

Exeter City Council
Planning Committee
01 December 2025

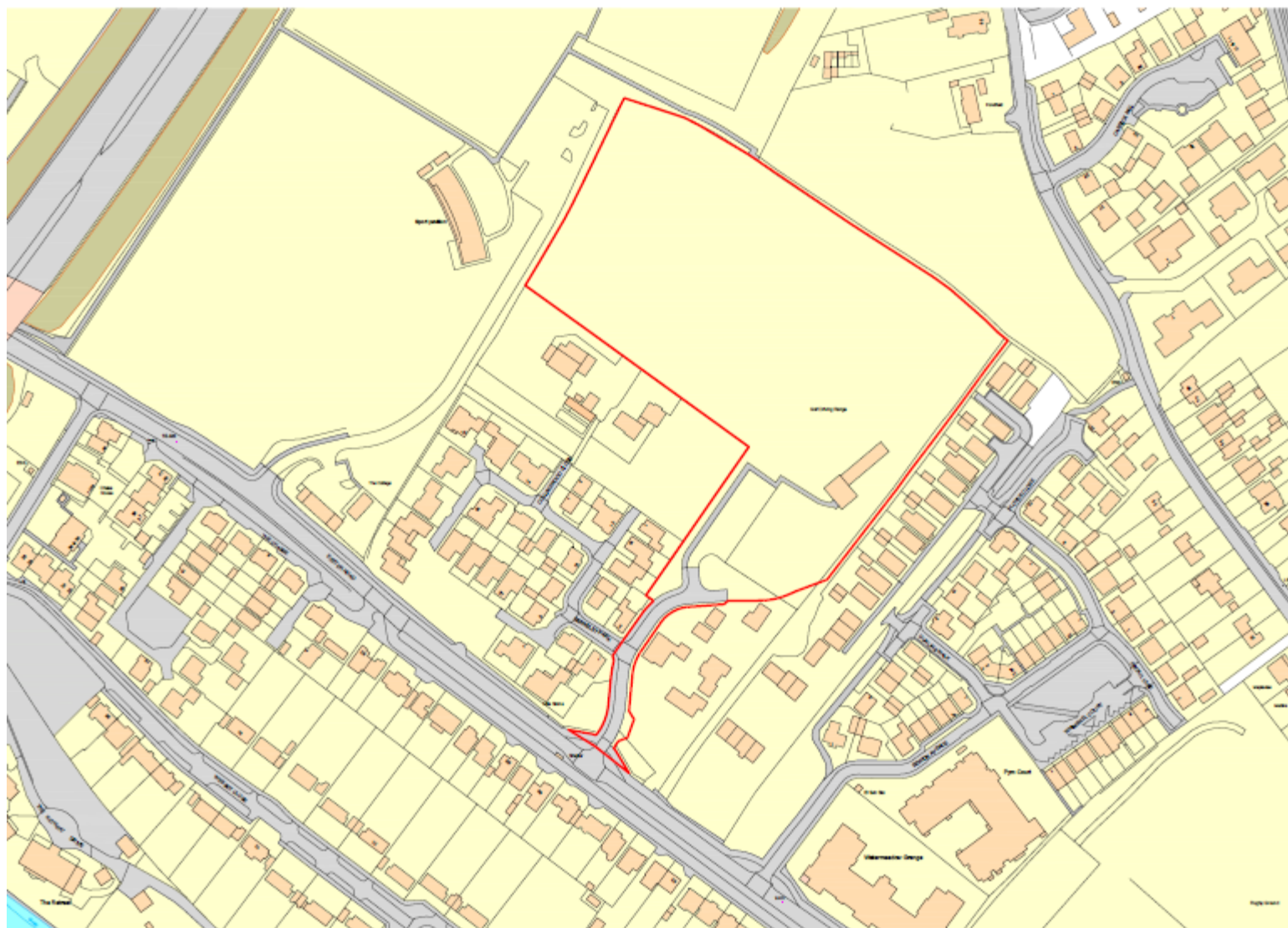
Application 24/0785/FUL

Site: Topsham Golf Academy, Exeter Road

Applicant: Heritage Developments (South West) Ltd

**Proposal: Demolition of existing buildings/structures.
Proposed residential development of 54 no. residential
units, including affordable housing, plus open space,
landscaping, car parking, drainage, vehicular access,
internal roads and all associated infrastructure and
development.**

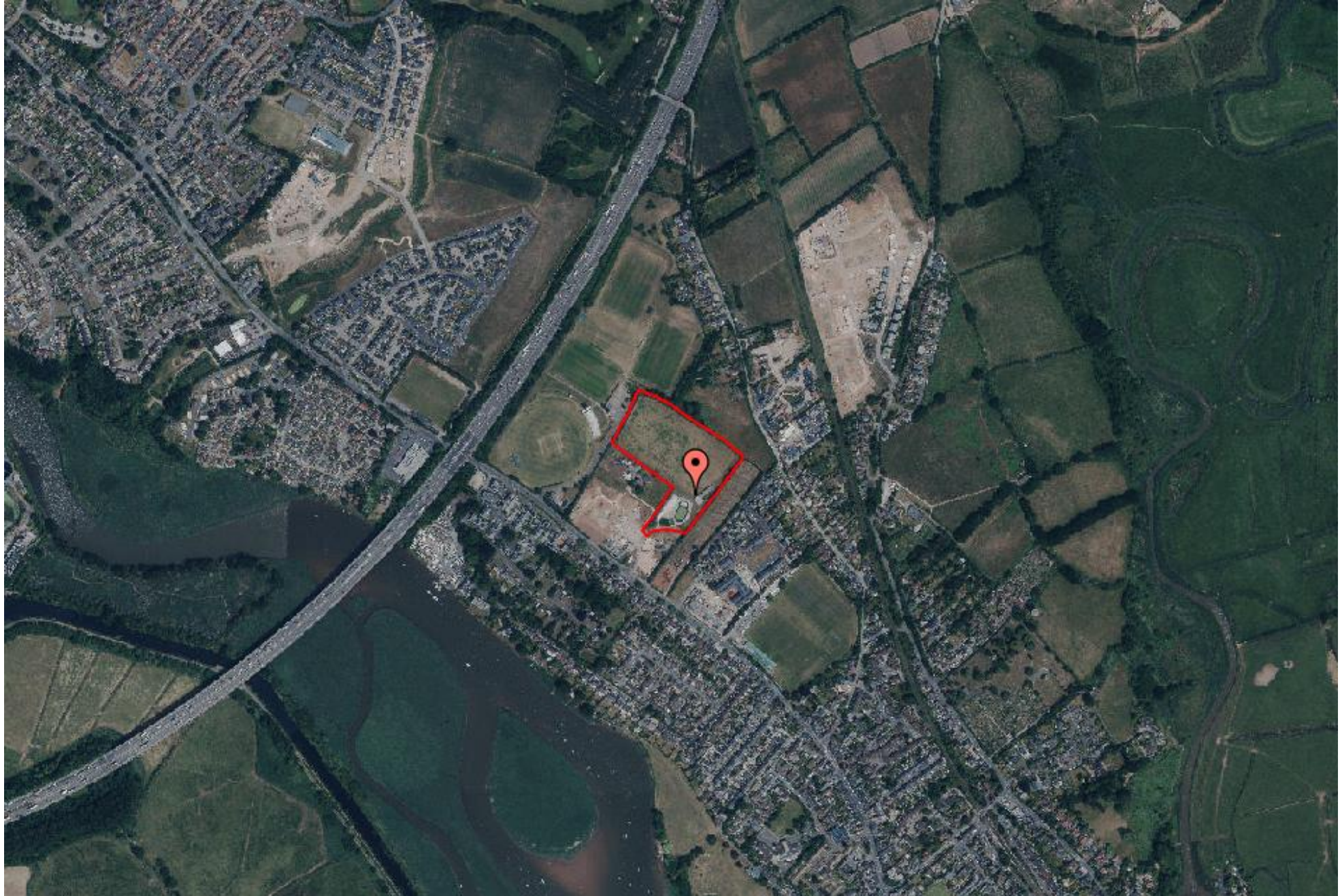
Case Officer: Göran Molin



SITE LOCATION PLAN



AERIAL VIEW



AERIAL VIEW WIDER AREA

| Golf Academy - Schedule of Accommodation | | | |
|--|----------------|-----------|----------|
| Open Market (86%) | | Size sq.m | No. |
| Denton | 3 Bed Dwelling | | 2 |
| Harcourt A | 3 Bed Dwelling | | 10 |
| Peatworth | 3 Bed Dwelling | | 3 |
| Saltram A | 3 Bed Dwelling | | 4 |
| Saltram C | 3 Bed Dwelling | | 1 |
| Kimmerley B | 4 Bed Dwelling | | 9 |
| Kimmerley C | 4 Bed Dwelling | | 4 |
| Thornbury | 5 Bed Dwelling | | 2 |
| Open Market Total | | | 36 |
| Affordable Housing (14%) | | | |
| □ Social Rented (70%) | | | |
| Butley (2B3P) | 2 bed | | 3 |
| Appley (3B5P) | 3 bed | | 8 |
| Huntley (4B7P) | 4 bed | | 1 |
| Total Social Rented | | | 11 |
| □ Shared Equity (30%) | | | |
| Appley (3B5P) | 3 bed | | 7 |
| Butley (2B3P) | 2 bed | | 1 |
| Total Share Equity | | | 8 |
| TOTAL AFFORDABLE | | | 19 |
| Total Accommodation | | | 54 PLOTS |

| LEGEND | |
|--------|--|
| | Shared Surface Access Block Paving (Adaptable) |
| | Private Access Block Paving |
| | Existing Hedges to be Retained |
| | Proposed Hedges |
| | 1.2m. high Picket or Post & Rail fencing to Hedgerow |
| | Existing Trees to be Retained |
| | Proposed Trees |
| | Public Open Space |
| | 1.8m. high Close Boarded Fence |
| | 1.2m. high metal Park Railings |
| | 2.0m. high Brick or Rendered Block Wall with Brick Capping |
| | Weldmesh high fence |

| POS | |
|--------------------------|-----------------|
| Overall Developable Area | 2.89Ha (7.04Ac) |
| POS Requirement (10%) | 0.289Ha |
| POS Provision | 0.309Ha |



HERITAGE
BUILDERS OF FINE HOMES

15 Newton Centre,
Thornbury Road, Newton, Exeter,
Devon, EX4 6JH
Email: info@heritagehomes.co.uk

Project
TOPSHAM GOLF ACADEMY

Drawing
PROPOSED SITE LAYOUT PLAN

| | | |
|---------------|----------|-------|
| Date | Scale | Drawn |
| Nov 2025 | 1:500@A1 | HC |
| Drawing No. | | Rev |
| TULFADY - 010 | | M |

SITE PLAN



Initially submitted

- Fragmented open space
- Poor road layout; hedge impact
- AH in poor location
- No play provision
- Attenuation only; no visible SuDS



Revised Site Plan

- Two coherent open-space areas
- Improved road layout; no impact on hedge; future link integrated
- AH well integrated
- LAP/LEAP within open space
- SuDS provided (two swales)

COMPARISON OF INITIAL AND REVISED SITE PLAN



VISIBILITY – VIEW AT ENTRANCE TO SITE

Site location, partly behind trees approx



VISIBILITY – VIEW FROM THE FIELDS NORTHEAST OF THE SITE

The site lies within Topsham's built-up area, where residential development is established through adjacent permissions and appeal decisions.

Designated as Landscape Setting and within the strategic gap, its impact on openness is limited, and the tilted balance in favour of housing applies.

The site was formerly a golf academy, but a suitable replacement driving range has recently been delivered, addressing Policy CP10.

While of limited weight, the site is allocated for 54 homes under emerging Policy H2, supporting residential redevelopment.

PRINCIPLE OF THE DEVELOPMENT

The site is within the strategic gap between Topsham and Exeter (Policy CP16)

The site is designated Landscape Setting under saved Policy LS1 of the Exeter Local Plan First Review

The use of site is deemed meeting community need as described in Policy CP10 of the Core Strategy

Residential uses to the south and east

CONSTRAINTS

The redevelopment of the former Topsham Golf Academy is supported by adjacent permissions and the emerging Exeter Plan.

The site's enclosed context ensures no adverse landscape impact despite its location within the Landscape Setting and strategic gap.

A replacement golf facility addresses Policy CP10, and the design is suitable for the surrounding area.

The scheme will deliver 35% affordable housing, meet ecological requirements, and provide infrastructure contributions.

The proposal makes a positive contribution to housing delivery and is recommended for approval.

OFFICERS CONCLUSIONS

DELEGATE to **GRANT PERMISSION**, subject to:

- completion of the Section 106 Agreement covering the identified matters;
- the conditions set out in the report;
- a secondary recommendation to **refuse** the application if the Section 106 Agreement is not completed within the requisite timeframe.

OFFICER RECOMMENDATION