

Exeter City Council  
Planning Committee  
27 April 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**

## Planning Committee 19 January 2026

RESOLVED that the Committee DEFER determination of the application, on the grounds that further discussions were required between officers and the applicant to address:

- the scale and massing of the proposed development;
- the design quality and treatment of the street-facing elevations; and
- that these matters be explored and reported back to a subsequent meeting of the Planning Committee.

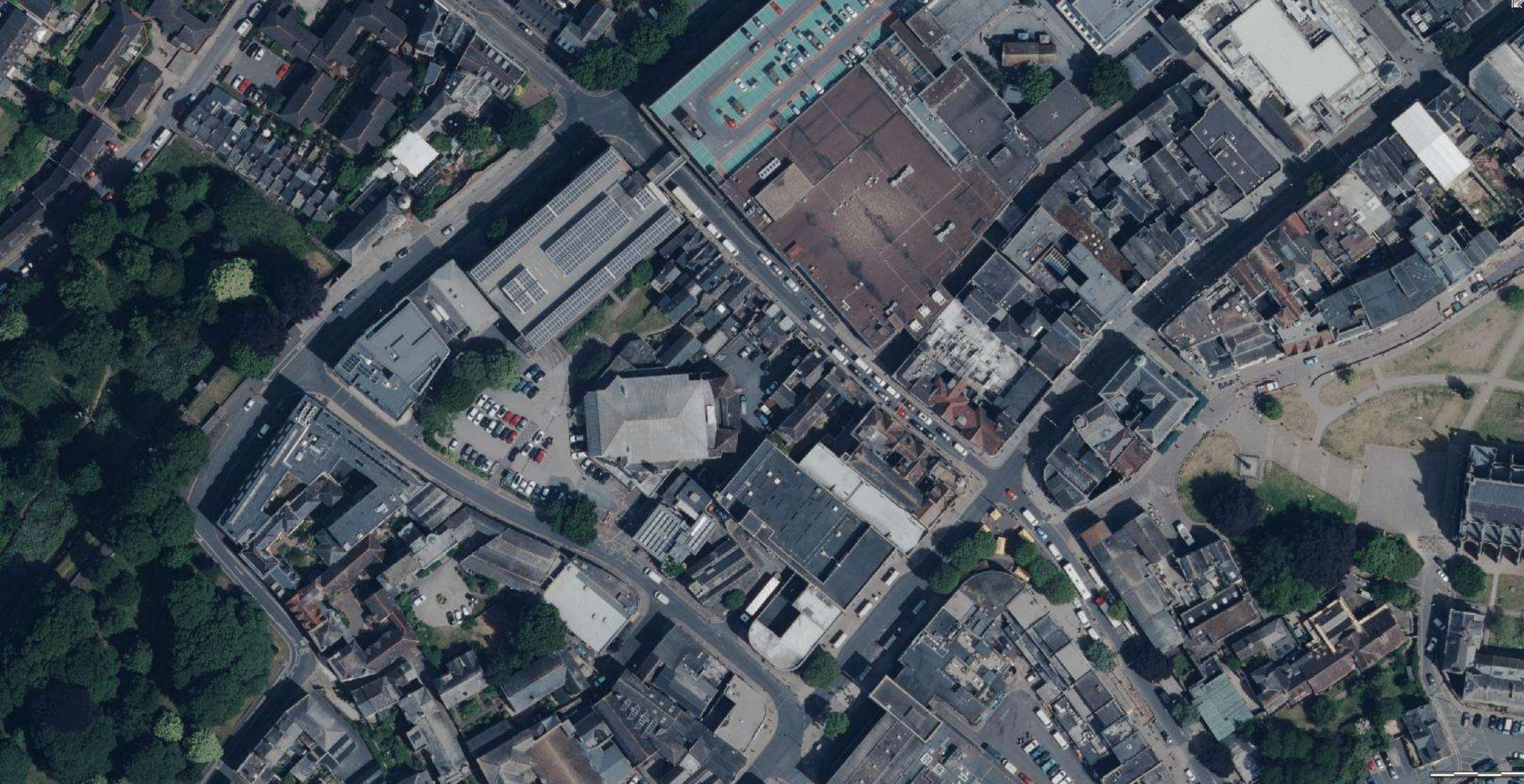
## Actions since 19 January Committee

- 3 February - Post committee review with applicant
- 18 February - Design Review Panel
- 25 February – Design meeting
- 5 March Revised Plans submission
- 13 March – 8 April Re-consultation
- 16 and 23 April Revised Plans submissions

## Principal Design Amendments since 19 January 2026

- Block B reduced by 1 storey to 4 storeys.
- Roof terrace of block B omitted.
- Architectural approach of Block B revised.
- East and West ends of block B stepped forward to street.
- Stepped entrance created on North St. Bartholomew Street.
- Internal reconfiguration to retain residential unit numbers.

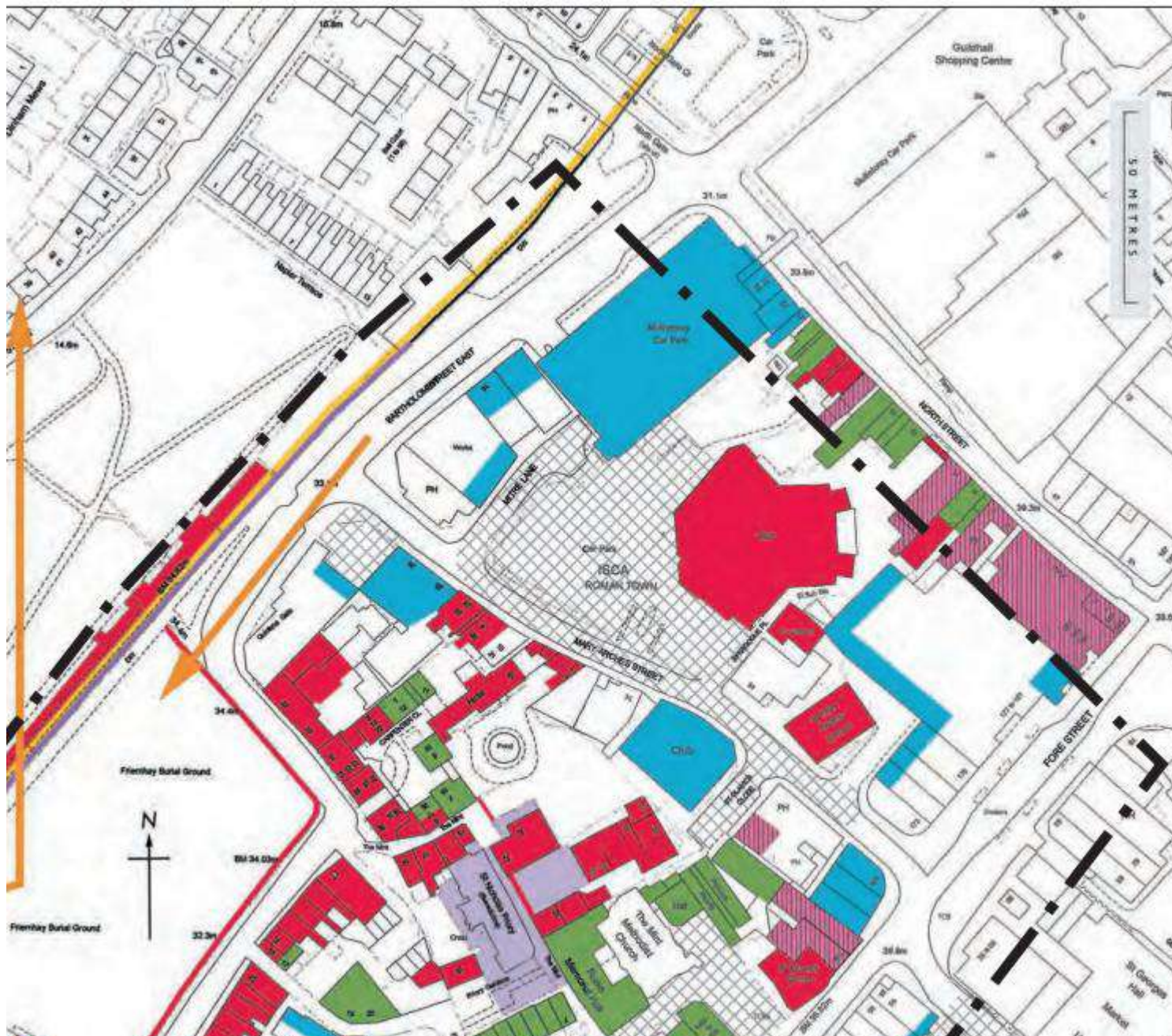




**AERIAL VIEW**



**AERIAL VIEW**



CENTRAL  
CONSERVATION AREA

AREA 5  
FORE STREET  
& FRIERNHAY  
TOWNSCAPE  
ANALYSIS

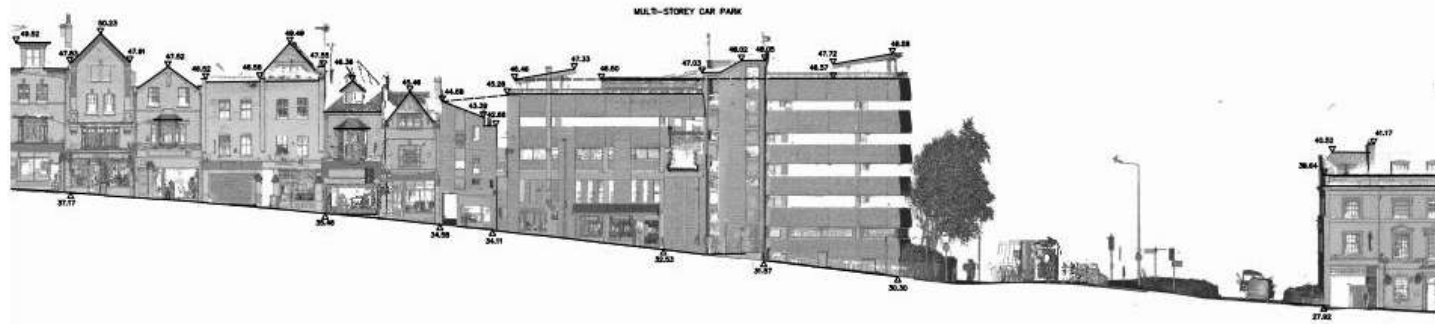
- CA Boundary
- Scheduled Ancient Monuments
- Listed Buildings
- Locally listed buildings
- Buildings – Positive contribution
- Buildings – Negative contribution
- Buildings – Neutral contribution
- Negative spaces
- Significant views

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EXETER CITY COUNCIL LA 07944

# CONSERVATION AREA APPRAISAL



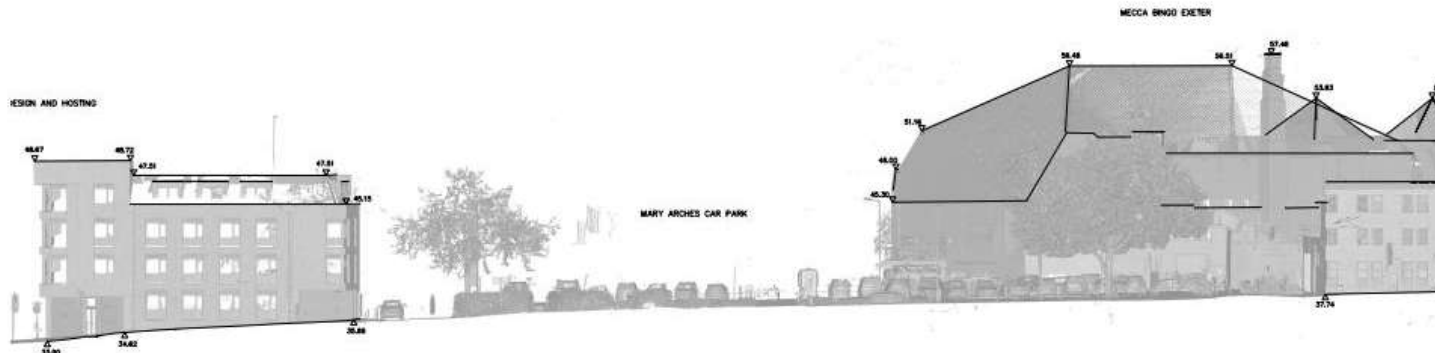
# Listed, Locally Listed Buildings & SAM



1 Existing North Street Elevation



2 Existing Bartholomew Street Elevation



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NOTES

Project Name: 000001\_C01\_19  
 Date: 04/19  
 Author: SAJ

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Project Title: 01-Existing Site Elevations

Project Location: Mary Arches, Exeter

Scale: 1:1000  
 Date: 04/19

# EXISTING ELEVATIONS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



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PHOTOS



# PHOTOS



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PHOTOS

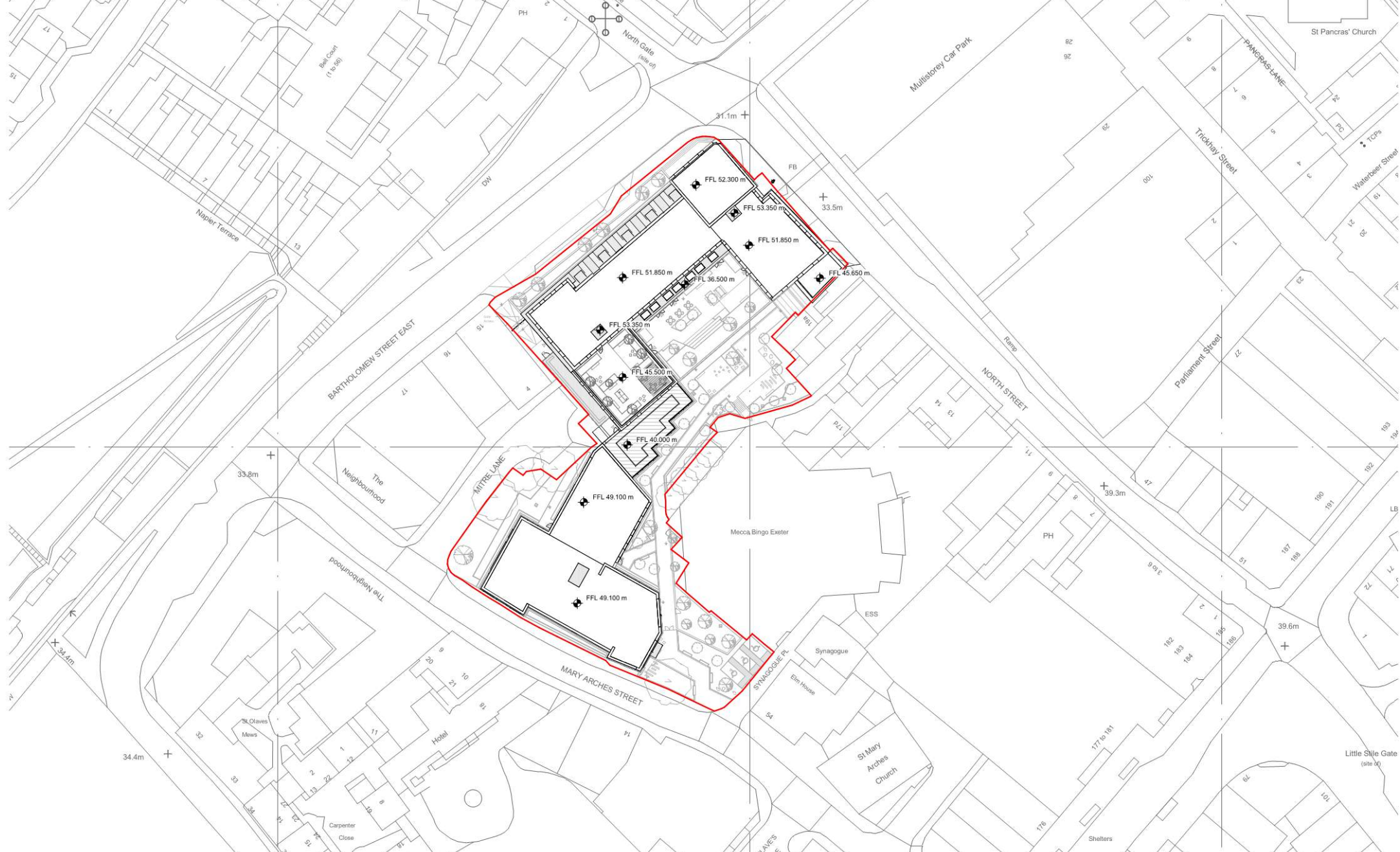


**PHOTOS**

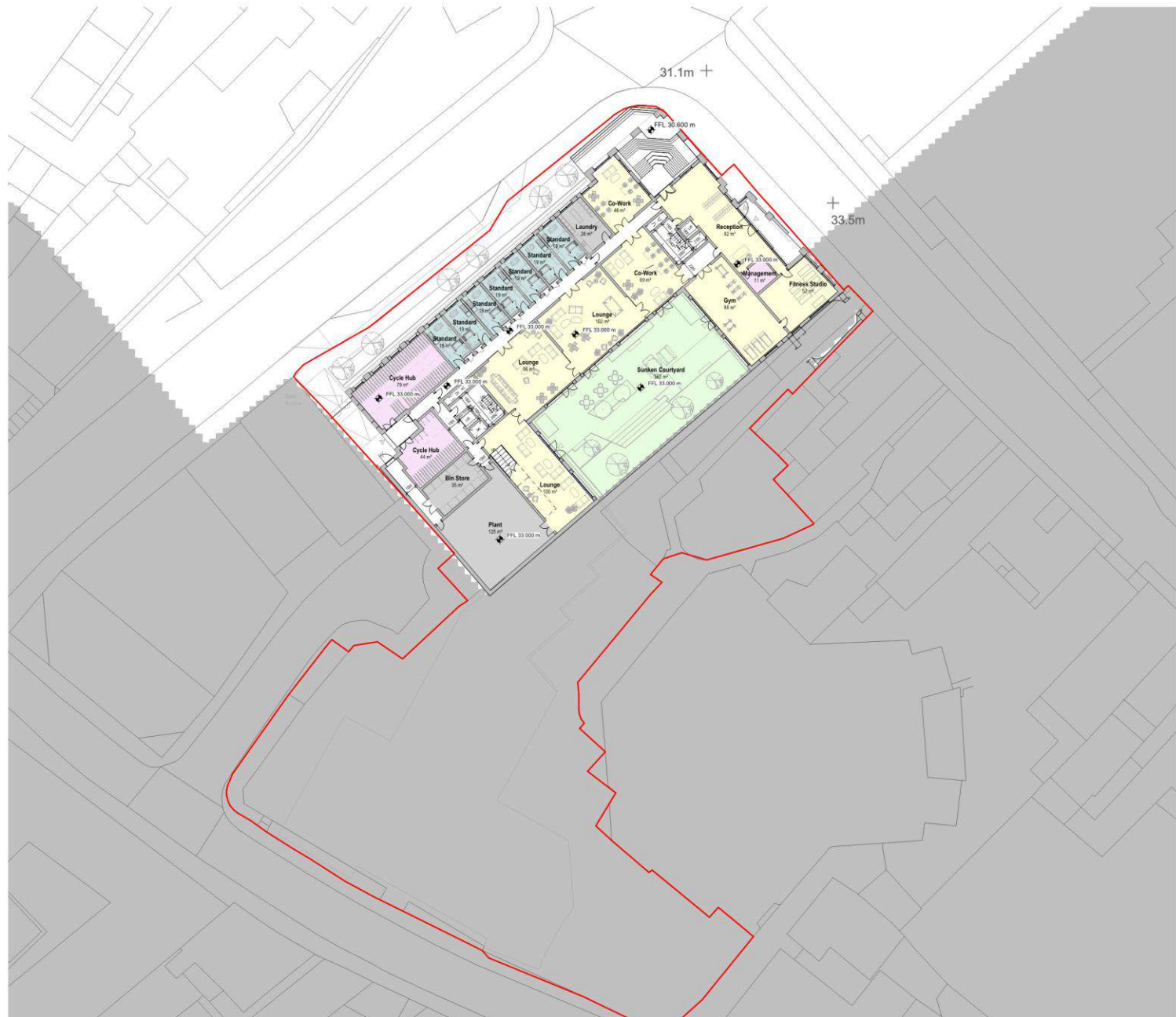
- Demolition of a six-deck multi-storey car park, with solar panel canopies on the upper open deck, and redevelopment of surface car park.
- Construction of Co-Living development in two blocks linked internally at ground level.
- Provision of 297 Co-Living Residential Units
- Provision of communal accommodation 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 block A provide open amenity.



# PREVIOUS SITE PLAN



# PROPOSED SITE PLAN



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P. A. Peckham, C. C. Contractor



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

P1	Planning Ref Issue	290420	CT	TP
P6	Planning Ref Issue	100420	CT	TP
P3	Planning Ref Issue	060206	CT	TP
P4	Planning Ref Issue	080106	RP	TP
P5	Planning Ref Issue	210105	CEM	TP
P2	Planning Ref Issue	190805	RP	TP
P7	Planning Ref Issue	300505	CEM	TP

REV	NOTES	DATE	BY	AUTH
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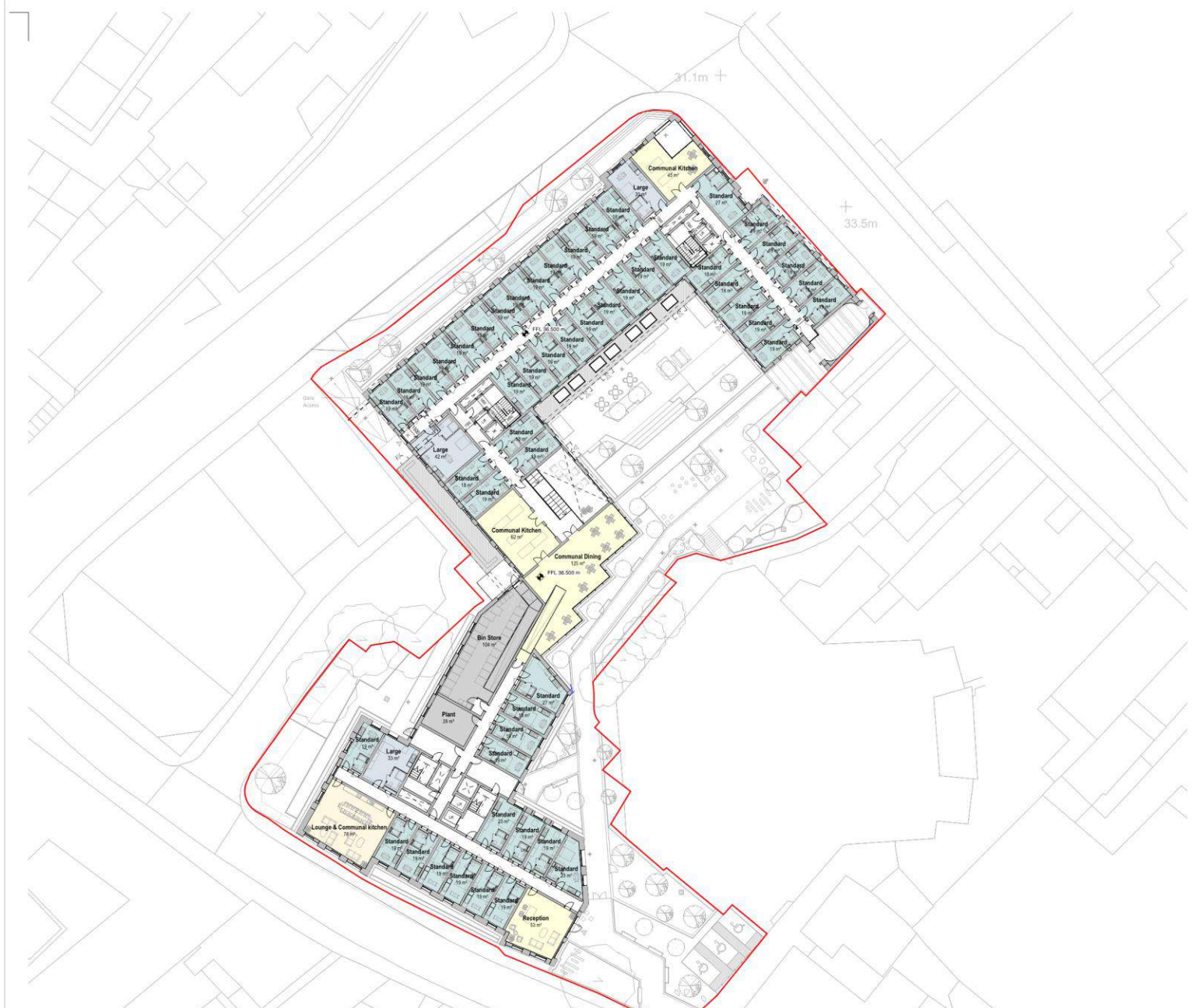
**DRAWING STATUS**

**Planning**

TITLE  
 03-Proposed  
 Proposed Ground Floor Plan

PROJECT  
 Mary Arches, Exeter

# PROPOSED SITE PLAN – GROUND FLOOR



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

P7	Planning Ref Issue	29/04/20	CT	TP
P6	Planning Ref Issue	10/04/20	CT	TP
P5	Planning Ref Issue	06/02/20	CT	TP
P4	Planning Ref Issue	08/11/20	RP	TP
P3	Planning Ref Issue	21/11/19	CEM	TP
P2	Planning Ref Issue	19/09/19	RP	TP
P1	Planning Ref Issue	30/05/19	CEM	TP

REV	NOTES	DATE	BY	AUTH
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**DRAWING STATUS**

**Planning**

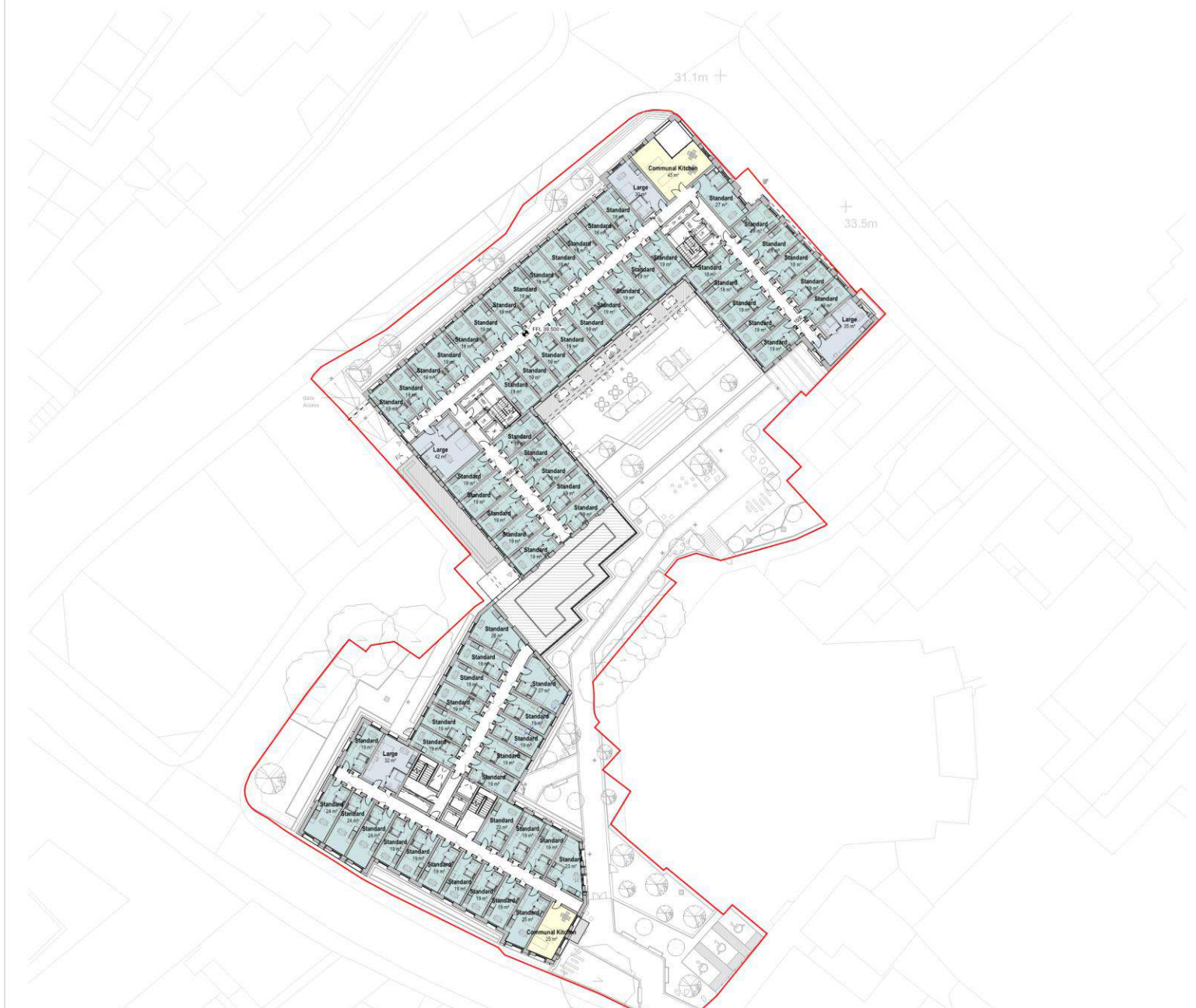
**TITLE**

03-Proposed  
Proposed First Floor Plan

**PROJECT**

Mary Arches, Exeter

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



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

P7	Planning Ref Issue	28/04/20	CT	TP
P6	Planning Ref Issue	10/04/20	CT	TP
P5	Planning Ref Issue	06/02/20	CT	TP
P4	Planning Ref Issue	08/11/19	RP	TP
P3	Planning Ref Issue	21/11/19	CEM	TP
P2	Planning Ref Issue	19/03/19	RP	TP
P1	Planning Issue	30/05/19	CEM	TP

REV	NOTES	DATE	BY	AUTH
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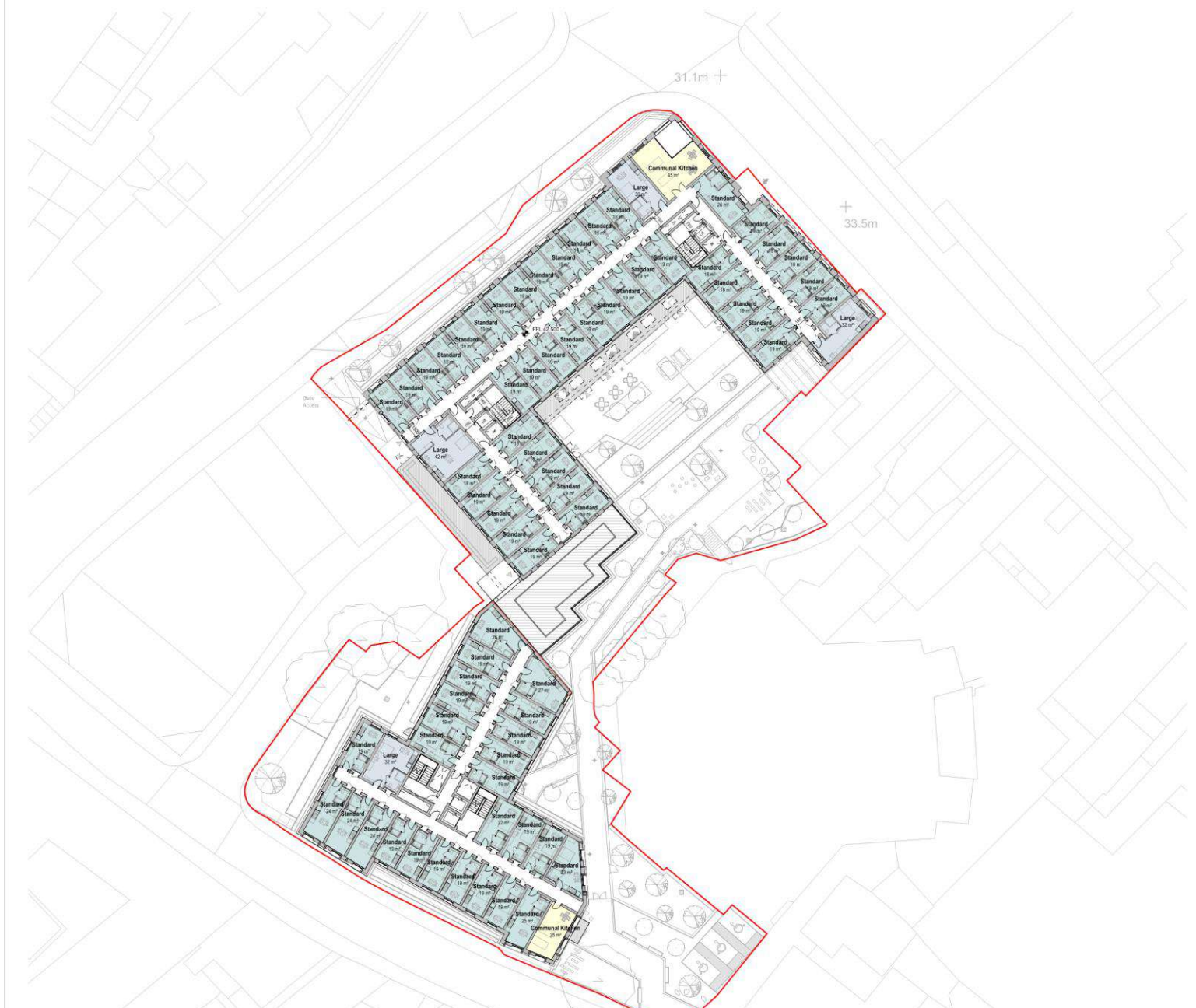
**DRAWING STATUS**

**Planning**

TITLE  
 03-Proposed  
 Proposed Second Floor Plan

PROJECT  
 Mary Arches, Exeter

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



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 P - Planning C - Contract



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

P7	Planning Ref Issue	29/04/20	CT	TP
P6	Planning Ref Issue	19/04/20	CT	TP
P5	Planning Ref Issue	06/02/20	CT	TP
P4	Planning Ref Issue	09/11/19	RP	TP
P3	Planning Ref Issue	21/11/19	CEM	TP
P2	Planning Ref Issue	19/09/19	RP	TP
P1	Planning Issue	30/05/19	CEM	TP

REV	NOTES	DATE	BY	AUTH

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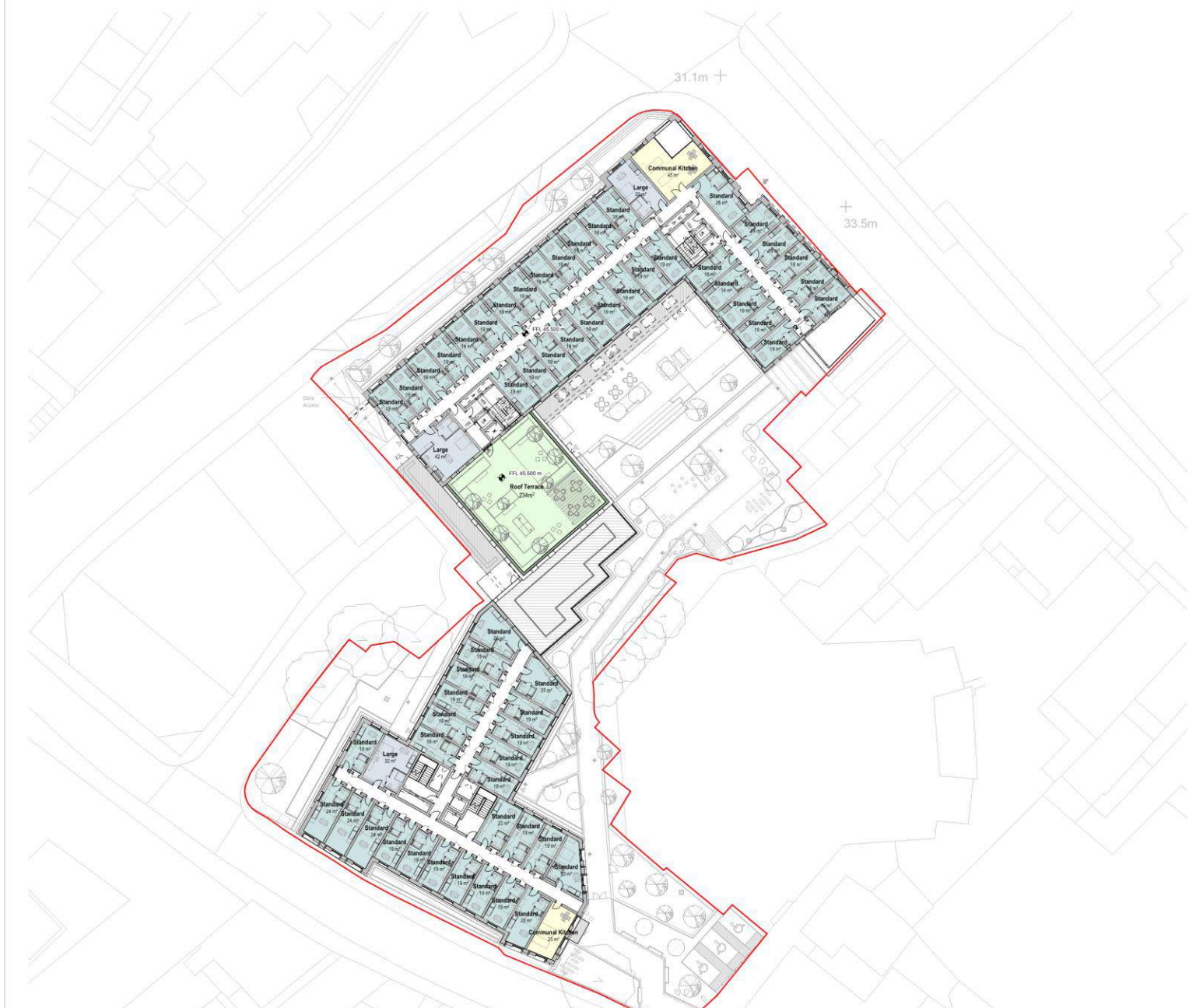
**DRAWING STATUS**

**Planning**

**TITLE**  
 03-Proposed  
 Proposed Third Floor Plan

**PROJECT**  
 Mary Arches, Exeter

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



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

P7	Planning Ref Issue	29/04/20	CT	TP
P6	Planning Ref Issue	10/04/20	CT	TP
P5	Planning Ref Issue	06/02/20	CT	TP
P4	Planning Ref Issue	06/11/20	RP	TP
P3	Planning Ref Issue	21/11/19	CEM	TP
P2	Planning Ref Issue	19/09/19	RP	TP
P1	Planning Issue	30/05/19	CEM	TP

REV	NOTES	DATE	BY	AUTH
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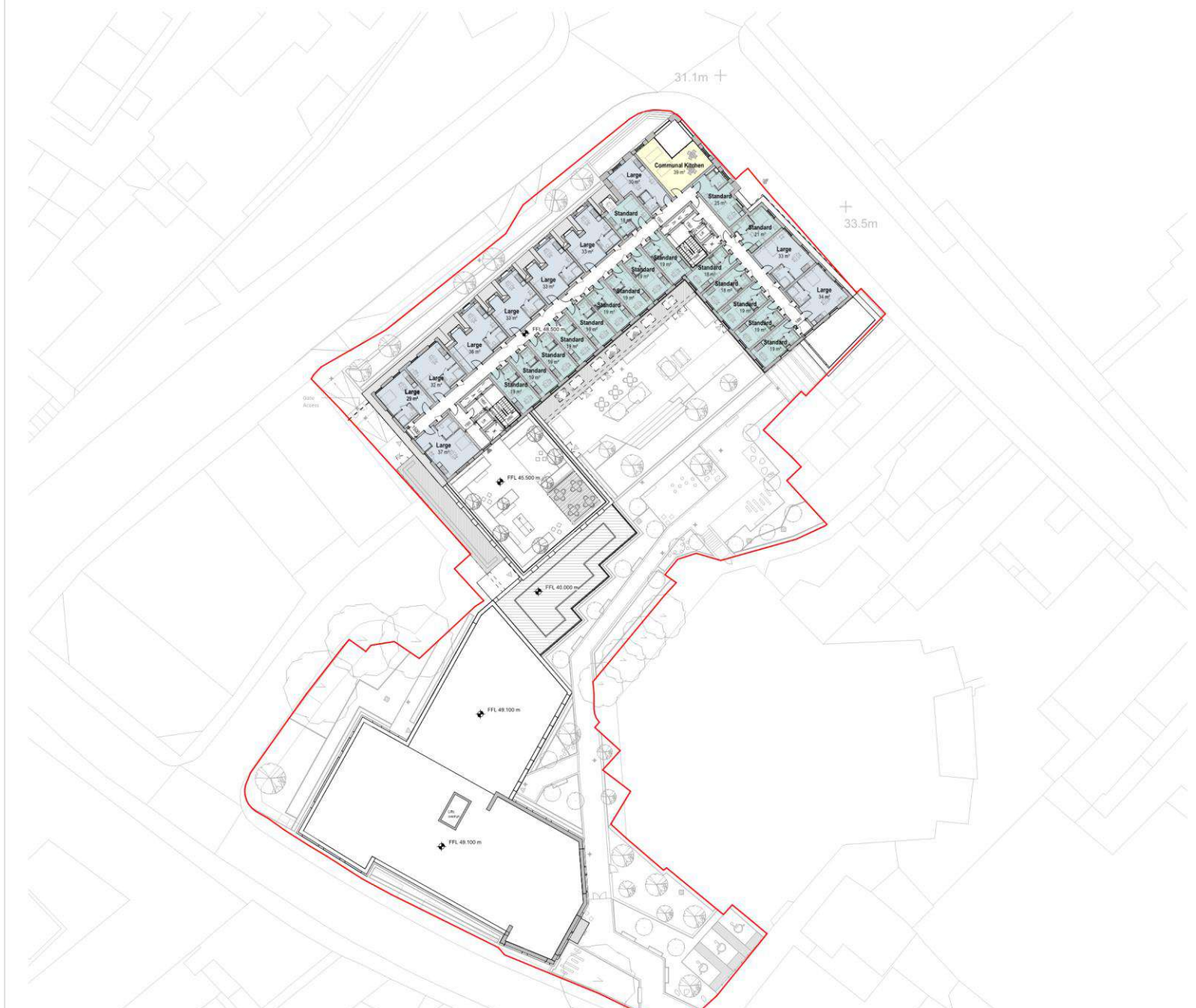
**DRAWING STATUS**

**Planning**

TITLE  
03-Proposed  
Proposed Fourth Floor Plan

PROJECT  
Mary Arches, Exeter

**PROPOSED SITE PLAN – 4<sup>th</sup> FLOOR**



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 P. A. Peckham, C. C. Contractor



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

R8	Planning Re-issue	23/04/08	CT	TP
R7	Planning Re-issue	15/04/08	CT	TP
R6	Planning Re-issue	09/03/08	CT	TP
R5	Planning Re-issue	08/01/08	RP	TP
R4	Planning Re-issue	26/11/05	RP	TP
R3	Planning Re-issue	21/11/05	CEM	TP
R2	Planning Re-issue	19/08/05	RP	TP
R1	Planning Issue	30/05/05	CEM	TP

REV	NOTES	DATE	BY	AUTH
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**DRAWING STATUS**

**Planning**

TITLE  
 03-Proposed  
 Proposed Fifth Floor Plan

PROJECT  
 Mary Arches, Exeter

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



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 P = Planning C = Contractor



NOTES

P7	Planning Re-issue	29/04/20	CT	TP
P6	Planning Re-issue	10/04/20	CT	TP
P3	Planning Re-issue	06/02/20	CT	TP
P4	Planning Re-issue	08/01/20	RP	TP
P3	Planning Re-issue	21/11/19	CEM	TP
P2	Planning Re-issue	19/09/19	RP	TP
P1	Planning Issue	30/05/19	CEM	TP

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### DRAWING STATUS

### Planning

TITLE  
 03-Proposed  
 Proposed Roof Plan

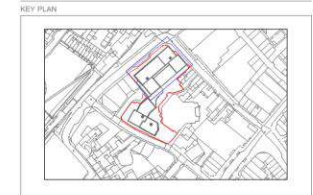
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- NOTES**
- Standard Unit
  - Large Unit
  - Internal Amenity
  - External Amenity
  - Facilities
  - Ancillary & Plant
- Planning Application Site Boundary

P1	Planning Ref Issue	29/04/20	CT	TP
P6	Planning Ref Issue	10/04/20	CT	TP
P3	Planning Ref Issue	06/02/20	CT	TP
P4	Planning Ref Issue	09/01/20	RP	TP
P11	Planning Ref Issue	21/11/19	CEM	TP
P2	Planning Ref Issue	19/08/19	RP	TP
P1	Planning Ref Issue	30/05/19	CEM	TP

REV	NOTES	DATE	BY	AUTH
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**DRAWING STATUS**  
**Planning**

**TITLE**  
 03-Proposed  
 Proposed Ground Floor Plan - Building A

**PROJECT**  
 Mary Arches, Exeter

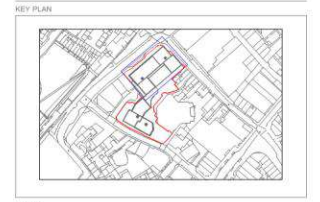
# PROPOSED BLOCK A - GROUND FLOOR PLAN



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- NOTES**
- Standard Unit
  - Internal Amenity
  - External Amenity
  - Large Unit
  - Facilities
  - Ancillary & Plant
- Planning Application Site Boundary



Block B

REV	NOTES	DATE	BY	AUTH
P1	Planning Ref Issue	29/04/20	CT	TP
P2	Planning Ref Issue	10/04/20	CT	TP
P3	Planning Ref Issue	06/02/20	CT	TP
P4	Planning Ref Issue	08/11/20	RP	TP
P5	Planning Ref Issue	21/11/20	CEM	TP
P2	Planning Ref Issue	19/08/20	RP	TP
P1	Planning Issue	30/05/20	CEM	TP

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**DRAWING STATUS**

**Planning**

**TITLE**

03-Proposed  
Proposed First Floor Plan - Building A

**PROJECT**

Mary Arches, Exeter

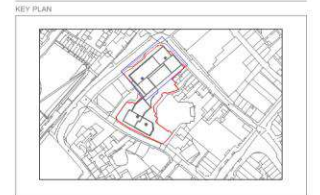
# PROPOSED BLOCK A 1<sup>ST</sup> FLOOR PLAN



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- NOTES**
- Standard Unit
  - Large Unit
  - Internal Amenity
  - External Amenity
  - Facilities
  - Ancillary & Plant
- Planning Application Site Boundary

R6	Planning Ref-use	230426	CT	TP
R5	Planning Ref-use	190406	CT	TP
R4	Planning Ref-use	090308	CT	TP
R3	Planning Ref-use	061008	RP	TP
R2	Planning Ref-use	190505	RP	TP
R1	Planning Ref-use	300505	CEM	TP

REV	NOTES	DATE	BY	AUTH

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 Email: [mail@darlingassociates.net](mailto:mail@darlingassociates.net)  
[www.darlingassociates.net](http://www.darlingassociates.net)

**DRAWING STATUS**

**Planning**

**TITLE**  
 03-Proposed  
 Proposed Second Floor Plan - Building A

**PROJECT**  
 Mary Arches, Exeter

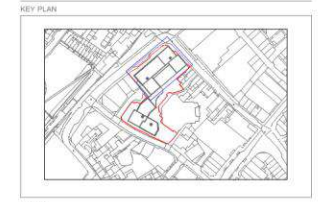
# PROPOSED BLOCK A 2<sup>nd</sup> FLOOR PLAN



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- NOTES**
- Standard Unit
  - Large Unit
  - Internal Amenity
  - External Amenity
  - Facilities
  - Ancillary & Plant
- Planning Application Site Boundary



R6	Planning Ref-use	230426	CT	TP
R7	Planning Ref-use	190606	CT	TP
R8	Planning Ref-use	060306	CT	TP
R9	Planning Ref-use	060106	RP	TP
R2	Planning Ref-use	190505	RP	TP
R1	Planning Ref-use	300505	CCM	TP

REV	NOTES	DATE	BY	AUTH
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**DRAWING STATUS**

**Planning**

**TITLE**  
 03-Proposed Proposed Third Floor Plan - Building A

**PROJECT**  
 Mary Arches, Exeter

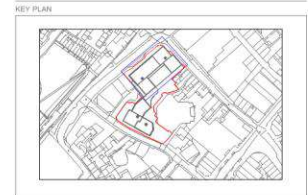
# PROPOSED BLOCK A 3<sup>rd</sup> FLOOR PLAN



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- NOTES**
- Standard Unit
  - Large Unit
  - Internal Amenity
  - External Amenity
  - Facilities
  - Ancillary & Plant
  - Planning Application Site Boundary

R6	Planning Ref-use	230426	CT	TP
R7	Planning Ref-use	190626	CT	TP
R8	Planning Ref-use	060326	CT	TP
R9	Planning Ref-use	061126	RP	TP
R2	Planning Ref-use	190525	RP	TP
R1	Planning Ref-use	300525	CEM	TP

REV	NOTES	DATE	BY	AUTH
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**DRAWING STATUS**  
**Planning**

**TITLE**  
 03-Proposed  
 Proposed Fourth Floor Plan - Building A

**PROJECT**  
 Mary Arches, Exeter

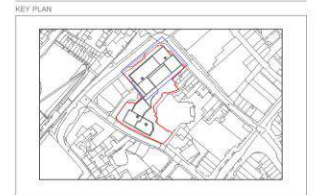
# PROPOSED BLOCK A 4<sup>th</sup> FLOOR PLAN



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

R6	Planning Ref-use	230426	CT	TP
R5	Planning Ref-use	190406	CT	TP
R4	Planning Ref-use	060308	CT	TP
R3	Planning Ref-use	040108	RP	TP
R2	Planning Ref-use	190305	RP	TP
R1	Planning Ref-use	300505	CEM	TP

REV	NOTES	DATE	BY	AUTH
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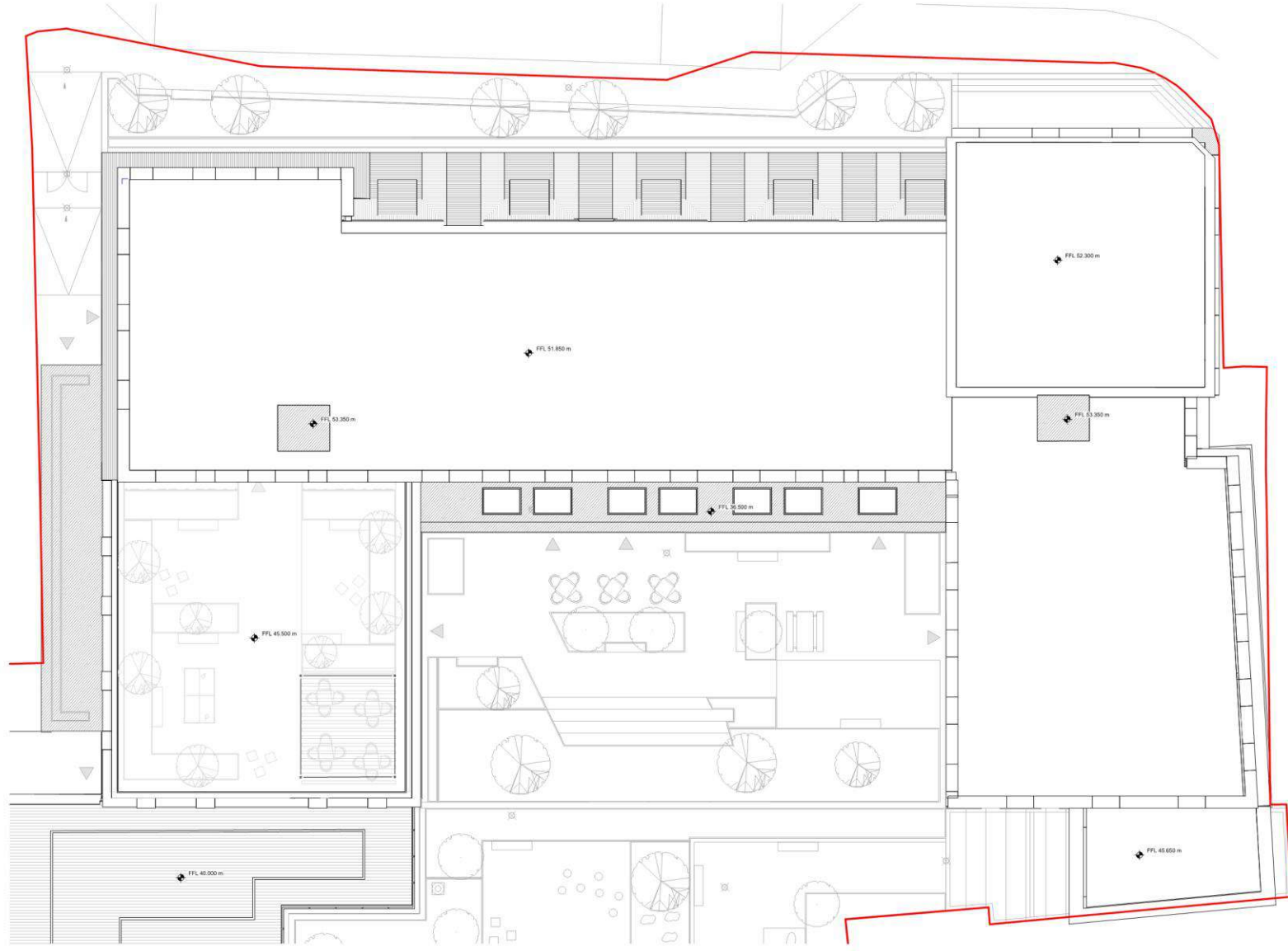
**DRAWING STATUS**

**Planning**

**TITLE**  
03-Proposed  
Proposed Fifth Floor Plan - Building A

**PROJECT**  
Mary Arches, Exeter

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

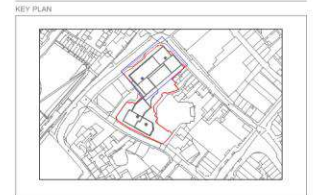


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P = Planning C = Contractor



- NOTES**
- Standard Unit
  - Large Unit
  - Internal Amenity
  - External Amenity
  - Facilities
  - Ancillary & Plant
- Planning Application Site Boundary**

REV	NOTES	DATE	BY	AUTH
06	Planning Ref-use	23/04/06	CT	TP
05	Planning Ref-use	19/04/06	CT	TP
04	Planning Ref-use	05/03/06	CT	TP
03	Planning Ref-use	18/01/06	RP	TP
02	Planning Ref-use	19/03/05	RP	TP
01	Planning Ref-use	30/05/05	CEM	TP

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**DRAWING STATUS**

**Planning**

TITLE  
03-Proposed  
Proposed Roof Plan - Building A

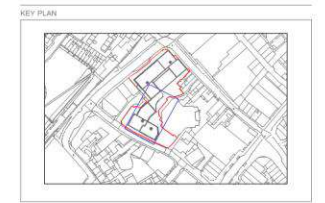
PROJECT  
Mary Arches, Exeter

# PROPOSED BLOCK A ROOF PLAN



Drawings, specifications and schedules are to be read in conjunction with the following where applicable: Employer's Requirements documents, Agreements to Lease, Structural Engineer's drawings and specifications, Civil Engineer's drawings and specifications, Survey Drawings, Party Wall Boundary Awards. Other specialist design consultant's requirements as approved by the Main Contractor. Other specialist design sub-contractor's requirements as approved by the Main Contractor. P = Preliminary, C = Contract.

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- NOTES:
- Key**
- Standard Unit
  - Large Unit
  - Internal Amenity
  - External Amenity
  - Facilities
  - Ancillary & Plant
- Planning Application Site Boundary

REV	NOTES	DATE	BY	AUTH
P1	Planning Re-issue	20/05/20	ET	TP
P6	Planning Re-issue	10/04/20	CT	TP
P6	Planning Re-issue	20/03/20	CT	TP
P4	Planning Re-issue	08/12/19	RP	TP
P3	Planning Re-issue	21/11/19	CEM	TP
P2	Planning Re-issue	19/09/19	RP	TP
P1	Planning Issue	30/05/19	CEM	TP

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DRAWING STATUS

**Planning**

TITLE  
03-Proposed  
Proposed First Floor Plan - Building B

PROJECT  
Mary Arches, Exeter

SCALE AT A1: 1:100      SCALE AT A3: 1:200      DAA JOB NO: 24018

DRAWING: SMA-DA-2B-01-DR-A-PLB03101      REV: P7

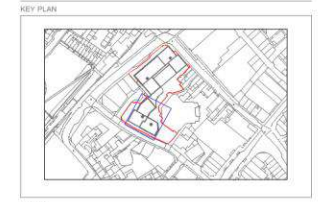
# PROPOSED BLOCK B 1<sup>st</sup> FLOOR PLAN (Ground Level)



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- NOTES**
- Standard Unit
  - Large Unit
  - Internal Amenity
  - External Amenity
  - Facilities
  - Ancillary & Plant
  - Planning Application Site Boundary



REV	NOTES	DATE	BY	AUTH
P1	Planning Ref Issue	28/04/20	CT	TP
P6	Planning Ref Issue	10/04/20	CT	TP
P3	Planning Ref Issue	06/02/20	CT	TP
P4	Planning Ref Issue	08/11/20	RP	TP
P11	Planning Ref Issue	21/11/20	CEM	TP
P2	Planning Ref Issue	19/05/20	RP	TP
P1	Planning Issue	30/05/20	CEM	TP

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**DRAWING STATUS**

**Planning**

TITLE  
 03-Proposed  
 Proposed Second Floor Plan - Building B

PROJECT  
 Mary Arches, Exeter

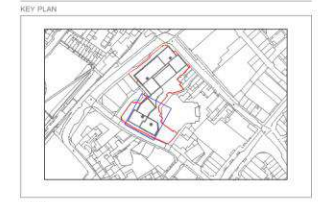
# PROPOSED BLOCK B 2<sup>nd</sup> FLOOR PLAN



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



P1	Planning Ref Issue	28/04/20	CT	TP
P6	Planning Ref Issue	10/04/20	CT	TP
P3	Planning Ref Issue	06/02/20	CT	TP
P4	Planning Ref Issue	08/11/20	RP	TP
P11	Planning Ref Issue	21/11/20	CEM	TP
P2	Planning Ref Issue	19/03/20	RP	TP
P7	Planning Issue	30/05/20	CEM	TP

REV	NOTES	DATE	BY	AUTH

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**DRAWING STATUS**

**Planning**

TITLE  
 03-Proposed  
 Proposed Third Floor Plan - Building B

PROJECT  
 Mary Arches, Exeter

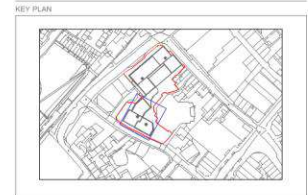
# PROPOSED BLOCK B 3<sup>rd</sup> FLOOR PLAN



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- NOTES**
- Standard Unit
  - Large Unit
  - Internal Amenity
  - External Amenity
  - Facilities
  - Ancillary & Plant
  - Planning Application Site Boundary

P1	Planning Ref Issue	28/04/20	CT	TP
P6	Planning Ref Issue	10/04/20	CT	TP
P3	Planning Ref Issue	06/02/20	CT	TP
P4	Planning Ref Issue	08/01/20	RP	TP
P11	Planning Ref Issue	21/11/19	CEM	TP
P2	Planning Ref Issue	19/09/19	RP	TP
P1	Planning Issue	30/05/19	CEM	TP

REV	NOTES	DATE	BY	AUTH
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**DRAWING STATUS**

**Planning**

TITLE  
 03-Proposed  
 Proposed Fourth Floor Plan - Building B

PROJECT  
 Mary Arches, Exeter

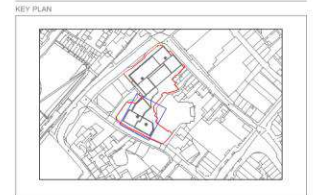
# PROPOSED BLOCK B 4<sup>th</sup> FLOOR PLAN



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

P1	Planning Re-issue	29/04/20	CT	TP
P6	Planning Re-issue	10/04/20	CT	TP
P9	Planning Re-issue	06/02/20	CT	TP
P4	Planning Re-issue	08/11/20	RP	TP
P3	Planning Re-issue	21/11/20	CEM	TP
P2	Planning Re-issue	19/08/20	RP	TP
P1	Planning Issue	30/05/20	CEM	TP

REV	NOTES	DATE	BY	AUTH
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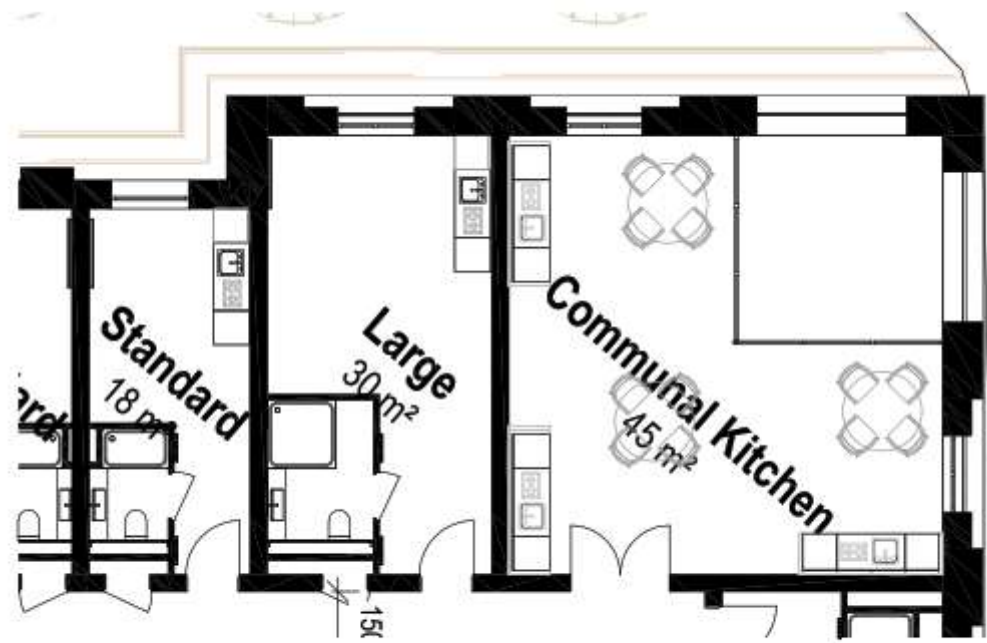
**DRAWING STATUS**

**Planning**

TITLE  
03-Proposed  
Proposed Roof Plan - Building B

PROJECT  
Mary Arches, Exeter

# PROPOSED BLOCK B ROOF PLAN



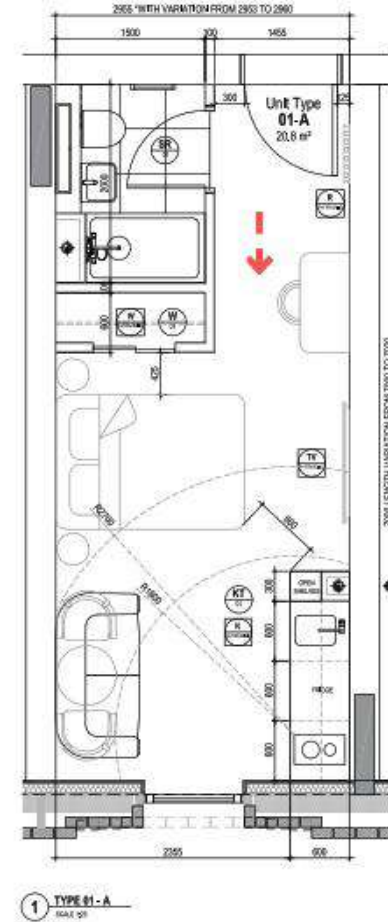
DA Design and Access Statement Addendum 2  
A ■ Mary Arches, Exeter

# INTERNAL STANDARDS

### 3.1 Typical Unit Layout

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

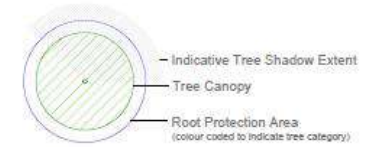
Attached is a 3d view for an 18 m<sup>2</sup> co-living unit. We have used this unit types in previous projects. The key features include individual ensuites and kitchenettes, which must be positioned next to the windows to adhere to fire regulations. Residents should not need to escape within 1.8 m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



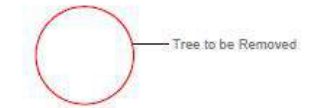


**Key:**

**Trees To Be Retained**



**Trees To Be Removed**



Scale @ A1: 1:250

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

**Drawing Title:**  
Tree Retention Plan

**Project:**  
Mary Arches, Exeter

**Client:**  
Eutopia Exeter Arches Ltd.

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

# TREE RETENTION PLAN



# ILLUSTRATIVE LANDSCAPE 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

**2** Site Section - Mary Arches Street  
Scale 1:500



**3** Site Section - North Street  
Scale 1:500

**SITE ELEVATIONS**



**1 Building A NE Elevation**  
Scale: 1:100

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- NOTES**
- ① Red Brick Cladding
  - ② Red Patterned Brick Cladding
  - ③ Buff Soldier Course Brick Cladding
  - ④ Standing Seam Zinc Roofing - Darker
  - ⑦ Glazing with Grey Metal Mullions
  - ⑧ Dark Brown Soldier Course Brick Cladding
  - ⑨ Decorative Solid Grey Metal Panel
  - ⑩ Grey Metal Balustrade
  - ⑬ Concrete Panel
  - ⑭ Scalloped Concrete Panel
  - ⑮ Green Glazed Bricks
  - ⑯ Dark Green Brick Cladding
  - ⑰ Dark Green Metal Panel



REV	NOTES	DATE	BY	AUTH
P1	Planning Issue	30/05/25	GEM	TP
P2	Planning No-issue	19/05/25	HP	TP
P3	Planning No-issue	21/11/25	GEM	TP
P4	Planning No-issue	08/03/26	HP	TP
P5	Planning No-issue	09/03/26	CT	TP
P6	Planning No-issue	15/04/26	CT	TP
P7	Planning No-issue	23/04/26	CT	TP

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DRAWING STATUS	ISO SHEET STATUS
<b>Planning</b>	<b>S0</b>
TITLE	
03-Proposed Proposed North Elevation - Building A Front	
PROJECT	
Mary Arches, Exeter	

# BUILDING A NORTH ELEVATIONS



1 Building A SE Elevation  
Scale 1:100

GENERAL NOTES

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Drawings, specifications and schedules are to be read in conjunction with the following where applicable: Employer's Requirements document, Requirements to Lease, Structural Engineer's drawings and other drawings.

NOTES

- ① Red Brick Cladding
- ② Red Patterned Brick Cladding
- ③ Buff Soldier Course Brick Cladding
- ④ Standing Seam Zinc Roofing - Darker
- ⑦ Glazing with Grey Metal Mullions
- ⑧ Dark Brown Soldier Course Brick Cladding
- ⑨ Decorative Solid Grey Metal Panel
- ⑩ Grey Metal Balustrade
- ⑬ Concrete Panel
- ⑭ Scalloped Concrete Panel
- ⑮ Green Glazed Bricks
- ⑯ Dark Green Brick Cladding
- ⑰ Concrete Panel
- ⑱ Dark Green Metal Panel

KEY PLAN



REV

REV	NOTES	DATE	BY	AUTH
P1	Planning Issue	30/05/25	CEM	TP
P2	Planning No-issue	19/09/25	HP	TP
P3	Planning No-issue	21/11/25	CEM	TP
P4	Planning No-issue	06/03/26	HP	TP
P5	Planning No-issue	09/03/26	CT	TP
P6	Planning No-issue	15/04/26	CT	TP
P7	Planning No-issue	23/04/26	CT	TP

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DRAWING STATUS: **Planning** IBO SHEET STATUS: **S0**

TITLE  
03-Proposed  
Proposed East Elevation - Building A Rear

PROJECT  
Mary Arches, Exeter

# BUILDING A EAST ELEVATIONS



1 Building A SW Elevation  
Scale 1:100

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  - ⑦ Glazing with Grey Metal Mullions
  - ⑧ Dark Brown Soldier Course Brick Cladding
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P7	Planning Re-issue	23/04/26	CT	TP

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**DRAWING STATUS** Planning  
**ISO SHEET STATUS** S0

**TITLE** 03-Proposed Proposed South Elevation - Building A Side

**PROJECT** Mary Arches, Exeter

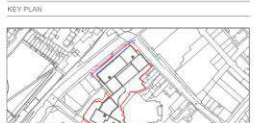
# BUILDING A SOUTH ELEVATIONS



1 Building A NW Elevation  
Scale 1:100

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- NOTES**
- ① Red Brick Cladding
  - ⑦ Glazing with Grey Metal Mullions
  - ⑬ Concrete Panel
  - ⑰ Dark Green Metal Panel
  - ② Red Patterned Brick Cladding
  - ⑧ Dark Brown Soldier Course Brick Cladding
  - ⑭ Scalloped Concrete Panel
  - ⑱ Green Glazed Bricks
  - ③ Buff Soldier Course Brick Cladding
  - ⑨ Decorative Solid Grey Metal Panel
  - ⑮ Green Glazed Bricks
  - ⑲ Dark Green Brick Cladding
  - ④ Standing Seam Zinc Roofing - Darker
  - ⑩ Grey Metal Balustrade
  - ⑯ Dark Green Brick Cladding



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**DRAWING STATUS** Planning  
**ISO SHEET STATUS** S0

**TITLE** 03-Proposed West Elevation - Building A Front

**PROJECT** Mary Arches, Exeter

# BUILDING A WEST ELEVATIONS



1 Building B North Elevation  
Scale: 1:100

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NOTES

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KEY PLAN



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DRAWING STATUS: **Planning** IBO SHEET STATUS: **SO**

TITLE  
03-Proposed  
Proposed North Elevation - Building B Rear

PROJECT  
Mary Arches, Exeter

# BUILDING B NORTH ELEVATIONS



**1 Building B East Elevation**  
Scale: 1:100

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See also: Schedule 2, Schedule 3, Schedule 4, Schedule 5, Schedule 6, Schedule 7, Schedule 8, Schedule 9, Schedule 10, Schedule 11, Schedule 12, Schedule 13, Schedule 14, Schedule 15, Schedule 16, Schedule 17, Schedule 18, Schedule 19, Schedule 20, Schedule 21, Schedule 22, Schedule 23, Schedule 24, Schedule 25, Schedule 26, Schedule 27, Schedule 28, Schedule 29, Schedule 30, Schedule 31, Schedule 32, Schedule 33, Schedule 34, Schedule 35, Schedule 36, Schedule 37, Schedule 38, Schedule 39, Schedule 40, Schedule 41, Schedule 42, Schedule 43, Schedule 44, Schedule 45, Schedule 46, Schedule 47, Schedule 48, Schedule 49, Schedule 50, Schedule 51, Schedule 52, Schedule 53, Schedule 54, Schedule 55, Schedule 56, Schedule 57, Schedule 58, Schedule 59, Schedule 60, Schedule 61, Schedule 62, Schedule 63, Schedule 64, Schedule 65, Schedule 66, Schedule 67, Schedule 68, Schedule 69, Schedule 70, Schedule 71, Schedule 72, Schedule 73, Schedule 74, Schedule 75, Schedule 76, Schedule 77, Schedule 78, Schedule 79, Schedule 80, Schedule 81, Schedule 82, Schedule 83, Schedule 84, Schedule 85, Schedule 86, Schedule 87, Schedule 88, Schedule 89, Schedule 90, Schedule 91, Schedule 92, Schedule 93, Schedule 94, Schedule 95, Schedule 96, Schedule 97, Schedule 98, Schedule 99, Schedule 100, Schedule 101, Schedule 102, Schedule 103, Schedule 104, Schedule 105, Schedule 106, Schedule 107, Schedule 108, Schedule 109, Schedule 110, Schedule 111, Schedule 112, Schedule 113, Schedule 114, Schedule 115, Schedule 116, Schedule 117, Schedule 118, Schedule 119, Schedule 120, Schedule 121, Schedule 122, Schedule 123, Schedule 124, Schedule 125, Schedule 126, Schedule 127, Schedule 128, Schedule 129, Schedule 130, Schedule 131, Schedule 132, Schedule 133, Schedule 134, Schedule 135, Schedule 136, Schedule 137, Schedule 138, Schedule 139, Schedule 140, Schedule 141, Schedule 142, Schedule 143, Schedule 144, Schedule 145, Schedule 146, Schedule 147, Schedule 148, Schedule 149, Schedule 150, Schedule 151, Schedule 152, Schedule 153, Schedule 154, Schedule 155, Schedule 156, Schedule 157, Schedule 158, Schedule 159, Schedule 160, Schedule 161, Schedule 162, Schedule 163, Schedule 164, Schedule 165, Schedule 166, Schedule 167, Schedule 168, Schedule 169, Schedule 170, Schedule 171, Schedule 172, Schedule 173, Schedule 174, Schedule 175, Schedule 176, Schedule 177, Schedule 178, Schedule 179, Schedule 180, Schedule 181, Schedule 182, Schedule 183, Schedule 184, Schedule 185, Schedule 186, Schedule 187, Schedule 188, Schedule 189, Schedule 190, Schedule 191, Schedule 192, Schedule 193, Schedule 194, Schedule 195, Schedule 196, Schedule 197, Schedule 198, Schedule 199, Schedule 200, Schedule 201, Schedule 202, Schedule 203, Schedule 204, Schedule 205, Schedule 206, Schedule 207, Schedule 208, Schedule 209, Schedule 210, Schedule 211, Schedule 212, Schedule 213, Schedule 214, Schedule 215, Schedule 216, Schedule 217, Schedule 218, Schedule 219, Schedule 220, Schedule 221, Schedule 222, Schedule 223, Schedule 224, Schedule 225, Schedule 226, Schedule 227, Schedule 228, Schedule 229, Schedule 230, Schedule 231, Schedule 232, Schedule 233, Schedule 234, Schedule 235, Schedule 236, Schedule 237, Schedule 238, Schedule 239, Schedule 240, Schedule 241, Schedule 242, Schedule 243, Schedule 244, Schedule 245, Schedule 246, Schedule 247, Schedule 248, Schedule 249, Schedule 250, Schedule 251, Schedule 252, Schedule 253, Schedule 254, Schedule 255, Schedule 256, Schedule 257, Schedule 258, Schedule 259, Schedule 260, Schedule 261, Schedule 262, Schedule 263, Schedule 264, Schedule 265, Schedule 266, Schedule 267, Schedule 268, Schedule 269, Schedule 270, Schedule 271, Schedule 272, Schedule 273, Schedule 274, Schedule 275, Schedule 276, Schedule 277, Schedule 278, Schedule 279, Schedule 280, Schedule 281, Schedule 282, Schedule 283, Schedule 284, Schedule 285, Schedule 286, Schedule 287, Schedule 288, Schedule 289, Schedule 290, Schedule 291, Schedule 292, Schedule 293, Schedule 294, Schedule 295, Schedule 296, Schedule 297, Schedule 298, Schedule 299, Schedule 300, Schedule 301, Schedule 302, Schedule 303, Schedule 304, Schedule 305, Schedule 306, Schedule 307, Schedule 308, Schedule 309, Schedule 310, Schedule 311, Schedule 312, Schedule 313, Schedule 314, Schedule 315, Schedule 316, Schedule 317, Schedule 318, Schedule 319, Schedule 320, Schedule 321, Schedule 322, Schedule 323, Schedule 324, Schedule 325, Schedule 326, Schedule 327, Schedule 328, Schedule 329, Schedule 330, Schedule 331, Schedule 332, Schedule 333, Schedule 334, Schedule 335, Schedule 336, Schedule 337, Schedule 338, Schedule 339, Schedule 340, Schedule 341, Schedule 342, Schedule 343, Schedule 344, Schedule 345, Schedule 346, Schedule 347, Schedule 348, Schedule 349, Schedule 350, Schedule 351, Schedule 352, Schedule 353, Schedule 354, Schedule 355, Schedule 356, Schedule 357, Schedule 358, Schedule 359, Schedule 360, Schedule 361, Schedule 362, Schedule 363, Schedule 364, Schedule 365, Schedule 366, Schedule 367, Schedule 368, Schedule 369, Schedule 370, Schedule 371, Schedule 372, Schedule 373, Schedule 374, Schedule 375, Schedule 376, Schedule 377, Schedule 378, Schedule 379, Schedule 380, Schedule 381, Schedule 382, Schedule 383, Schedule 384, Schedule 385, Schedule 386, Schedule 387, Schedule 388, Schedule 389, Schedule 390, Schedule 391, Schedule 392, Schedule 393, Schedule 394, Schedule 395, Schedule 396, Schedule 397, Schedule 398, Schedule 399, Schedule 400, Schedule 401, Schedule 402, Schedule 403, Schedule 404, Schedule 405, Schedule 406, Schedule 407, Schedule 408, Schedule 409, Schedule 410, Schedule 411, Schedule 412, Schedule 413, Schedule 414, Schedule 415, Schedule 416, Schedule 417, Schedule 418, Schedule 419, Schedule 420, Schedule 421, Schedule 422, Schedule 423, Schedule 424, Schedule 425, Schedule 426, Schedule 427, Schedule 428, Schedule 429, Schedule 430, Schedule 431, Schedule 432, Schedule 433, Schedule 434, Schedule 435, Schedule 436, Schedule 437, Schedule 438, Schedule 439, Schedule 440, Schedule 441, Schedule 442, Schedule 443, Schedule 444, Schedule 445, Schedule 446, Schedule 447, Schedule 448, Schedule 449, Schedule 450, Schedule 451, Schedule 452, Schedule 453, Schedule 454, Schedule 455, Schedule 456, Schedule 457, Schedule 458, Schedule 459, Schedule 460, Schedule 461, Schedule 462, Schedule 463, Schedule 464, Schedule 465, Schedule 466, Schedule 467, Schedule 468, Schedule 469, Schedule 470, Schedule 471, Schedule 472, Schedule 473, Schedule 474, Schedule 475, Schedule 476, Schedule 477, Schedule 478, Schedule 479, Schedule 480, Schedule 481, Schedule 482, Schedule 483, Schedule 484, Schedule 485, Schedule 486, Schedule 487, Schedule 488, Schedule 489, Schedule 490, Schedule 491, Schedule 492, Schedule 493, Schedule 494, Schedule 495, Schedule 496, Schedule 497, Schedule 498, Schedule 499, Schedule 500, Schedule 501, Schedule 502, Schedule 503, Schedule 504, Schedule 505, Schedule 506, Schedule 507, Schedule 508, Schedule 509, Schedule 510, Schedule 511, Schedule 512, Schedule 513, Schedule 514, Schedule 515, Schedule 516, Schedule 517, Schedule 518, Schedule 519, Schedule 520, Schedule 521, Schedule 522, Schedule 523, Schedule 524, Schedule 525, Schedule 526, Schedule 527, Schedule 528, Schedule 529, Schedule 530, Schedule 531, Schedule 532, Schedule 533, Schedule 534, Schedule 535, Schedule 536, Schedule 537, Schedule 538, Schedule 539, Schedule 540, Schedule 541, Schedule 542, Schedule 543, Schedule 544, Schedule 545, Schedule 546, Schedule 547, Schedule 548, Schedule 549, Schedule 550, Schedule 551, Schedule 552, Schedule 553, Schedule 554, Schedule 555, Schedule 556, Schedule 557, Schedule 558, Schedule 559, Schedule 560, Schedule 561, Schedule 562, Schedule 563, Schedule 564, Schedule 565, Schedule 566, Schedule 567, Schedule 568, Schedule 569, Schedule 570, Schedule 571, Schedule 572, Schedule 573, Schedule 574, Schedule 575, Schedule 576, Schedule 577, Schedule 578, Schedule 579, Schedule 580, Schedule 581, Schedule 582, Schedule 583, Schedule 584, Schedule 585, Schedule 586, Schedule 587, Schedule 588, Schedule 589, Schedule 590, Schedule 591, Schedule 592, Schedule 593, Schedule 594, Schedule 595, Schedule 596, Schedule 597, Schedule 598, Schedule 599, Schedule 600, Schedule 601, Schedule 602, Schedule 603, Schedule 604, Schedule 605, Schedule 606, Schedule 607, Schedule 608, Schedule 609, Schedule 610, Schedule 611, Schedule 612, Schedule 613, Schedule 614, Schedule 615, Schedule 616, Schedule 617, Schedule 618, Schedule 619, Schedule 620, Schedule 621, Schedule 622, Schedule 623, Schedule 624, Schedule 625, Schedule 626, Schedule 627, Schedule 628, Schedule 629, Schedule 630, Schedule 631, Schedule 632, Schedule 633, Schedule 634, Schedule 635, Schedule 636, Schedule 637, Schedule 638, Schedule 639, Schedule 640, Schedule 641, Schedule 642, Schedule 643, Schedule 644, Schedule 645, Schedule 646, Schedule 647, Schedule 648, 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**NOTES**

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- ② Red Patterned Brick Cladding
- ③ Buff Soldier Course Brick Cladding
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DRAWING STATUS	ISO SHEET STATUS
<b>Planning</b>	<b>SO</b>

**TITLE**  
 03-Proposed Proposed East Elevation - Building B Side

**PROJECT**  
 Mary Arches, Exeter

**BUILDING B EAST ELEVATIONS**



1 Building B South Elevation  
Scale 1:150

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78, Schedule 79, Schedule 80, Schedule 81, Schedule 82, Schedule 83, Schedule 84, Schedule 85, Schedule 86, Schedule 87, Schedule 88, Schedule 89, Schedule 90, Schedule 91, Schedule 92, Schedule 93, Schedule 94, Schedule 95, Schedule 96, Schedule 97, Schedule 98, Schedule 99, Schedule 100, Schedule 101, Schedule 102, Schedule 103, Schedule 104, Schedule 105, Schedule 106, Schedule 107, Schedule 108, Schedule 109, Schedule 110, Schedule 111, Schedule 112, Schedule 113, Schedule 114, Schedule 115, Schedule 116, Schedule 117, Schedule 118, Schedule 119, Schedule 120, Schedule 121, Schedule 122, Schedule 123, Schedule 124, Schedule 125, Schedule 126, Schedule 127, Schedule 128, Schedule 129, Schedule 130, Schedule 131, Schedule 132, Schedule 133, Schedule 134, Schedule 135, Schedule 136, Schedule 137, Schedule 138, Schedule 139, Schedule 140, Schedule 141, Schedule 142, Schedule 143, Schedule 144, Schedule 145, Schedule 146, Schedule 147, Schedule 148, Schedule 149, Schedule 150, Schedule 151, Schedule 152, Schedule 153, Schedule 154, Schedule 155, Schedule 156, Schedule 157, Schedule 158, Schedule 159, Schedule 160, Schedule 161, Schedule 162, Schedule 163, Schedule 164, Schedule 165, Schedule 166, Schedule 167, Schedule 168, Schedule 169, Schedule 170, Schedule 171, Schedule 172, Schedule 173, Schedule 174, Schedule 175, Schedule 176, Schedule 177, Schedule 178, Schedule 179, Schedule 180, Schedule 181, Schedule 182, Schedule 183, Schedule 184, Schedule 185, Schedule 186, Schedule 187, Schedule 188, Schedule 189, Schedule 190, Schedule 191, Schedule 192, Schedule 193, Schedule 194, Schedule 195, Schedule 196, Schedule 197, Schedule 198, Schedule 199, Schedule 200, Schedule 201, Schedule 202, Schedule 203, Schedule 204, Schedule 205, Schedule 206, Schedule 207, Schedule 208, Schedule 209, Schedule 210, Schedule 211, Schedule 212, Schedule 213, Schedule 214, Schedule 215, Schedule 216, Schedule 217, Schedule 218, Schedule 219, Schedule 220, Schedule 221, Schedule 222, Schedule 223, Schedule 224, Schedule 225, Schedule 226, Schedule 227, Schedule 228, Schedule 229, Schedule 230, Schedule 231, Schedule 232, Schedule 233, Schedule 234, Schedule 235, Schedule 236, Schedule 237, Schedule 238, Schedule 239, Schedule 240, Schedule 241, Schedule 242, Schedule 243, Schedule 244, Schedule 245, Schedule 246, Schedule 247, Schedule 248, Schedule 249, Schedule 250, Schedule 251, Schedule 252, Schedule 253, Schedule 254, Schedule 255, Schedule 256, Schedule 257, Schedule 258, Schedule 259, Schedule 260, Schedule 261, Schedule 262, Schedule 263, Schedule 264, Schedule 265, Schedule 266, Schedule 267, Schedule 268, Schedule 269, Schedule 270, Schedule 271, Schedule 272, Schedule 273, Schedule 274, Schedule 275, Schedule 276, Schedule 277, Schedule 278, Schedule 279, Schedule 280, Schedule 281, Schedule 282, Schedule 283, Schedule 284, Schedule 285, Schedule 286, Schedule 287, Schedule 288, Schedule 289, Schedule 290, Schedule 291, Schedule 292, Schedule 293, Schedule 294, Schedule 295, Schedule 296, Schedule 297, Schedule 298, Schedule 299, Schedule 300, Schedule 301, Schedule 302, Schedule 303, Schedule 304, Schedule 305, Schedule 306, Schedule 307, Schedule 308, Schedule 309, Schedule 310, Schedule 311, Schedule 312, Schedule 313, Schedule 314, Schedule 315, Schedule 316, Schedule 317, Schedule 318, Schedule 319, Schedule 320, Schedule 321, Schedule 322, Schedule 323, Schedule 324, Schedule 325, Schedule 326, Schedule 327, Schedule 328, Schedule 329, Schedule 330, Schedule 331, Schedule 332, Schedule 333, Schedule 334, Schedule 335, Schedule 336, Schedule 337, Schedule 338, Schedule 339, Schedule 340, Schedule 341, Schedule 342, Schedule 343, Schedule 344, Schedule 345, Schedule 346, Schedule 347, Schedule 348, Schedule 349, Schedule 350, Schedule 351, Schedule 352, Schedule 353, Schedule 354, Schedule 355, Schedule 356, Schedule 357, Schedule 358, Schedule 359, Schedule 360, Schedule 361, Schedule 362, Schedule 363, Schedule 364, Schedule 365, Schedule 366, Schedule 367, Schedule 368, Schedule 369, Schedule 370, Schedule 371, Schedule 372, Schedule 373, Schedule 374, Schedule 375, Schedule 376, Schedule 377, Schedule 378, Schedule 379, Schedule 380, Schedule 381, Schedule 382, Schedule 383, Schedule 384, Schedule 385, Schedule 386, Schedule 387, Schedule 388, Schedule 389, Schedule 390, Schedule 391, Schedule 392, Schedule 393, Schedule 394, Schedule 395, Schedule 396, Schedule 397, Schedule 398, Schedule 399, Schedule 400, Schedule 401, Schedule 402, Schedule 403, Schedule 404, Schedule 405, Schedule 406, Schedule 407, Schedule 408, Schedule 409, Schedule 410, Schedule 411, Schedule 412, Schedule 413, Schedule 414, Schedule 415, Schedule 416, Schedule 417, Schedule 418, Schedule 419, Schedule 420, Schedule 421, Schedule 422, Schedule 423, Schedule 424, Schedule 425, Schedule 426, Schedule 427, Schedule 428, Schedule 429, Schedule 430, Schedule 431, Schedule 432, Schedule 433, Schedule 434, Schedule 435, Schedule 436, Schedule 437, Schedule 438, Schedule 439, Schedule 440, Schedule 441, Schedule 442, Schedule 443, Schedule 444, Schedule 445, Schedule 446, Schedule 447, Schedule 448, Schedule 449, Schedule 450, Schedule 451, Schedule 452, Schedule 453, Schedule 454, Schedule 455, Schedule 456, Schedule 457, Schedule 458, Schedule 459, Schedule 460, Schedule 461, Schedule 462, Schedule 463, Schedule 464, Schedule 465, Schedule 466, Schedule 467, Schedule 468, Schedule 469, Schedule 470, Schedule 471, Schedule 472, Schedule 473, Schedule 474, Schedule 475, Schedule 476, Schedule 477, Schedule 478, Schedule 479, Schedule 480, Schedule 481, Schedule 482, Schedule 483, Schedule 484, Schedule 485, Schedule 486, Schedule 487, Schedule 488, Schedule 489, Schedule 490, Schedule 491, Schedule 492, Schedule 493, Schedule 494, Schedule 495, Schedule 496, Schedule 497, Schedule 498, Schedule 499, Schedule 500, Schedule 501, Schedule 502, Schedule 503, Schedule 504, Schedule 505, Schedule 506, Schedule 507, Schedule 508, Schedule 509, Schedule 510, Schedule 511, Schedule 512, Schedule 513, Schedule 514, Schedule 515, Schedule 516, Schedule 517, Schedule 518, Schedule 519, Schedule 520, Schedule 521, Schedule 522, Schedule 523, Schedule 524, Schedule 525, Schedule 526, Schedule 527, Schedule 528, Schedule 529, Schedule 530, Schedule 531, Schedule 532, Schedule 533, Schedule 534, Schedule 535, Schedule 536, Schedule 537, Schedule 538, Schedule 539, Schedule 540, Schedule 541, Schedule 542, Schedule 543, Schedule 544, Schedule 545, Schedule 546, Schedule 547, Schedule 548, Schedule 549, Schedule 550, Schedule 551, Schedule 552, Schedule 553, Schedule 554, Schedule 555, Schedule 556, Schedule 557, Schedule 558, Schedule 559, Schedule 560, Schedule 561, Schedule 562, Schedule 563, Schedule 564, Schedule 565, Schedule 566, Schedule 567, Schedule 568, Schedule 569, Schedule 570, Schedule 571, Schedule 572, Schedule 573, Schedule 574, Schedule 575, Schedule 576, Schedule 577, Schedule 578, Schedule 579, Schedule 580, Schedule 581, Schedule 582, Schedule 583, Schedule 584, Schedule 585, Schedule 586, Schedule 587, Schedule 588, Schedule 589, Schedule 590, Schedule 591, Schedule 592, Schedule 593, Schedule 594, Schedule 595, Schedule 596, Schedule 597, Schedule 598, Schedule 599, Schedule 600, Schedule 601, Schedule 602, Schedule 603, Schedule 604, Schedule 605, Schedule 606, Schedule 607, Schedule 608, Schedule 609, Schedule 610, Schedule 611, Schedule 612, Schedule 613, Schedule 614, Schedule 615, Schedule 616, Schedule 617, Schedule 618, Schedule 619, Schedule 620, Schedule 621, Schedule 622, Schedule 623, Schedule 624, Schedule 625, Schedule 626, Schedule 627, Schedule 628, Schedule 629, Schedule 630, Schedule 631, Schedule 632, Schedule 633, Schedule 634, Schedule 635, Schedule 636, Schedule 637, Schedule 638, Schedule 639, Schedule 640, Schedule 641, Schedule 642, Schedule 643, Schedule 644, Schedule 645, Schedule 646, Schedule 647, Schedule 648, Schedule 649, Schedule 650, Schedule 651, Schedule 652, Schedule 653, Schedule 654, Schedule 655, Schedule 656, Schedule 657, Schedule 658, Schedule 659, Schedule 660, Schedule 661, Schedule 662, Schedule 663, Schedule 664, Schedule 665, Schedule 666, Schedule 667, Schedule 668, Schedule 669, Schedule 670, Schedule 671, Schedule 672, Schedule 673, Schedule 674, Schedule 675, Schedule 676, Schedule 677, Schedule 678, Schedule 679, Schedule 680, Schedule 681, Schedule 682, Schedule 683, Schedule 684, Schedule 685, Schedule 686, Schedule 687, Schedule 688, Schedule 689, Schedule 690, Schedule 691, Schedule 692, Schedule 693, Schedule 694, Schedule 695, Schedule 696, Schedule 697, Schedule 698, Schedule 699, Schedule 700, Schedule 701, Schedule 702, Schedule 703, Schedule 704, Schedule 705, Schedule 706, Schedule 707, Schedule 708, Schedule 709, Schedule 710, Schedule 711, Schedule 712, Schedule 713, Schedule 714, Schedule 715, Schedule 716, Schedule 717, Schedule 718, Schedule 719, Schedule 720, Schedule 721, Schedule 722, Schedule 723, Schedule 724, Schedule 725, Schedule 726, Schedule 727, Schedule 728, Schedule 729, Schedule 730, Schedule 731, Schedule 732, Schedule 733, Schedule 734, Schedule 735, Schedule 736, Schedule 737, Schedule 738, Schedule 739, Schedule 740, Schedule 741, Schedule 742, Schedule 743, Schedule 744, Schedule 745, Schedule 746, Schedule 747, Schedule 748, Schedule 749, Schedule 750, Schedule 751, Schedule 752, Schedule 753, Schedule 754, Schedule 755, Schedule 756, Schedule 757, Schedule 758, Schedule 759, Schedule 760, Schedule 761, Schedule 762, Schedule 763, Schedule 764, Schedule 765, Schedule 766, Schedule 767, Schedule 768, Schedule 769, Schedule 770, Schedule 771, Schedule 772, Schedule 773, Schedule 774, Schedule 775, Schedule 776, Schedule 777, Schedule 778, Schedule 779, Schedule 780, Schedule 781, Schedule 782, Schedule 783, Schedule 784, Schedule 785, Schedule 786, Schedule 787, Schedule 788, Schedule 789, Schedule 790, Schedule 791, Schedule 792, Schedule 793, Schedule 794, Schedule 795, Schedule 796, Schedule 797, Schedule 798, Schedule 799, Schedule 800, Schedule 801, Schedule 802, Schedule 803, Schedule 804, Schedule 805, Schedule 806, Schedule 807, Schedule 808, Schedule 809, Schedule 810, Schedule 811, Schedule 812, Schedule 813, Schedule 814, Schedule 815, Schedule 816, Schedule 817, Schedule 818, Schedule 819, Schedule 820, Schedule 821, Schedule 822, Schedule 823, Schedule 824, Schedule 825, Schedule 826, Schedule 827, Schedule 828, Schedule 829, Schedule 830, Schedule 831, Schedule 832, Schedule 833, Schedule 834, Schedule 835, Schedule 836, Schedule 837, Schedule 838, Schedule 839, Schedule 840, Schedule 841, Schedule 842, Schedule 843, Schedule 844, Schedule 845, Schedule 846, Schedule 847, Schedule 848, Schedule 849, Schedule 850, Schedule 851, Schedule 852, Schedule 853, Schedule 854, Schedule 855, Schedule 856, Schedule 857, Schedule 858, Schedule 859, Schedule 860, Schedule 861, Schedule 862, Schedule 863, Schedule 864, Schedule 865, Schedule 866, Schedule 867, Schedule 868, Schedule 869, Schedule 870, Schedule 871, Schedule 872, Schedule 873, Schedule 874, Schedule 875, Schedule 876, Schedule 877, Schedule 878, Schedule 879, Schedule 880, Schedule 881, Schedule 882, Schedule 883, Schedule 884, Schedule 885, Schedule 886, Schedule 887, Schedule 888, Schedule 889, Schedule 890, Schedule 891, Schedule 892, Schedule 893, Schedule 894, Schedule 895, Schedule 896, Schedule 897, Schedule 898, Schedule 899, Schedule 900, Schedule 901, Schedule 902, Schedule 903, Schedule 904, Schedule 905, Schedule 906, Schedule 907, Schedule 908, Schedule 909, Schedule 910, Schedule 911, Schedule 912, Schedule 913, Schedule 914, Schedule 915, Schedule 916, Schedule 917, Schedule 918, Schedule 919, Schedule 920, Schedule 921, Schedule 922, Schedule 923, Schedule 924, Schedule 925, Schedule 926, Schedule 927, Schedule 928, Schedule 929, Schedule 930, Schedule 931, Schedule 932, Schedule 933, Schedule 934, Schedule 935, Schedule 936, Schedule 937, Schedule 938, Schedule 939, Schedule 940, Schedule 941, Schedule 942, Schedule 943, Schedule 944, Schedule 945, Schedule 946, Schedule 947, Schedule 948, Schedule 949, Schedule 950, Schedule 951, Schedule 952, Schedule 953, Schedule 954, Schedule 955, Schedule 956, Schedule 957, Schedule 958, Schedule 959, Schedule 960, Schedule 961, Schedule 962, Schedule 963, Schedule 964, Schedule 965, Schedule 966, Schedule 967, Schedule 968, Schedule 969, Schedule 970, Schedule 971, Schedule 972, Schedule 973, Schedule 974, Schedule 975, Schedule 976, Schedule 977, Schedule 978, Schedule 979, Schedule 980, Schedule 981, Schedule 982, Schedule 983, Schedule 984, Schedule 985, Schedule 986, Schedule 987, Schedule 988, Schedule 989, Schedule 990, Schedule 991, Schedule 992, Schedule 993, Schedule 994, Schedule 995, Schedule 996, Schedule 997, Schedule 998, Schedule 999, Schedule 1000.

NOTES

- ① Red Brick Cladding
- ② Red Patterned Brick Cladding
- ③ Buff Soldier Course Brick Cladding
- ④ Standing Seam Zinc Roofing - Darker
- ⑦ Glazing with Grey Metal Mullions
- ⑧ Dark Brown Soldier Course Brick Cladding
- ⑨ Decorative Solid Grey Metal Panel
- ⑩ Grey Metal Balustrade
- ⑬ Concrete Panel
- ⑭ Scalloped Concrete Panel
- ⑮ Green Glazed Bricks
- ⑯ Dark Green Metal Panel
- ⑰ Dark Green Brick Cladding

KEY PLAN



REV

REV	NOTES	DATE	BY	AUTH
P1	Planning Issue	30/05/25	CEM	TP
P2	Planning No-issue	19/09/25	HP	TP
P3	Planning No-issue	21/11/25	CEM	TP
P4	Planning No-issue	08/01/26	HP	TP
P5	Planning No-issue	09/03/26	CT	TP
P6	Planning No-issue	15/04/26	CT	TP
P7	Planning No-issue	23/04/26	CT	TP

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DRAWING STATUS

Planning SO

TITLE

03-Proposed Proposed South Elevation - Building B Front

PROJECT

Mary Arches, Exeter

BUILDING B SOUTH ELEVATION



**1 Building B West Elevation**  
Scale 1:100

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Drawings, specifications and schedules are to be read in conjunction with the following where applicable: Employer's Requirements document, Agreements to Lease, Structural Engineer's drawings and other drawings to be provided by the Employer.

**NOTES**

① Red Brick Cladding	⑦ Glazing with Grey Metal Mullions	⑬ Concrete Panel	⑰ Dark Green Metal Panel
② Red 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 - Darker	⑩ Grey Metal Balustrade	⑯ Dark Green Brick Cladding	



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P7	Planning No-issue	23/04/26	CT	TP

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**DRAWING STATUS** Planning  
**ISO SHEET STATUS** SO

**TITLE** 03-Proposed Proposed West Elevation - Building B Side

**PROJECT** Mary Arches, Exeter

# BUILDING B WEST ELEVATIONS



1 Site Section A-A  
Scale: 1:200

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Drawings, specifications and schedules are to be read in conjunction with the following where applicable: Employer's Requirements documents, Agreements to Lease, Structural Engineer's drawings and specifications, and any other relevant documents. See also: Schedule 2, Schedule 3, Schedule 4, Schedule 5, Schedule 6, Schedule 7, Schedule 8, Schedule 9, Schedule 10, Schedule 11, Schedule 12, Schedule 13, Schedule 14, Schedule 15, Schedule 16, Schedule 17, Schedule 18, Schedule 19, Schedule 20, Schedule 21, Schedule 22, Schedule 23, Schedule 24, Schedule 25, Schedule 26, Schedule 27, Schedule 28, Schedule 29, Schedule 30, Schedule 31, Schedule 32, Schedule 33, Schedule 34, Schedule 35, Schedule 36, Schedule 37, Schedule 38, Schedule 39, Schedule 40, Schedule 41, Schedule 42, Schedule 43, Schedule 44, Schedule 45, Schedule 46, Schedule 47, Schedule 48, Schedule 49, Schedule 50, Schedule 51, Schedule 52, Schedule 53, Schedule 54, Schedule 55, Schedule 56, Schedule 57, Schedule 58, Schedule 59, Schedule 60, Schedule 61, Schedule 62, Schedule 63, Schedule 64, Schedule 65, Schedule 66, Schedule 67, Schedule 68, Schedule 69, Schedule 70, Schedule 71, Schedule 72, Schedule 73, Schedule 74, Schedule 75, Schedule 76, Schedule 77, Schedule 78, Schedule 79, Schedule 80, Schedule 81, Schedule 82, Schedule 83, Schedule 84, Schedule 85, Schedule 86, Schedule 87, Schedule 88, Schedule 89, Schedule 90, Schedule 91, Schedule 92, Schedule 93, Schedule 94, Schedule 95, Schedule 96, Schedule 97, Schedule 98, Schedule 99, Schedule 100.

NOTES

Notes area for additional project information.

KEY PLAN



REV

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DRAWING STATUS: **Planning** IBO SHEET STATUS: **S0**

TITLE: **03-Proposed Proposed Site Section A-A**

PROJECT: **Mary Arches, Exeter**

SECTION A-A



1 Site Section B-B  
Scale: 1:200

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Drawings, specifications and schedules are to be read in conjunction with the following where applicable: Employer's Requirements documents, Agreements to Lease, Structural Engineer's drawings and notes, Form 23, Planning Permission and any other relevant documents. See also: Building Regulations 2010.

NOTES

Notes area for additional project information.

KEY PLAN



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DRAWING STATUS: **Planning**  
 ISO SHEET STATUS: **S0**

TITLE: **03-Proposed Proposed Site Section B-B**

PROJECT: **Mary Arches, Exeter**

SECTION B-B



1 Site Section C-C  
Scale 1:200

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Notes area for additional project information.

KEY PLAN



REV. NOTES DATE BY AUTH.

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DRAWING STATUS IBO SHEET STATUS

Planning S0

TITLE  
03-Proposed  
Proposed Site Section C-C

PROJECT  
Mary Arches, Exeter

SECTION C-C



1 Site Section D-D  
Scale: 1:200

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Drawings, specifications and schedules are to be read in conjunction with the following where applicable: Employer's Requirements document, Agreements to Lease, Structural Engineer's drawings and notes, Form 234, Form 235, Form 236, Form 237, Form 238, Form 239, Form 240, Form 241, Form 242, Form 243, Form 244, Form 245, Form 246, Form 247, Form 248, Form 249, Form 250, Form 251, Form 252, Form 253, Form 254, Form 255, Form 256, Form 257, Form 258, Form 259, Form 260, Form 261, Form 262, Form 263, Form 264, Form 265, Form 266, Form 267, Form 268, Form 269, Form 270, Form 271, Form 272, Form 273, Form 274, Form 275, Form 276, Form 277, Form 278, Form 279, Form 280, Form 281, Form 282, Form 283, Form 284, Form 285, Form 286, Form 287, Form 288, Form 289, Form 290, Form 291, Form 292, Form 293, Form 294, Form 295, Form 296, Form 297, Form 298, Form 299, Form 300, Form 301, Form 302, Form 303, Form 304, Form 305, Form 306, Form 307, Form 308, Form 309, Form 310, Form 311, Form 312, Form 313, Form 314, Form 315, Form 316, Form 317, Form 318, Form 319, Form 320, Form 321, Form 322, Form 323, Form 324, Form 325, Form 326, Form 327, Form 328, Form 329, Form 330, Form 331, Form 332, Form 333, Form 334, Form 335, Form 336, Form 337, Form 338, Form 339, Form 340, Form 341, Form 342, Form 343, Form 344, Form 345, Form 346, Form 347, Form 348, Form 349, Form 350, Form 351, Form 352, Form 353, Form 354, Form 355, Form 356, Form 357, Form 358, Form 359, Form 360, Form 361, Form 362, Form 363, Form 364, Form 365, Form 366, Form 367, Form 368, Form 369, Form 370, Form 371, Form 372, Form 373, Form 374, Form 375, Form 376, Form 377, Form 378, Form 379, Form 380, Form 381, Form 382, Form 383, Form 384, Form 385, Form 386, Form 387, Form 388, Form 389, Form 390, Form 391, Form 392, Form 393, Form 394, Form 395, Form 396, Form 397, Form 398, Form 399, Form 400, Form 401, Form 402, Form 403, Form 404, Form 405, Form 406, Form 407, Form 408, Form 409, Form 410, Form 411, Form 412, Form 413, Form 414, Form 415, Form 416, Form 417, Form 418, Form 419, Form 420, Form 421, Form 422, Form 423, Form 424, Form 425, Form 426, Form 427, Form 428, Form 429, Form 430, Form 431, Form 432, Form 433, Form 434, Form 435, Form 436, Form 437, Form 438, Form 439, Form 440, Form 441, Form 442, Form 443, Form 444, Form 445, Form 446, Form 447, Form 448, Form 449, Form 450, Form 451, Form 452, Form 453, Form 454, Form 455, Form 456, Form 457, Form 458, Form 459, Form 460, Form 461, Form 462, Form 463, Form 464, Form 465, Form 466, Form 467, Form 468, Form 469, Form 470, Form 471, Form 472, Form 473, Form 474, Form 475, Form 476, Form 477, Form 478, Form 479, Form 480, Form 481, Form 482, Form 483, Form 484, Form 485, Form 486, Form 487, Form 488, Form 489, Form 490, Form 491, Form 492, Form 493, Form 494, Form 495, Form 496, Form 497, Form 498, Form 499, Form 500, Form 501, Form 502, Form 503, Form 504, Form 505, Form 506, Form 507, Form 508, Form 509, Form 510, Form 511, Form 512, Form 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NOTES

Notes area for additional project information.

KEY PLAN



REV

REV	NOTES	DATE	BY	AUTH
P1	Planning Issue	30/05/25	CEM	TP
P2	Planning No-issue	19/05/25	HP	TP
P3	Planning No-issue	21/11/25	CEM	TP
P4	Planning No-issue	08/01/26	HP	TP
P5	Planning No-issue	09/03/26	CT	TP
P6	Planning No-issue	15/04/26	CT	TP
P7	Planning No-issue	23/04/26	CT	TP

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DRAWING STATUS: **Planning**  
ISO SHEET STATUS: **S0**

TITLE: **03-Proposed Proposed Site Section D-D**

PROJECT: **Mary Arches, Exeter**

SECTION D-D



1 Site Section E-E  
Scale 1:200

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**NOTES**



REV	NOTES	DATE	BY	AUTH
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DRAWING STATUS: **Planning**  
 IBO SHEET STATUS: **S0**

TITLE: **03-Proposed Proposed Site Section E-E**

PROJECT: **Mary Arches, Exeter**

# SECTIONS



**REPRESENTATIVE VIEW**



**REPRESENTATIVE VIEW**



**REPRESENTATIVE VIEW**



**REPRESENTATIVE VIEW**



**REPRESENTATIVE VIEW**



**REPRESENTATIVE VIEW**



**REPRESENTATIVE VIEW**



**REPRESENTATIVE 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

## Planning Committee 19 January 2026

RESOLVED that the Committee DEFER determination of the application, on the grounds that further discussions were required between officers and the applicant to address:

- the scale and massing of the proposed development;
- the design quality and treatment of the street-facing elevations; and
- that these matters be explored and reported back to a subsequent meeting of the Planning Committee.

## 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 which is assessed as 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). Consequently, 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 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.

**OFFICER RECOMMENDATION (Part A)**

**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).**

**OFFICER RECOMMENDATION (Part B)**