

Application 23/1532/OUT

Site: Sandy Park Farm, Old Rydon Lane, EX2 7JW

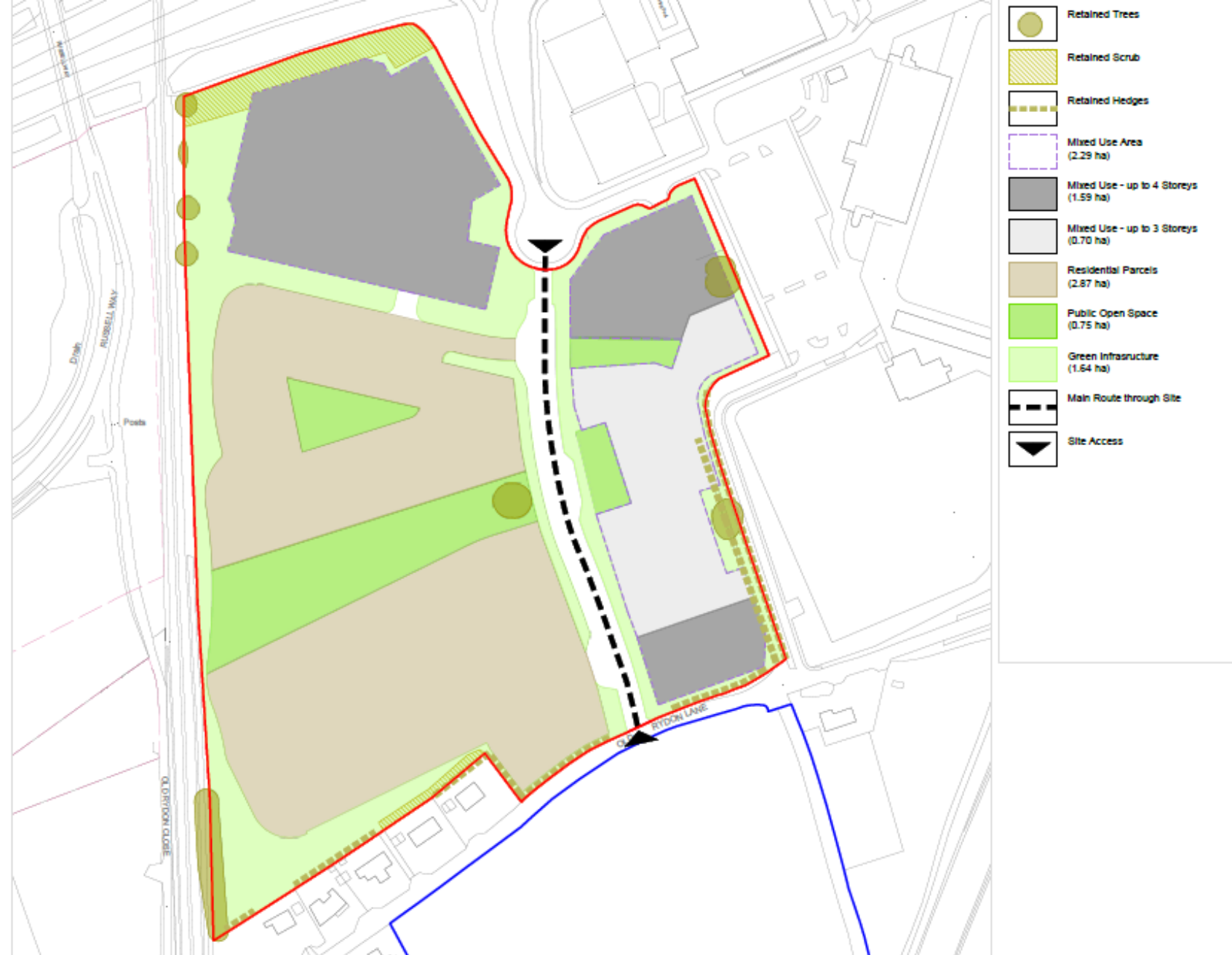
Applicant: The Sandy Park Farm Partnership

Proposal: Outline Planning Application (all matters reserved bar access) for up to 158 residential dwellings (Use Class C3) and up to 17,567 sq m of commercial floorspace (Use Classes E, F2, B2 and B8) with associated infrastructure.

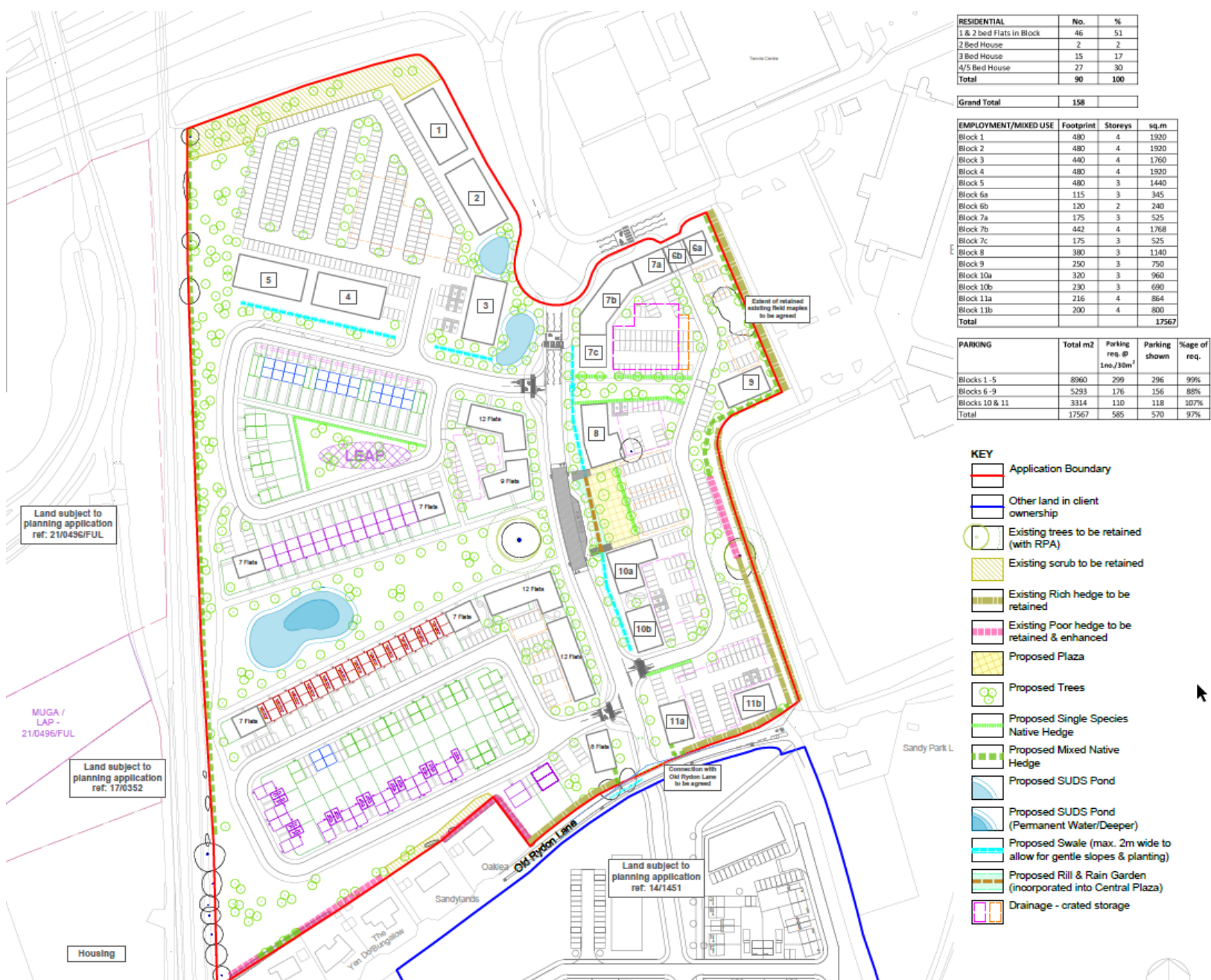
Case Officer: Christopher Cummings



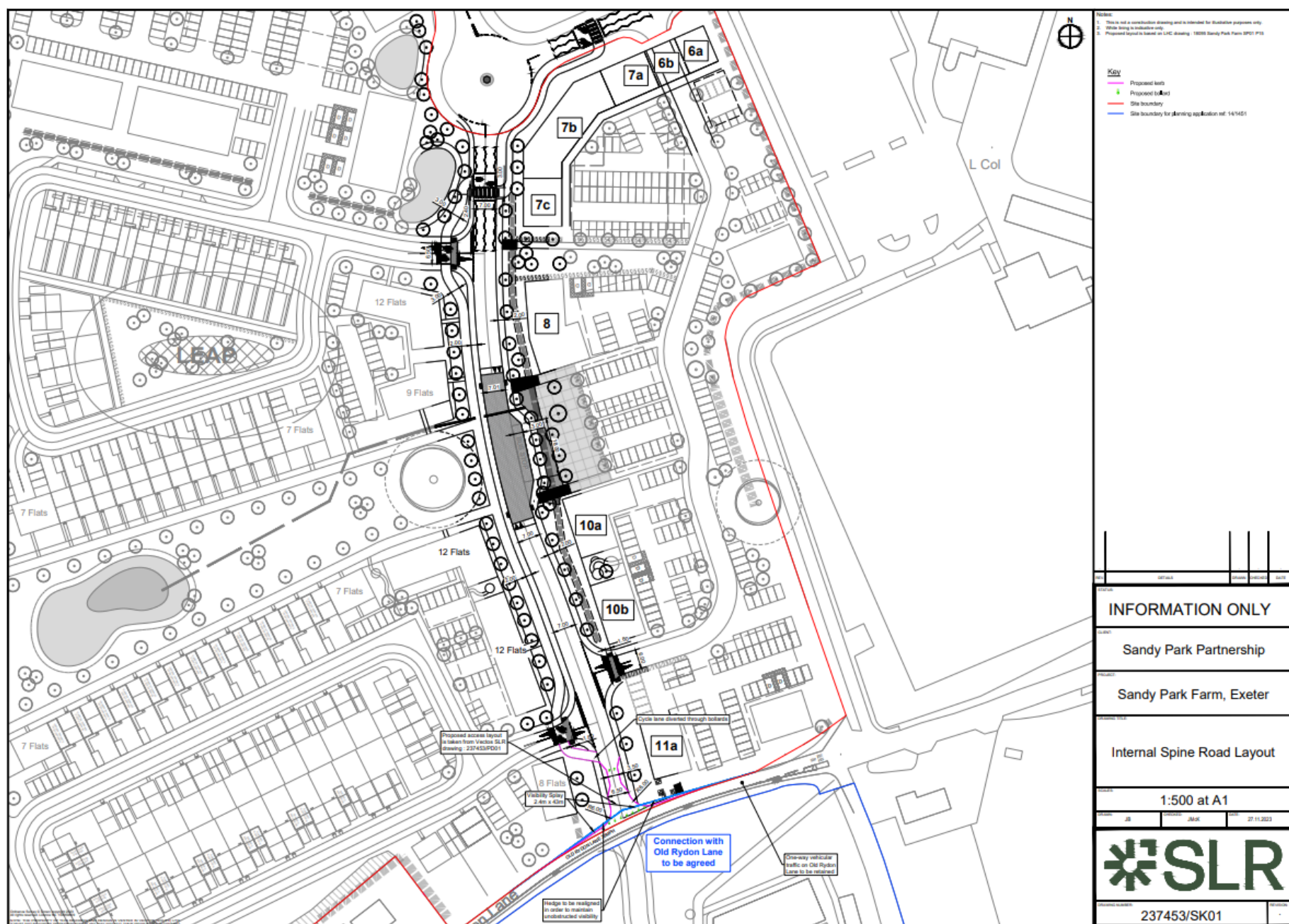
AERIAL VIEW

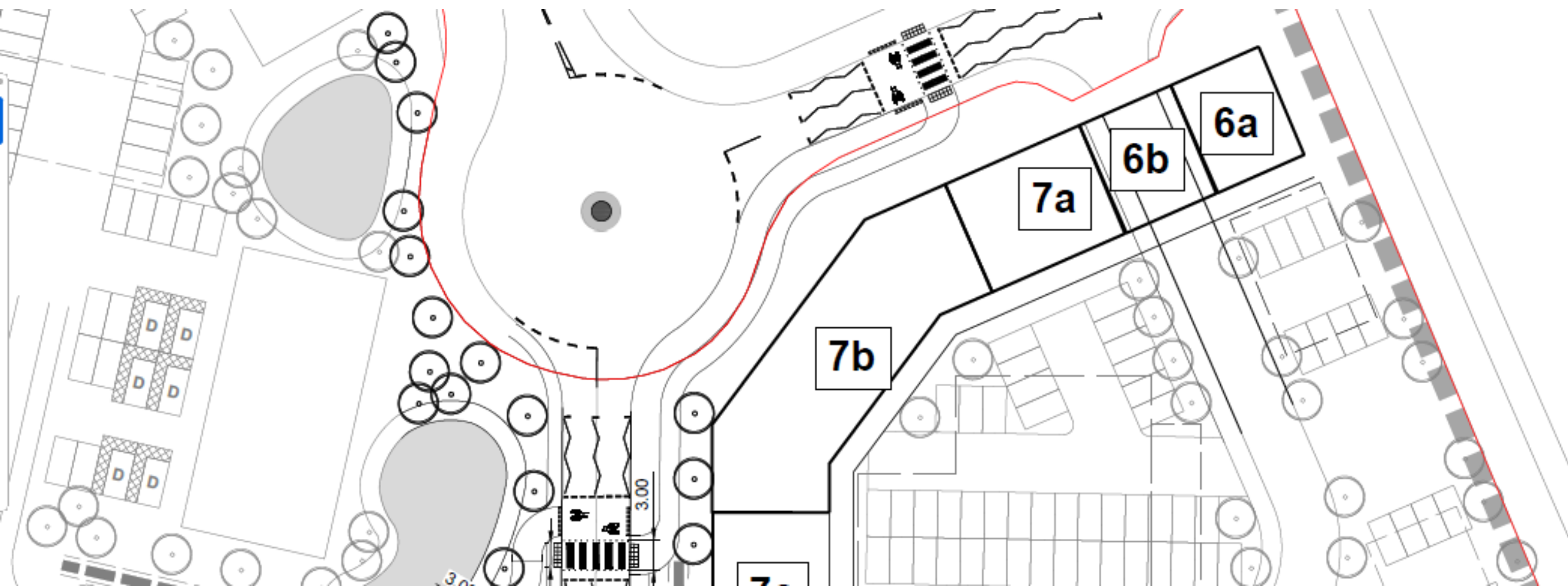


PARAMETER PLAN

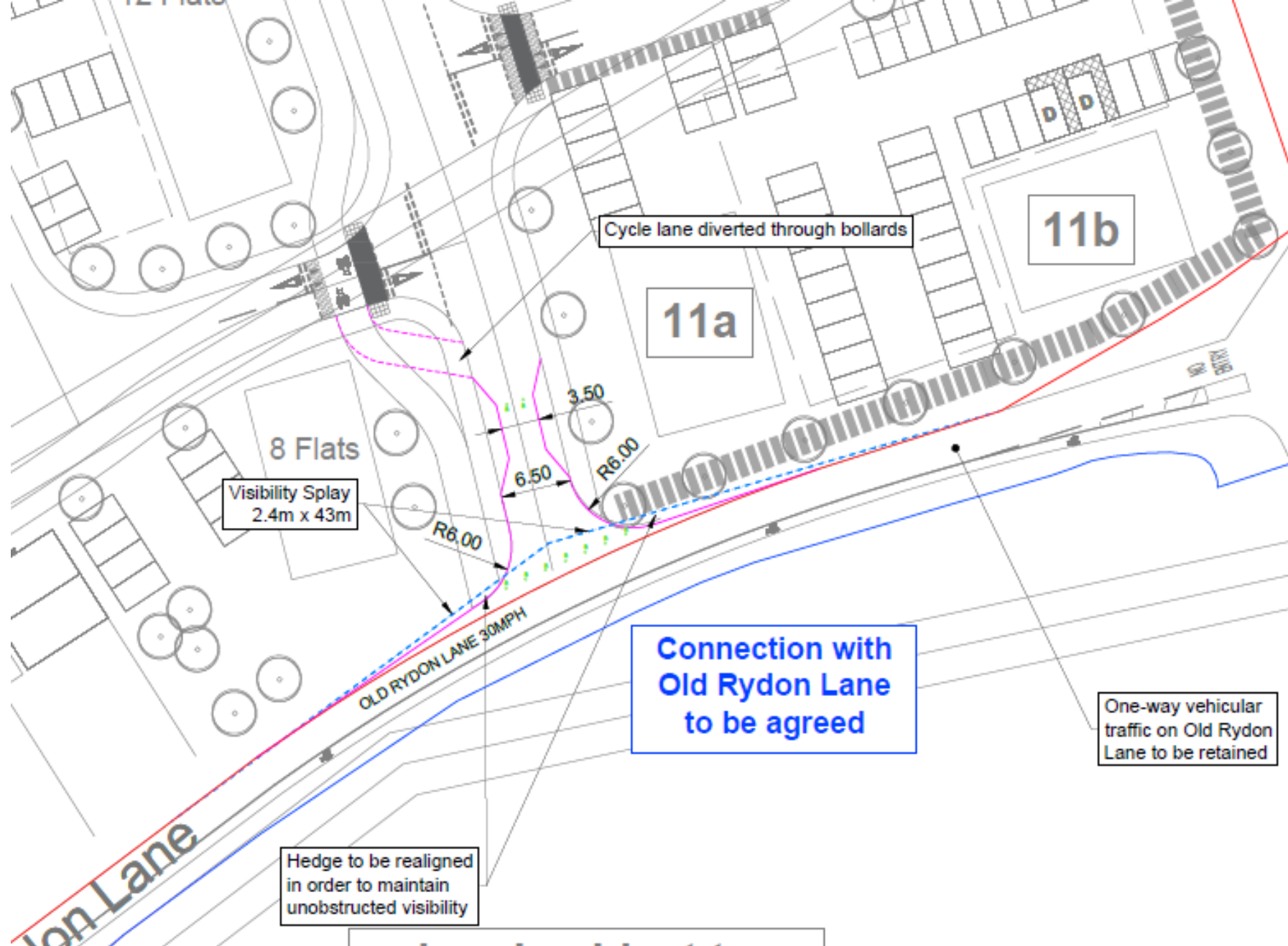


INDICATIVE LAYOUT

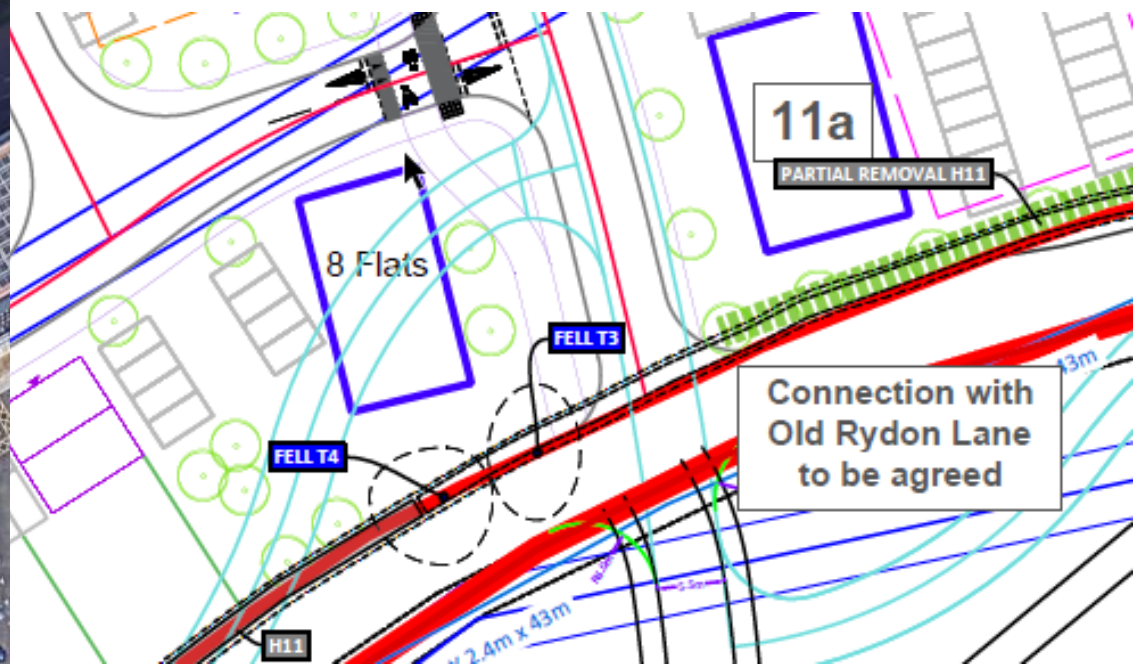
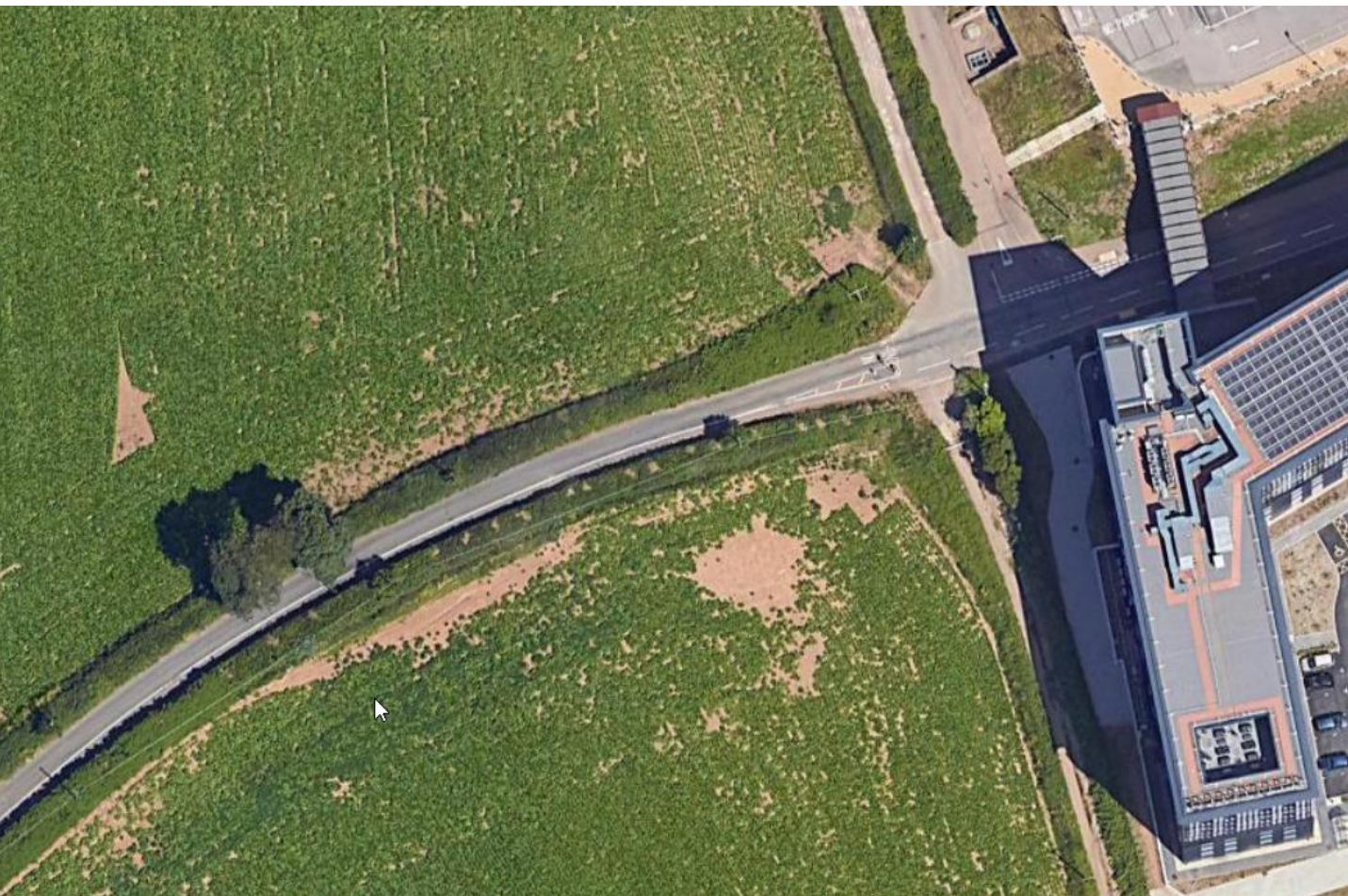




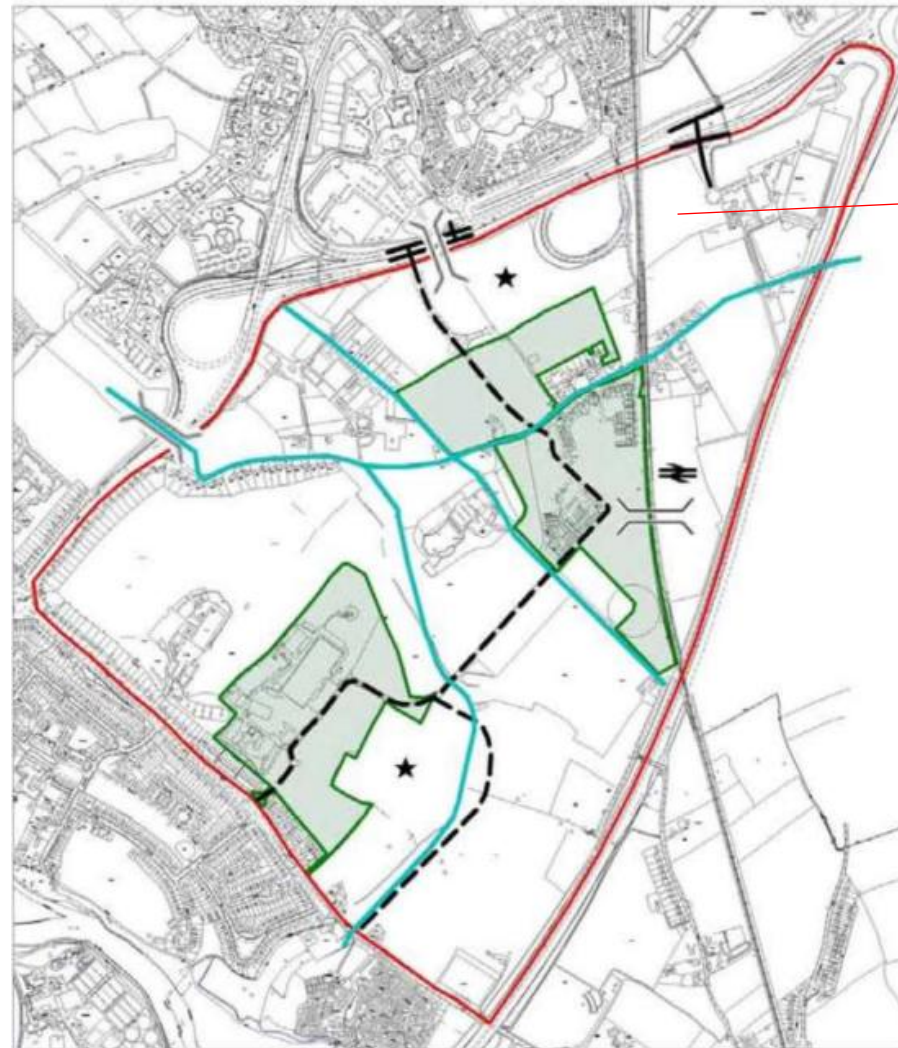
NORTHERN ACCESS TO SANDY PARK WAY



SOUTHERN ACCESS TO OLD RYDON LANE



SOUTHERN ACCESS TREES



SITE

Scale 1:14,000 ↑ © Crown copyright Exeter City Council 100025345 07/06/2010

Plan 1: Newcourt Strategic Allocation

- | | | | |
|---|-------------------------------|---|--|
|  | Allocation Boundary |  | New Junction |
|  | Land with Planning Permission |  | New Primary School (indicative location) |
|  | New Link Road |  | Green Infrastructure Route |
|  | New Footbridges | | |
|  | Railway Station / Halt | | |

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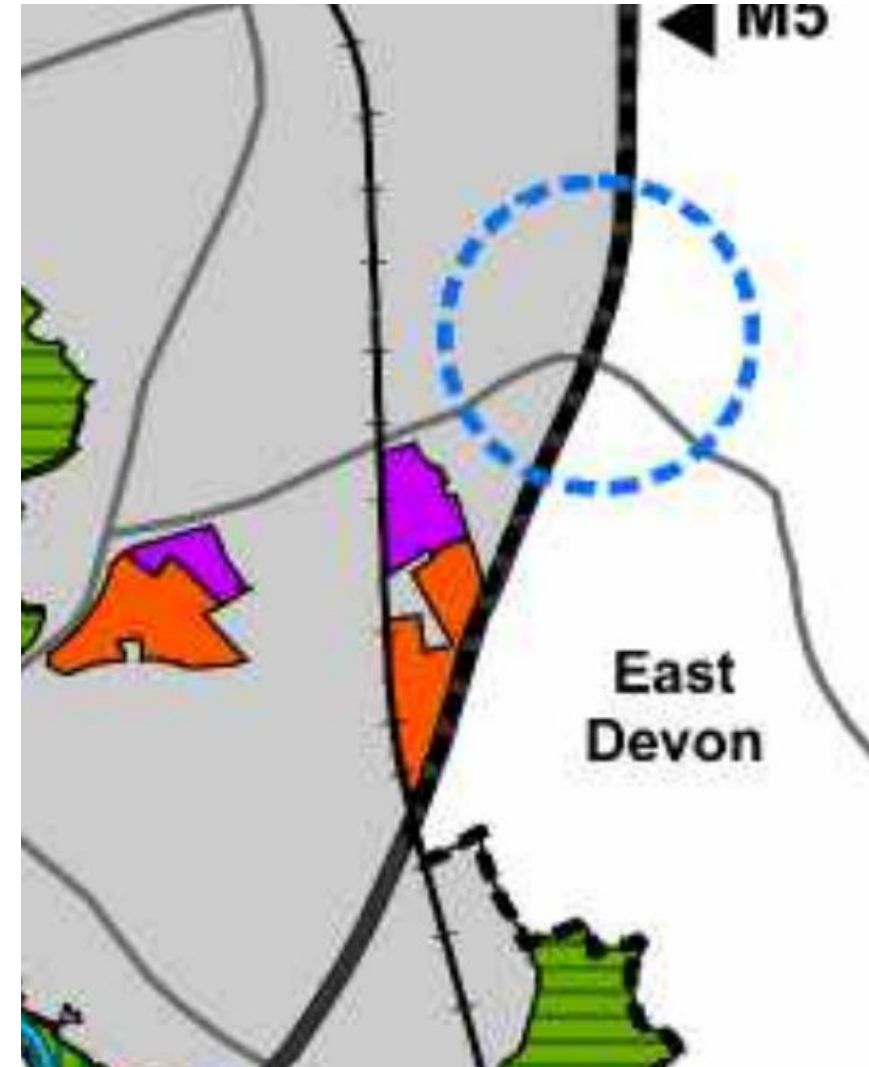
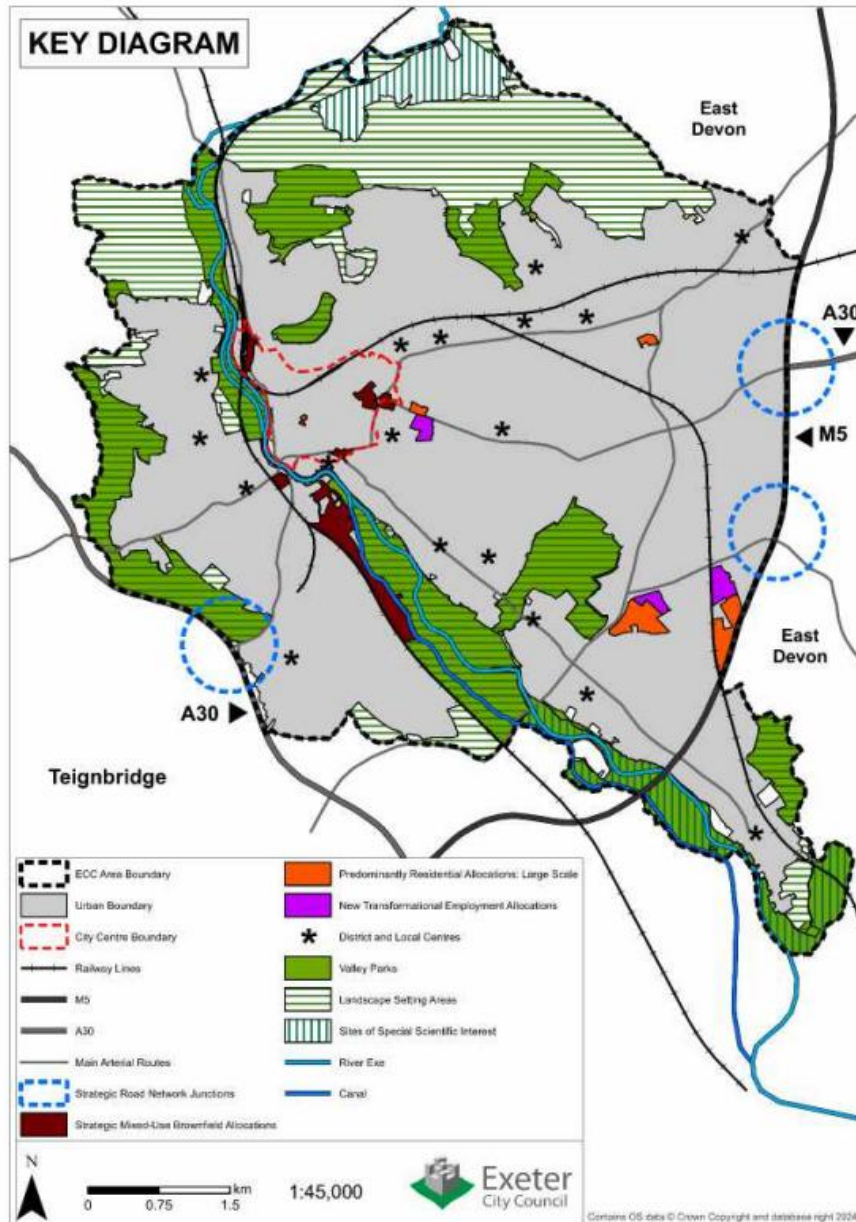


CORE STRATEGY (2012)



NEWCOURT MASTERPLAN (2010)

Key diagram



EXETER PLAN PUBLICATION PLAN: REGULATION 19 (2024)

Newcourt urban extension requires 16ha employment land as part of Core Strategy policy CP19 and CP2.

- None delivered so far (only retail at Ikea)
- Only three land parcels remaining in Newcourt, two proposed for employment in Masterplan.
- Provides only 2.29ha of employment land on a 7.98ha site.

Tilted balance in effect, however need for employment is significant and demonstrable and outweighs the benefits of using part of the site for housing.

Other refusal reasons may be resolvable, however currently unacceptable:

- Highway safety on Old Rydon Lane during match or event days.
- Loss of trees on Old Rydon Lane Access
- Update needed to Air Quality Assessment
- Additional drainage design details required
- Updated ecological surveys and reports and mitigation measures needed.

KEY ISSUES

Refuse for the following reasons:

1. Refusal: Undersupply of Employment

The proposal fails to deliver adequate employment to meet levels required by Core Strategy policies CP2 and CP19, the Newcourt Masterplan and NPPF paragraph 77 to serve both the Newcourt urban extension, city and the wider area.

2. Refusal: Loss of Trees.

The southern access position will result in the loss of trees T3 and T4 and insufficient evidence has been provided to demonstrate whether they could be successfully retained. This is contrary to Local Plan saved policy LS4, Core Strategy policies CP16 and CP17.

3. Refusal: Highway Safety

The proposal fails to demonstrate safe and suitable access, specifically the interaction between motorised vehicles and non-motorised users at southern access point onto Old Rydon Lane on event and match days at Sandy Park Rugby Club. This creates an unacceptable highway safety impact contrary to Local Plan saved policy H2, Core Strategy policies CP4 and CP16 and NPPF paragraph 116.

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OFFICER RECOMMENDATION

4. Refusal: Air Quality Impacts

The submitted details fail to demonstrate that no unacceptable air quality impacts will be created by the proposal, specifically to the East Wonford Hill area, contrary to Local Plan saved policy EN3 and Core Strategy policy CP11.

5. Refusal: Sustainable Urban Drainage

The proposal fails to demonstrate an acceptable sustainable urban drainage system for the site, fails to demonstrate there will not be an increased risk of flooding and fails to demonstrate there will be no harm to water quality contrary to Local Plan saved policies EN3 and EN4 and Core Strategy policy CP12.

6. Refusal: Ecological Impacts

The proposal fails to demonstrate the level of impact to environmental assets and wildlife corridors and fails to demonstrate that suitable ecological mitigation can be provided contrary to Local Plan saved policy LS4 and Core Strategy policy CP16

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OFFICER RECOMMENDATION (CONT.)

7. Refusal: S106 Agreement

In the absence of a Section 106 legal agreement in terms that are satisfactory to the Local Planning Authority which makes provision for the following matters:

35% Affordable Housing provision

£1,676.10 per Affordable Home unit to mitigate for recreational harm to the Exe Estuary Special Protection Area and East Devon Pebblebed Heaths Special Area of Conservation and Special Protection Area.

Provision of a LAP and LEAP on site and financial contribution towards improvements to off-site MUGA at Omaha Drive.

A Local Highway Authority obligation of £125,000 to encourage sustainable transport through improvements to the Local Cycling and Walking Infrastructure Plan routes E8, E9, E10, E11 and E13.

£10,000 for Traffic Regulation Orders needed for changes to the public highway.

£686 per dwelling for expansions at Hill Barton Surgery, Glasshouse Lane Medical Centre and Topsham Surgery to accommodate population growth.

Management company to manage/maintain public open space on the site

the proposal is contrary to Exeter Core Strategy Policies CP7, CP9, CP16 and CP18, Exeter City Council Affordable Housing Supplementary Planning Document 2014 and Exeter City Council Sustainable Transport Supplementary Planning Document 2013.

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OFFICER RECOMMENDATION (CONT.)