

## PLANNING COMMITTEE

6 JULY 2026

### ADDITIONAL INFORMATION

#### Correspondence received and matters arising following preparation of the Agenda

##### **Item 5: Planning Application No. 25/1042/FUL – School Playing Field, Homefield Road, Heavitree, Exeter**

###### Representations

A further representation has been received from a neighbour raising the following points: Planning and legal status of the School Playing Field, Protection of recreational/open space, Loss of accessible community green space, Children's recreation and safety, Consideration of alternative sites, Compliance with planning policy, Community need and alternative recreational use, Transparency and adequacy of the decision-making process, and Irreversibility of development.

Representations can be viewed in full on the ECC website.

###### Planning Balance

The Council has published an updated Five Year Housing Land Supply Statement on 3 July 2026. This replaces the previous statement dated 1 April 2024 which showed a supply of 4 years and 3.2 months which is referred to in the agenda committee report.

This updated Five Year Housing Land Supply Statement concludes that:

- Against the Government's housing requirement, based on the 'standard method' formula in the current version of the National Planning Policy Framework (NPPF), the Council can demonstrate a supply of five years and 3.5 months.
- Against the lower housing requirement in the emerging Exeter Plan, the Council can demonstrate a supply of five years and 11.0 months.

It is the Council's position is therefore that a Five Year Housing Land Supply can currently be demonstrated.

The Committee report sets out the planning balance in coming to a recommendation. Given that there was identified harm to heritage assets this balance was done firstly without the tilted balance applied, and secondly (considering the Five Year Housing Land Supply position at that time) with the tilted balance applied. In both cases the planning balance was considered to be in favour of approval.

The revised position with regards the Five Year Housing Land Supply removes the titled balance from the planning balance.

The planning balance is therefore as set out in the report without the titled balance: “that the public benefits that the scheme provides, are considered to outweigh the harms, though not substantially so given the special regard that needs to be had to the desirability of preserving heritage assets and their setting and the great weight that should be given to their protection as set out in the NPPF. On an unweighted basis a recommendation would be to approve the application, this would be on balance.”

The recommendation set out in the agenda report is unchanged.