

Exeter City Council  
Planning Committee  
01 December 2025

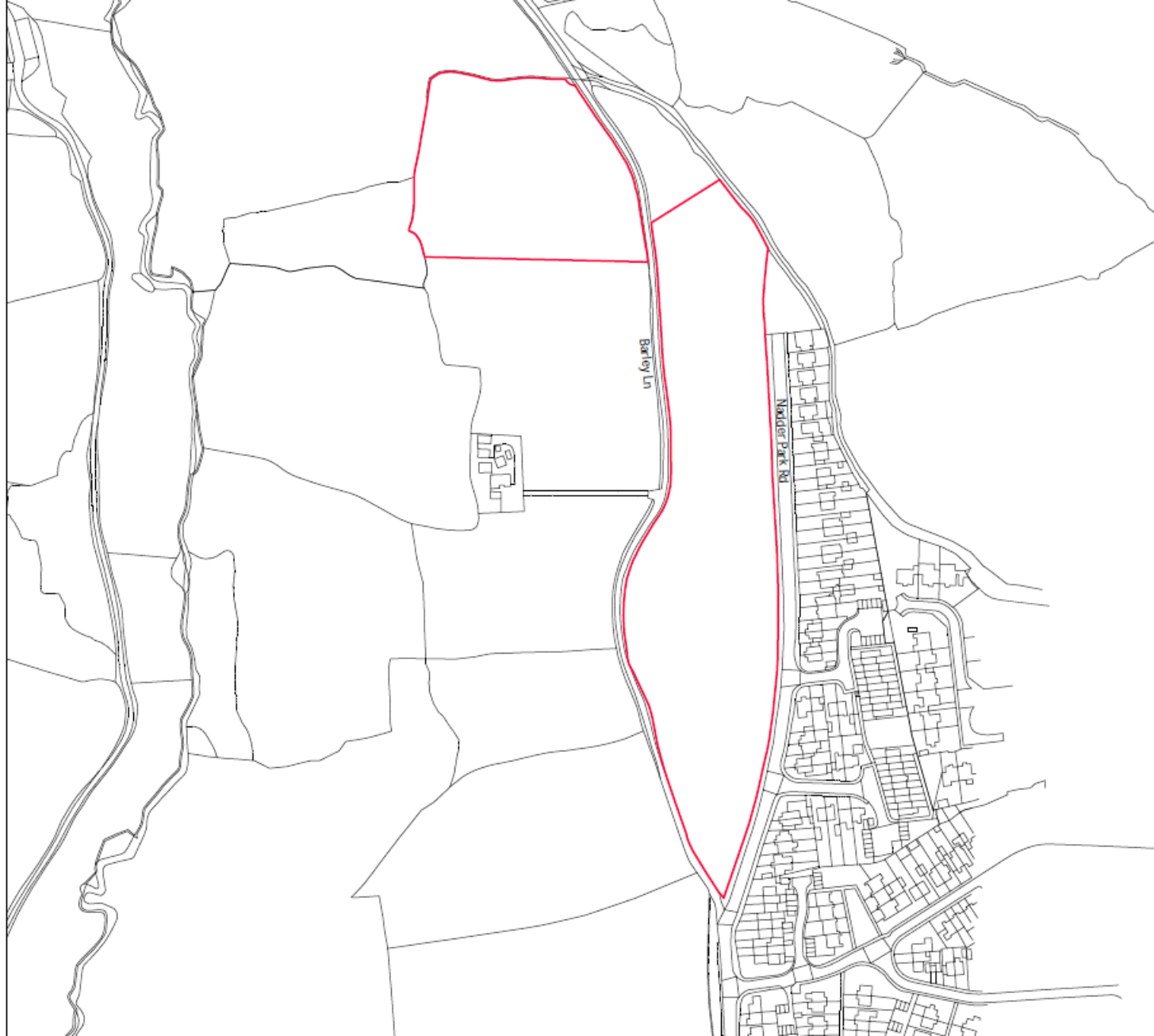
# **Application 25/0957/OUT**

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

**Applicant: Waddeton Park Limited**

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

**Case Officer: Christopher Cummings**



**SITE LOCATION PLAN**





**AERIAL VIEW**





**AERIAL VIEW WIDER AREA**

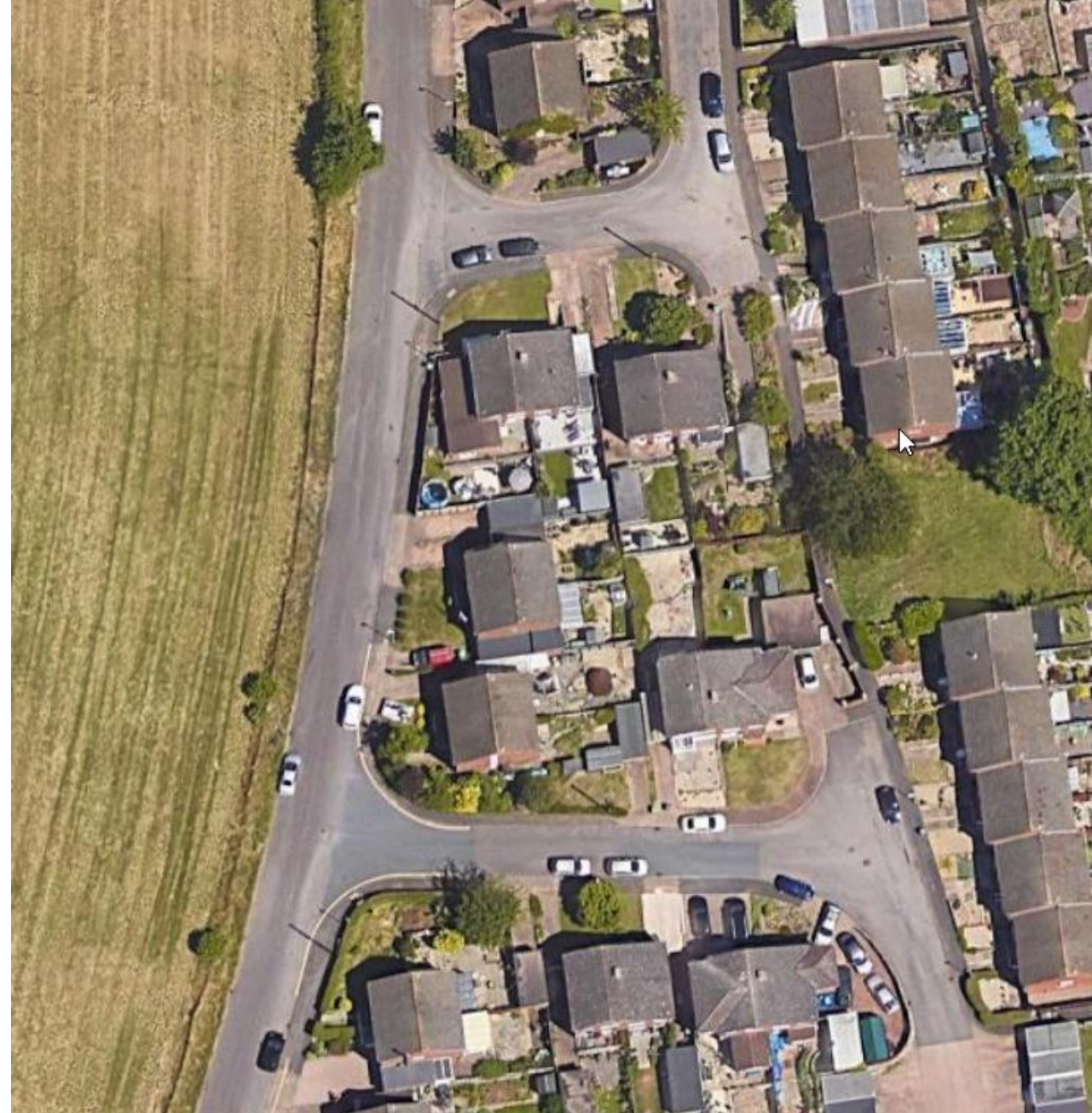
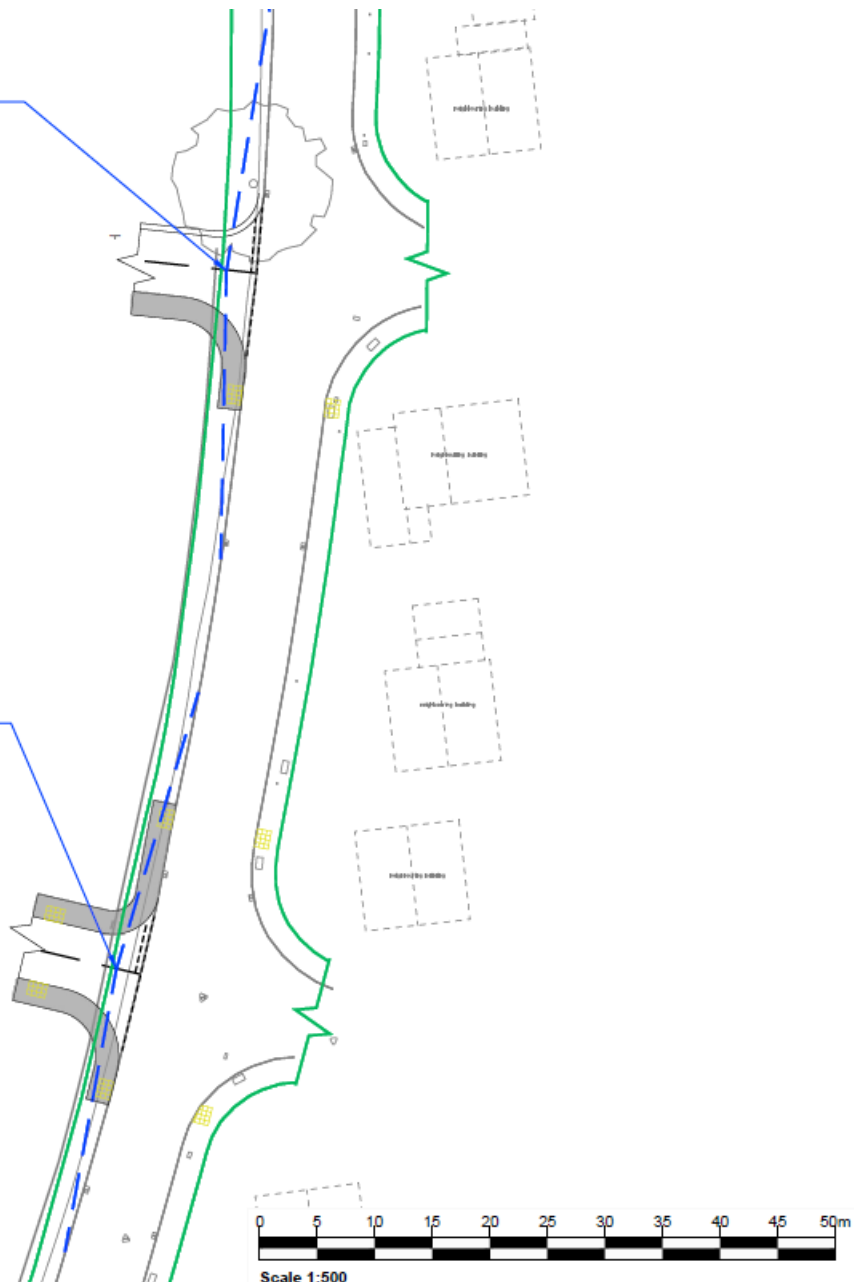






2.4 x 25m Visibility splay

2.4 x 25m Visibility splay



**PROPOSED ACCESS POINTS**





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





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





**VISIBILITY – St Thomas Railway Station (LVIA)**





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





**VISIBILITY – Ludwell Valley Park**





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



**VISIBILITY – Bartholomew Terrace**





**VISIBILITY – Bartholomew Terrace (zoomed)**



**VISIBILITY – Colleton Terrace**





**VISIBILITY – Colleton Terrace (zoomed)**





**VISIBILITY – Cricklepit Bridge**





**VISIBILITY – Colleton Terrace (zoomed)**





**VISIBILITY – Fore Street/Exe Bridges**



**VISIBILITY – Fore Street/Exe Bridges**



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

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

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

## KEY ISSUES

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

### 1. Landscape Setting and Valley Park Harm

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

### 2. Drainage

It has not been confirmed that suitable sustainable urban drainage can be provided at the site, fails to demonstrate there will not be an increased risk of flooding and fails to demonstrate there will be no harm to water quality contrary, contrary to Core Strategy policy CP12 and Local Plan saved policies EN3 and EN4.



## Refusal: S106 Agreement

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

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

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