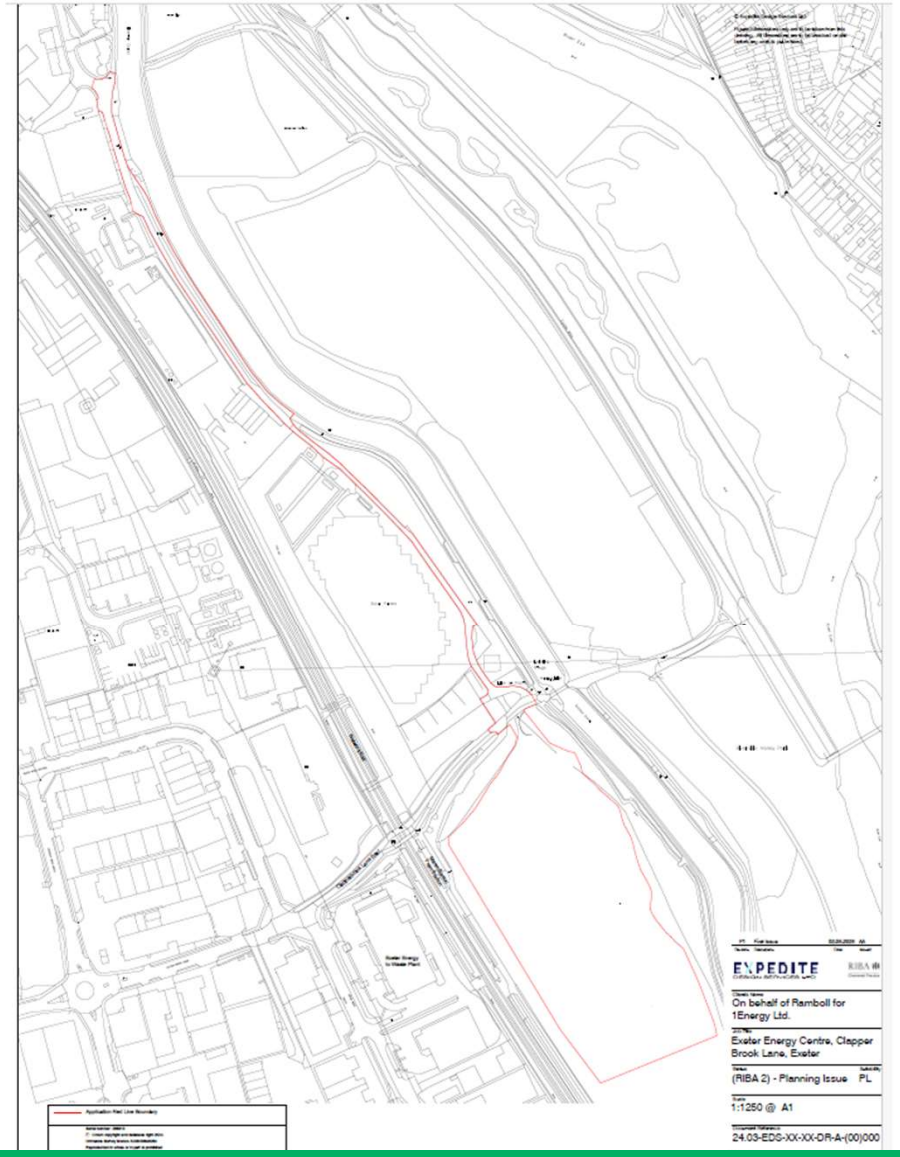
Planning Committee

4 August 2025

Exeter City Council

Application:	24/1536/OUT
Applicant:	Exeter Energy Ltd
Proposal:	Outline application for the construction of Energy Centre for the Exeter Energy Network (seeking approval of layout, access, and scale).
Site :	Land Adjacent Marsh Barton Train Station, Clapperbrook Lane East, Exeter.



SITE LOCATION PLAN

AERIAL VIEW

SITE PHOTOS

SITE PHOTOS

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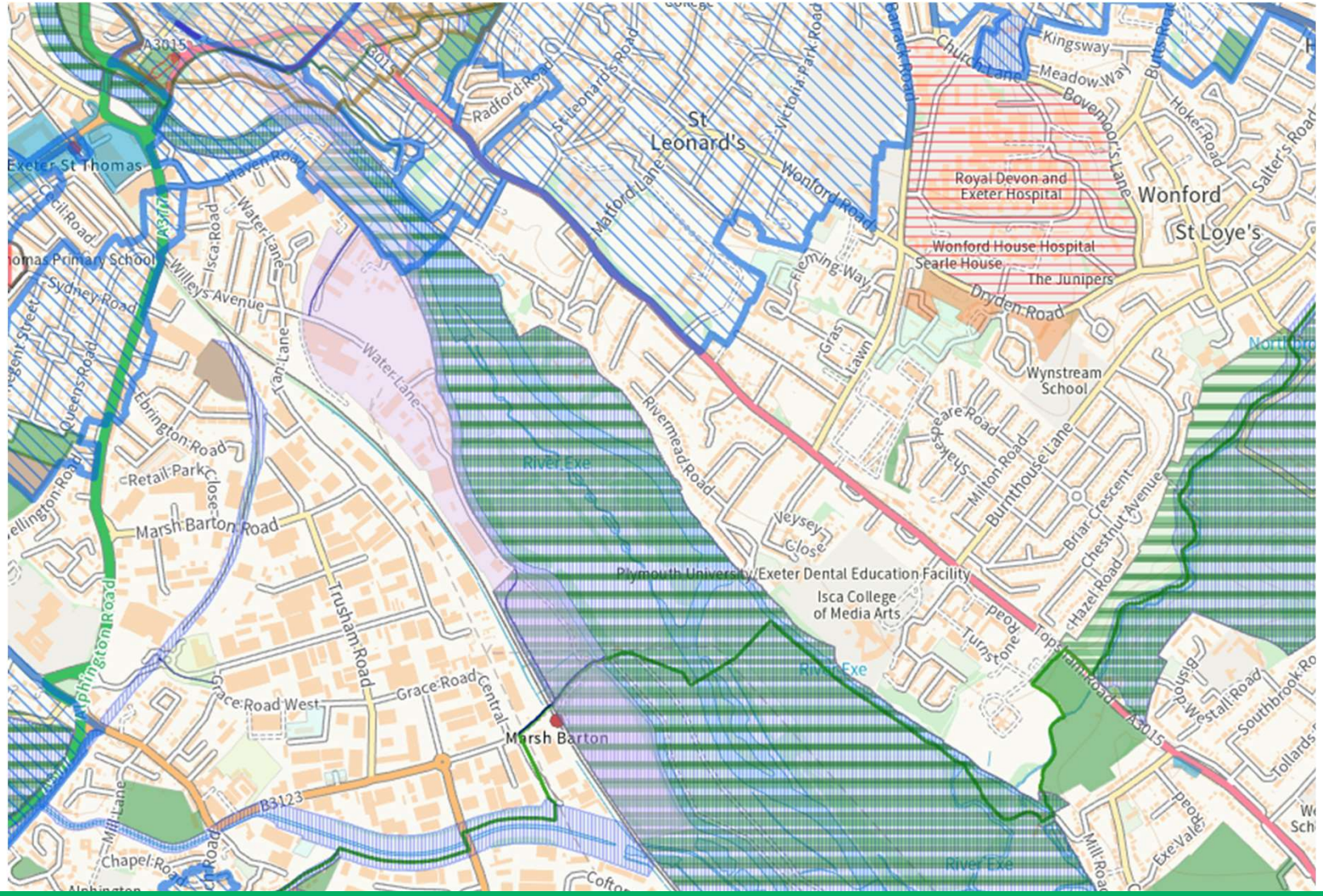
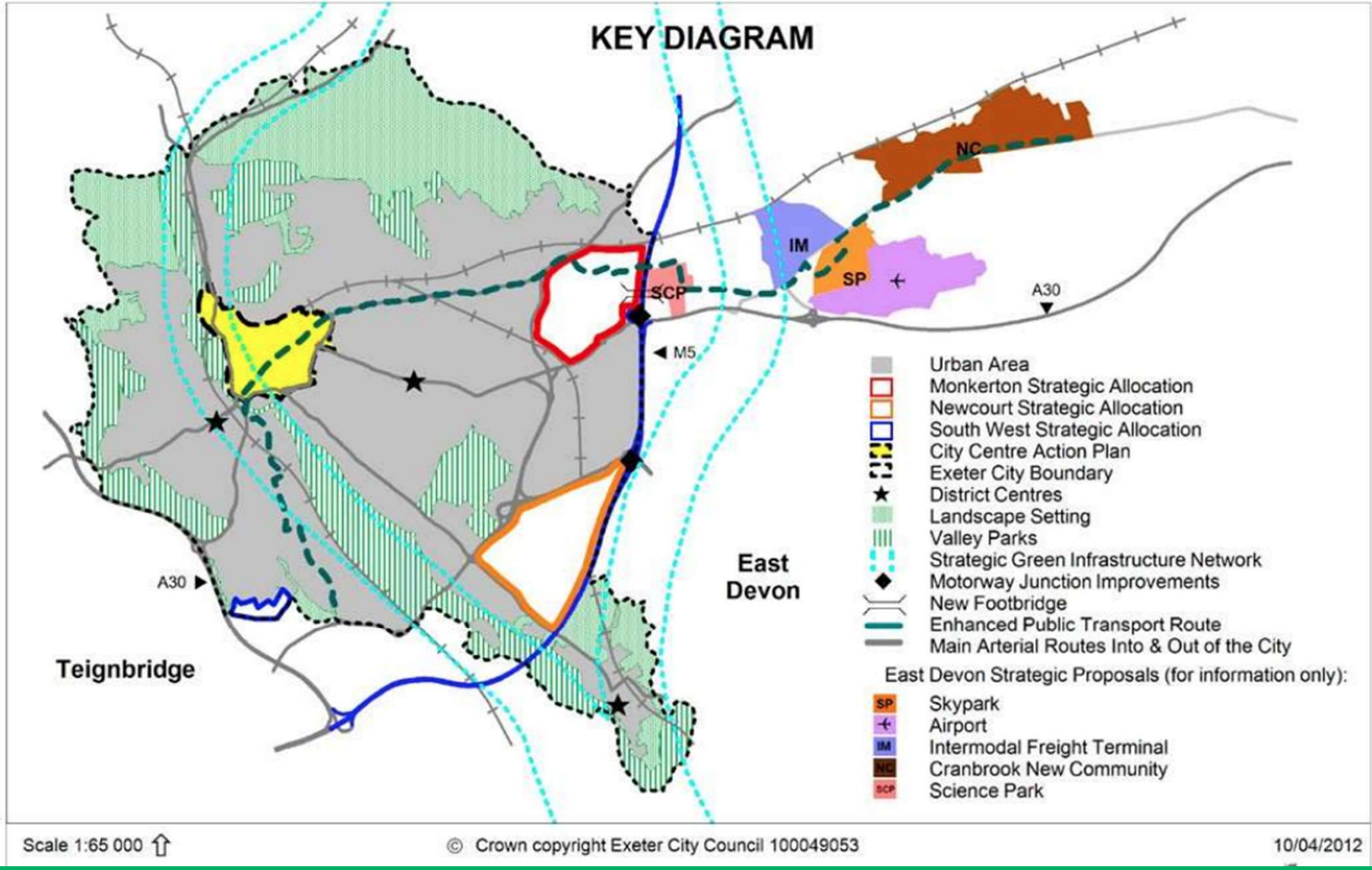


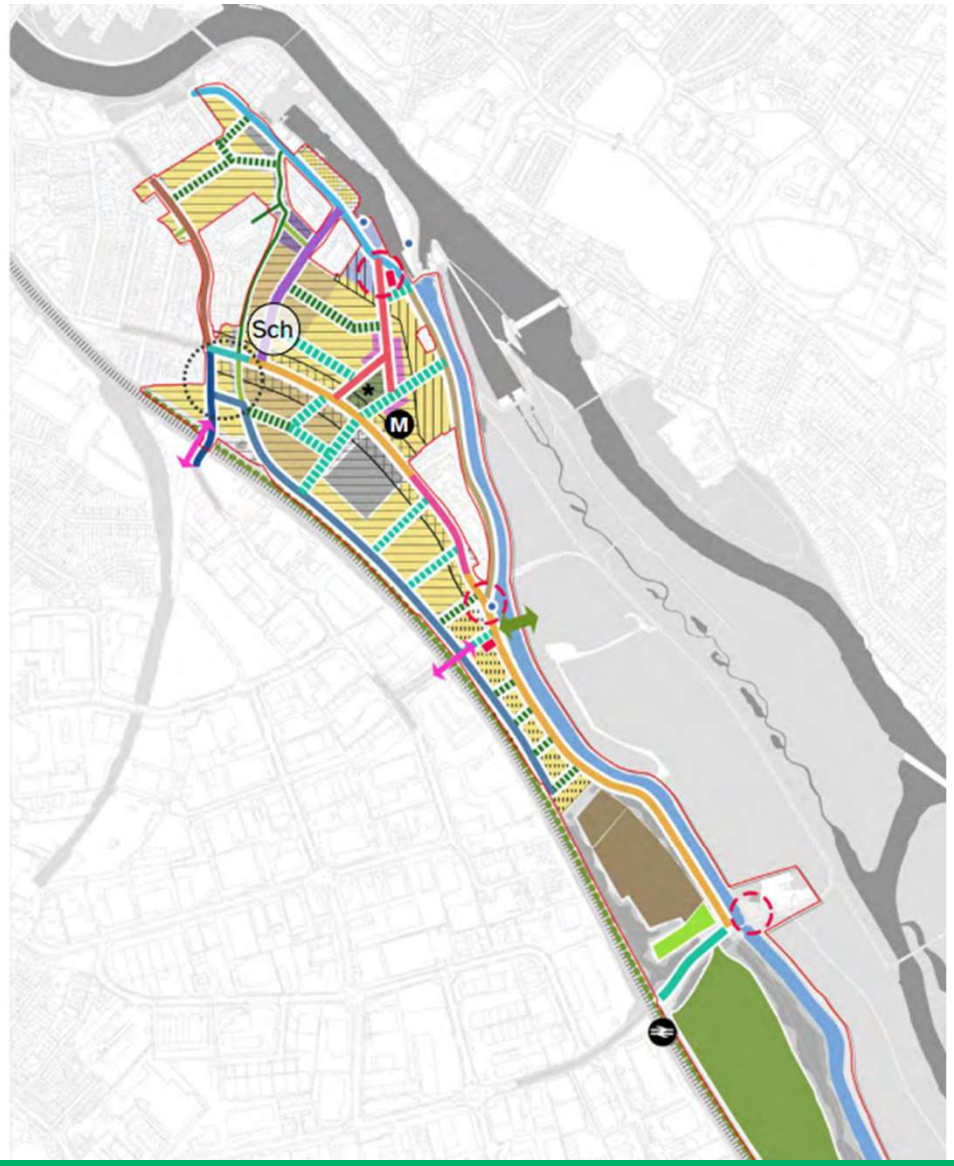
EXETER LOCAL PLAN 1ST REVIEW POLICIES MAP

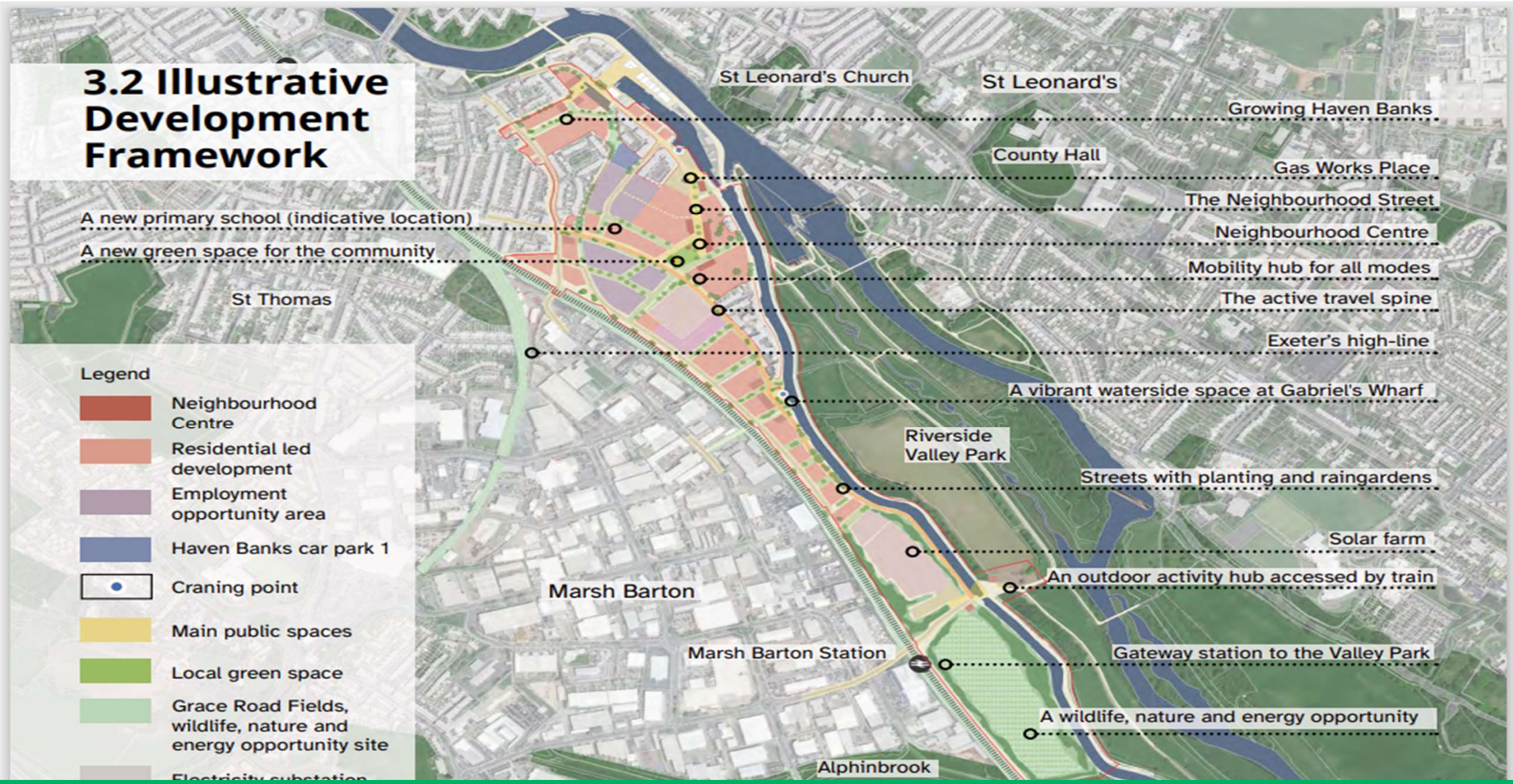


CORE STRATEGY POLICIES MAP

Regulating plan

The regulating plan describes the specific spatial requirements of the Code within the Water Lane area. It can be used to help identify which spatial codes are relevant to specific parcels of land and therefore individual planning applications. A legend is provided on the following page.





LIVEABLE WATER LANE SPD

S14 Railway embankment

Development proposals must protect and enhance the railway embankment which is an important wildlife corridor. This could include features such as planting to improve the visual appearance of the embankment and community growing areas. There should be early engagement with Network Rail to ensure proposals support safe operation of the railway and are aligned with their strategy to increase trackside biodiversity.

Proposals must include frequent green corridors between the railway embankment and the Canal that are attractive for both people and wildlife and take account of the potential consequences for noise levels along the Canal.

S15 Grace Road Fields

Grace Road Fields is a wildlife, nature and energy opportunity site and proposals should strengthen its role as an important site connecting Water Lane, the Riverside Valley Park, Marsh Barton and its station, both for people and nature.

Proposals for Grace Road Fields should be developed in collaboration with the Council and other stakeholders including Sport England to ensure a comprehensive strategy for the future use of the site.

Development proposals for other sites in Water Lane should explore opportunities to support proposals for Grace Road Fields.

Proposals should prioritise uses which:

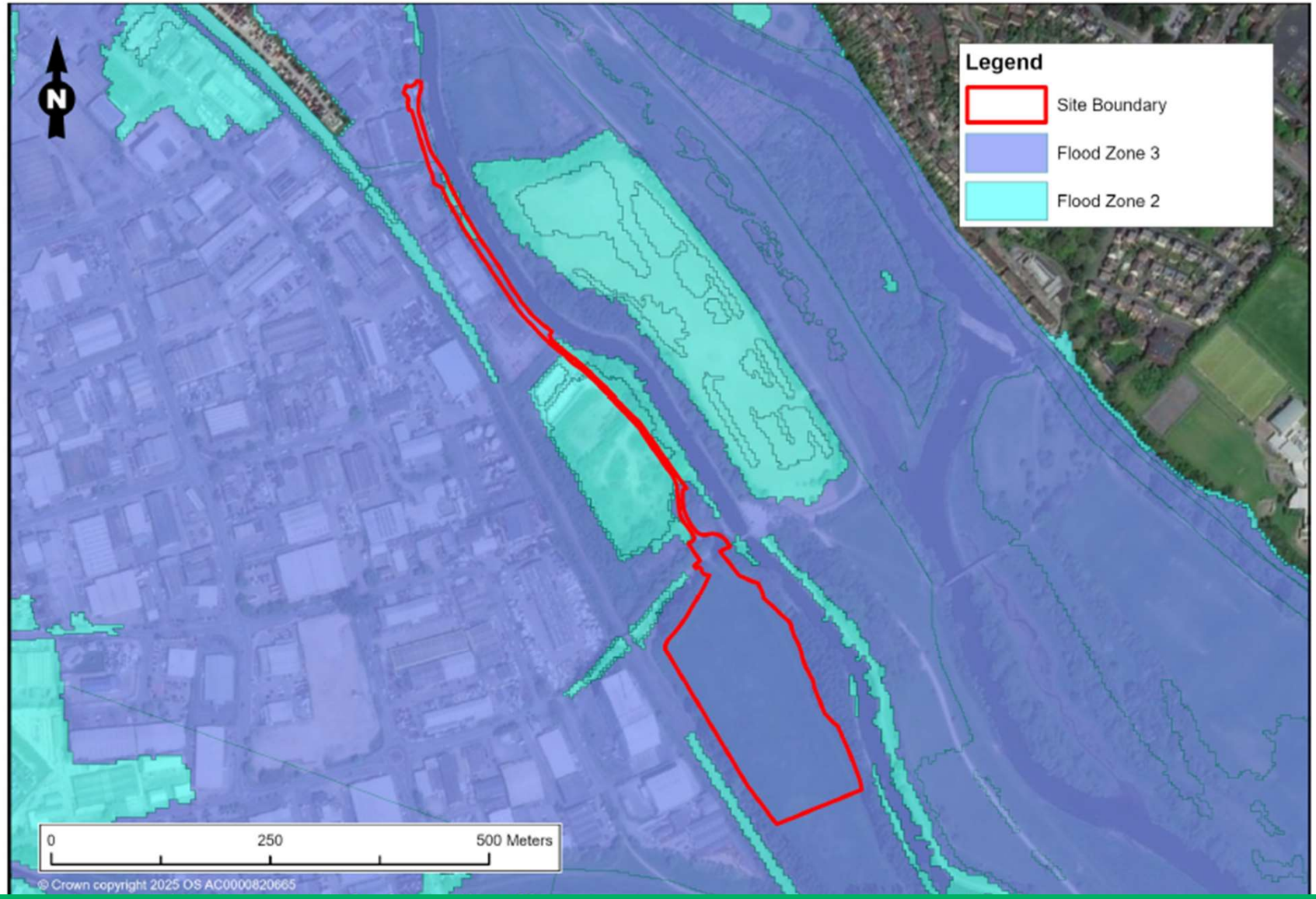
- Enhance nature and biodiversity, particularly along the Canal and the railway embankment.

Wildlife friendly and attractive planting on embankment, London Olympics Park

Nature-based destination play area, Burgess park, London. Image credit, Helena Smith.

- Establish the area around Marsh Barton station as a regional destination for recreation and water-related activities.
- Improve recreational opportunities, particularly along the Canal and near the station.
- Improve access to the Canal, particularly along the Canal and near the station.
- Improve connections for people walking and cycling between Marsh Barton, the station and the Valley Park.

Uses that are being considered for Grace Road Fields include, BNG habitat bank, woodland creation, recreational area, wildlife hub, canal Basin/marina, energy centre, allotments and solar farm. The Riverside and Ludwell Valley Parks Masterplan should be used for ideas and reference.



EA FLOOD ZONE MAPPING

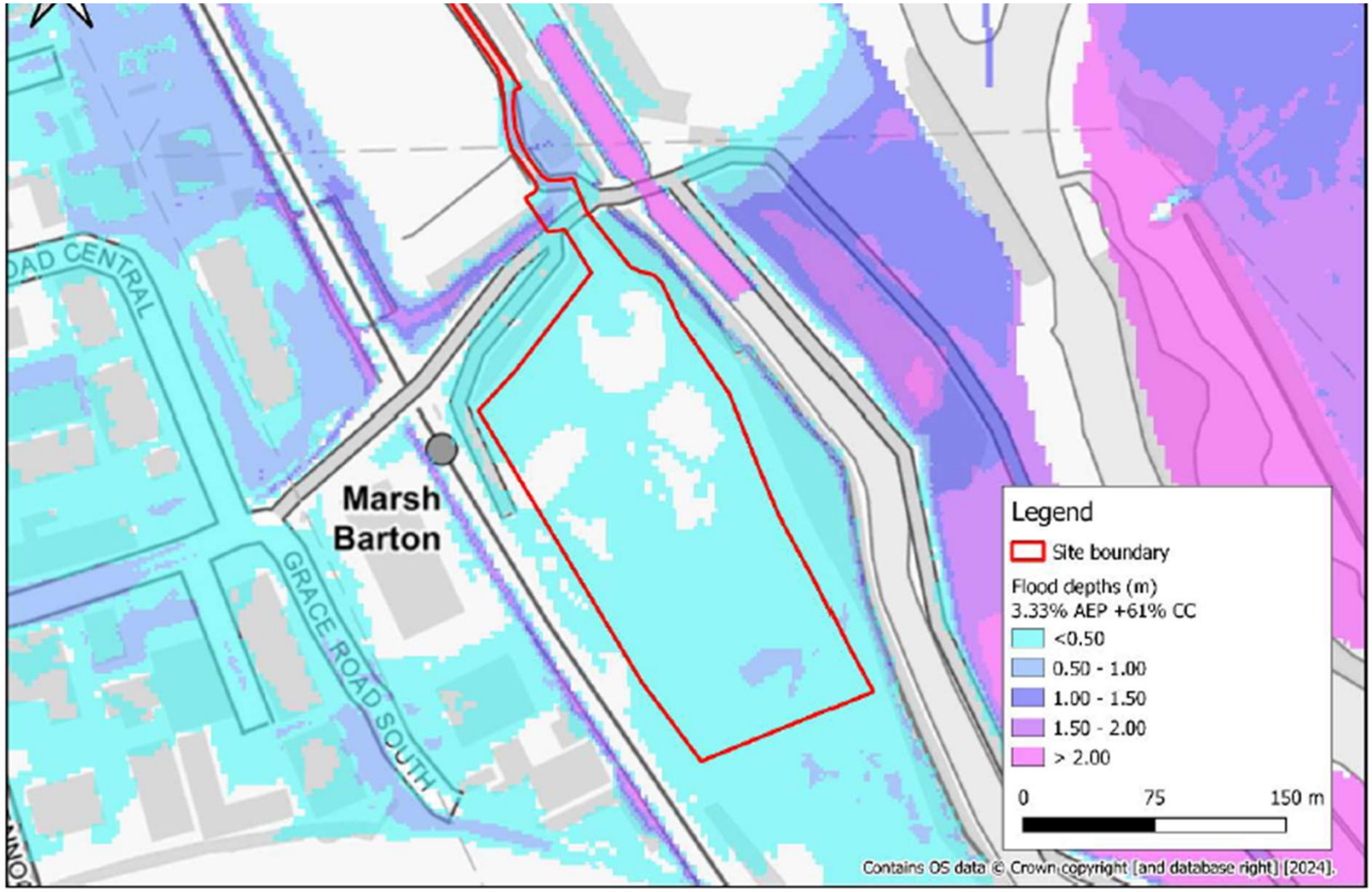


Figure 3-2: Baseline fluvial 30-year with 61% CC flood depths (m)

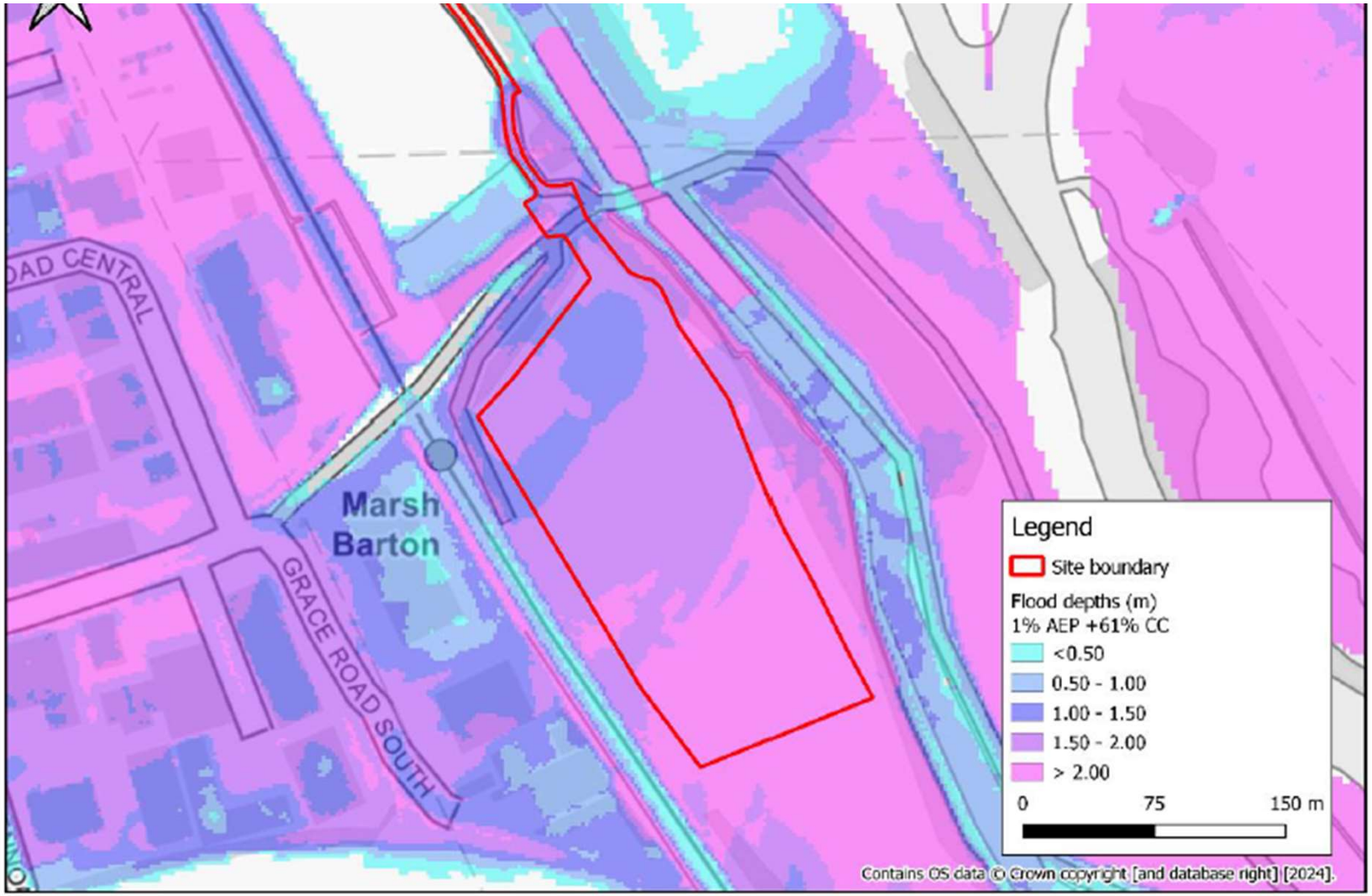


Figure 3-3: Baseline fluvial 100-year with 61% CC flood depths (m)

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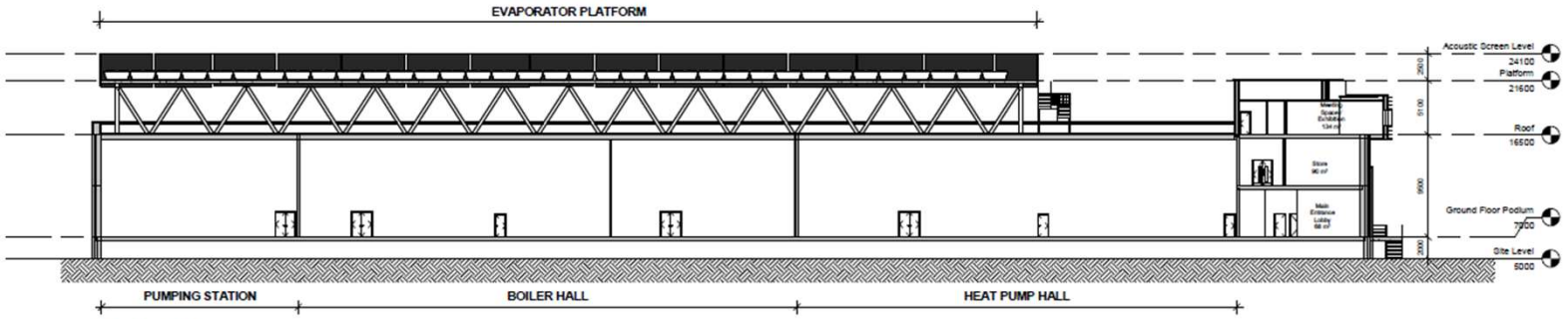
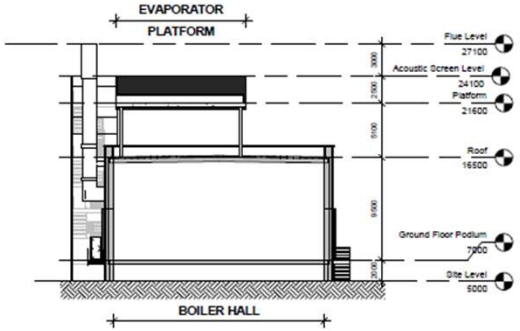
0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A1



Section A-A



Section B-B

Notes:

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2. All works to comply fully with Employers Requirements and relavant statutory regulations,
3. Please also refer to Highways and Engineer design and specification,
4. Drawing based on OS Mapping (Licence Number 100022432) dated January 2024.

Key Plan

EXPEDITE DESIGN SERVICES LTD

RIBA Chartered Practice

Clients Name
On behalf of Ramboll for 1Energy Ltd.

Job Title
Exeter Energy Centre, Clapper Brook Lane, Exeter

Status: (RIBA 2)-Planning Issue
Suitability: PL

Scale: As indicated @ A1

Document Reference: 24.03-EDS-ZZ-ZZ-DR-A-(00)400

SECTIONS

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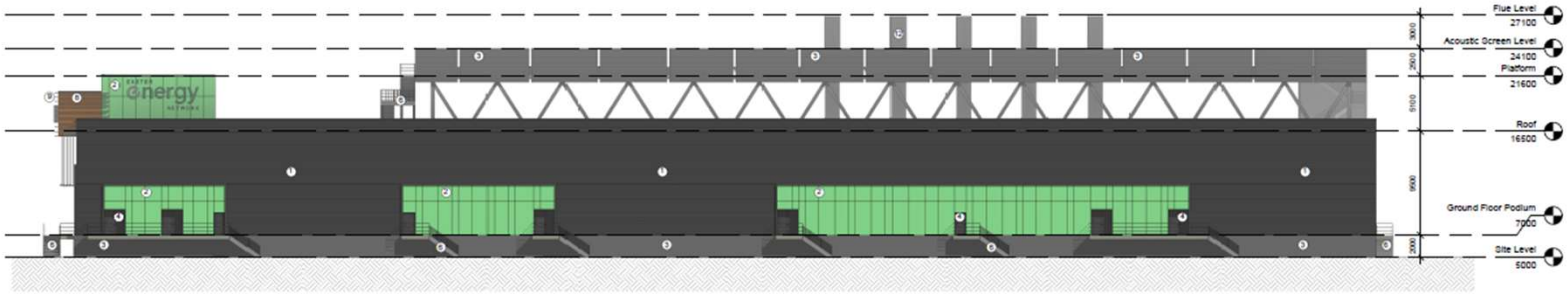

WEST ELEVATION

Key

1 - Dark grey insulated metal wall/roof cladding panel
2 - Green insulated wall cladding panel
3 - Metal mesh wall panels
4 - Dark grey external doors
5 - Dark grey curtain walling/ window frame
6 - Dark Grey metal stairs and railings
7 - Dark grey metal louvres
8 - Bronze coloured panel
9 - Metal fins
10 - Light coloured projecting framing
11 - Metal entrance canopy
12 - Flue
13 - Perforated/mesh panels

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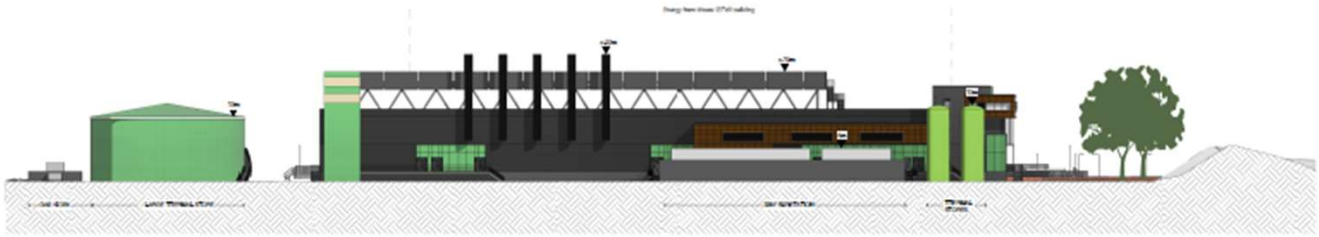
Status: (RIBA 2)-Planning Issue
Suitability: PL

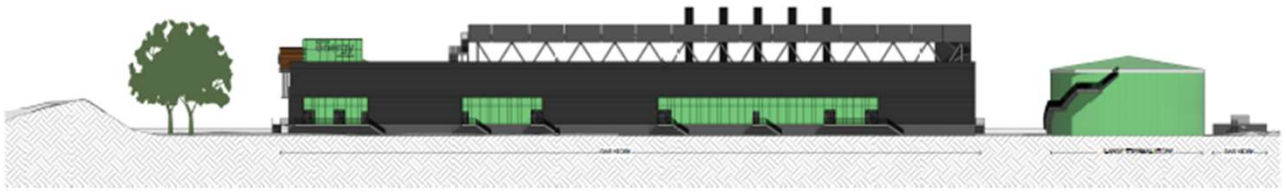
Scale: As indicated @ A1

Document Reference: 24.03-EDS-ZZ-ZZ-DR-A-(00)300

ELEVATIONS



Site Section 2
1 : 500



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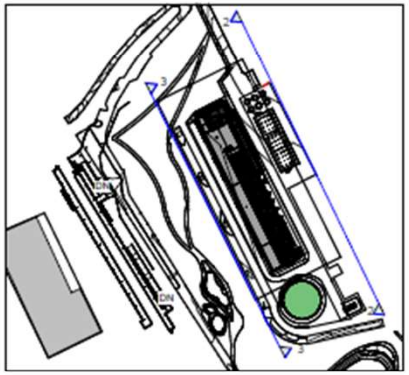

NOTE: INDICATIVE VISUAL APPEARANCE

EXPEDITE DESIGN SERVICES LTD

RIBA Chartered Practice

Client's Name
Ramboll

ELEVATIONS

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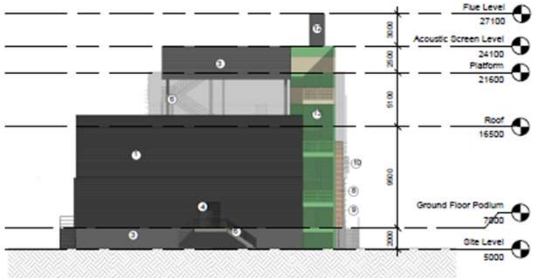
VISUAL SCALE 1:200 @ A1

NORTH ELEVATION



SOUTH ELEVATION

Key

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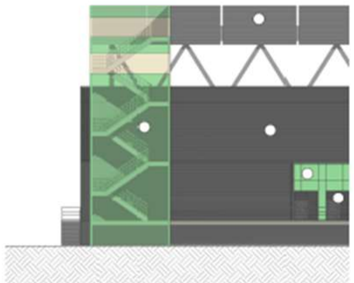

XPEDITE
DESIGN SERVICES LTD

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…n behalf of Ramboll for …Energy Ltd.

Title
…eter Energy Centre, Clapper …ook Lane, Exeter

Status: …IBA 2)-Planning Issue | Suitability: PL

Scale: …s indicated @ A1

Document Reference: …03-EDS-ZZ-ZZ-DR-A-(00)302

Notes:

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4. Drawing based on OS Mapping (Licence Number 100022432) dated January 2024.
5. Please refer to Mechanical design and specification.

ELEVATIONS

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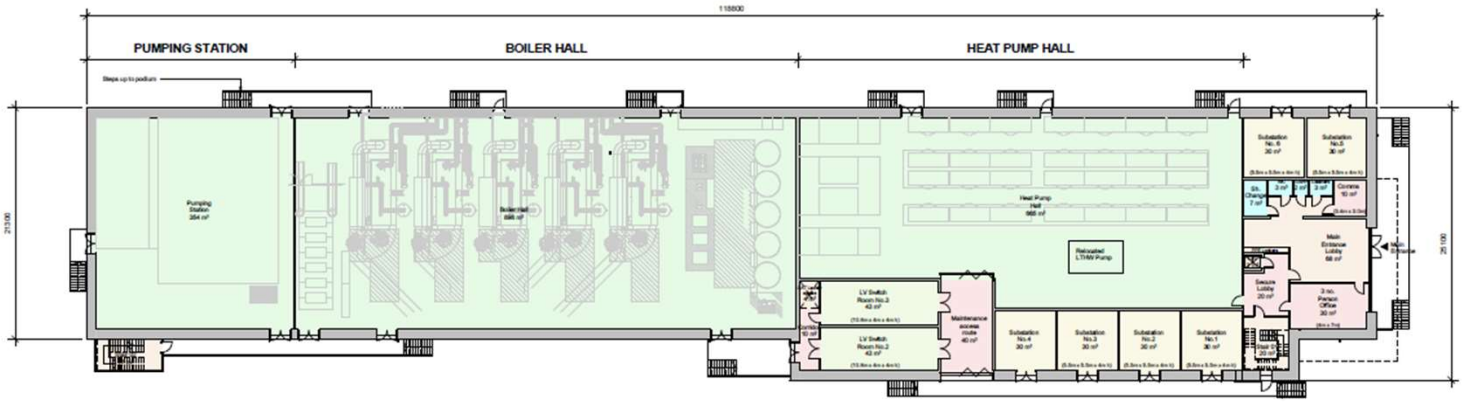
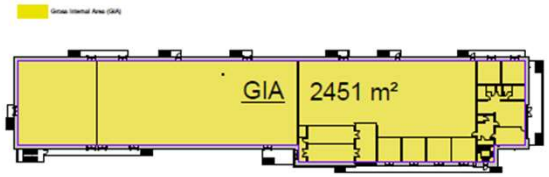


GA PLAN GROUND FLOOR PODIUM



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Status: (RIBA 2)-Planning Issue
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Document Reference: 24.03-EDS-ZZ-GF-DR-A-(00)200

FLOOR PLANS

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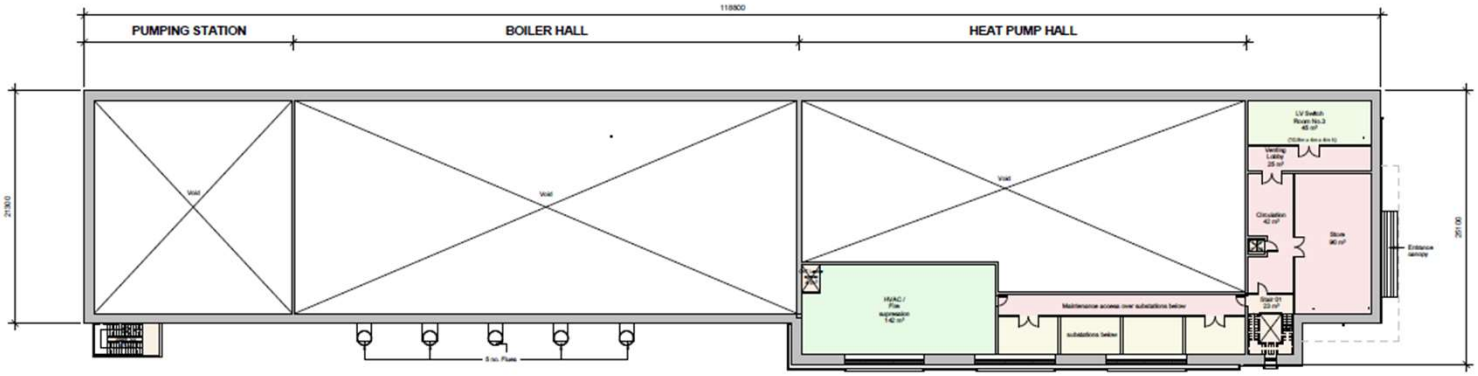
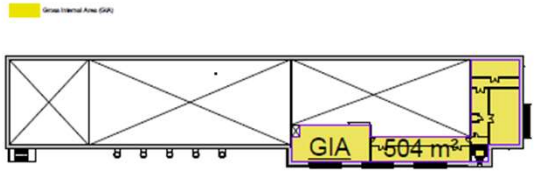


GA PLAN FIRST FLOOR



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Rev	Revision Description	Date	Initial

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Status: (RIBA 2)-Planning Issue
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Document Reference: 24.03-EDS-ZZ-01-DR-A-(00)201

FLOOR PLANS

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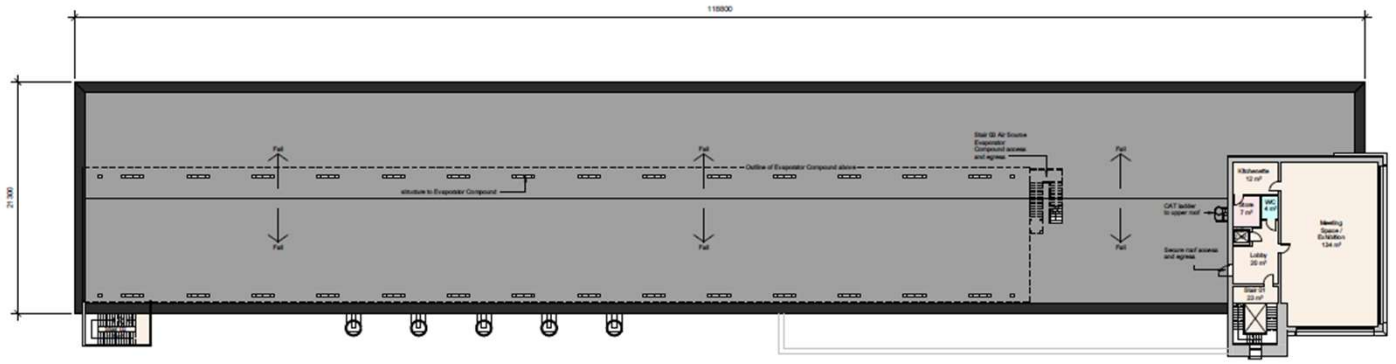
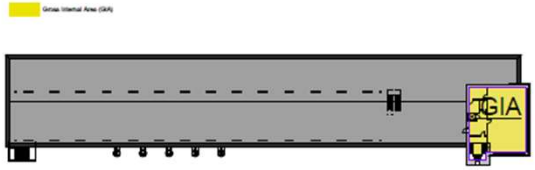


GA PLAN MAIN ROOF & SECOND FLOOR



208 m²

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FLOOR PLANS

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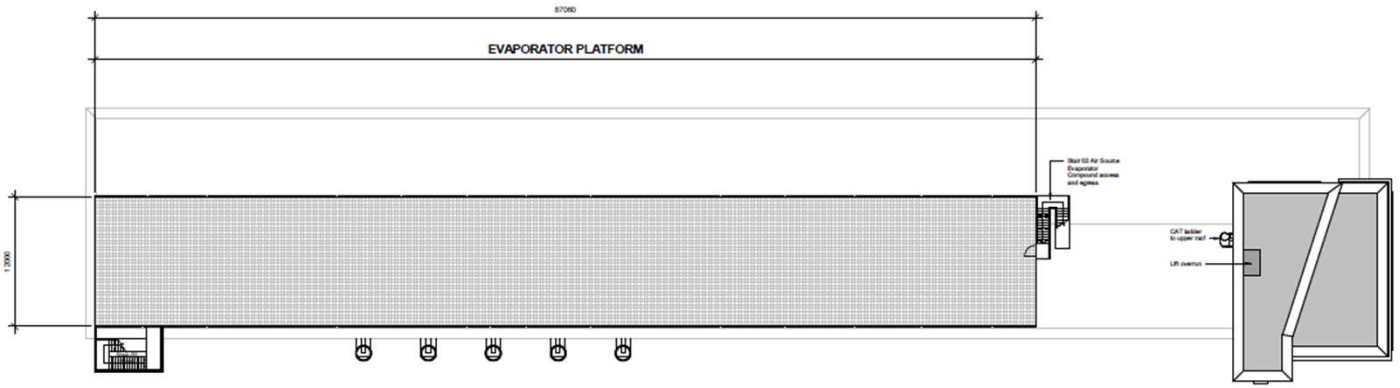

GA PLAN PLATFORM & UPPER ROOF

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Revision	Description	Date	Initial

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Status: (RIBA 2)-Planning Issue
Suitability: PL

Scale: As indicated @ A1

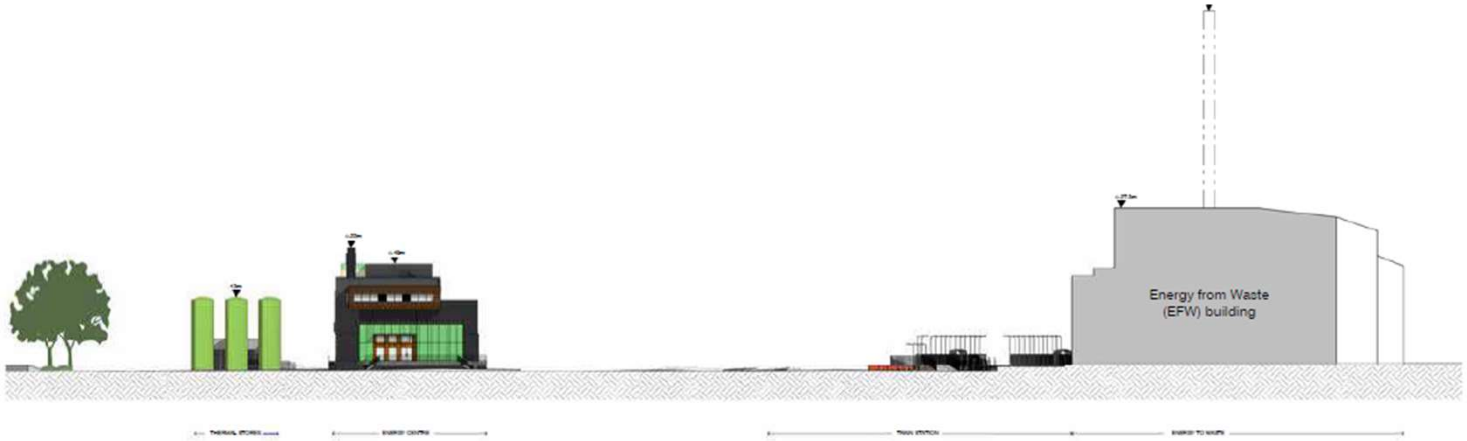
Document Reference: 24.03-EDS-ZZ-PF-DR-A-(00)203

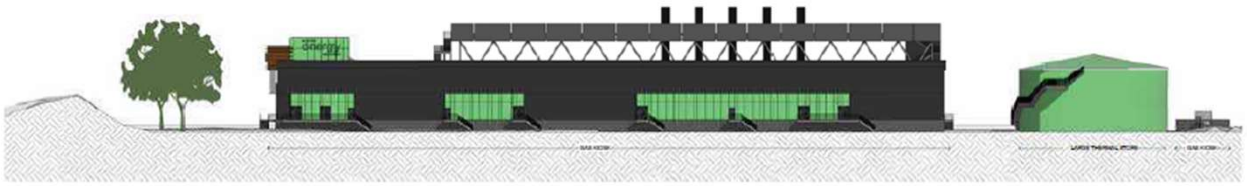
Drawing Title

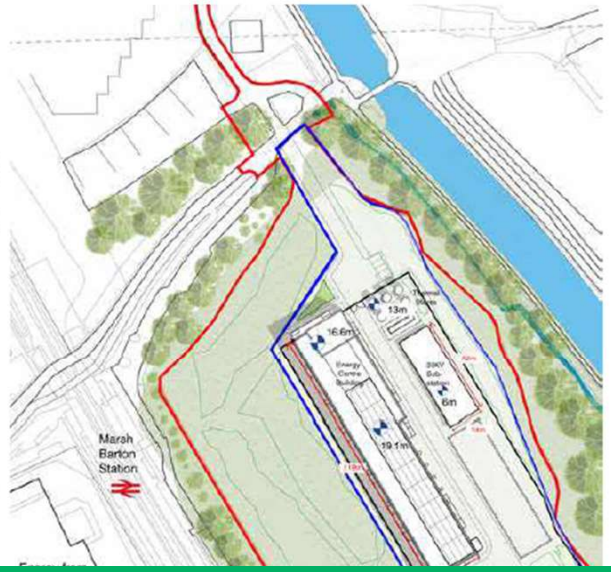
ROOF PLAN

ARTISTS IMPRESSION

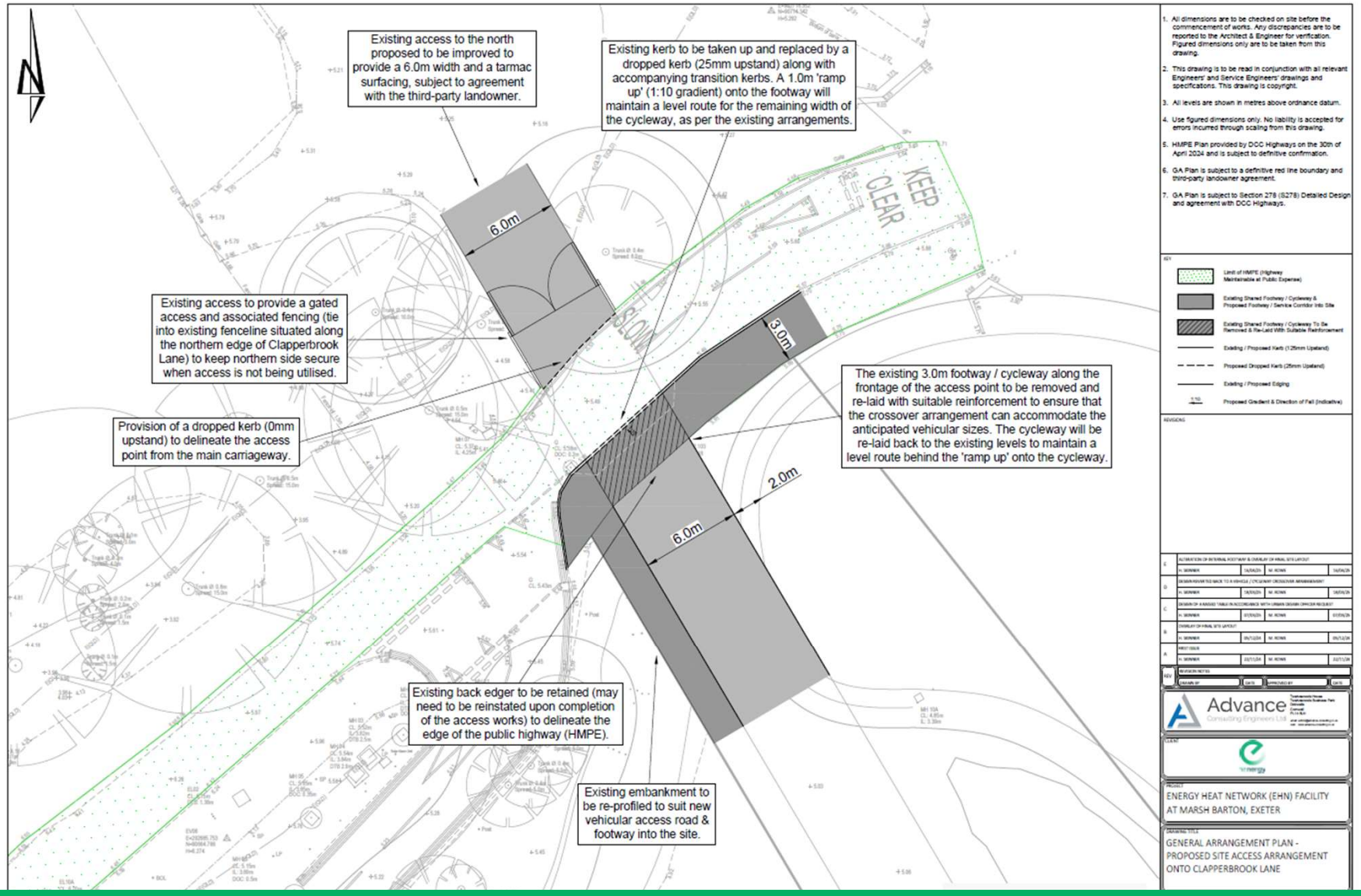
4.4 The Proposal - Indicative Site Sections







SITE SECTIONS



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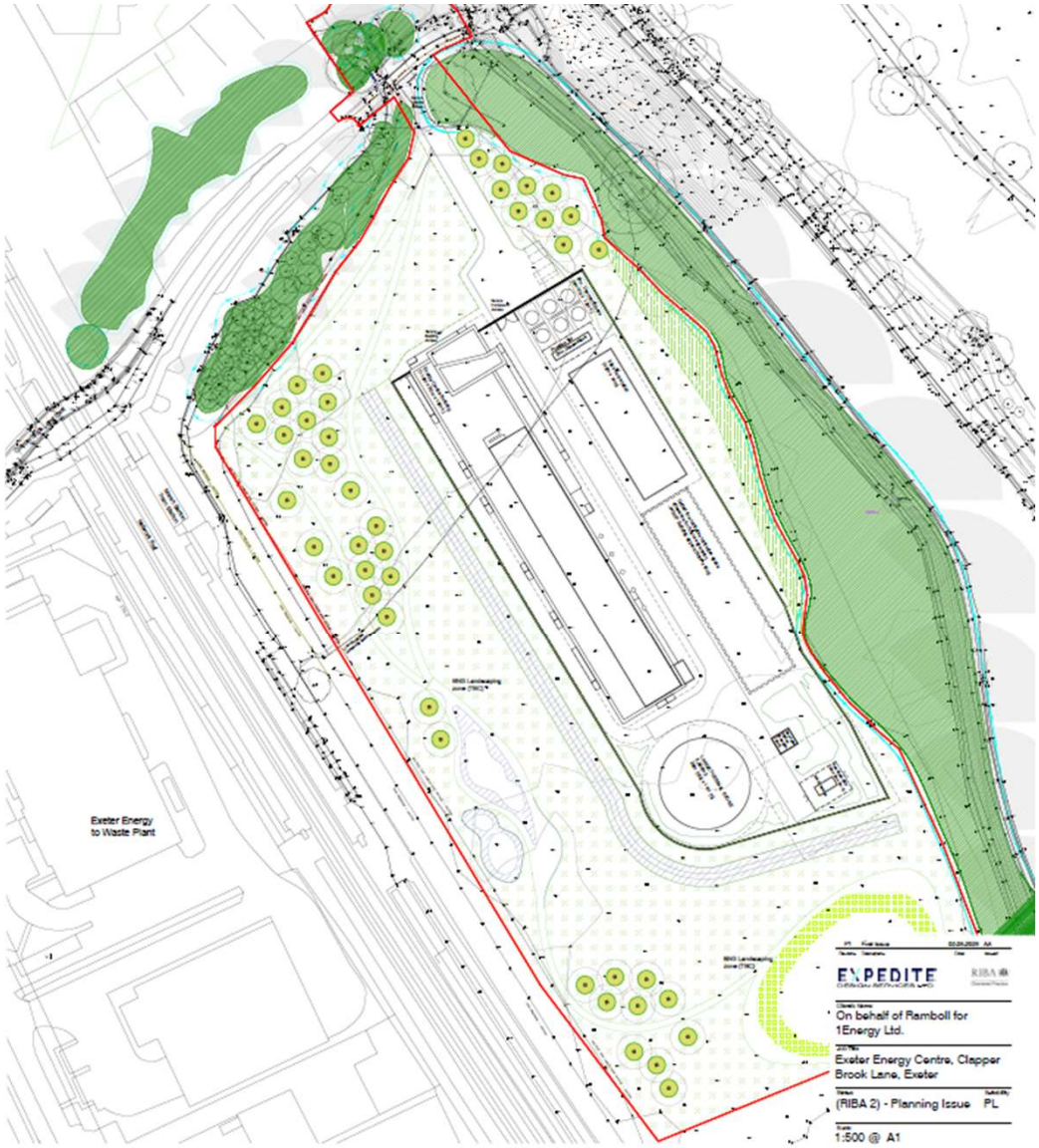


SITE MASTERPLAN

SITE MASTERPLAN

TREE REMOVAL

Further Landscape Opportunity

Option 1 aims to create a space for people and nature to enjoy. Incidental play trails, dipping areas, sweeping paths and views of wildlife create a calming place for visitors to walk, exercise, play and learn. This concept also leaves space for nature with the creation of water-bodies, marginal planting and scrub areas to provide food and shelter for the local wildlife.

1. Path joins to route within the Exeter Energy Centre design with natural permeable surfacing
2. South facing basking bank for invertebrates
3. Connected blue infrastructure feature that can work as both a wet and dry bed
4. Dipping pond area for interaction with water feature - area to be used as flexible space
5. Scrub area to provide refuge for local wildlife
6. Potential blue infrastructure connection to link with ponds to the south of the area
7. Small board-walk bridge over ditch
8. Marginal planting
9. Incidental play area with naturalistic play equipment
10. Step access to canal Path
11. Species rich grassland

Legend

Opportunity for connecting footpath to northern site area

Opportunity for conecting blue infrastructure areas

INDICATIVE PLAN

Planning Balance

The public benefits of development are considered to include securing:

- Economic benefits,
- Jobs creation and skills enhancements
- Enhanced resilience of local energy supply
- Enhancements to the wider public space
- Landscaping and tree planting
- Statutory Biodiversity Net Gain
- Additional Biodiversity Net Gain on and adjacent the site
- Decarbonisation of heating in the interest of tackling climate change
- Pathways to net zero for existing buildings

Identified harms include:

- Development in an area subject of flood risk
- Loss of part of the open space
- Loss of three existing trees
- Introduction of built form into Landscape Setting
- Noise impact in valley park

PLANNING BALANCE

The harms have been avoided, reduced and mitigated through revisions to the scheme design, and through measures secured by conditions and/or legal agreement. The public benefits of redevelopment are considered to substantially outweigh the residual flood risk and all other harms.

It is considered that the Sequential Test has been demonstrated to be passed with no sequentially preferrable sites at lower flood risk classification available.

The Exception Test has two parts both of which need to be passed. The first part balances benefits and harms and is considered to have been passed as the public benefits of the proposed development, in providing economic benefits, enhancements to the wider open spaces, additional biodiversity net gain and in decarbonisation of heating in the interest of tackling climate change, are considered to substantially outweigh the residual flood risk and all other harms. The detailed site Flood Risk Assessment has shown that the second part has been passed: the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere,

The proposal is considered to constitute sustainable development overall and permission should be granted subject to conditions.

CONCLUSIONS

The recommendation is in two parts.

A) DELEGATE TO THE 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:

- Laying out of landscaping of Grace Road Fields,
- Ongoing management of Grace Road Fields
- Securing Biodiversity Net Gain (BNG) of 57%, and management for 30 years
- A carbon descent plan to secure ongoing reduction of fossil fuel use, and decrease in carbon intensity of supplied heat, and monitoring thereof
- Employment and skills plan to secure benefits locally

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

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

OFFICER RECOMMENDATION

Conditions List

Standard Conditions

1. Reserved matters (Landscape, Appearance)
2. Time Limit - Outline
3. Approved Plans List
4. Approved Supporting documents

Pre-commencement (including demolition)

5. Construction Method Statement (CMS),
6. Construction Ecological Management Plan.
7. Construction Phase Drainage
8. Design of Landscape for flood conveyance
9. Tree Retention
10. Tree Protection

Pre-commencement (excluding demolition)

11. Contamination
12. Archaeological watching brief.
13. BREEAM design stage assessment
14. Landscape & Ecological Enhancement & Management Plan
15. Finished Floor Levels
16. Design of Voids and fencing
17. Surface Water Drainage Design
18. External materials
19. External Lighting

Pre-occupation

20. S278
21. Cycle Parking
22. Car Parking
23. Flood Emergency Plan

Other conditions

24. No penetrative piling or boring without consent
25. Unexpected Contamination Remediation
26. Failure of Landscaping
27. Site Noise Limits
28. Site Waste Management Plan
29. Restoration of site following cessation of use.

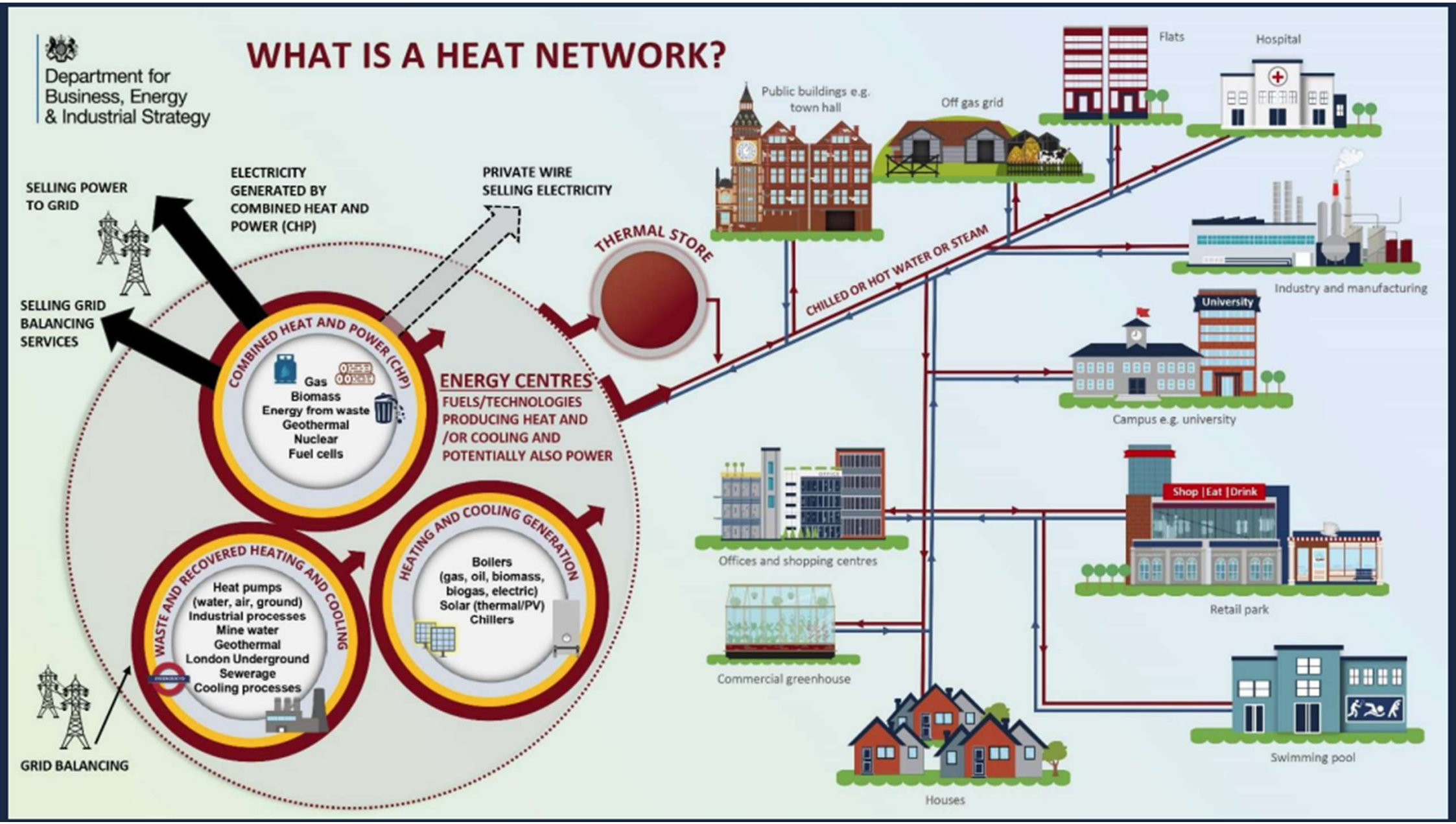
OFFICER RECOMMENDATION

B) DELEGATE TO THE HEAD OF CITY DEVELOPMENT TO 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 FROM THE DATE OF COMMITTEE OR SUCH EXTENDED TIME AS AGREED IN WRITING BY THE SERVICE LEAD (CITY DEVELOPMENT) AS THE DEVELOPMENT WOULD BE UNACCEPTABLE IN THE ABSENCE OF THE MATTERS LISTED BEING SECURED.

OFFICER RECOMMENDATION

End of Presentation

Exeter City Council


Department for Business, Energy & Industrial Strategy
WHAT IS A HEAT NETWORK?
SELLING POWER TO GRID
ELECTRICITY GENERATED BY COMBINED HEAT AND POWER (CHP)
PRIVATE WIRE SELLING ELECTRICITY
SELLING GRID BALANCING SERVICES
THERMAL STORE
CHILLED OR HOT WATER OR STEAM
COMBINED HEAT AND POWER (CHP)
Gas
Biomass
Energy from waste
Geothermal
Nuclear
Fuel cells
ENERGY CENTRES
FUELS/TECHNOLOGIES PRODUCING HEAT AND /OR COOLING AND POTENTIALLY ALSO POWER
WASTE AND RECOVERED HEATING AND COOLING
Heat pumps
(water, air, ground)
Industrial processes
Mine water
Geothermal
London Underground
Sewerage
Cooling processes
HEATING AND COOLING GENERATION
Boilers
(gas, oil, biomass, biogas, electric)
Solar (thermal/PV)
Chillers
GRID BALANCING
Public buildings e.g. town hall
Off gas grid
Flats
Hospital
Industry and manufacturing
University
Campus e.g. university
Offices and shopping centres
Shop | Eat | Drink
Retail park
Commercial greenhouse
Swimming pool
Houses

GOV·UK

Home > Environment > Energy infrastructure > Low carbon technologies

Collection

Heat networks

Heat networks form an important part of the government's plan to reduce carbon and cut heating bills for customers.

From: Department for Energy Security and Net Zero and Department for Business, Energy & Industrial Strategy

Published 18 July 2016

Last updated 10 July 2025 — See all updates

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Contents

Heat networks are vital to making net zero a reality in the UK. In high density urban areas, they are often the lowest cost, low carbon heating option. This is because they offer a communal solution that can provide heat to a range of homes and businesses by capturing or generating heat locally.

By driving forward new low carbon technologies like heat networks, we can cut the use of fossil fuels for heating our homes and shield households from oil and gas price rises that are being pushed up by pressures on global energy markets.

Through the Heat Network Transformation Programme (HNTP) the government is working with industry and local authorities, and investing over half a billion pounds in funds and programmes, to develop new heat networks

Collection

Heat network zoning

ofgem

About us | Information for consumers | Environmental and social schemes | Energy policy and regulation | Energy data and research | News and view

Active

Heat networks

Why we will be regulating heat networks, how regulation will work, and what operators and suppliers will need to do when it comes into effect.

Energy policy and regulation > Policy and regulatory programmes >

In 2026, we'll begin regulating heat networks in Great Britain (England, Scotland and Wales). Our role is set out in the Energy Act 2023 and the Heat Networks (Scotland) Act 2021.

What is a heat network

Heat networks provide heating, cooling and hot water to buildings or homes from a central source. This means a property connected to a heat network does not need its own separate heating system.

There are 2 types of heat networks:

- communal heat networks supply customers within a single building, for example a block of flats - this is currently the most common form of heat network in the UK
- district heat networks supply more than one building, for example housing developments

Ministry of Housing, Communities & Local Government

National Planning Policy Framework

December 2024

National Planning Policy Framework

165. To help increase the use and supply of renewable and low carbon energy and heat, plans should:

(a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts);

(b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and

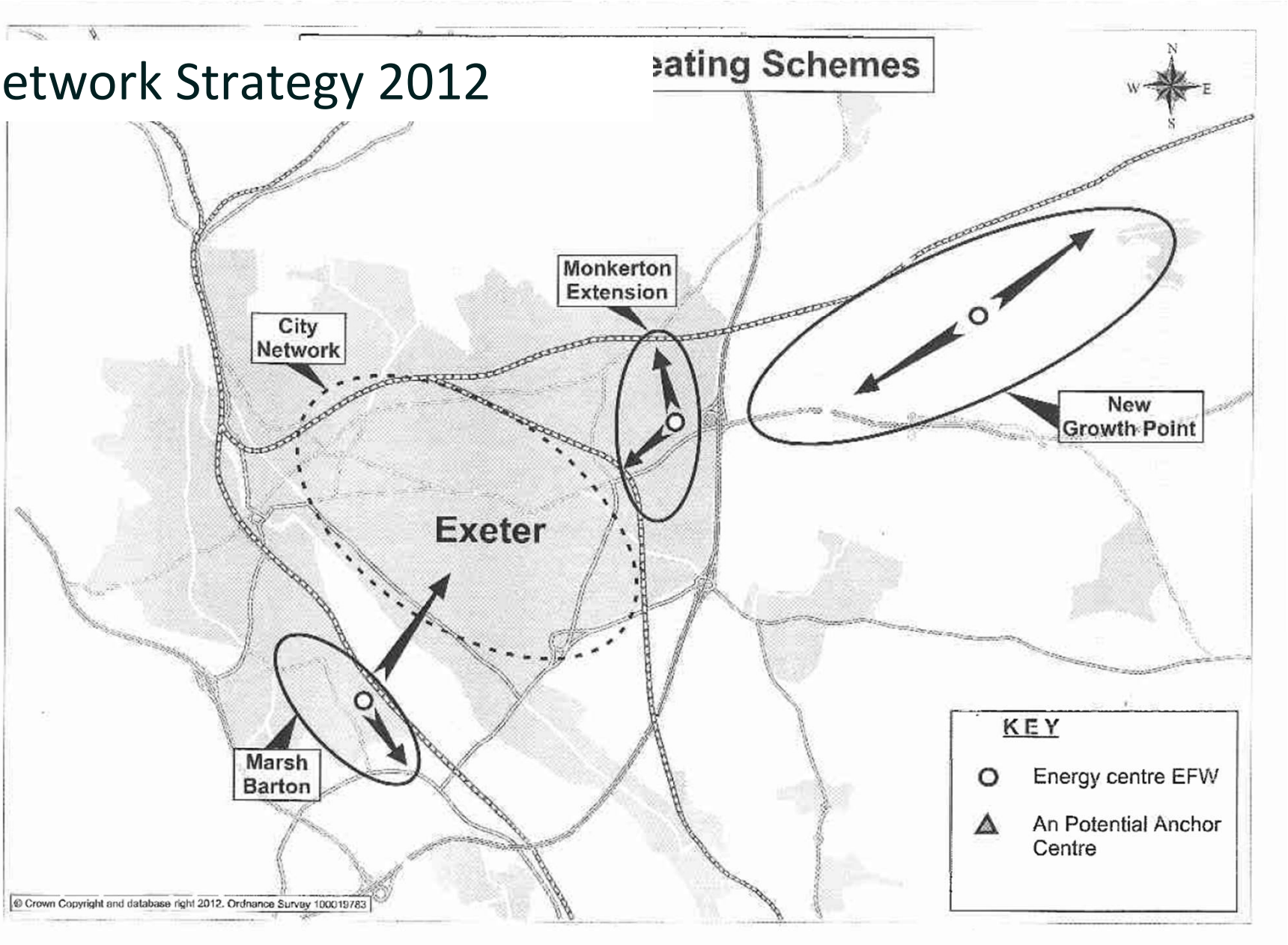
(c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

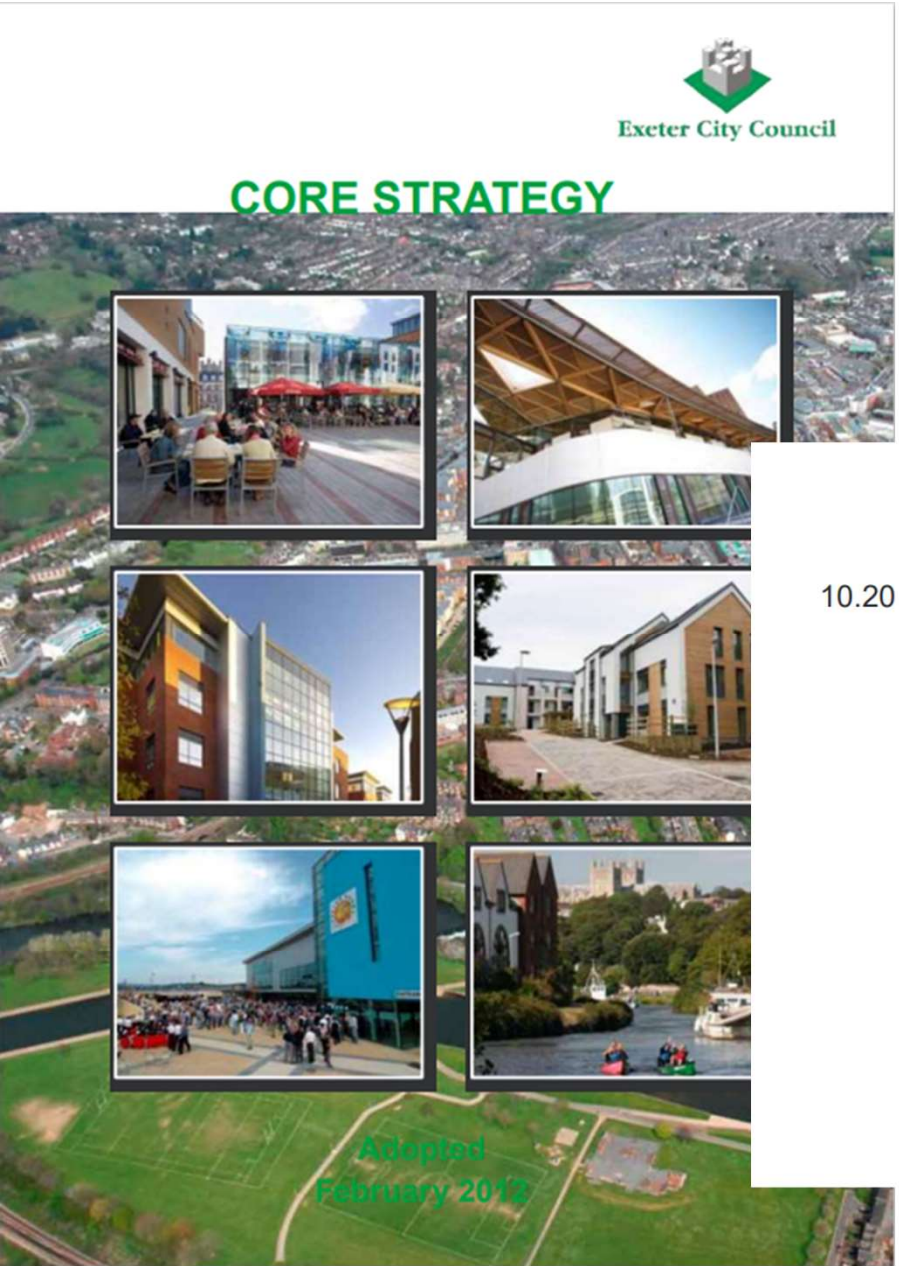
166. In determining planning applications, local planning authorities should expect new development to:

(a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

(b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Heat Network Strategy 2012





Core Strategy Policy CP13 Local Energy Networks

Decentralised energy networks

10.20 By considering existing and proposed development, and by working in partnership with developers and other organisations, a decentralised energy network can be established. More detailed guidance will be provided in the proposed Decentralised Energy and Sustainable Construction Supplementary Planning Document.

CP13: Decentralised Energy Networks will be developed and brought forward. New development (either new build or conversion) with a floorspace of at least 1,000 square metres, or comprising ten or more dwellings, will be required to connect to any existing, or proposed, Decentralised Energy Network in the locality to bring forward low and zero carbon energy supply and distribution. Otherwise, it will be necessary to demonstrate that it would not be viable or feasible to do so. Where this is the case, alternative solutions that would result in the same or better carbon reduction must be explored and implemented, unless it can be demonstrated that they would not be viable or feasible.

Exeter Plan Policy CC3 Local Energy Networks

CC3: Local energy networks (Strategic policy)

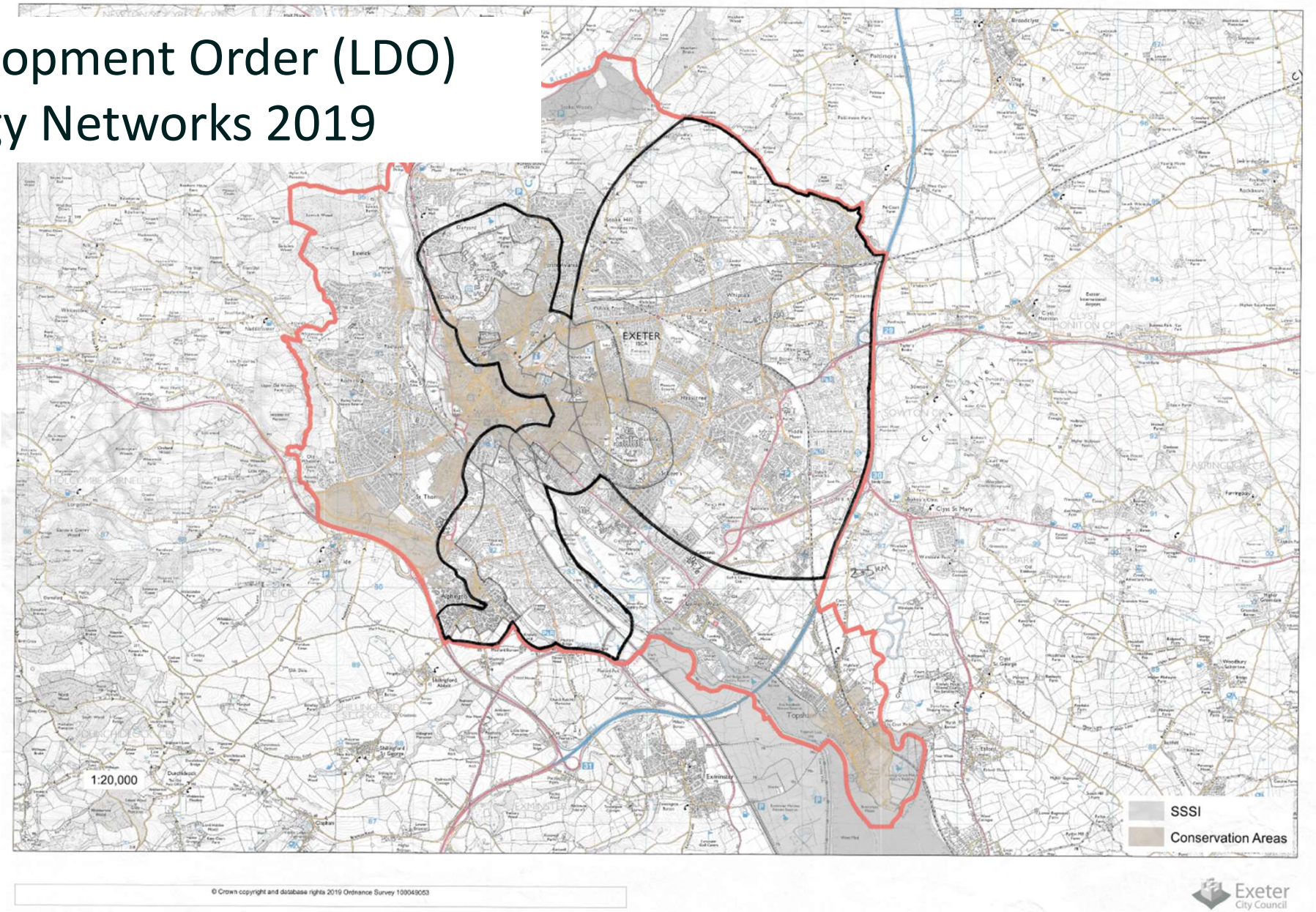
Local energy networks are proposed in the following locations:

a. Monkerton and Hill Barton;
b. The city centre, South Gate, Heavitree Road and Wonford;
c. Matford, Marsh Barton, Water Lane and Exe Bridges Retail Park;
d. Red Cow, New North Road and the University of Exeter; and
e. In other locations across the city where it is shown that it is feasible and viable to bring forward a local energy network.

Within these areas, and throughout the city within 500 metres of any local energy network subject to a contractual commitment, all new development (either new build or conversion) with a floorspace of at least 1,000 square metres, or comprising ten or more homes, must be constructed to have heating (water and space) systems compatible with the proposed or existing local energy network and include provision for the necessary pipework connection from those in-building systems up to the appropriate site boundary to allow for future connection to the network when available, unless it can be demonstrated by the applicant at the detailed design stage, having regard to the type of development involved and its design, that this is not feasible or viable.

Elsewhere, any large scale residential or non-residential development proposal must demonstrate that consideration has been given to whether it is feasible and viable for that development to be connected to any local energy network.

Local Development Order (LDO)
Local Energy Networks 2019

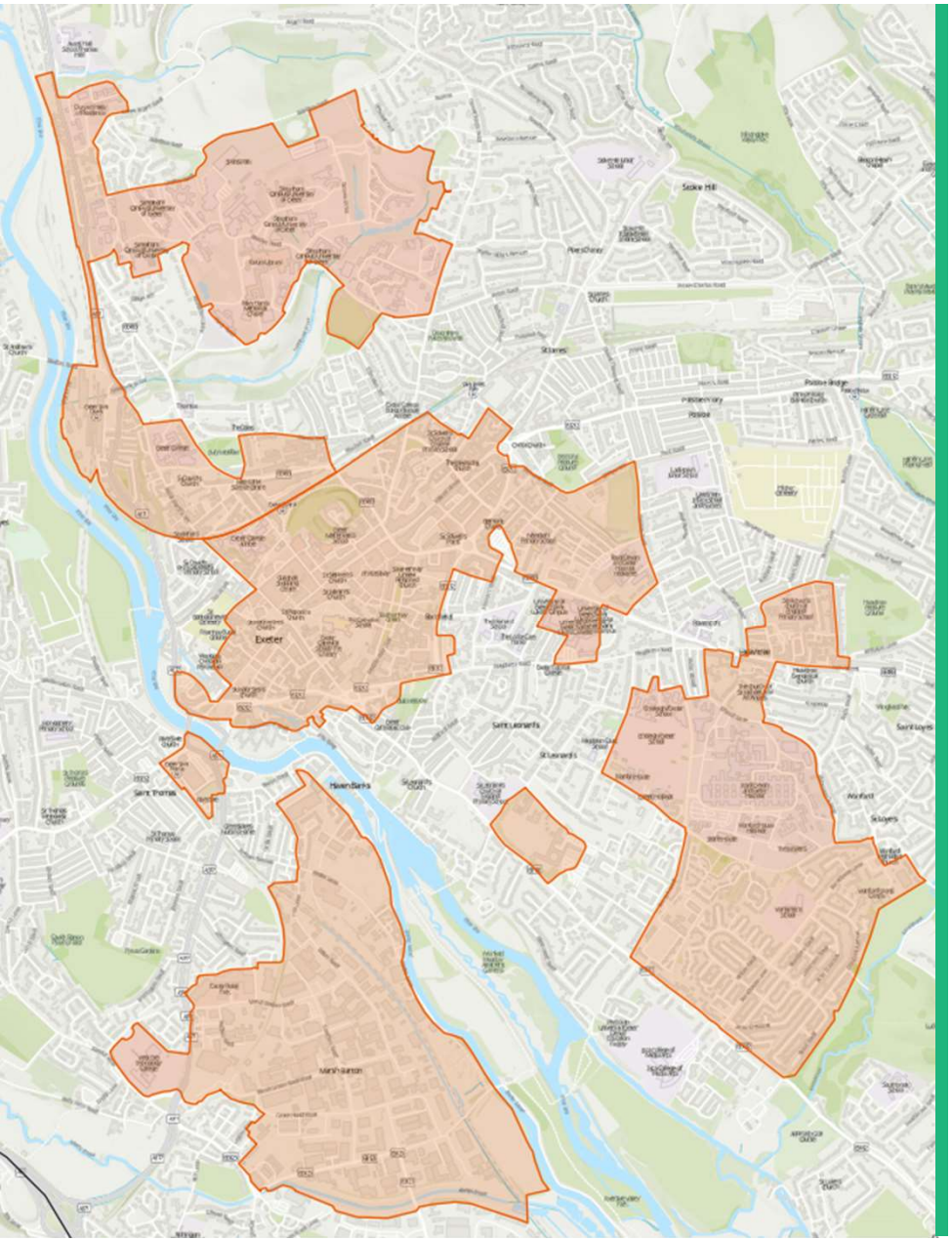


Background

- 2012: ECC Adopts Core Strategy including Policy CP13 supporting Decentralized Energy Networks
- 2019: ECC declared a climate emergency and committed to achieving a Net Zero for the city & City Council
- 2019: ECC approved Local Development Order for Local Energy Networks
- 2020: ECC adopted the Exeter City Futures Roadmap to Net Zero which identified the importance to the City of delivering District Heat Networks
- October 2022: Presentation at RAMM, to DCC & ECC members, introducing 1Energy (Exeter Energy Ltd) & Asper Management (commercial investor), explaining the benefits of DHNs, and acknowledging there are other options, including hydrogen
- November 2022: 1Energy submits Green Heat Network Fund (GHNF) application to the Department for Energy Security and Net Zero (DESNZ), with letter of support provided by ECC, UofE, RDUH and Exeter College
- 2023: 1Energy begins commercialisation and procurement
- January 2024: DESNZ announces successful bid by Exeter Energy Ltd for GHNF worth £42m to help deliver the network, alongside investment from Asper

Background cont....

- July 2024: Water Lane Masterplan and Design Code adopted by ECC. Identifies Grace Road Fields for an Energy Centre and bio-diversity net gain
- July 2024: Executive agreed in principle, to sell part of Grace Road Fields to 1Energy, for an Energy Centre
- October 2024: Public Sector Decarbonisation Scheme (PSDS4) applications submitted by University, Hospital, Exeter College & Devon Partnership Trust
- December 2024: 1Energy submits planning application for Energy Centre at Grace Road Fields
- February 2025: 1Energy presentation to Members
- March 2025: ECC launches consultation on new Corporate Plan, which includes a commitment to supporting delivery of District Heat Networks in the city
- March 2025: 1Energy starts construction of first sections of pipework at Belle Isle, under license from ECC and DCC
- April 2025: Ofgem becomes ombudsman for consumer complaints.
- May/June 2025: All four PSDS bids announced as successful



Regulation of Heat Supply & Heat Network Zoning

Exeter potential Heat Network Zones identified by DESNZ in Pilot Study.

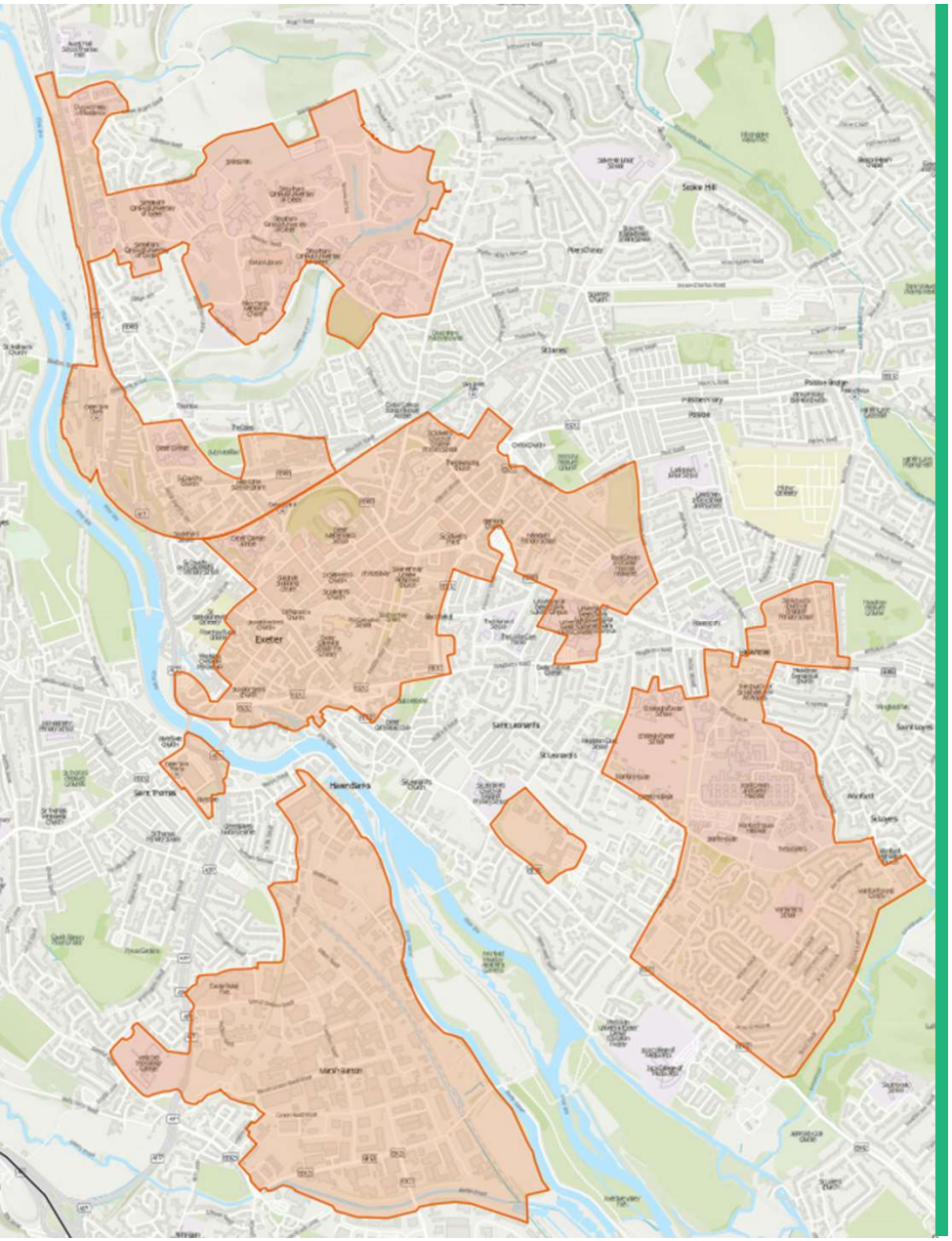
Heat Network Zoning will mandate customers within zones to connect

Will include **'step-in' arrangements** to protect customers if their heat supplier goes out of business or performs consistently poorly

OFGEM appointed as the **regulator for heat networks -** launch date 27th January 2026

Providing similar protection to gas or electricity

Regulation will include **Licensing, Consumer Protections** and **Technical Standards**



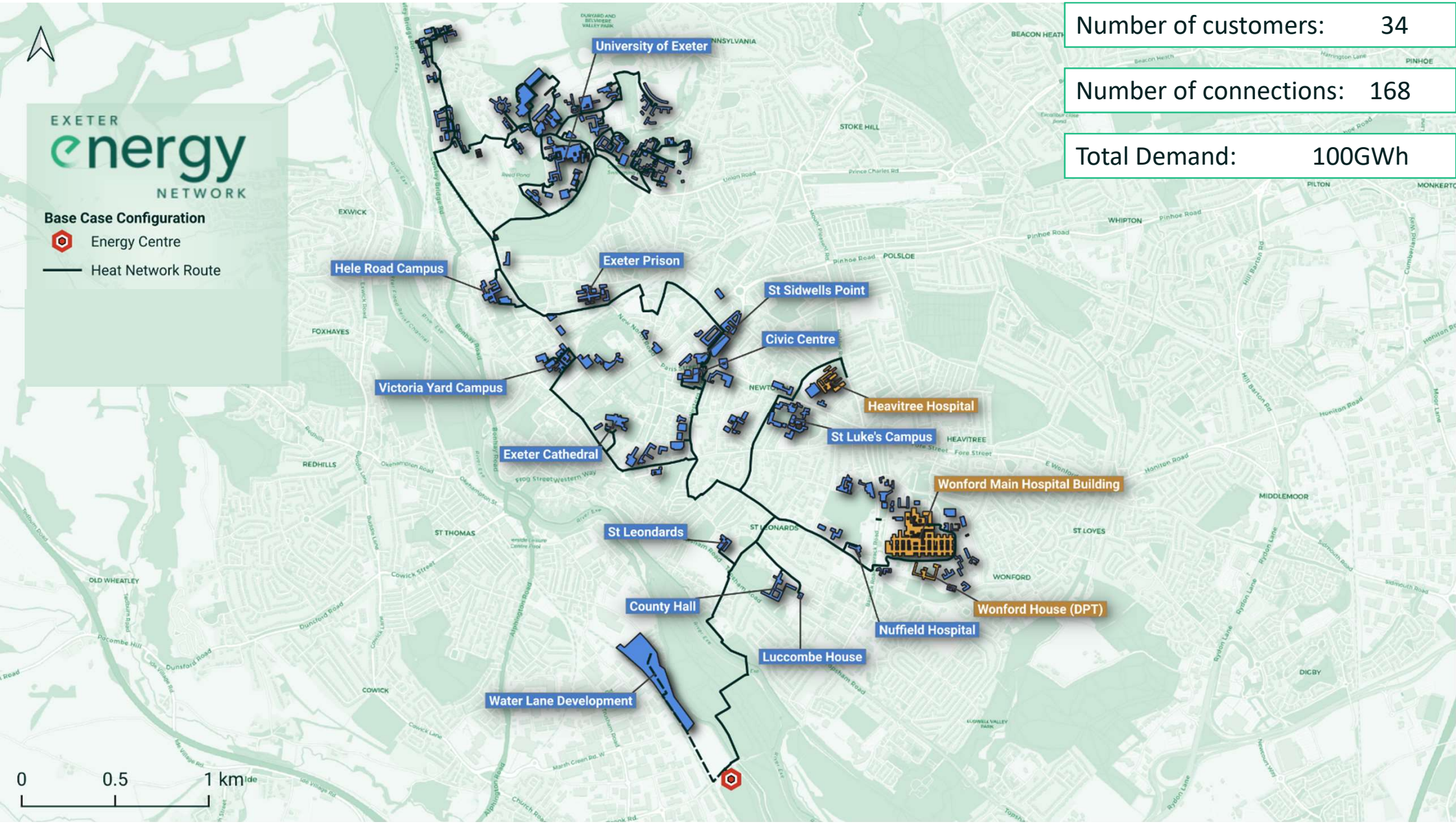
Customer advice service launched and complaint service - **Energy Ombudsman**

Consumer Protections around pricing and standards of supply

Suppliers must provide **clear and accurate bills** based on actual consumption

The establishment of technical standards to **ensure the efficiency and reliability** of heat networks

Ofgem is empowered to **monitor compliance, investigate issues, and enforce regulations**



Number of customers:	34
Number of connections:	168
Total Demand:	100GWh