

# Exeter City Council

## Planning Committee

### 19 January 2026



# **Application 25/0781/FUL**

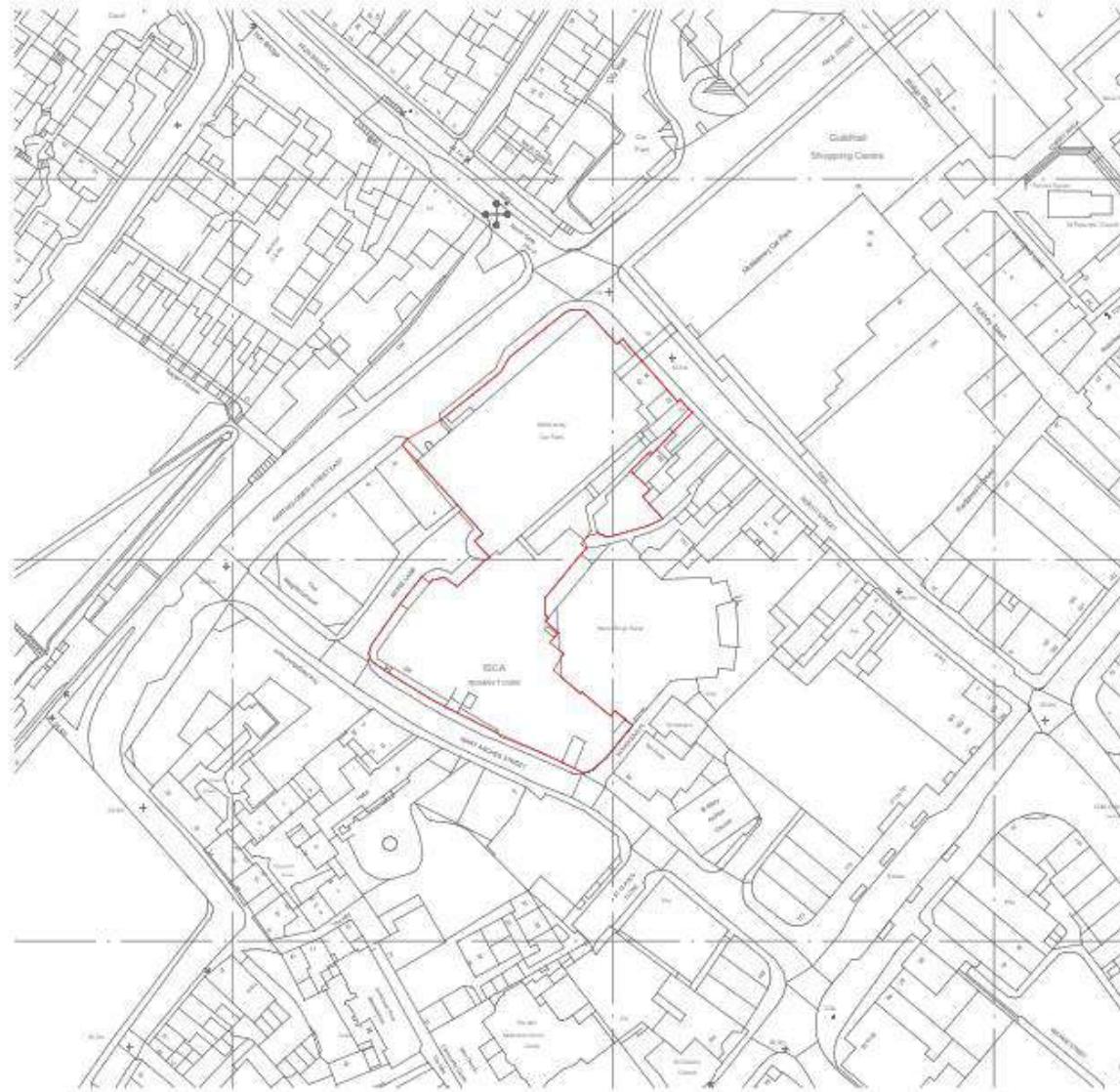
**Site: Mary Arches Street Car Park**

**Applicant: 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**

**Case Officer: Howard Smith**

# SITE LOCATION PLAN



Key

Planning Application Site Boundary

11. **Business Income** 11

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ARCHITECTS

10 Gloucester Row,  
London, SW1P 1PG  
UK

2020 Asia-Pacific Journal of Health Management 20(1) 1-16

## Planning 50

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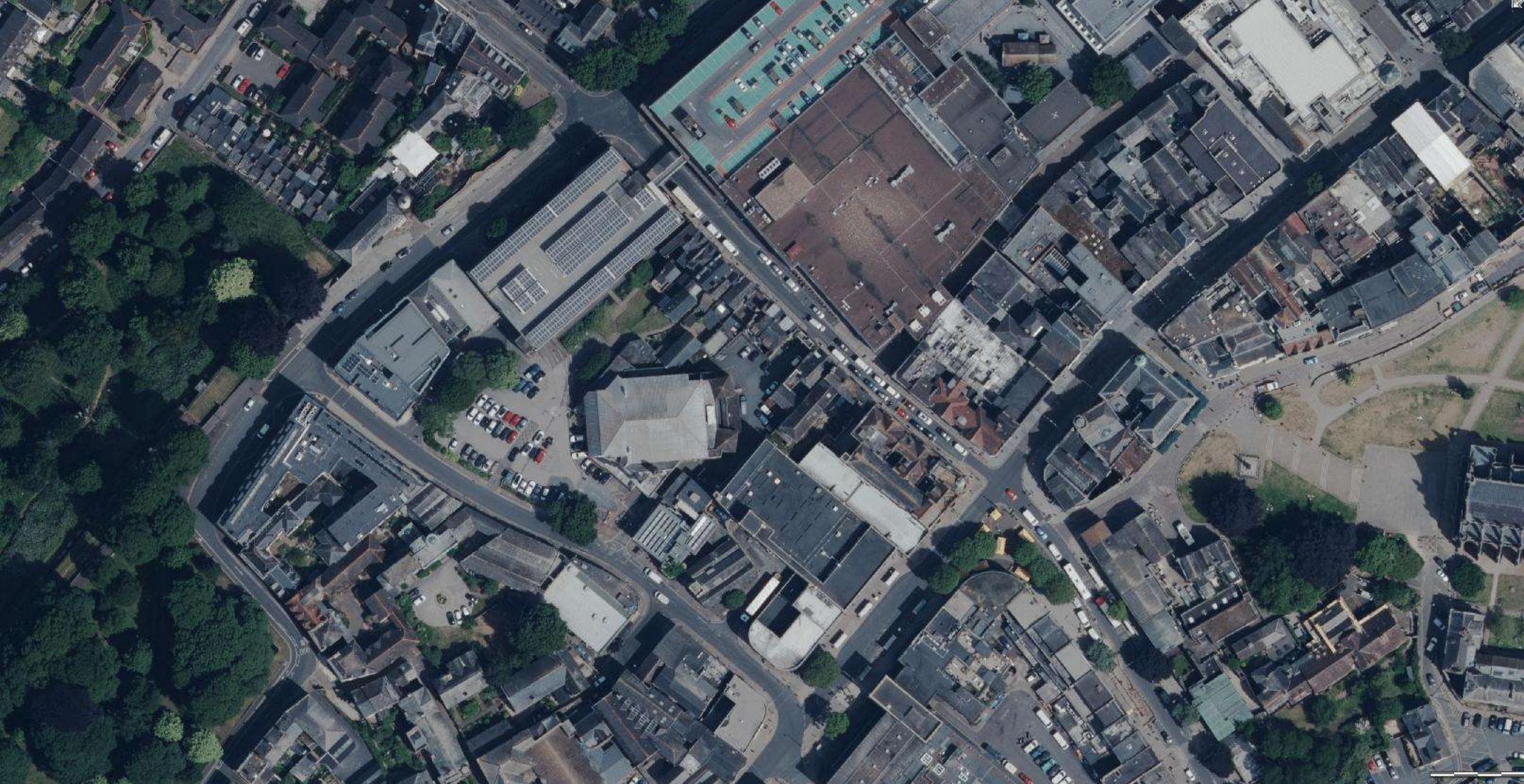
94 E. 44th St.

01-Excelling

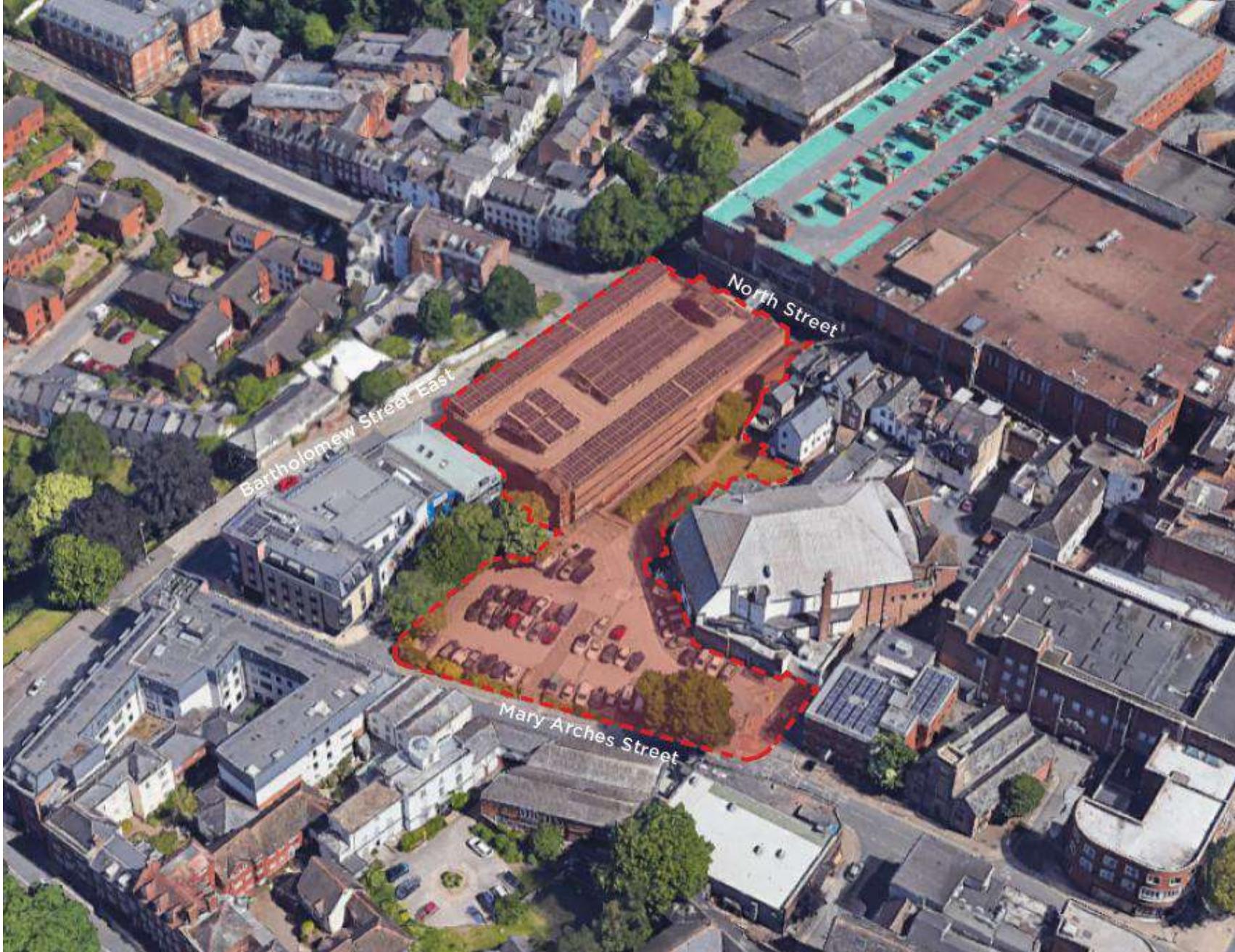
#### BUZI EMISSION PAK

#### PROJECT

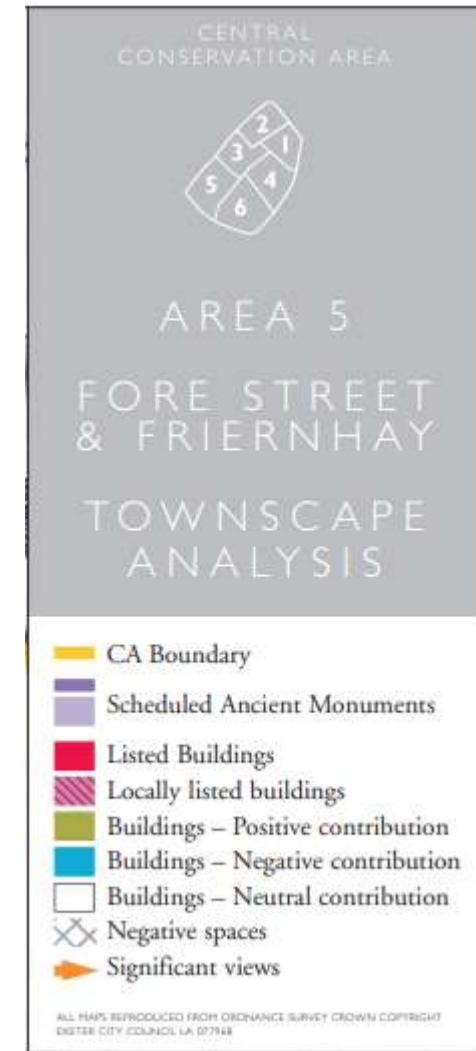
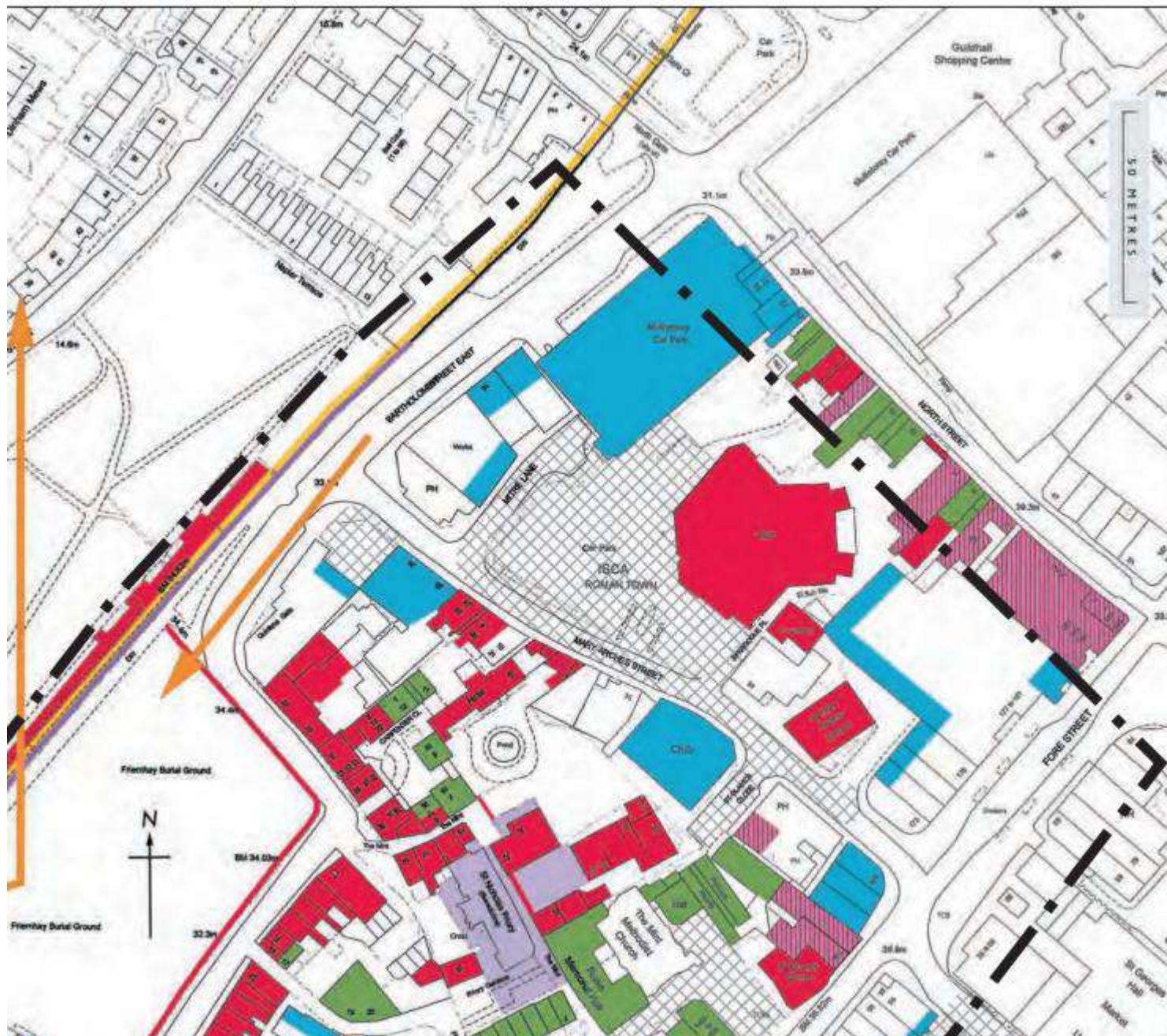
Mary Ashton, Et al.



AERIAL VIEW



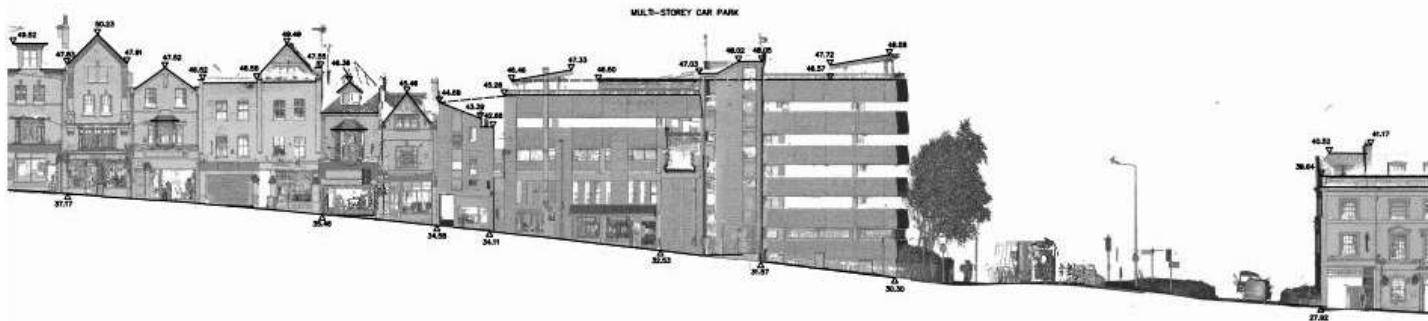
AERIAL VIEW



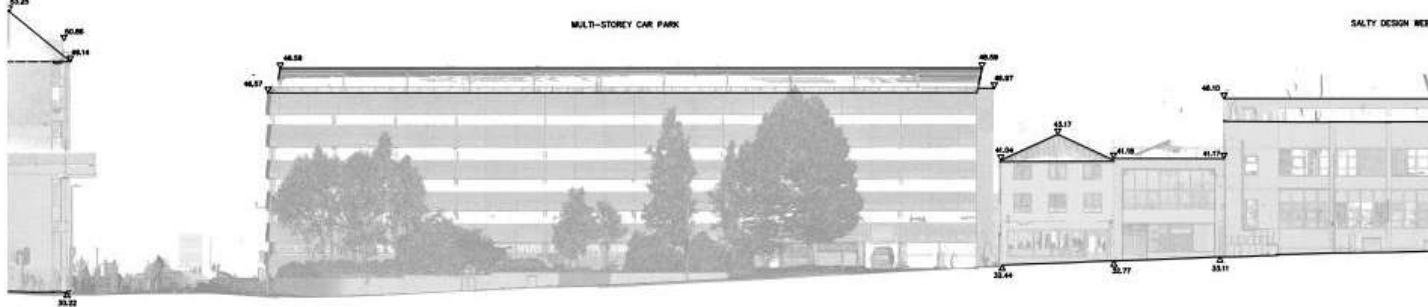
# CONSERVATION AREA APPRAISAL



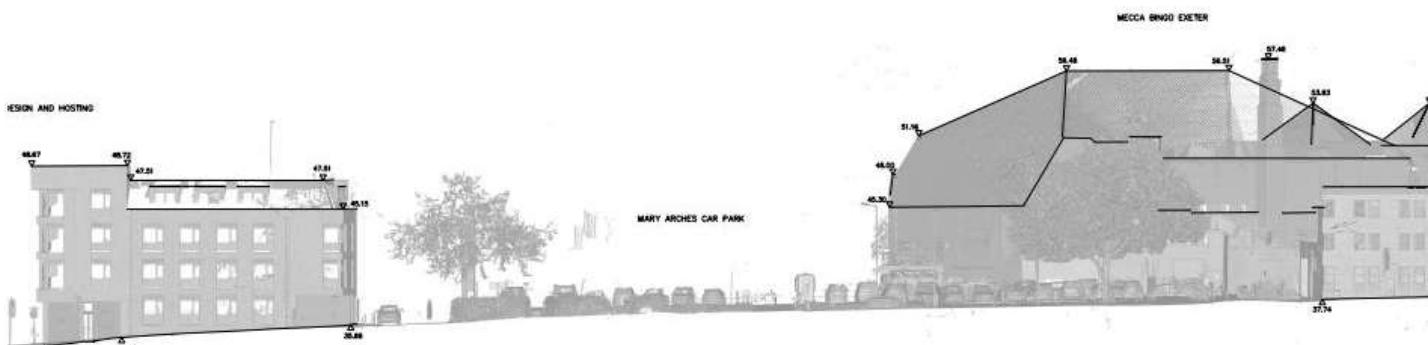
# Listed, Locally Listed Buildings & SAM



**1 Existing North Street Elevation**



**2 Existing Bartholemew Street Elevation**



# EXISTING ELEVATIONS

ings, and Business and service fees to be read in conjunction with the following where applicable:  
a. **Landlord's Requirements:** Agreements to Lease, Standard Equipment Leases and  
b. **Rental:** The Tenant's obligation and responsibilities. **Leasehold Improvements:** Party Wall Boundary Awards  
c. **Landlord's Construction:** The Rent Increases as approved by the Irish Contractor, Other rents  
d. **Landlord's Requirements:** as approved by the Irish Contractor.  
e. **Preliminary:** **Cancelled**

PI: Pathogens 2020, 9, 1018

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### ANSWER

#### 11.1 Existing



# PHOTOS



# PHOTOS



PHOTOS



PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



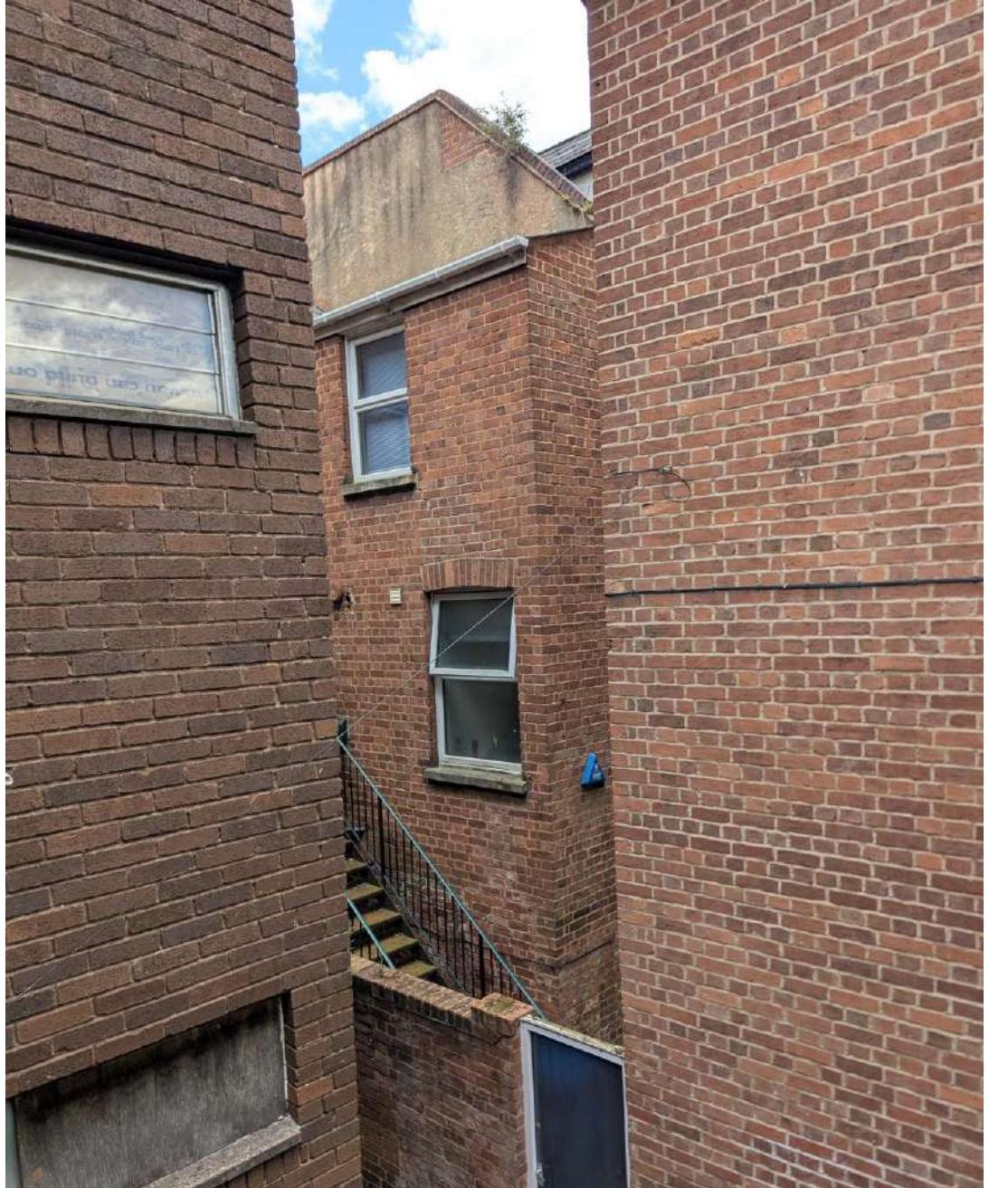
PHOTOS



PHOTOS



# PHOTOS



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# PHOTOS



PHOTOS



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# PHOTOS



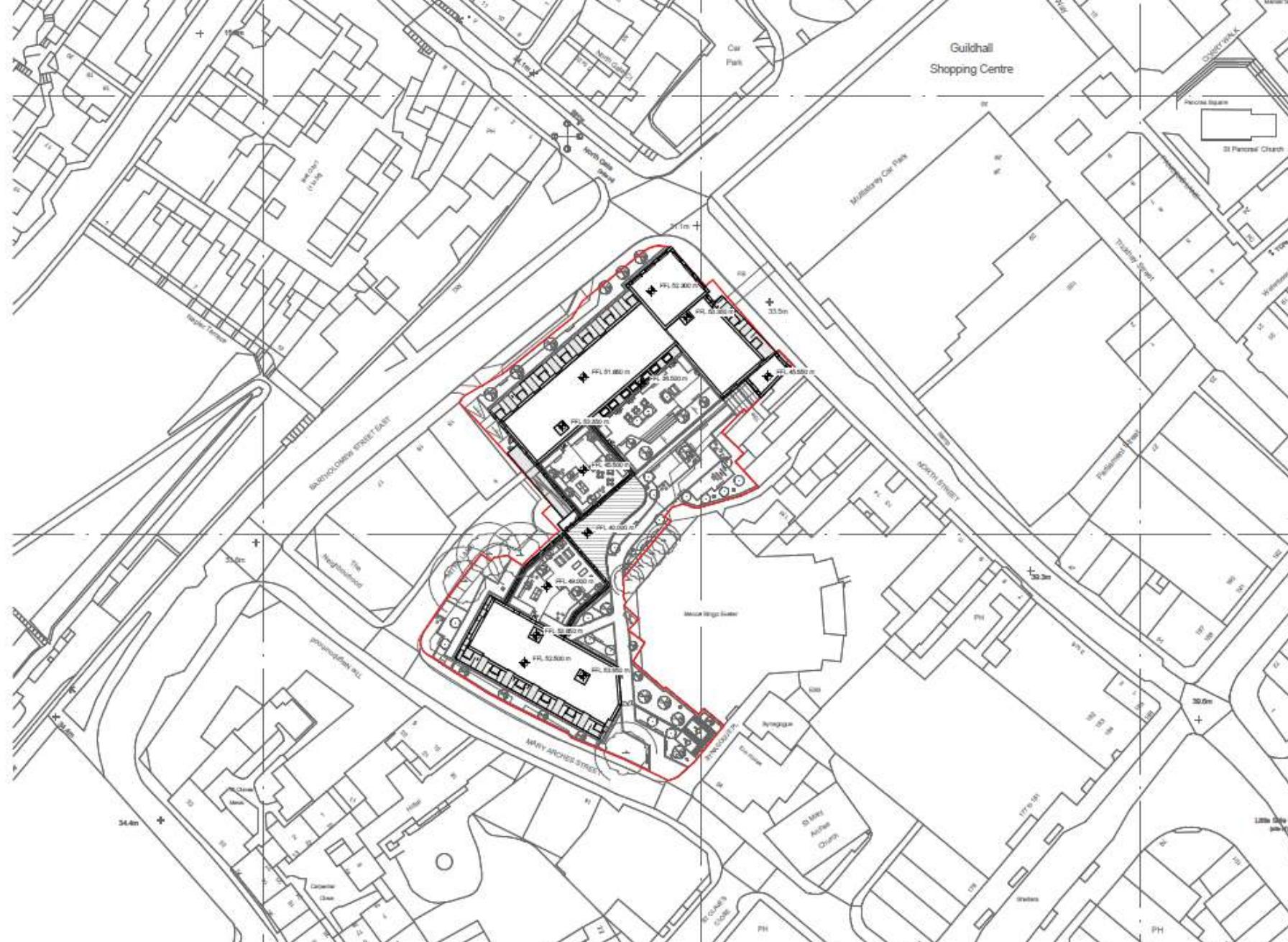
PHOTOS



**PHOTOS**

- Demolition of a six-deck multi-storey car park, with solar panel canopies on the upper open deck, and redevelopment of surface car park.
- Construction of Co-Living development in two blocks linked internally at ground level.
- Provision of 297 Co-Living Residential Units
- Provision of communal accommodation for both blocks including lounges, gym and studio, co-working, laundry, bin stores and cycle parking.
- Provision of A sunken courtyard garden, and rooftop (4<sup>th</sup> Floor) terrace on each block provide open amenity.

## PROPOSAL OVERVIEW



# PROPOSED SITE PLAN

Employer's Requirements, documents, Agreements to Lease, Bimaster 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-contractors' requirements as appointed by the Main Contractor.

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NOTES

PC Planning Version	1000000	SP	TM
PT Planning Name	0000000	CRM	TM
REV	NOTES	DATE	BY AUTH.

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Drawings, specifications and schedules are to be read in conjunction with the following where applicable: Employee's Requirements documents, Agreements to Lease, Structures Engineers drawings and specifications, Civil Engineers drawings and specifications, Surveyor Drawings, Party Wall Boundary Awards, Other relevant documents and requirements as appointed by the Main Contractor. Other specialist drawings and documents requirements as appointed by the Main Contractor.

P = Preliminary C = Contractual

Primary Glioma Type	Percentage (%)
Astrocytoma	100
Glioblastoma	95
Meningioma	85
Ependymoma	75
Oligodendroglioma	70

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#### NOTES

Key	
<input type="checkbox"/>	Standard Unit
<input type="checkbox"/>	Large Unit
<input type="checkbox"/>	Internal Amenity
<input type="checkbox"/>	External Amenity
<input type="checkbox"/>	Facilities
<input type="checkbox"/>	Ancillary & Plant

Planning Application Site Boundary

41 Planning for leisure	387106	IP	TP
20 Planning for leisure	217155	CRM	TP
20 Planning for leisure	149505	IP	TP
21 Planning leisure	322800	CRM	TP

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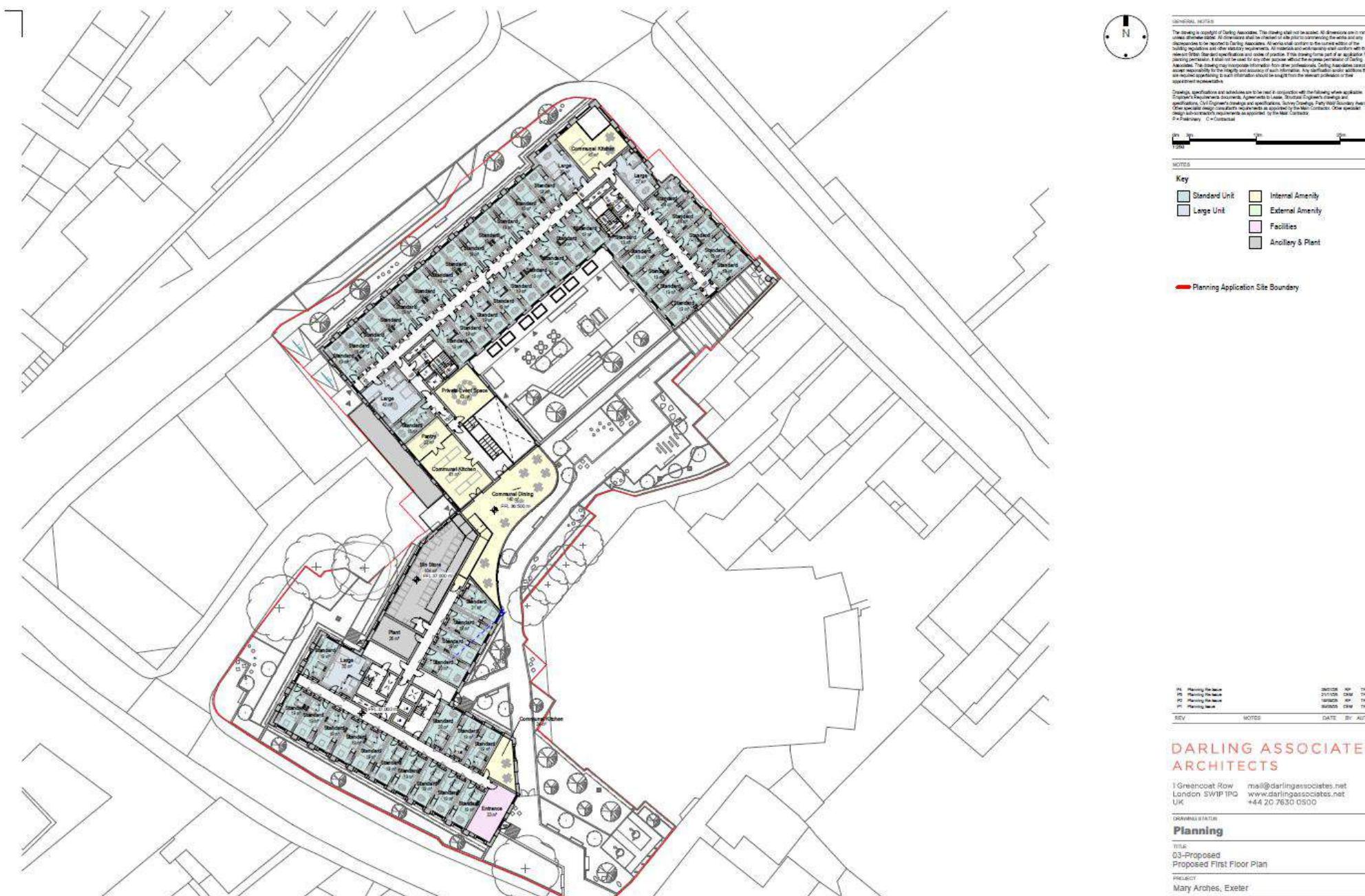
CHAMAN BAGH, UTTARAKHAND

## Planning

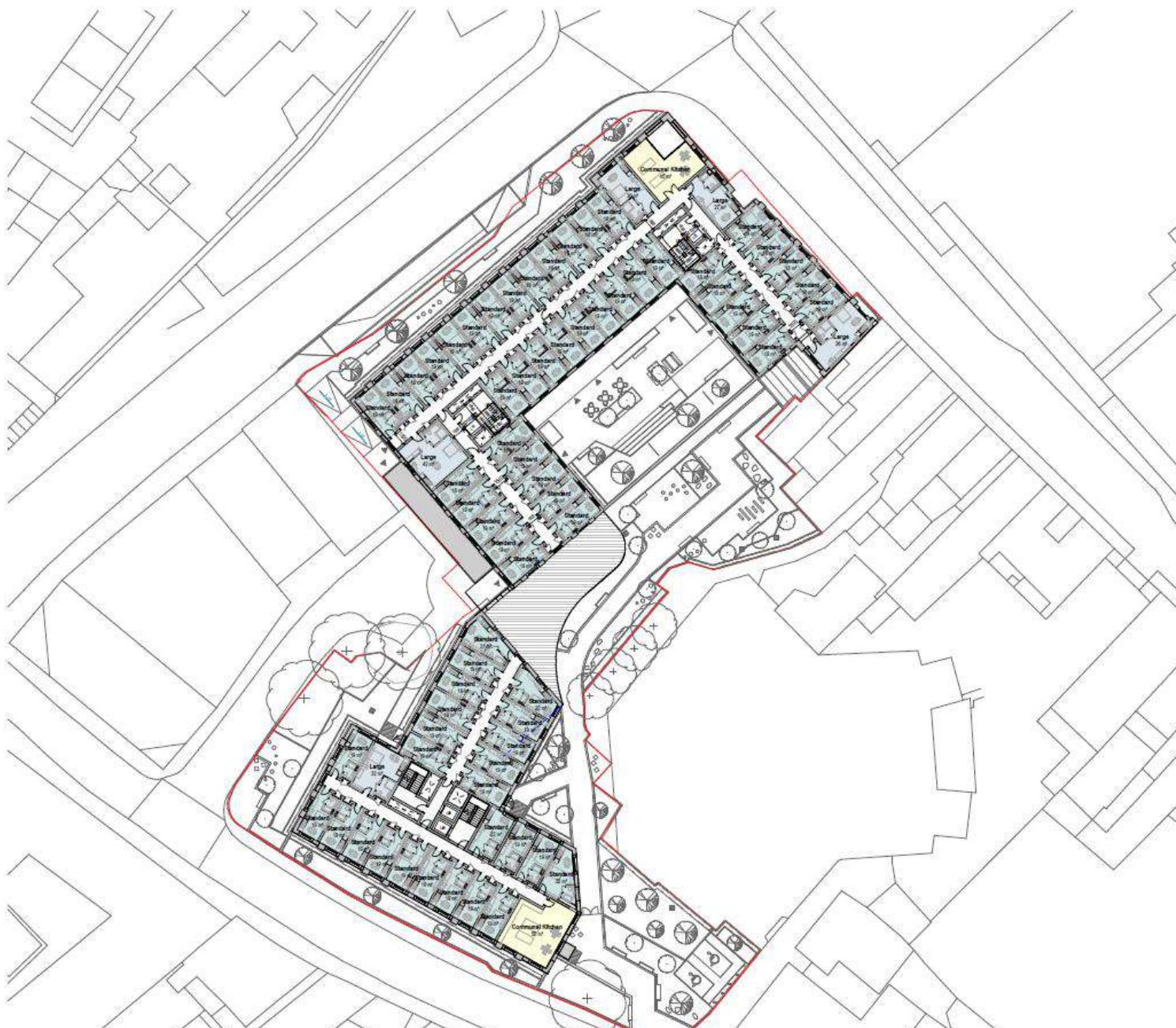
WLF  
03-Proposed  
Proposed Ground Floor Plan

Mary Arches, Exeter

# PROPOSED SITE PLAN – GROUND FLOOR



# PROPOSED SITE PLAN – 1<sup>st</sup> FLOOR



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The drawing is a sketch of Building Amenity. The drawing must not be copied. All dimensions in this annex are approximate. All dimensions shall be checked on the prints confirming the works and any discrepancies to be reported to the Head Office. All areas shall conform to the current widths of the relevant Building Regulations. All areas shall conform to the relevant Building Regulations and the relevant British Standard specifications and codes of practice. If the drawing forms part of an application for planning permission, the drawing must be submitted with the application and any relevant Building Regulations. The drawing may incorporate information from other practices. Drawing Amenity cannot accept responsibility for the integrity and accuracy of such information. Any modification or addition to this drawing must be agreed in writing by the Head Office before the relevant practitioner or the appointment representative.

Drawings, specifications and schedules are to be read in conjunction with the following where applicable:

- Planning permission and Building Regulation applications.
- Architect's design and specification.
- Contractor's design and specification.
- Site Engineer's design and specification.
- Surveyor's design and specification.
- Party Wall Boundary Awards.
- Other specialist design consultants' requirements as applicable by the Main Contractor.
- Other specialist design consultants' requirements as applicable by the Head Office.

□ Preliminary      C = Contractual

20m 30m 40m 50m 60m 70m

1:250

**NOTES**

<b>Key</b>	
 Standard Unit	 Internal Amenity
 Large Unit	 External Amenity
	 Facilities
	 Ancillary & Plant

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Journal of Health Politics, Policy and Law, Vol. 33, No. 3, June 2008  
DOI 10.1215/03616878-33-3-663 © 2008 by the Southern Political Science Association

## Planning

## Planning

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1156

### D3-Proposed

## Proposed Second Floor Plan

我的教程

## Many Archer Exports

Many thanks, Excelerl

# PROPOSED SITE PLAN – 2<sup>nd</sup> FLOOR



# PROPOSED SITE PLAN – 3<sup>rd</sup> FLOOR





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Drawings, specifications and schedules are to be read in conjunction with the following where applicable:  
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P = Prescribed C = Contractual

Scale: 1:2000  
100m  
200m  
300m

NOTES:

■ Standard Unit	■ Internal Amenity
■ Large Unit	■ External Amenity
	■ Facilities
	■ Ancillary & Plant

■ Planning Application Site Boundary

1.0 Planning the site	TP
2.0 Designing the site	TP
3.0 Constructing the site	TP
4.0 Completing the site	TP

REV. NOTES DATE BY AUTH.

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DRAWING STATUS:

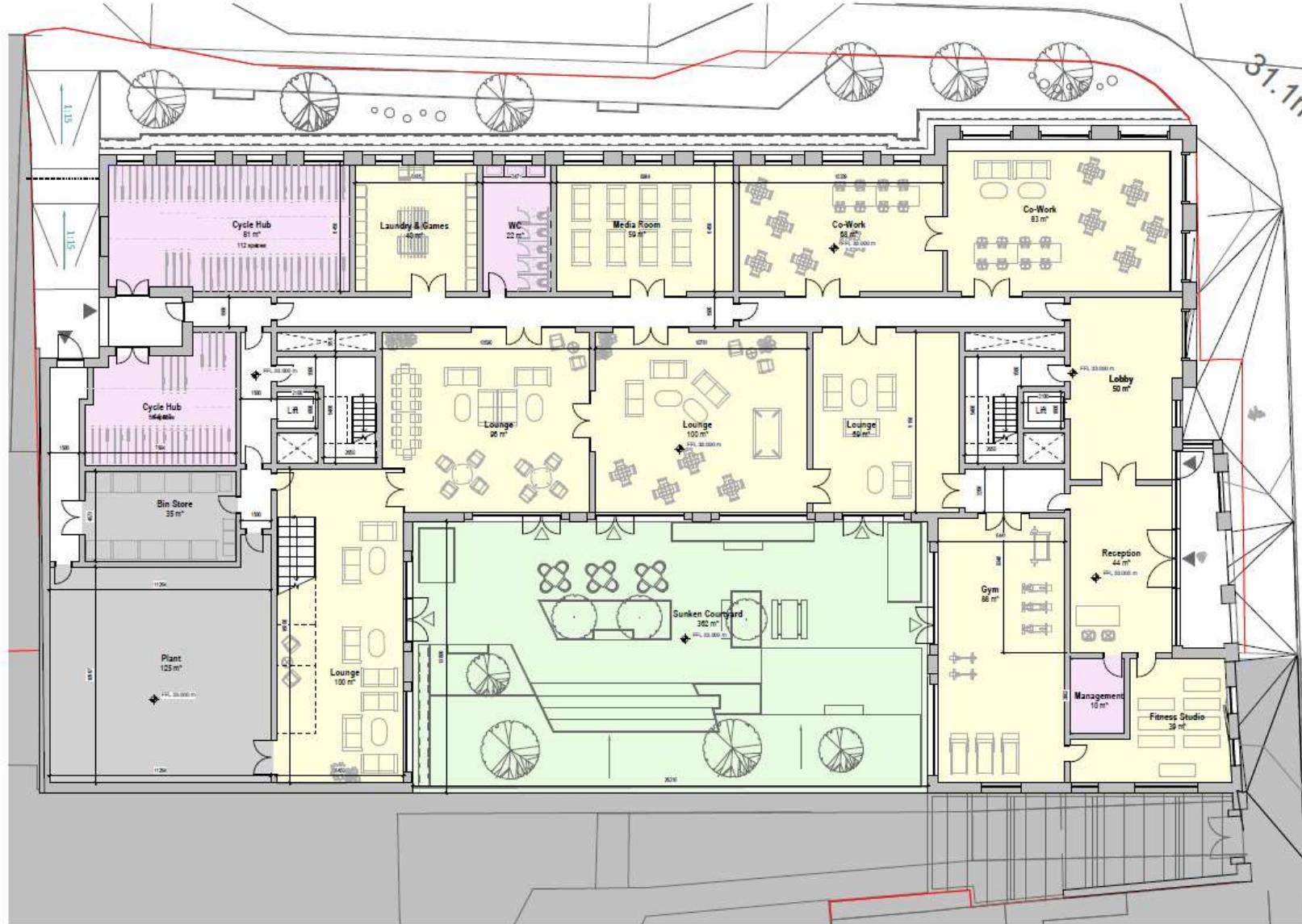
Planning

ITEM:  
03-Proposed  
Proposed Fifth Floor Plan

PROJECT:  
Mary Arches, Exeter

# PROPOSED SITE PLAN – 5<sup>th</sup> FLOOR





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Planning Application Site Boundary

KEY PLAN

NOTES:

Key:

- Standard Unit
- Large Unit
- Internal Amenity
- External Amenity
- Facilities
- Ancillary & Plant

Planning Application Site Boundary

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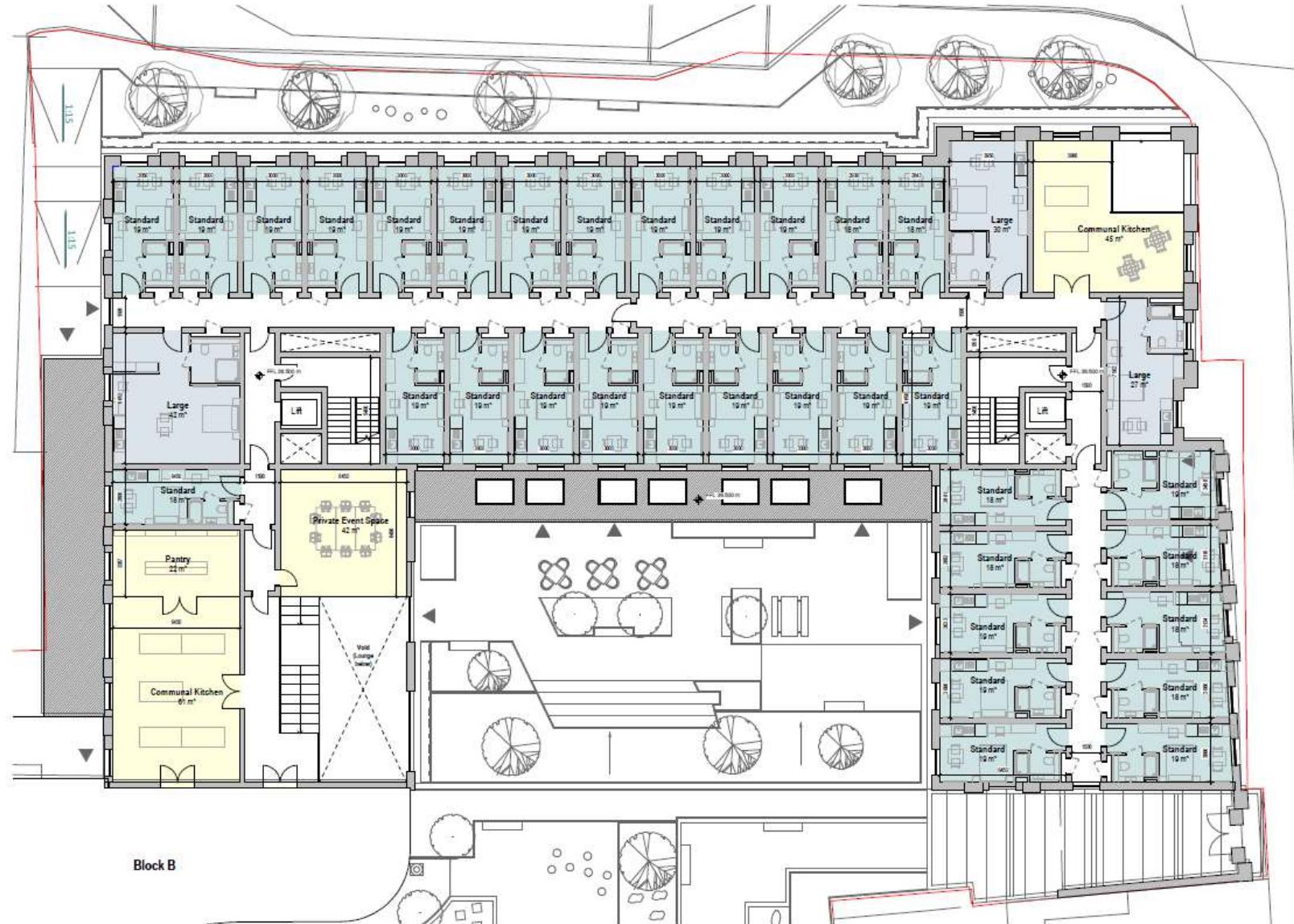
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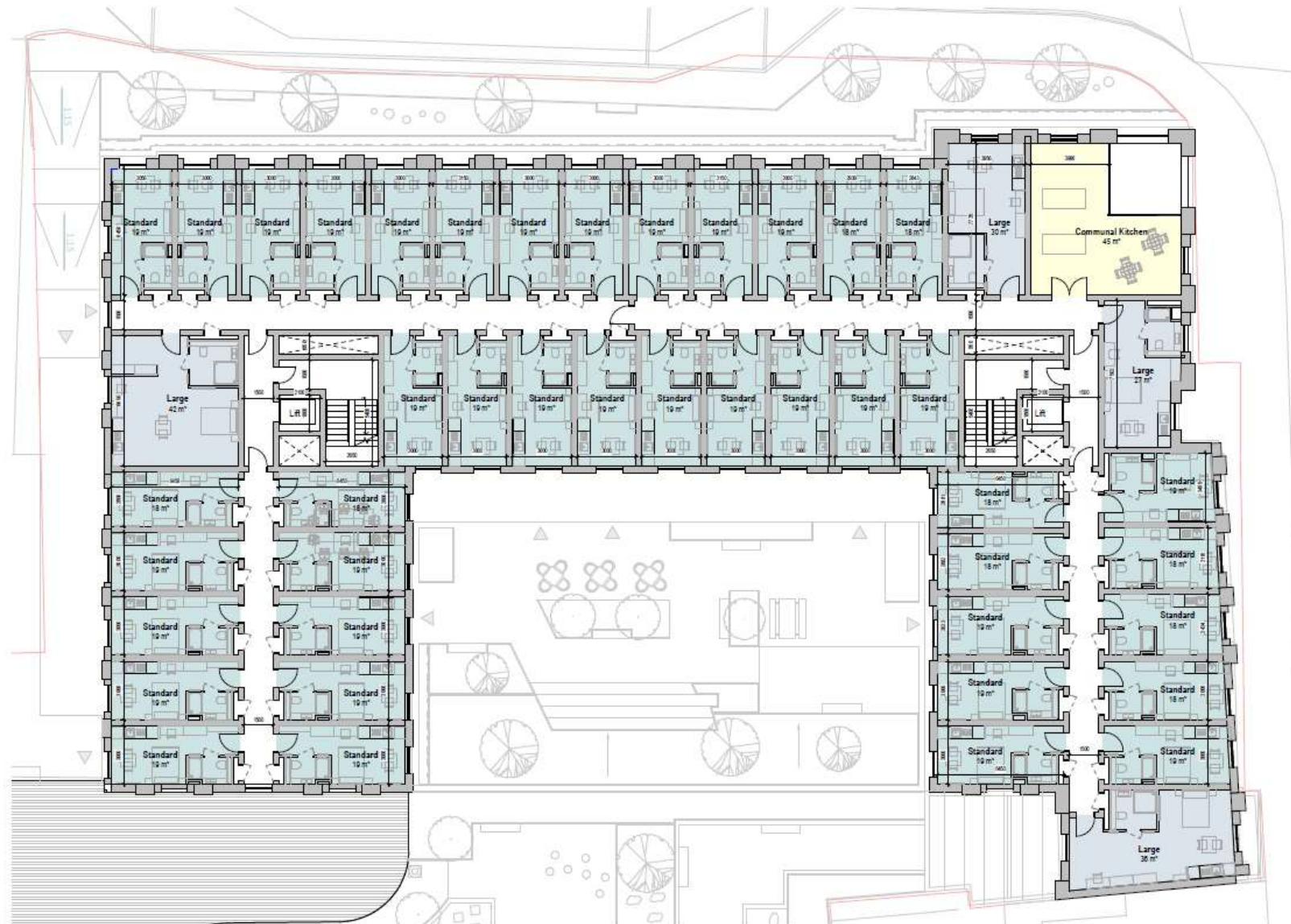
Planning

TYPE:  
D3-Proposed  
Proposed Ground Floor Plan - Building A

PROJECT:  
Mary Arches, Exeter

# PROPOSED BLOCK A 1<sup>st</sup> FLOOR PLAN





PLANNING REFERENCE  
PLANNING REFERENCE  
PLANNING REFERENCE  
REF: DATE BY AUTH

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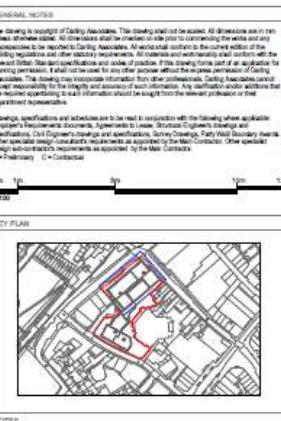
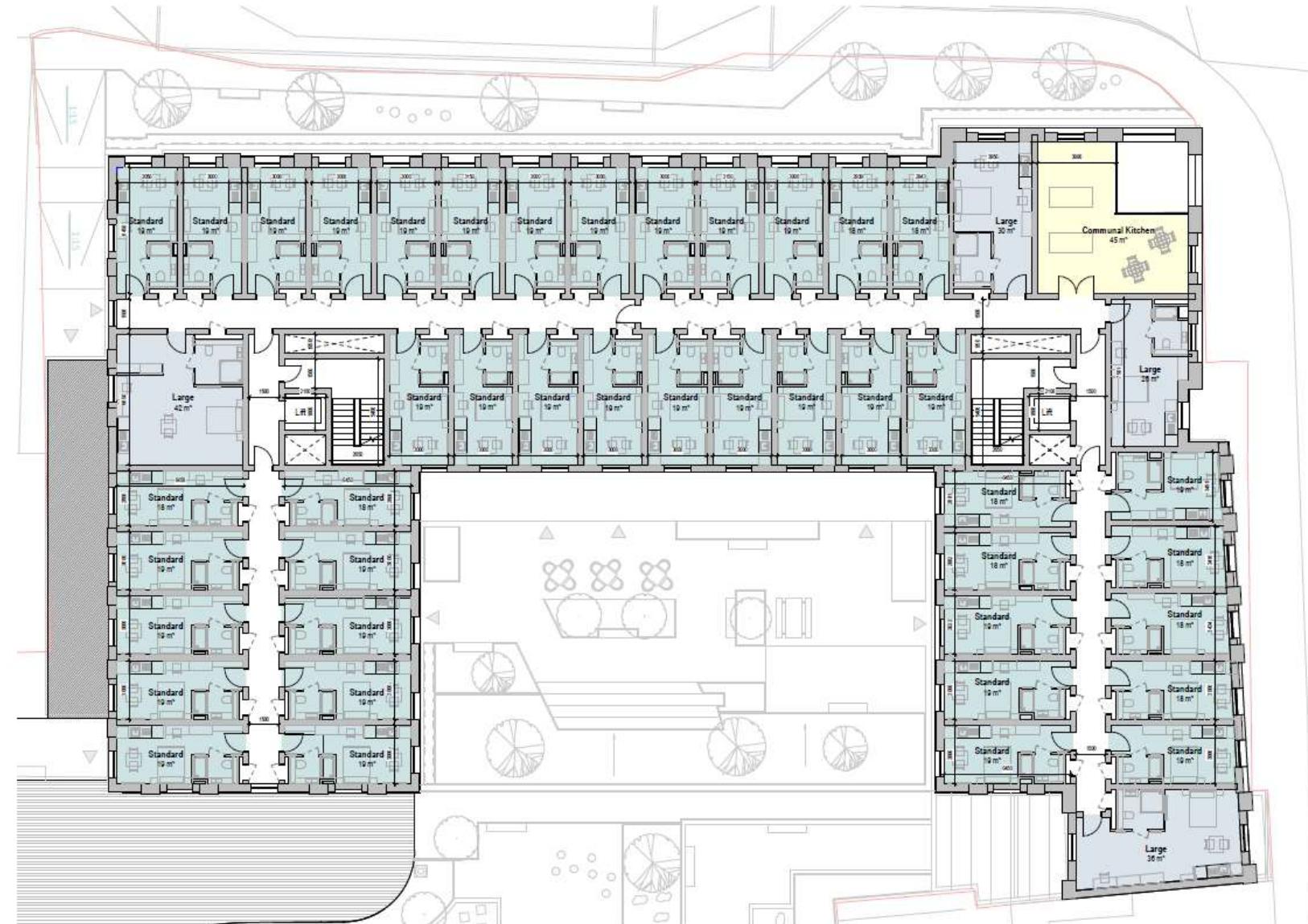
DRAWING STATUS

Planning

03-Proposed  
Proposed Second Floor Plan - Building A

PROJECT  
Mary Arches, Exeter

# PROPOSED BLOCK A 2<sup>nd</sup> FLOOR PLAN



NOTES

Key

- Standard Unit
- Large Unit
- Internal Amenity
- External Amenity
- Facilities
- Ancillary & Plant

Planning Application Site Boundary

Planning Ref No: TP  
Planning Ref No: TP  
Planning Ref No: CM  
Planning Ref No: CM

REV DATE BY AUTH

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DRAWING STATUS

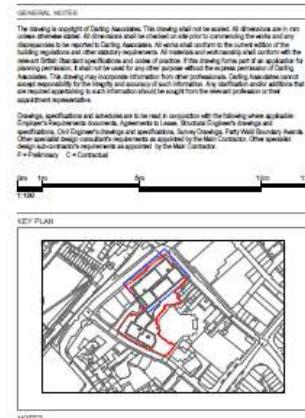
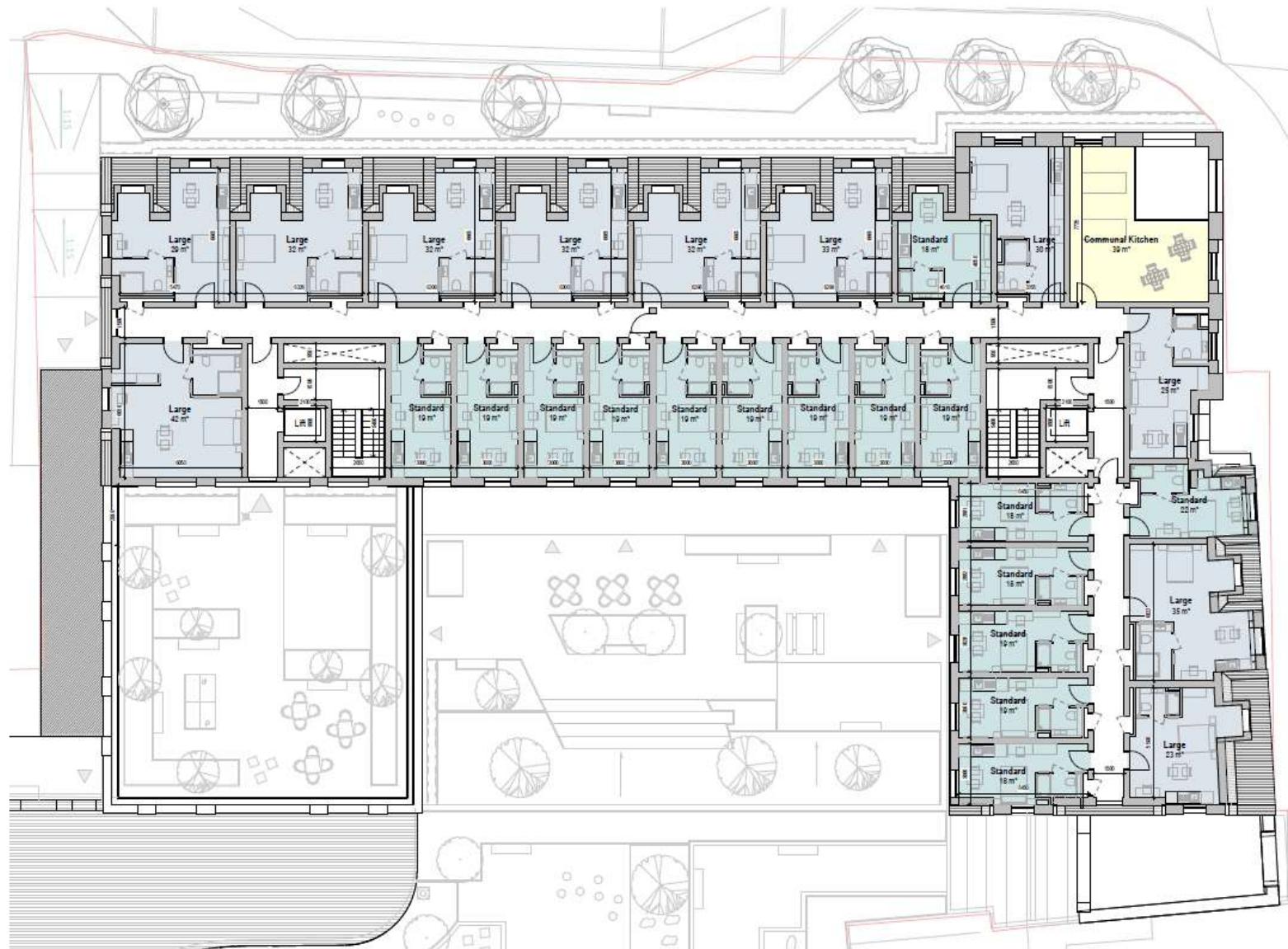
Planning

TITLE: D3-Proposed  
Proposed Third Floor Plan - Building A

PROJECT  
Mary Arches, Exeter

# PROPOSED BLOCK A 3<sup>rd</sup> FLOOR PLAN





REF: 00000000000000000000000000000000  
 DRAFT: 00000000000000000000000000000000  
 DATE: 00/00/0000 BY: TP  
 DRAWING NUMBER: 00000000000000000000000000000000  
 NOTES: 00000000000000000000000000000000

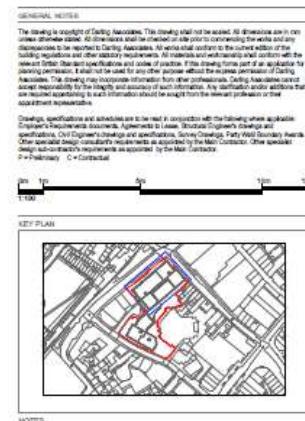
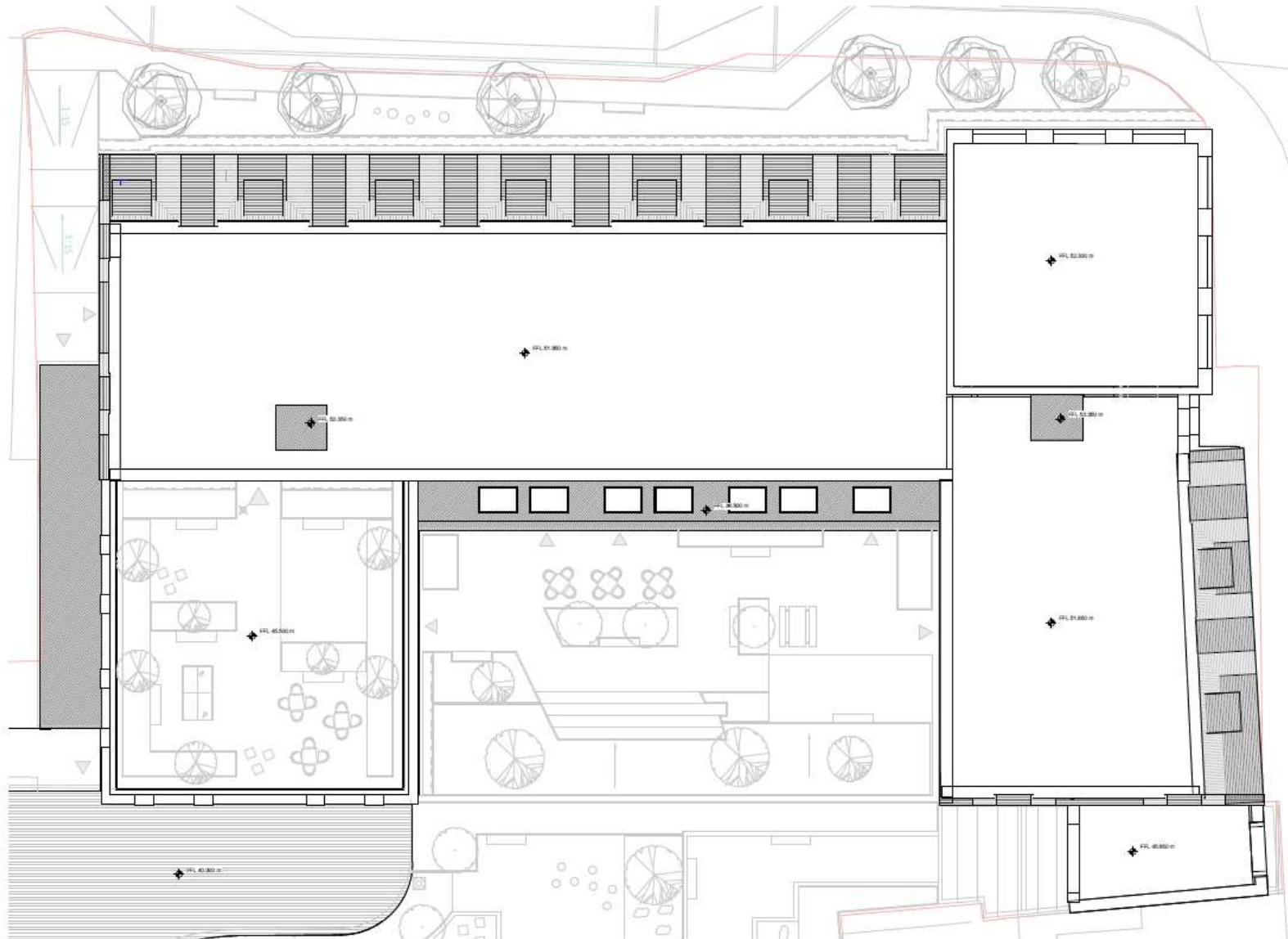
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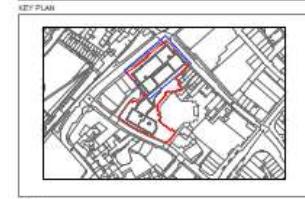
DRAWING STATUS: **Planning**

FILE: 03-Proposed  
 PROJECT: Proposed Fifth Floor Plan - Building A  
 MARY ARCHES, EXETER

# PROPOSED BLOCK A 5<sup>th</sup> FLOOR PLAN



0m 10m 20m 30m 40m 50m 60m 70m



NOTES

Key	Standard Unit	Internal Amenity
	Large Unit	External Amenity
		Facilities
		Ancillary & Plant
		Planning Application Site Boundary



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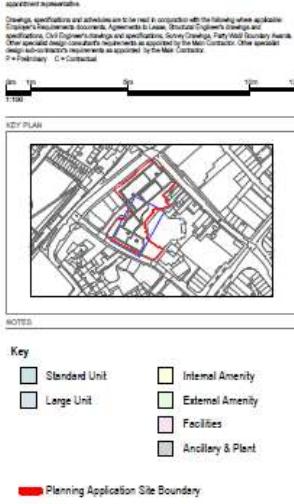
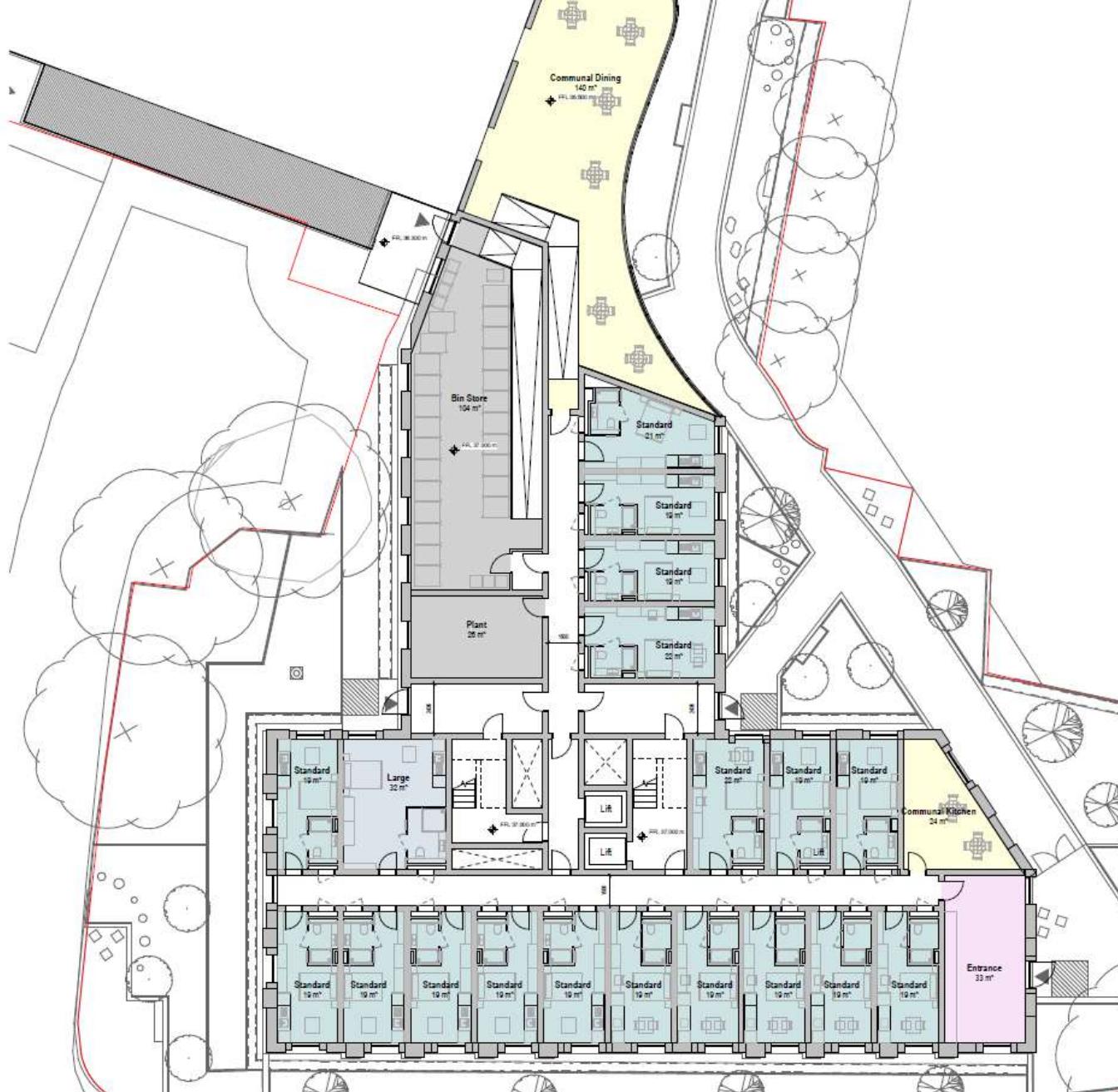
DRAWING STATUS

**Planning**

ITEM  
D3-Proposed  
Proposed Roof Plan - Building A

PROJECT  
Mary Arches, Exeter

# PROPOSED BLOCK A ROOF PLAN



PLANNING REFERENCE NUMBER: 20/0128/OUT/TP  
PLANNING DATE: 21/11/2020  
PLANNING LOCATION: 30/01/2021 CMY TP  
RSV NOTES DATE BY AUTH

**DARLING ASSOCIATES ARCHITECTS**

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**DRAWING STATUS:**

**Planning**

FILE: D3-Proposed  
PROJECT: Proposed First Floor Plan - Building B  
LOCATION: Mary Arches, Exeter

SCALE AT A1: 1 : 100  
SCALE AT A2: 1 : 200  
DRAWING NO.: 24018

DRAWING: SMA-DAA-ZB-01-DR-A-PLB03101  
REV: P4  
© Darling Associates Ltd.

# PROPOSED BLOCK B 1<sup>st</sup> FLOOR PLAN (Ground Level)

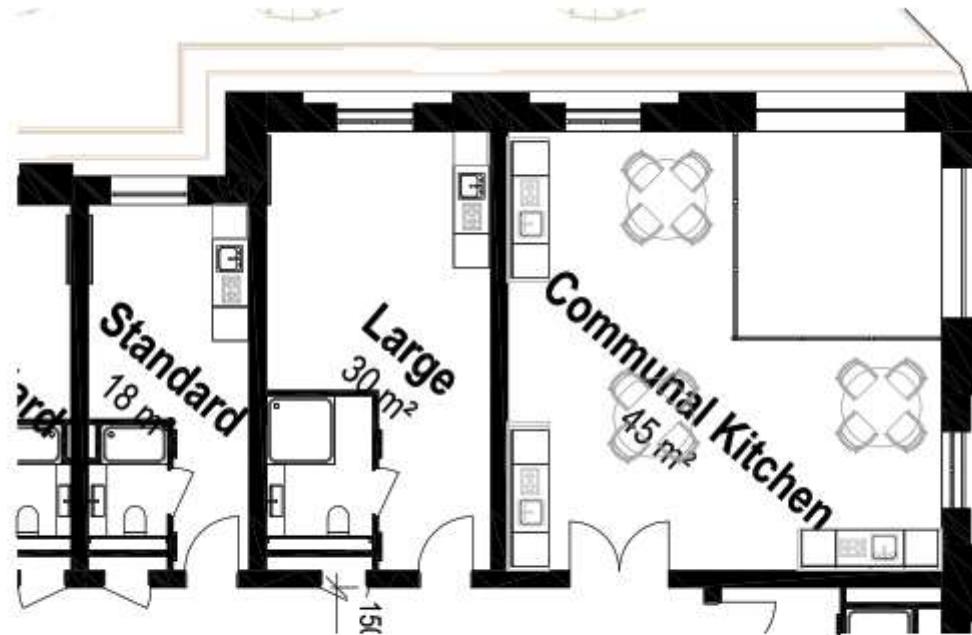












DA  
A ■

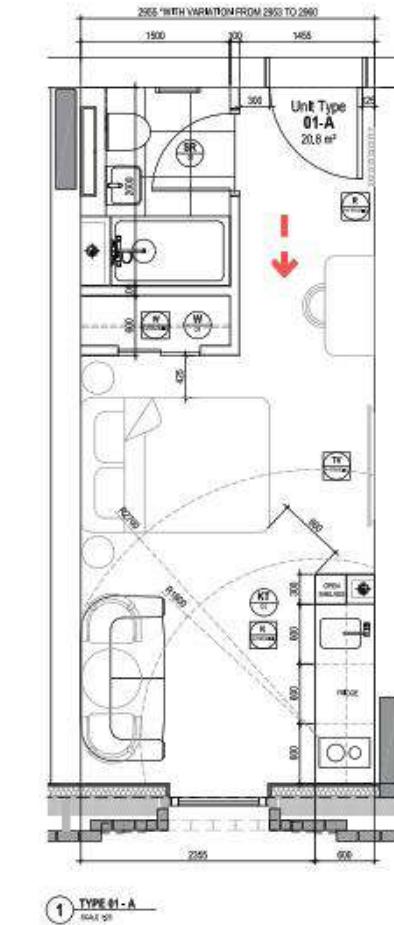
Design and Access Statement Addendum 2  
Mary Arches, Exeter

## INTERNAL STANDARDS

### 3.1 Typical Unit Layout

Co-living room sizes. Additional 3d view of 18 sqm co-living room layout to be provided.

Attached is a 3d view for an 18 m<sup>2</sup> co-living unit. We have used this unit types in previous projects. The key features include individual ensuites and kitchenettes, which must be positioned next to the windows to adhere to fire regulations. Residents should not need to escape within 1.8 m of cookers. Additionally, storage, seating, and desk spaces are provided.



# INTERNAL STANDARDS



0 5m 10m 15m 20m 25m

Scale @ A1: 1:250

Drawing should be viewed in colour.  
Location of trees suffixed with PA (position approximate) have been estimated on site.

**Drawing Title:**  
Tree Retention Plan

**Project:**  
Mary Arches, Exeter

**Client:**  
Eutopia Exeter Arches Ltd.

Date:	Drawn:
02/12/2025	MU
Drawing Number:	Revision:
2784-TRP-MU	1

# TREE RETENTION PLAN



# ILLUSTRATIVE LANDSCAPE PLAN



# ILLUSTRATIVE LANDSCAPE PLAN



1 Site Section - Bartholomew Street East  
Scale 1:500

## SITE ELEVATIONS



2 Site Section - Mary Arches Street  
Scale 1:500

## SITE ELEVATIONS



3 Site Section - North Street  
Scale 1:500

## SITE ELEVATIONS



1 Building A NE Elevation

**NOTES:**

- ① Dark Brown Brick Cladding
- ② Dark Brown Patterned Brick Cladding
- ③ Buff Soldier Course Brick Cladding
- ④ Standing Seam Zinc Roofing
- ⑤ Glazing with Grey Metal Mullions
- ⑥ Dark Brown Soldier Course Brick Cladding
- ⑦ Decorative Solid Grey Metal Panel
- ⑧ Grey Metal Balustrade
- ⑨ Concrete Panel
- ⑩ Scalloped Concrete Panel
- ⑪ Green Glazed Bricks
- ⑫ Dark Green Brick Cladding



REF	REF ID	DATE	BY	AUTH
P1	Planning Issue	2009/09	CRM	IP
P2	Planning Refusal	2009/10	CRM	IP
P3	Planning Re Issue	2011/08	CRM	IP

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ARCHITECTS**

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DRAWING STATUS	EDITION STATUS
<b>Planning</b>	<b>SO</b>
<b>NOTE:</b>	
03-Proposed Proposed North Elevation - Building A Front	
<b>PROJECT:</b>	
Mary Arches, Exeter	

# BUILDING A NORTH ELEVATIONS



1 Building A SE Elevation

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Technical drawings, documents, Agreements to Lease, Structural Engineering drawings and

NOTES:  
 ① Dark Brown Brick Cladding  
 ② Dark Brown Patterned Brick Cladding  
 ③ Buff Soldier Course Brick Cladding  
 ④ Standing Seam Zinc Roofing  
 ⑤ Glazing with Grey Metal Mullions  
 ⑥ Dark Brown Soldier Course Brick Cladding  
 ⑦ Decorative Solid Grey Metal Panel  
 ⑧ Grey Metal Balustrade  
 ⑨ Concrete Panel  
 ⑩ Scalloped Concrete Panel  
 ⑪ Green Glazed Bricks  
 ⑫ Dark Green Brick Cladding



REF	NOTES	DATE	BY	ALTA
1	Planning Application	20/06/05	DAM	TP
2	Planning the Issue	24/06/05	DAM	TP
3	Planning the Issue	21/11/05	DAM	TP

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DRAWING STATUS	LAST HEARD STATUS
Planning	SO
FILED	
D3-Proposed	Proposed East Elevation - Building A Rear
PROJECT	Mary Arches, Exeter

# BUILDING A EAST ELEVATIONS



1 Building A SW Elevation

Scale 1:50

Architectural Drawing  
1:50 Scale  
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Drawings, specifications and schedules are to be read in conjunction with the relevant site specific drawings, specifications and schedules. Agreements to work, Structural Engineers drawings and  
Local Authority drawings shall supersede this drawing.

① Dark Brown Brick Cladding	⑦ Glazing with Grey Metal Mullions	⑬ Concrete Panel
② Dark Brown Patterned Brick Cladding	⑧ Dark Brown Soldier Course Brick Cladding	⑭ Scalloped Concrete Panel
③ Buff Soldier Course Brick Cladding	⑨ Decorative Solid Grey Metal Panel	⑮ Green Glazed Bricks
④ Standing Seam Zinc Roofing	⑩ Grey Metal Balustrade	⑯ Dark Green Brick Cladding



REF	NOTES	DATE	BY	AUTH
1	Planning Application	20/09/2008	DM	TP
2	Planning the Issue	20/09/2008	DM	TP
3	Planning the Issue	20/09/2008	DM	TP

DRAWING STATUS	NO. OF SHEET STATUS
Planning	SO
1	1
2	1

ITEM: D3-Proposed  
PROJECT: Mary Arches, Exeter

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# BUILDING A SOUTH ELEVATIONS



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NOTES:  
 ① Dark Brown Brick Cladding  
 ② Dark Brown Patterned Brick Cladding  
 ③ Buff Soldier Course Brick Cladding  
 ④ Standing Seam Zinc Roofing  
 ⑤ Glazing with Grey Metal Mullions  
 ⑥ Dark Brown Soldier Course Brick Cladding  
 ⑦ Decorative Solid Grey Metal Panel  
 ⑧ Grey Metal Balustrade  
 ⑨ Concrete Panel  
 ⑩ Scalloped Concrete Panel  
 ⑪ Green Glazed Bricks  
 ⑫ Dark Green Brick Cladding



REV	REF	DATE	BY	AUTH
P1	Planning Issue	2008/08	CRM	TP
P2	Planning Application	2008/08	CRM	TP
P3	Planning the Issue	2008/08	CRM	TP

DRAWING STATUS	NO SHEET STATUS
<b>Planning</b>	<b>50</b>
NOTE:	
03-Proposed Proposed West Elevation - Building A Front.	
PROJECT: Mary Arches, Exeter	

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# BUILDING A WEST ELEVATIONS



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**NOTES**

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- ④ Standing Seam Zinc Roofing
- ⑤ Glazing with Grey Metal Mullions
- ⑥ Dark Brown Soldier Course Brick Cladding
- ⑦ Decorative Solid Grey Metal Panel
- ⑧ Grey Metal Balustrade
- ⑨ Concrete Panel
- ⑩ Scalloped Concrete Panel
- ⑪ Green Glazed Bricks
- ⑫ Dark Green Brick Cladding



REF	NOTES	DATE	BY	AUTH
#1	Planning issued	08/02/20	CP	CP
#2	Planning the issue	23/02/20	CP	CP
#3	Planning the issue	23/02/20	CP	CP

**DRAWING STATUS** **30**

**PROJECT** Mary Arches, Exeter

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**DRAWING STATUS** **30**

**TITLE**  
03-Proposed  
Proposed North Elevation - Building B Rear

# BUILDING B NORTH ELEVATIONS



1 Building B East Elevation

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Drawings, specifications and schedules are to be read in conjunction with the Building Regulations, Structural Engineering and any

NOTES

- ① Dark Brown Brick Cladding
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- ⑧ Grey Metal Balustrade
- ⑨ Concrete Panel
- ⑩ Scalloped Concrete Panel
- ⑪ Decorative Solid Grey Metal Panel
- ⑫ Green Glazed Bricks
- ⑬ Dark Green Brick Cladding



REF	REF ID	DATE	REV	AUTH
1	Planning Application	06/09/09	000	TP
2	Planning the Issue	06/10/09	000	TP
3	Planning the Issue	06/10/09	000	TP

DRAWING STATUS	PROJ. STATUS
Planning	SO

ITEM  
03-Proposed  
Proposed East Elevation - Building B Side

PROJECT  
Mary Arches, Exeter

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# BUILDING B EAST ELEVATIONS



1 Building B South Elevation

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Employers Requirements Document, Agreements in Lease, Structural Engineers drawings and

MATERIALS

- ① Dark Brown Brick Cladding
- ② Dark Brown Patterned Brick Cladding
- ③ Buff Soldier Course Brick Cladding
- ④ Standing Seam Zinc Roofing
- ⑤ Glazing with Grey Metal Mullions
- ⑥ Dark Brown Soldier Course Brick Cladding
- ⑦ Decorative Solid Grey Metal Panel
- ⑧ Grey Metal Balustrade
- ⑨ Concrete Panel
- ⑩ Scalloped Concrete Panel
- ⑪ Green Glazed Bricks
- ⑫ Dark Green Brick Cladding



REF	NOTES	DATE	BY	AUTH
1.1	Planning Issue	08/02/2012	CAM	TP
1.2	Planning the Issue	12/02/2012	CAM	TP
1.3	Planning the Issue	12/02/2012	CAM	TP

DRAWING STATUS	NO. OF SHEET STATUS
Planning	50

TYPE	DESCRIPTION
03-Proposed	Proposed South Elevation - Building B Front

PROJECT

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# BUILDING B SOUTH ELEVATION



1 Building B West Elevation

10 of 10

① Dark Brown Brick Cladding	⑦ Glazing with Grey Metal Mullions	⑬ Concrete Panel
② Dark Brown Patterned Brick Cladding	⑧ Dark Brown Soldier Course Brick Cladding	⑭ Scalloped Concrete Panel
③ Buff Soldier Course Brick Cladding	⑨ Decorative Solid Grey Metal Panel	⑮ Green Glazed Bricks
④ Standing Seam Zinc Roofing	⑩ Grey Metal Bellastud	⑯ Dark Green Brick Cladding

#### KEY PLAN

REF	NOTES	DATE	BY	AUTO
P1	Planning Issue	2008/08	CRM	TP
P2	Planning Re-issue	2008/08	XP	TP
P3	Planning Re-issue	2008/08	CRM	TP

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DRAWING STATUS	NO SHEET STATUS
<b>Planning</b>	<b>SO</b>

03-Proposed  
Proposed West Elevation - Building B Side

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# BUILDING B WEST ELEVATIONS



1 Site Section A-A  
Scale 1:200

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SECTION A-A



1 Site Section B-B  
Scale 1:200

# SECTION B-B

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1 Site Section C-C  
Scale 1:200

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SECTION C-C



1 Site Section D-D  
Scale 1:200

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1000

### KEY PLAN

2020	MEETING	DATE	BY	AUTH	DRAWING STATUS	BIG SHEET STATUS
P1	Planning issue	2020/01/01	CM	TP		
P2	Planning the issue	2020/01/01	XP	TP		
P3	Planning the issue	2020/01/01	CM	TP		

03-Proposed  
Proposed Site Section D-D

---

## SECTION D-D



1 Site Section E-E  
Scale 1:200

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# SECTIONS



LONG RANGE VIEW



LONG RANGE VIEW



VERIFIED VIEW



VERIFIED VIEW



VERIFIED VIEW



NON-VERIFIED CGI VIEW



**NON-VERIFIED CGI VIEW**

The key planning issues are:

1. Principle of development – loss of car parking and retail and development of Co-Living accommodation.
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. Community Infrastructure Levy
16. Planning Obligations

## Benefits

- 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.

## CONCLUSION

## Harms

- The harm to the setting of Listed Buildings and the Character and Appearance of the Central Conservation Area at the upper end of less than substantial harm 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.

## CONCLUSION

The Council is not currently able to demonstrate a 5-year housing land supply (supply at 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 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 the committee report.

## CONCLUSION

In light of the officer assessment set out in the 'Planning Balance' section of the report, and taking into consideration the guidance in paragraph 11 of the NPPF, it is considered that the benefits of the development proposed, in terms of provision of residential development to meet demonstrated housing need, outweigh the heritage harm and all other harms and that the design of the building, whilst not achieving all the desirable design objectives, is acceptable given the impact of the current site on the Conservation Area and Setting of Listed and Locally Listed buildings.

## CONCLUSION

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 and £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 £93,000 to support public engagement of archaeological investigation and its findings
- Restrictions on Full Time Student Occupation of 10%
- S106 and Bio-diversity Net Gain Monitoring Fees

And the conditions listed in this report and in the update sheet, the wording of which may be varied.

**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 SERVICE LEAD (CITY DEVELOPMENT).**