acceptable. Internal communal facilities average a total of 3 sqm per resident with 1.5 sqm per resident of additional kitchen/diner space.

Amenity outdoor space is provided at the rear of Block A at ground floor level and in roof terraces on both blocks A and B. The quantum and arrangement of external amenity space would meet the Greater London Guidance and is considered acceptable.

Each of the upper residential floors has a communal kitchen dining space with an average of 1.5 sqm per resident of kitchen/diner space located on the same floor as the residential unit. The size and location are considered appropriate for the quantum of co-living residential units when assessed against the London Guidance and the location of kitchen/diner spaces are considered to accord with the emerging Exeter Plan Policy H6 requirement to be conventionally located. The seven rooms on the ground floor of Block A and 14 rooms on the ground floor of Block B do not have a kitchen/diner conveniently located on the same level and corridor, though they are closer to the central communal kitchen than other upper floor units.

The development is comprised of 297 co-living accommodation units in total, 265 'Standard Units' and 32 'Large Units'. Of the Standard co-living units 240 are between 18 and 20 square metres internal area, with 25 units that are between 21 and 27 sqm. The 32 'Large Units' being of 27 sqm or more. Amenity spaces will need to be protected in the interests of the living conditions of future occupiers.

The question of whether the units are capable of being occupied as self-contained units is difficult. The only way to prevent this completely would be for the layouts to exclude either the ensuite/WC facilities, or the kitchen. The wording of H6 requires an ensuite meaning the kitchen would need to be excluded. Officers have given consideration to excluding kitchen facilities and have reviewed guidance and practice from elsewhere. Officers have visited The Gorge, as well as a completed scheme in Bristol. Overall, the feeling is that the provision of units with no cooking facilities would be undesirable and is likely to make schemes more akin to large HMOs. One of the frequently cited problems relates to the storage of food: residents would

typically prefer to store food in their own rooms where it is secure and may wish to prepare snacks and light meals in their rooms in private. Provision of kitchenettes is therefore considered desirable but that these cooking facilities should be limited, and communal kitchens provided with 'convenient access' as per Policy H6 to encourage communal living and encourage units not to be occupied on a self-contained basis.

The range of communal amenity spaces, the quantum, arrangement and locations are also considered to accord with the aims of Exeter Local Plan 1st Review Policy DG4 and emerging Exeter Plan Policy H6.

Contributions towards the provision of off-site informal open spaces and formal sports provision to support the use of these by residents are proposed to be secured by S106 agreement.

The acoustic design of the building facades can be controlled by condition to ensure that future residents are adequately protected from the impact of noise from neighbouring uses and general noise environment including during hot weather and at night. The landscaping of the site includes an acoustic barrier fence on the boundary of the Bingo; details and implementation of this can be secured by condition. As such the proposals can be conditioned to accord with the aims of paragraph 200 of the NPPF 2024.

6. Impact on landscape/BNG/Ecology

Landscaping and tree planting around the car park perimeters contributes positively to the area but is largely of ornamental species. The removal of these trees on the frontage of Bartholomew Street East is undesirable on ecology and biodiversity grounds. However, the replacement of those trees with tree planting better suited to the location and which are planted to relate to the new building is considered justified in the interests of creating a development that sits well with its landscaping and addresses level differences more positively than the car park landscape planter.

In Mary Arches Street some trees planted on the car park perimeter have been lost over recent years. The mature Raywood Ash tree in Mary Arches Street at the rear of the Bingo Hall is however a prominent and healthy tree that makes a substantial positive impact and is considered worthy of retention. Similarly, three mature trees in Mitre Lane are considered worthy of retention and the building footprint of the rear wing of block B has been adjusted to allow for the retention of these trees. The junction of Mitre Lane and Mary Arches Street is an opportunity to replace recently lost tree and to enhance Mitre Lane and Mary Arches Street.

The proposed development results in an overall reduction in measured biodiversity on site. The development includes enhancement, through landscape planting and the

introduction of bat and bird boxes at street and roof levels but will require off-site measures to be secured to achieve overall 10% Biodiversity Net Gain.

Compensation for the loss of biodiversity and ecology on site can be secured through both on and off-site measures.

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/scale of the development it has been concluded that an AA is required in relation to potential impact on the Exe Estuary Special Protection Area (SPA). The AA has been carried out and concludes that the development could have an impact in combination with other residential developments primarily associated with recreational activity of future occupants. However, this impact will be mitigated in line with the South-east Devon European Site Mitigation Strategy prepared by Footprint Ecology on behalf of East Devon and Teignbridge District Councils, and Exeter City Council (with particular reference to Table 26), which is being funded through a proportion of the CIL collected in respect of the development being allocated to funding the mitigation strategy, and a s106 contribution with respect to the affordable housing.

For the reasons set out above, the proposed development is considered to accord with the aims of Exeter Local Plan policy DG1 and the objectives of Section 15 of the NPPF respecting nature conservation.

7. Travel, Access and Parking

The proposed development is car free, with the exception of disabled parking, which is increased to three spaces on Synagogue Place. Servicing is from Mitre Lane and Bartholomew Street East. The area is subject of on street parking controls and the development can be excluded from eligibility for residents parking permits by DCC. As such the development is located in accordance with emerging Local Plan Policy H6. Disabled parking spaces for general use are proposed on Synagogue Place with the number of spaces increased to three spaces.

Provision is made internally for resident's cycle parking the quantum of which is in accordance with the Sustainable Transport SPD and is located in two cycle stores which are accessed directly from Bartholomew Street East and directly accessed internally.

The development is not considered to give rise to any unacceptable impact on highway safety and the residual cumulative impacts on the road network are not severe, the multi-storey car parks being closed, and hence it is not considered that there are any grounds for refusal of the application for Highways reasons.

There are no documented public rights of way across the site between North Street and Mary Arches Street. Two alleyways from North Street that are public highway do not extend to Mary Arches Street or Mitre Lane, though these routes are used informally. The proposed development would physically block the route from North Street to Mitre Lane. A permissive route linking the two existing alleyways from North Street together and to Mary Arches Street would be created by the development. At Planning Committee in January an amendment to the recommendation was proposed and carried that “that the pedestrian route shall be treated as a permissive path and be kept open to the public at all times, unless closure was subsequently justified by demonstrable incidents of anti-social behaviour, as identified through the management plan required by the Section 106 Agreement.” This is proposed to be gated with public access secured through a S106 legal agreement and managed by the site operator. Provisions for closure for maintenance and in the event antisocial behaviour are proposed to be included and the presumption that the path remain open can be secured.

Synagogue Place connects to private land as part of the Bingo Hall (which is gated) and would not be affected by the development.

There are loading bays on street in North Street outside the building entrance. The proposals include a vehicular lay-by in Bartholomew Street East that would facilitate servicing of Block A and those moving in or out of the development. Mitre Lane also facilitates servicing of Block B.

The removal of the car park access lane from Mary Arches Street, which is one way, would potentially enable footway widening, on street blue badge parking, and/or creation of dedicated cycle lanes or cycle priority.

The proposals are considered to accord with the aims of Exeter Local Plan 1st Review policy T3, Core Strategy policy CP9 and the aims set out in section 9 of the NPPF.

A Travel Plan has been submitted, and the Highway Authority consider it acceptable. Final Travel Plans for each part of the scheme are required by condition.

We note the advice of DCC as Highway authority and agree that the development is not considered to give rise to any unacceptable impact on highway safety and the residual cumulative impacts on the road network are not severe. Hence, as guided by paragraph 115 of the NPPF 2023, it is not considered that there are grounds for refusal of the application for highways reasons.

8. Sustainable Construction and Energy Conservation

The multi-storey car park has a high embodied carbon in construction but is unsuitable for conversion to residential development.

The proposed development includes Mechanical Heat Ventilation Recovery as part of the ventilation system, Heat Pumps to support water heating, and rooftop solar photovoltaic panels. The applicant has estimated overall CO2 emissions reduction for the proposed development is 67.4% against currently Building Regulations Part L 2021 as shown in the graph below. These measures will be secured by a condition.

The proposed development will minimise the use of mains water by achieving a maximum indoor water consumption of 105 litres per person per day in line with the 'Optional Requirement' of Approved Document Part G (2016), which will be secured by a condition. The proposed development in accordance with Core Strategy policy CP15 requirement and NPPF 2023 paragraph 162.

A sustainable construction waste strategy will be secured by a condition. This will be required to be built around a waste hierarchy, cascading from waste minimisation to reuse and recycling before allowing removal to landfill in accordance with Devon Waste Plan policy W4.

9. Flood Risk and Surface Water Management

The site is in Flood Zone 1. The existing development largely hard surfaces the site. The proposals would reduce the surface water run off rate, reducing the risk of flooding elsewhere, and South West Water have confirmed capacity in their infrastructure to connect the development proposed. As such the proposal is considered to accord with the aims of Exeter Local Plan 1st Review Policy EN4, policy CP12 of the Exeter Core Strategy and Paragraph s181 and 182 of the NPPF 2024

10. Pollution

The site is not identified as likely to be subject of ground contamination, however a condition is proposed on precautionary basis should contamination be uncovered during construction. Officers are satisfied that the development proposed can safely be permitted subject to this condition. As such the development is considered to comply with the aims of Exeter Local Plan 1st Review Policy EN2 and paragraph 196 of the NPPF 2024.

North Street and its junction with Bartholomew Street East are part of the designated Air Quality Management Area. As such, the development would have a lower impact on air quality than the current use and is not contrary to policy EN3 of the Exeter Local Plan 1st Review and would contribute to the improvement of air quality as

sought by Policy CP11 of the Exeter Core Strategy and paragraph 199 of the NPPF 2024

11. Affordable Housing

The development would provide 20% of the 297 co-living units as private affordable rent housing which can be secured through a S106 agreement. This is in accordance with the national planning policy requirement which has precedence over Local Plan policy for these residential tenure types. Of the affordable dwellings, 5% will be wheelchair standard M4(3). The location of the affordable and wheelchair accessible units and the nomination of occupiers can be secured through the S106 agreement. As such, the proposals meet the requirements of Exeter Core Strategy policy CP7, Exeter Local Plan 1st Review policy H7 and the Affordable Housing SPD.

12. Mixed Communities

The proposed development of co-living housing is in an inner urban area which has a wide mix of housing stock, with a recently completed purpose-built student accommodation development on an adjacent site. Policy H5 of the Exeter Local Plan 1st Review guides that the conversion to or construction of special needs housing, bedsits, houses in multiple occupation and student housing will be permitted provided that the criteria set out in that policy are met. These criteria include that the development should not cause an over concentration of the use in any one area of the city that would change the character of the neighbourhood.

Whilst it is a single residential type and tenure, co-living it adds to the accommodation types in the immediate area, and it is not considered that it would result in an over concentration of this particular residential use type in the area, or in the wider city centre. The proposed development is not considered to result in an over concentration of a particular residential use type in the area and as such is considered to accord with the aims of policy H5 of the Exeter Local Plan 1st Review.

13. Housing supply

The development would provide 297 units of co-living accommodation, which would be counted as 165 dwellings using the Housing Delivery Test multiplier, and this should be afforded substantial positive weight in the planning balance.

The applicant has demonstrated that the building could be converted to studios and apartments that meet national minimum space standards should demand for co-living reduce in future.

The Council is not currently able to demonstrate a 5-year housing land supply (supply on 01 April 2025 was 4 years 3.2 months). As a consequence, the presumption in

favour of sustainable development as set out in Paragraph 11 of the NPPF is to be applied. The tilted balance is therefore to be borne in mind when balancing the planning issues that have been outlined in this report and reaching a recommendation.

14. Economic benefits

The development would provide economic benefits in construction phase directly in construction and indirectly. The development will create jobs in occupation phase through the staffing and ongoing maintenance activities. The development of these additional residential units, including affordable housing, will support the labour supply in the local economy. The additional residential accommodation in the city centre will support the vitality of the city centre.

15. CIL & New Homes Bonus

The development will also generate approximately £182,355.74 in CIL at 2025 rates.

New Homes Bonus will also be received on the basis of increased dwelling numbers.

16. 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 matters listed below 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. The request for funding made by the RDUH is not considered to meet those tests.

The application has not been subject to a viability process, and as such a full package of S106 obligations have been secured. The S106 wording will allow for payments to be phased and linked to each of the two phases/types of development.

All financial contributions set out below are to be index-linked.

- 20% of Co-living Units (60 units) as 'Affordable Private Rent', including 3 wheelchair M4(3) units.
- Highways Contributions totalling £139,050.
- Contribution of £10,000 for Traffic Orders

- Car Club Contributions £146,434.62 for vehicle provision, and associated £7,269 TROs and £7,269 Road Markings
- Provision of permissive path, including public access and ongoing maintenance
- Co-living Management Plan, including measures to discourage car ownership and use
- Primary Health Care contribution £87,184 towards expansion of GPs surgery provision
- Contribution of £457 per bedspace towards the provision and improvement of off-site public open spaces serving the development.
- Contribution of £ 278 (per bedspace towards the provision or improvement of off-site playing fields city-wide.
- Habitat Regulations mitigation - Exe Estuary (Affordable units only) - £1278.71
- 24/7 onsite management presence
- A financial contribution [amount to be confirmed] to support public engagement of archaeological investigation and its findings
- Restrictions on Full Time Student Occupation of 10%
- S106 Monitoring Fee
- Bio-diversity Net Gain Monitoring Fee

17. Planning Balance and Presumption in Favour of Sustainable Development

Case law has established that where the proposal will have an impact on the significance of Heritage Assets, first an assessment of the potential harm of the development against the benefits of the scheme applying a 'non-weighted balance' should be carried out. If the benefits of the proposal outweigh any harm caused to heritage assets, then the second part of paragraph 11d) should be carried out, i.e. the 'tilted balance' test.

For completeness, the weight given to each harm or benefit and an assessment of the planning balance applying a 'non-weighted balance' is set out here.

Weight given on each planning matter:

- The provision of 297 Co-living dwelling units of which 60 Affordable Private Rent Units of which 3 are Wheelchair units on a highly sustainable site is given significant weight in decision making.
- The redevelopment of an underdeveloped site and the removal of buildings that make a negative contribution to the setting of Listed Buildings and the Character and Appearance of the Central Conservation Area centre, and the enhanced public engagement with the Archaeological Investigation of the site, is given positive weight in decision making.

- The car free development of the site that will reduce traffic movement in the city centre is given moderate positive weight given the modest reductions in traffic and impact on overall air quality.
- Contributions from the development to offset the impact of the development on services and public spaces are given limited positive weight.
- The less than substantial harm to the setting of Listed Buildings and the Character and Appearance of the Central Conservation Area is given significant weight in decision making given the special regard that is required to be had to the assets and that the harm would be long lasting.
- The loss of trees and reduction in on site biodiversity, which will need to be compensated off site, is given significant weight in decision making
- The loss of renewable energy generating capacity is given moderate weight in decision making.

An assessment of the harm to heritage assets is set out in Section 16 part 2 of this report. This concluded that the impact on above ground Heritage Assets (the Central Conservation Area, Grade I, II* and II Listed Buildings, and Locally Listed Buildings) is considered to be less than substantial harm. The investigation of the archaeology of the site and the enhanced public engagement that development would secure are considered significant public benefits.

With regards to that less than substantial harm, the public benefits that the scheme provides, including in public engagement and investigation of the buried Heritage Assets, are considered to outweigh the harms, even given the special regard that need to be had to the desirability of preserving such buildings or their setting and the great weight that should be given to their protection as set out in the NPPF. On an unweighted basis a recommendation would be to approve the application.

Having reached that conclusion on an unweighted basis we can then move to consider whether a tilted balance set out in paragraph 11 should be applied. The Council is not currently able to demonstrate a 5-year housing land supply (supply on 01 April 2025 it was 4 years 3.2 months). As a consequence, the presumption in favour of sustainable development as set out in Paragraph 11 of the NPPF is to be applied. For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- ii. 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.”

Footnote 8 to this paragraph indicates that policies will be out of date where a council cannot demonstrate a 5-year housing land supply. Given the content of the paragraph there is a presumption in favour of sustainable development. The content of footnote 7 however makes it clear that policies for the protection of important assets of particular importance are still a significant consideration and these can provide a clear justification to refuse permission if granting permission would “significantly and demonstrably outweigh the benefits”. It is thus necessary to weigh up the balance of planning issues and relevant policies in accordance with the requirements of Para. 11 of the NPPF.

The fact that a policy is considered out of date does not mean it can be disregarded; instead, it means that less weight can be applied to it with the level of weight given to be a matter of planning judgement.

The Supreme Court judgement confirmed that for the purposes of applying a tilt in favour of sustainable development, known as the ‘tilted balance’ (NPPF Para. 11(d)), policies of the development plan will remain applicable, but it will be for the local planning authority to determine the balance of policies for the protection of environment and amenity against the need for housing and the economy.

The tilted balance is therefore to be borne in mind when balancing the planning issues that have been outlined in this report.

The key benefits of development and identified harms and the weight given to them is set out earlier in this section and remain unchanged.

17.0 Conclusion

In light of the officer assessment set out in the ‘Planning Balance’ section above and taking into consideration the guidance in paragraph 11 of the NPPF, it is considered that the benefits of the proposed residential development, in meeting demonstrated housing need, outweigh the heritage harm and all other harms. It is also considered that the design of the development is acceptable given the impact of the current site on the Conservation Area and the setting of listed and locally listed buildings.

The scheme will also deliver significant public benefits, including the comprehensive regeneration of a prominent brownfield site and the removal of buildings and spaces that currently make a negative contribution to the Central Conservation Area. It will provide new city-centre housing (including 20% Affordable Private Rent), a car-free form of development in a highly sustainable location, and public realm and permeability improvements including the new pedestrian route and pocket park. The development will also secure extensive archaeological investigation and public engagement, alongside ecological mitigation and a Biodiversity Net Gain package,

and measures to reduce operational carbon emissions. These benefits are considered to weigh positively in the planning balance.

18.0 Recommendation

The recommendation is in two parts: **APPROVE**, subject to conditions and completion of a S106 legal agreement; and **REFUSE** if the agreement is not completed in a timely manner.

RECOMMENDATION PART A

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

- 20% of Co-living Units (60 units) as 'Affordable Private Rent', including 3 wheelchair M4(3) units.
- Highways Contributions totalling £139,050
- Contribution of £10,000 for Traffic Orders
- Car Club Contributions of £146,434.62 for vehicle provision, and £7,269 for associated TROs and £7,269 for associated Road Markings
- Provision of permissive path, to be kept open to the public at all times, unless closure is subsequently justified by demonstrable incidents of anti-social behaviour, or for maintenance, as identified through the management plan
- Co-living Management Plan, including measures to discourage car ownership and use
- Primary Health Care contribution £87,184 towards expansion of GP surgery provision
- Contribution of £457 per bedspace towards the provision and improvement of off-site public open spaces serving the development.
- Contribution of £278 per bedspace towards the provision or improvement of off-site playing fields city-wide.
- Habitat Regulations mitigation - Exe Estuary (Affordable units only) - £1278.71
- 24/7 onsite management presence
- A financial contribution £93,035 to support public engagement of the archaeological investigation and its findings
- Restrictions on Full Time Student Occupation of 10%
- S106 Monitoring Fee
- Bio-diversity Net Gain Monitoring Fee

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

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

Standard conditions

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

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

- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 17 April 2026 listed below, as modified by other conditions of this consent.

[Final plan numbers and references to be confirmed in update sheet.]

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

Pre-commencement conditions

- 3) Prior to the commencement of the development hereby permitted, a Waste Audit Statement shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include all information outlined in the waste audit template provided in Devon County Council's Waste Management and Infrastructure Supplementary Planning Document. The development shall be carried out in accordance with the approved statement.

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. These details are required pre-commencement as specified to ensure that building operations are carried out in a sustainable manner.

- 4) No development (including ground works) or vegetation clearance works shall take place until a Construction/Demolition Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The Statement shall describe the actions that will be taken to manage development to protect the amenity of the locality, especially for people living and/or working nearby. It shall include as a minimum provision for:

- a) A programme of the works.
- b) Construction working hours and deliveries to be restricted to from 8:00 to 18:00 Monday to Friday, 8:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays, unless otherwise agreed in writing in advance by the Local Planning Authority.
- c) 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.
- d) All mobile plant and equipment based at the site to use white noise reversing alarms or a banksman unless agreed otherwise in writing.
- e) No driven piling without prior written consent from the LPA.
- f) A detailed proactive and reactive dust management plan, including details of quantitative monitoring of dust emissions at the site boundaries.
- g) No burning on site during construction or site preparation works.
- h) 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.
- i) Site layout; including site compound, access points of all vehicles to the site, the areas for loading and unloading plant and materials, the location of storage areas for plant and materials and on-site parking.
- j) The anticipated number, sizes and frequency of vehicles visiting the site in connection with the development.
- k) Details of proposals to promote sustainable travel and car sharing amongst construction staff in order to limit construction staff vehicles parking off-site.
- l) Details of wheel washing facilities and obligations.
- m) The proposed route of all construction traffic exceeding 7.5 tonnes.
- n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work.
- o) The details of how power will be provided to the site (use of a generator overnight will not normally be considered acceptable).
- p) The erection and maintenance of site securing hoarding.
- q) The arrangements for communication and liaison with local residents, including regular letter drops and a dedicated contact number for complaints.

The approved Statement shall be strictly adhered to throughout the construction period of the development.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby.

- 5) Pre-commencement condition: No materials shall be brought onto the site or any development commenced, until the developer has erected tree protective

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

Reason for pre-commencement condition - To ensure the protection of the trees during the carrying out of the development. This information is required before development commences to protect trees during all stages of the construction process.

- 6) No development shall take place (including any demolition, ground works, site clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include appropriate measures, methods, and communication lines to manage potentially damaging construction activities on ecological features including bats, birds, and any other significant features identified prior to, or during, construction. Once approved, the plan shall be implemented for the duration of the construction period.

Reason: In the interests of protecting and enhancing the natural environment.

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

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

- 8) Prior to the demolition of 21 North Street details of the temporary works to protect and support the retained elevation of 20 North Street shall be

submitted to and approved in writing by the Local Planning Authority. Within one month of the demolition of 21 North Street details of a scheme of making good the facade of 20 North Street, including a programme for implementation, shall have been submitted to the Local Planning Authority. The works shall be carried out in accordance with a scheme approved by the Local Planning Authority.

Reason: Insufficient information has been submitted with the application and in the interests of visual amenity.

Pre-construction and pre-occupation conditions

- 9) Prior to the commencement of construction (excluding demolition and site preparation), details of the proposed structural approach to the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority, along with details demonstrating how the accommodation proposed within the building will be capable of adaptation or reuse in future for alternative configurations of residential use. The building shall thereafter be constructed in accordance with the approved structural details.

Reason: To ensure that these buildings which are designed for specialist residential uses will be capable of adaptation into alternative uses in future with minimal financial and carbon impacts in accordance with Core Strategy Policy CP15, paragraph 10.55 (preamble to CP17), policies S2 (principle 4), H6 (Co-Living) and H10 (Purpose Built Student Accommodation) of the submitted emerging Exeter Local Plan (2025), the NPPF & National Design Guide.

- 10) Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall achieve an overall CO2 emissions reduction of at least 67.4% against currently Building Regulations Part L 2021 as set out in Sustainability Net Zero Carbon, Statement, June 2025, as a minimum. Prior to commencement of development (excluding demolition and site clearance), the developer shall submit to the Local Planning Authority a design (interim) stage assessment report, which shall set out the performance expected to be achieved by the building. A post completion report of the building is to be carried out within three months of substantial completion of the building.

Reason: To ensure that the proposal complies with Policy CP15 of Council's Adopted Core Strategy and in the interests of delivering sustainable development. The design stage assessment must be completed prior to commencement of development because the findings may influence the design for all stages of construction.

- 11) No construction hereby permitted (excluding demolitions and site clearance) 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 Proposed Redevelopment of Mary Arches Car Parks, Exeter Flood Risk Statement and Drainage Strategy (Report Ref. 25106-RLL-XX-RP-C-0002, Rev. P02, dated June 2025).

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

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

- 12) Prior to commencement of any construction (excluding demolition and site clearance) of the building hereby approved an Acoustic Insulation Implementation and Verification Plan shall be submitted and approved in writing by the Local Planning Authority. This plan shall include details of the insulation to be installed and describe how the installation shall be tested so as to demonstrate the achievement of suitable internal noise levels. Prior to the occupation of the building hereby approved an Acoustic Installation Verification Report shall be submitted. This report shall document the successful completion of the acoustic insulation work and post-installation testing.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby.

- 13) No construction works above ground 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, brickwork bonding, joints between elements/components of dissimilar materials, specialist metalwork, canopies, glazing systems, and other fabrications.

Reason: To ensure good quality design and local distinctiveness, in accordance with Policy CP17 of the Core Strategy, saved Policy DG1 of the Exeter Local Plan First Review and paragraph 135 of the NPPF, and that the setting of the Conservation Area opposite would be preserved.

- 14) A schedule of all the materials it is intended to use externally in the construction of the development (including facing, roofing, rainwater goods, glazing systems, doors, hard surfaces and means of enclosure), and where requested by the Local Planning Authority samples of those materials, shall be submitted to the LPA. No external finishing material shall be used until the Local Planning Authority has confirmed in writing that its use is acceptable. Thereafter the materials used in the construction of the development shall correspond with the approved samples/details in all respects.

Reason: To ensure that the materials conform with the visual amenity requirements of the area.

- 15) A detailed scheme for landscaping, including the planting of trees and or shrubs, the use of surface materials and boundary screen walls and fences, including the acoustic barrier, shall be submitted to the Local Planning Authority and the building shall not be occupied until the Local Planning Authority have approved a scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and any earthworks required together with the timing of the implementation of the scheme. The landscaping shall thereafter be implemented in accordance with the approved scheme in accordance with an agreed programme.

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

- 16) Prior to commencement of the development (with the exception of demolition and clearance) a Landscape and Ecological Management Strategy shall be submitted to and approved in writing by the Local Planning Authority.

Prior to the first occupation of any part of the development hereby permitted, a Landscape and Ecological Management Plan (LEMP), shall have been 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.

For the avoidance of doubt this shall include 24 integral Swift Nest Boxes in accordance with the detailed recommendations of the Ecological Impact Assessment and confirm the type of swift bricks to be installed, locations, into which boxes are to be installed, and evidence in the form of photographs of correct installation.

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.

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 and paragraphs 58, 109 and 118 of the NPPF.

Other conditions

- 17) Prior to the installation of any new plant on the site (such as ASHP, MVHR, etc), 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) and noise specification. The plant shall not exceed 5dB below the existing background noise level at the site boundary. 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: In the interests of the amenity of the area, including nearby residential as well as future residents. These details are required prior to the installation of the relevant equipment as specified to ensure that the plant will not give rise to significant adverse impacts on the amenity of neighbouring receptors.

18) The loading lay-by on Bartholomew Street East shown on the approved plans shall be provided and made available for use prior to the first occupation of the development.

Reason: To ensure satisfactory access into the site in accordance with saved policies T1 and T3 of the Exeter Local Plan First Review, the Sustainable Transport SPD and paragraphs 115 and 117 of the NPPF.

19) Public access to the walkway linking North Street with Mary Arches Street and the space at the junction of Bartholomew Street East with Synagogue Place shall be provided prior to the first occupation of the development hereby permitted.

Reason: To ensure satisfactory access through the site in accordance with saved policies T1 and T3 of the Exeter Local Plan First Review, policy CP9 of the adopted Core Strategy, the Sustainable Transport SPD and paragraphs 115 and 117 of the NPPF.

20) In accordance with details that shall previously have been submitted to, and approved by, the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway.

Reason: In the interest of public safety and to prevent damage to the highway

21) Details of external artificial lighting, including for the walkways, compliant with the specifications in section 5.4 of the EclA, shall be submitted to and be approved in writing by the Local Planning Authority.

The details shall include location, type, specification of lighting, and an assessment of the lighting against BS5489-1:2020 and 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 lighting shall be installed in accordance with the approved

details prior to the occupation of the relevant phase of the development, including lighting to the proposed site access and permissive path.

Reason: To ensure lighting is provided in the interests of public and resident safety, whilst ensuring that it is well designed to protect the amenities of the area and wildlife and in accordance with saved policy LS4 of the Exeter Local Plan First Review, the Residential Design Guide SPD.

- 22) Prior to occupation of the development hereby permitted details of CCTV to be installed shall be submitted to and approved in writing by the local planning authority. CCTV shall be installed in accordance with the approved details prior to first occupation of the building or the walkways and public areas first being brought into use.

Reason: In order to help prevent / detect crime, disorder and anti-social behaviour and to ensure the development is carried out in accordance with the Operator Management Plan and the DAS with the minimum coverage outlined which must include external areas of the site.

- 23) Notwithstanding the details indicated on the submitted drawings no on-site works above slab level shall commence until a Road Safety Audit (RSA) S1 and detailed scheme for the required offsite highway improvement works relating to the cycleways has been submitted to the Highway Authority. For the avoidance of doubt, any problems identified in the RSA S1 must be adequately rectified to a standard deemed acceptable by the Highway Authority. Prior to the first occupation of the development hereby permitted the offsite highway improvement works shall have been completed in accordance with the approved details.

Reason: To ensure construction of a satisfactory development and that the highway improvement works are designed to an appropriate standard in the interest of highway safety and amenity.

- 24) The building Blocks shall not be occupied until secure cycle parking for the residents of each Block, and outdoor Sheffield cycle stands for visitors have been provided in accordance with the details submitted to and approved in writing by the LPA. The secure cycle parking shall thereafter be retained and used solely for the purposes of cycle parking. 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.

A cycle maintenance stand, pump, and basic cycle maintenance tools shall be provided for use by residents in each of the cycle stores and shall be maintained as such thereafter.

Reason: To encourage sustainable travel in accordance with saved Policy T3 of the Exeter Local Plan First Review and the Sustainable Transport SPD.

- 25) No part of the development shall be occupied until a Travel Plan (including recommendations and arrangements for monitoring and review) has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Local Highway Authority, for the development in the approved phase. Thereafter the recommendations of the Travel Plans shall be implemented, monitored and reviewed in accordance with the approved documents or any amended documents subsequently approved in writing by the Local Planning Authority.

Reason: To encourage travel by sustainable means, in accordance with saved Policy T3 of the Exeter Local Plan First Review and the Sustainable Transport SPD.

- 26) Prior to occupation of the development hereby approved, access control measures must be in place to prevent casual intrusion beyond public / semi-private space and into private space. This includes no tradesperson access for mail delivery or utility readings.

Reason: To prevent unlawful access to private / semi-private space and thus reduce the likelihood of crime, conflict, disorder and anti-social behaviour. The access control system should prevent unlawful free movement throughout the development which includes lift controls and access to stairwells.

- 27) Details of the gates to be installed at the access points of the pathways linking North Street to Mary Arches Street in the locations shown on Plan ref. [inset final plan reference] shall be submitted to and approved in writing by the Local Planning Authority and shall have been installed in accordance with those approved details prior to occupation of any part of the development hereby approved.

Reason: To restrict unauthorised access, particularly during hours of darkness to prevent the opportunity for casual intrusion, crime and anti-social behaviour.

- 28) The development hereby permitted shall not be occupied 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.

- 29) Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part 4 of this condition has been complied with in relation to that contamination.

Part 1. Site Characterization

An intrusive investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Part 2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The

scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3. Implementation of Approved Remediation Scheme/ Verification Report

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced prior to occupation and is subject to the approval in writing of the Local Planning Authority.

Part 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part 1 of this condition, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part 2 of this condition, which is subject to approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part 3 of this condition.

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 receptors.

- 30) The communal amenity spaces and shared facilities (shown as the Communal Kitchens, Communal Dining rooms, Pantry, Private Event Space, Media Room, Fitness Studio, Reception, Lounges, Co-work spaces, Gym & Studio, Laundry, and Meeting Rooms) shown on the approved floor plans of the

development shall be provided prior to occupation and thereafter maintained in perpetuity for communal amenity use only. They shall not be converted or subdivided in any way to create additional residential studios/bedspaces. The communal amenity spaces and facilities shall be made available at no cost to all residents of the relevant phase of the development in perpetuity, except where management plan(s) agreed in writing by the Local Planning Authority restrict access to specific groups of residents.

Reason: To ensure sufficient communal amenity space is available for the residents of the buildings in the interests of residential amenity in accordance with saved policy DG4 of the Exeter Local Plan First Review and paragraph 135 of the NPPF

- 31) No part of the residential use hereby approved shall be occupied until bin storage and collection facilities have been provided in accordance with details set out in the approved plans and Design and Access statement, or in accordance with such details as may be subsequently agreed in writing by the LPA. Thereafter the said bin facilities shall be retained for that purpose at all times.

Reason: To ensure that bin storage is provided in the interests of amenity and human health.

- 32) In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to become established and to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced with such live specimens of such species of such size and in such number as may be approved by the Local Planning Authority.

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

- 33) The proposed development will minimise the use of mains water by achieving a maximum indoor water consumption of 105 litres per person per day in line with the 'Optional Requirement' of Approved Document Part G (2016) in accordance with the Mary Arches, Exeter, Sustainability Net Zero Carbon, Statement, June 2025.

Reason: In the interests of reducing water resource consumption and to ensure compliance with the approved development details.

- 34) Unless otherwise agreed in writing, windows in that part of the southwest side elevation of Block A opposing 15 Bartholomew Street East and

44 Mitre Lane, and windows in that part of the southeast elevation of Block A facing adjacent properties in North Street, shall be constructed as obscure glazed and maintained as such thereafter.

Reason: In the interests of protecting the privacy of the occupiers of neighbouring buildings.

- 35) The development hereby consented, including demolition, shall be carried out in accordance with a phasing strategy that shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure redevelopment is carried out in a co-ordinated manner and the development is delivered on a comprehensive basis.

INFORMATIVES

- 1) In accordance with Chapters 1 and 2 of the Conservation of Habitats and Species Regulations 2017, this development has been screened in respect of the need for an Appropriate Assessment (AA). Given the nature of the development, it has been concluded that an AA is required in relation to potential impact on the relevant Special Protection Area (SPA), the Exe Estuary, which is a designated European site. This AA has been carried out and concludes that the development is such that it could have an impact primarily associated with recreational activity of future occupants of the development. This impact will be mitigated in line with the South East Devon European Site Mitigation Strategy prepared by Footprint Ecology on behalf of East Devon and Teignbridge District Councils and Exeter City Council (with particular reference to Table 26), which is being funded through a proportion of the Community Infrastructure Levy (CIL) collected in respect of the development being allocated to fund the mitigation strategy. Or, if the development is not liable to pay CIL, to pay the appropriate habitats mitigation contribution through another mechanism (this is likely to be either an undertaking in accordance with s111 of the Local Government Act 1972 or a Unilateral Undertaking).
- 2) 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 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.

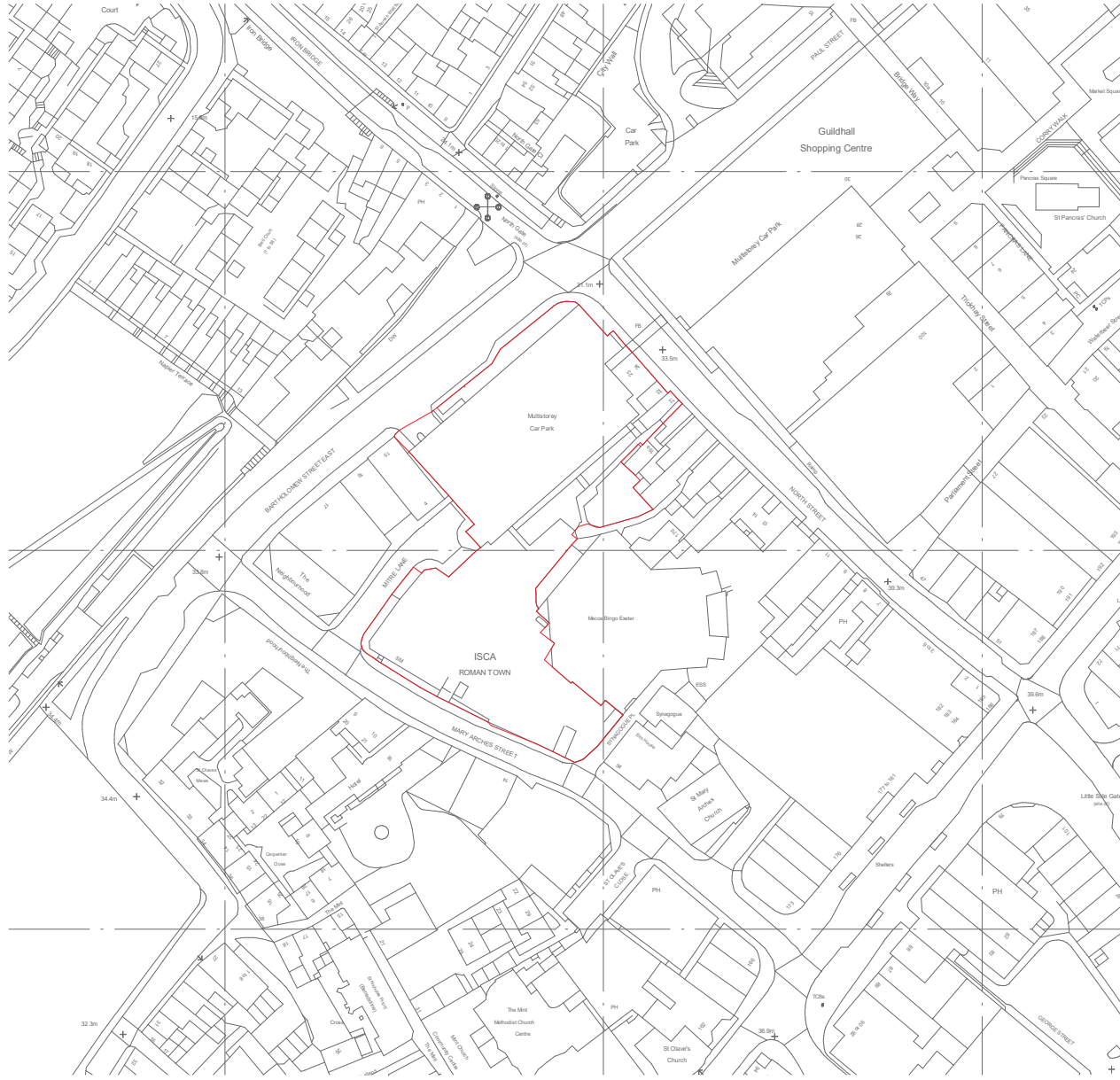
- 3) A legal agreement under Section 106 of the Town and Country Planning Act 1990 relates to this planning permission.
- 4) The Local Planning Authority considers that this development will be CIL (Community Infrastructure Levy) liable. Payment will become due following commencement of development. Accordingly, your attention is drawn to the need to complete and submit an 'Assumption of Liability' notice to the Local Planning Authority as soon as possible. A copy is available on the Exeter City Council website. It is also drawn to your attention that where a chargeable development is commenced before the Local Authority has received a valid commencement notice (i.e. where pre-commencement conditions have not been discharged) the Local Authority may impose a surcharge, and the ability to claim any form of relief from the payment of the Levy will be foregone. You must apply for any relief and receive confirmation from the Council before commencing development. For further information please see www.exeter.gov.uk/cil.
- 5) You are advised to make all future residents of both parts of the development hereby approved that they will not be eligible for residents parking permits which would allow them to park on public streets surrounding the development.

- 6) The applicant's attention is drawn to the potential for Unexploded Ordnance to be present on the site and the need for UXO risk assessments to be undertaken and the recommendations of those assessments to be adopted in working practices on site.
- 7) South West Water response relates to surface water discharge to our network, where the discharge is from buildings and yards belonging to buildings. Where the applicant has highlighted that the surface water does not connect to South West Water network, we are not commenting on this as it is not our responsibility.
- South West Water has no duty to accept land drainage runoff, flows from natural watercourses or groundwater to the public sewer system, and this is not permitted to discharge to the South West Water network. The applicant should make alternative arrangements to deal with this separately during the development and once the construction work is complete.
- South West Water are not responsible for Highway Drainage, and our comments do not relate to accepting any of these flows. The applicant should discuss and agree with the Highway Authority, where the highway water connects to.
- If the applicant wishes to connect this development to the South West Water network, they should engage with us separately to see if we can accommodate this.
- No highway drainage will be permitted to be discharged to SWW foul or combined public sewer network either directly or indirectly.
- If the applicant is looking to have their sewers adopted (surface and foul), they should design and construct the sewers to the current version of the Design and Construction Guidance. The process for doing this can be found on South West Water's website.
- 8) 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.
- 9) The following advice is given in respect of any CCTV installed:
- Compliance with the Surveillance Camera Code of Practice including Passport to Compliance.
 - Cameras, wiring and recording or monitoring equipment should be secured.
 - CCTV should be designed in co-ordination with external lighting and landscaping.
 - Installations should be protected with vandal-resistant housings.
 - Recorded images must be of evidential quality if intended for prosecution.

- Any CCTV is advised to be installed to comply with the requirements of BS EN 62676:2015 Video surveillance systems for use in security applications and BS 7958:2015 CCTV management.
- CCTV systems should be registered with the Information Commissioners Office (IOC) and be compliant with guidelines in respect to General Data Protection
- Regulations (GDPR) and Human Rights legislation. Further information is available via www.ico.gov.uk.
- Accredited NSI or SSAIB installers must be used.

RECOMMENDATION PART B

- b) REFUSE PERMISSION IF THE LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IS NOT COMPLETED WITHIN 6 MONTHS OF THE DATE OF COMMITTEE, OR SUCH EXTENDED TIME AS AGREED IN WRITING BY THE HEAD OF CITY DEVELOPMENT.



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 Drawings, specifications and schedules are to be read in conjunction with the following where applicable: Employer's Requirements documents, Agreements to Lease, Structural Engineer's drawings and specifications, Civil Engineer's drawings and specifications, Survey Drawings, Party Wall Boundary Awards, Other specialist design consultants' requirements as appointed by the Main Contractor. Other specialist design sub-contractor's requirements as appointed by the Main Contractor.
 P = Preliminary C = Contractual



NOTES
Key
— Planning Application Site Boundary

P1	Planning Issue	30/05/25	CE	MI	TP
REV	NOTES	DATE	BY	AUTH	

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DRAWING STATUS: **Planning** ISO SHEET STATUS: **S0**

PROJECT: 01-Existing
 Site Location Plan

PROJECT: Mary Arches, Exeter

SCALE AT A3: 1 : 1250 SCALE AT A1: N.T.S. DAA JOB NO: **24018**

DRAWING NO: SMA-DAA-ZZ-ZZ-DR-A- **PL01000** REV: **P1**

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