

Exeter City Council
Planning Committee
6th July 2026

Application 25/1042/FUL

Site: School Playing Field, Homefield Road, Exeter, EX1 2RB

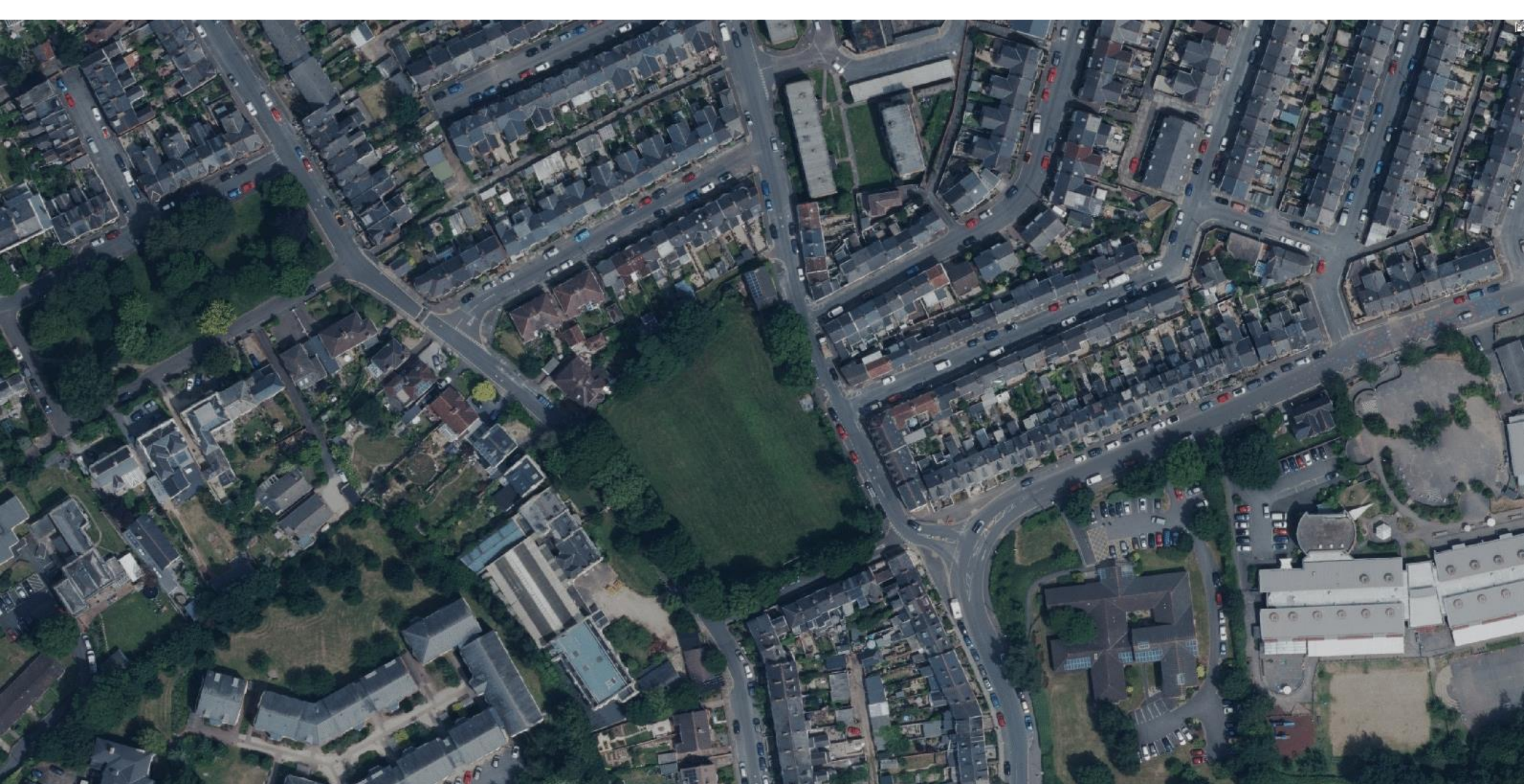
Applicant: McCarthy and Stone Retirement Lifestyles Ltd

Proposal: Erection of three-storey building for retirement living apartments with associated communal lounge, internal refuse and recycling store, electric buggy/bike store and house managers office. Creation of enlarged vehicular access onto Homefield Road, car parking, electrical sub station, internal paths, landscaped grounds and creation of a permissive path.

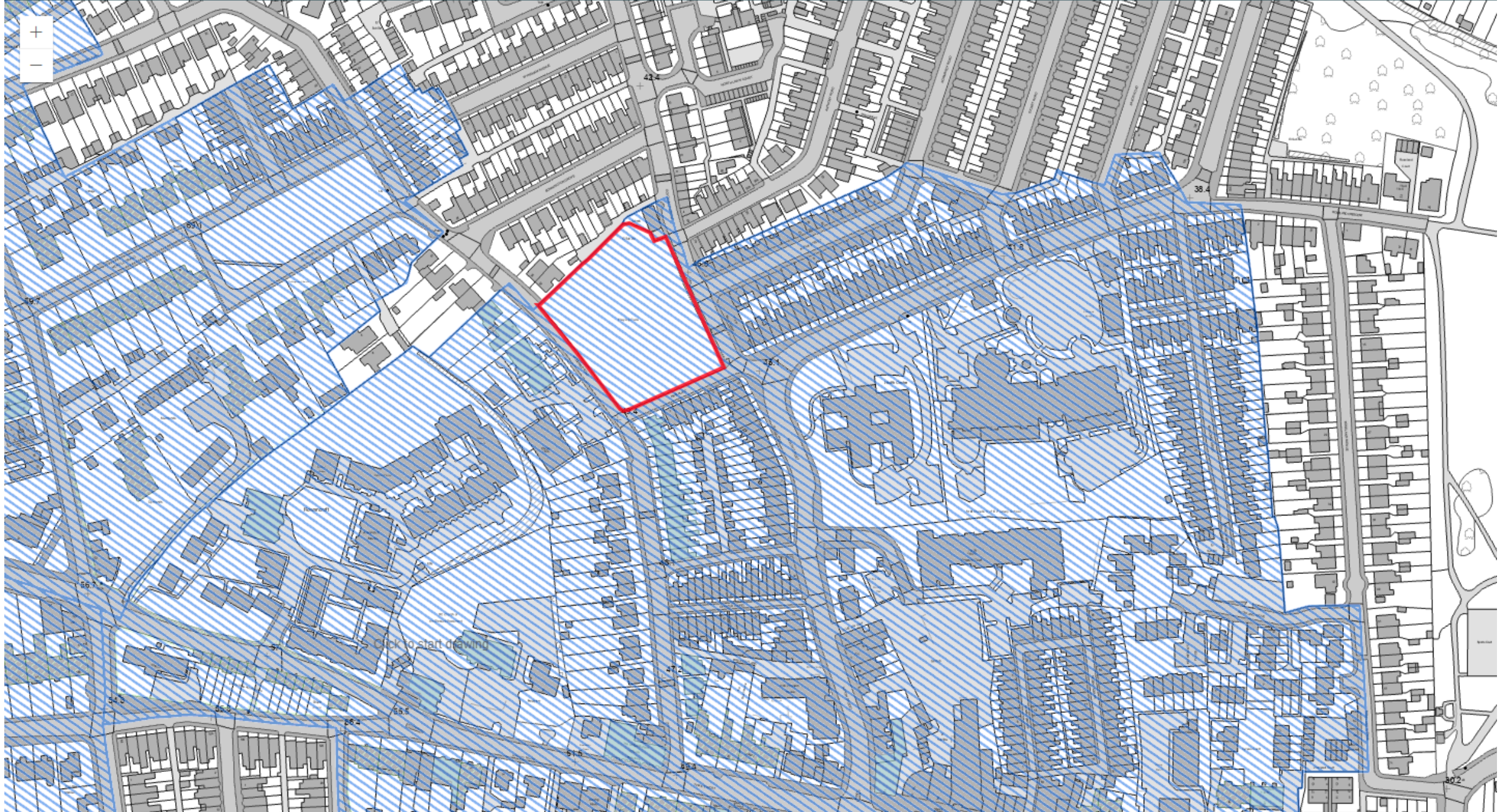
Case Officer: Howard Smith



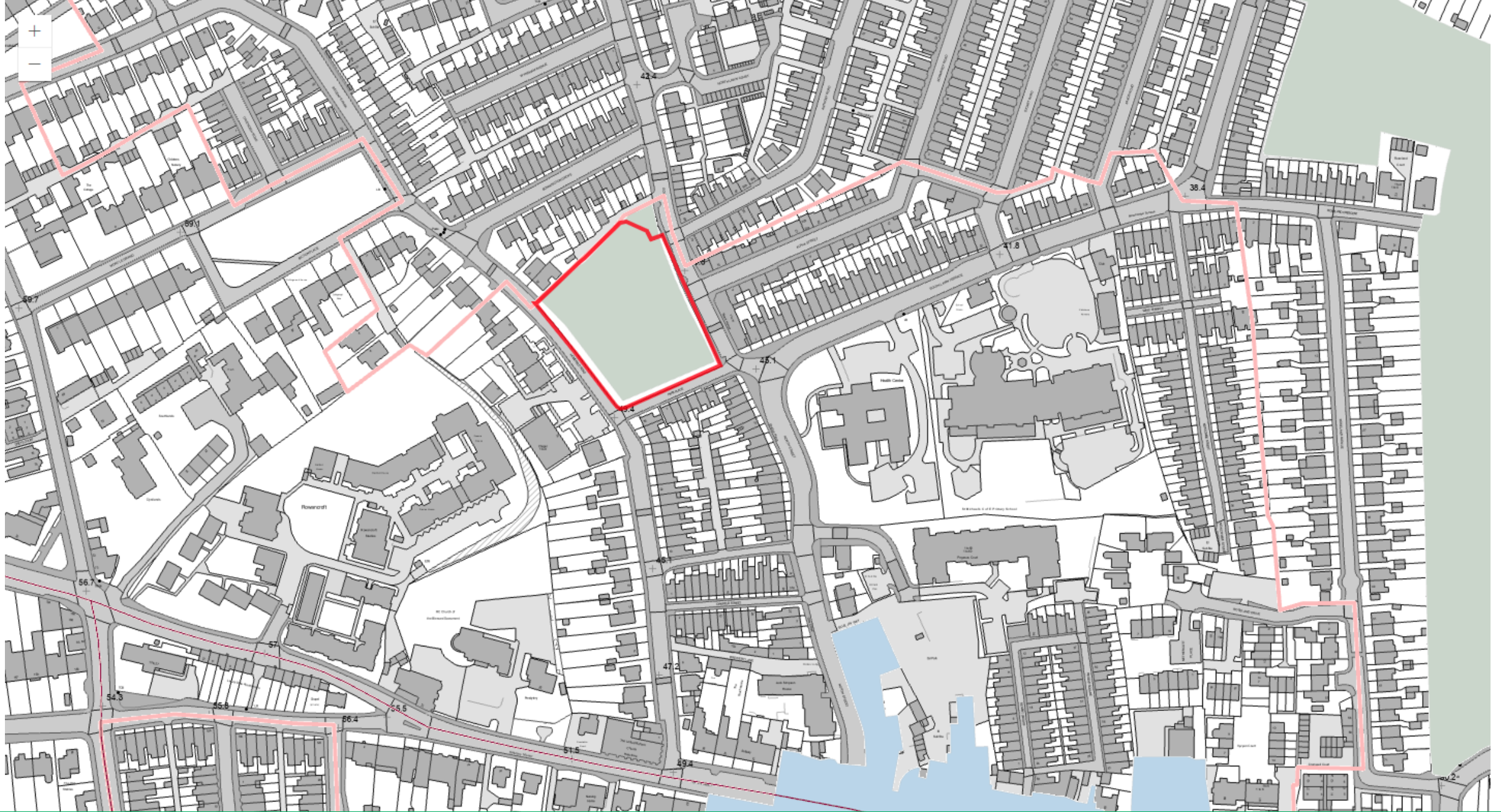
SITE LOCATION PLAN



AERIAL VIEW



HERITAGE MAP



POLICY MAP



PHOTOS – Homefield Road



PHOTOS – Park Place



PHOTOS - Homefield Road



PHOTOS - Homefield Road



PHOTOS – Homefield Road



PHOTOS – Park Place



PHOTOS – Goldsmith Street



PHOTOS – North St. /South Lawn Terrace



PHOTOS – Alpha Street



PHOTOS – Anthony Road



PHOTOS – Goldsmith Street



PHOTOS - Site



PHOTOS - Site



PHOTOS - Site

- **Erection of three-storey building for 36 one and two bed age –restricted apartments with associated communal lounge, internal refuse and recycling store, electric buggy/bike store and house managers office.**
- **Creation of enlarged vehicular access onto Homefield Road, 25 car parking spaces, internal paths.**
- **Landscaped grounds and creation of a permissive path.**



- Annotation key:
1. Vehicular access to site
 2. Retain majority of existing mature trees to boundary
 3. Turning head for fire vehicles
 4. Dry Riser Inlet
 5. Old site entrance removed
 6. 3m easement for underground sewers

Comments:

A. For detailed landscape design and levels, refer to Landscape Architect's drawings

B. Tree protection methods and construction techniques required within RPA's as set by Arboriculturalist

 RPA of principle Cat A/B trees (from tree survey)

RL Block	1B	2B	Total
Floor	6	4	10
1	7	6	13
2	7	6	13
Total A	20 (55%)	16 (45%)	36
Parking			
Total = 25			

PROPOSED SITE PLAN

RL Block	1B	2B	Total
Floor	1B	2B	Total
G	6	4	10
1	7	6	13
2	7	6	13
Total A	20	16	36
	(55%)	(45%)	



PROPOSED GROUND FLOOR PLAN

RL Block	1B	2B	Total
Floor	1B	2B	Total
G	6	4	10
1	7	6	13
2	7	6	13
Total A	20	16	36
	(55%)	(45%)	

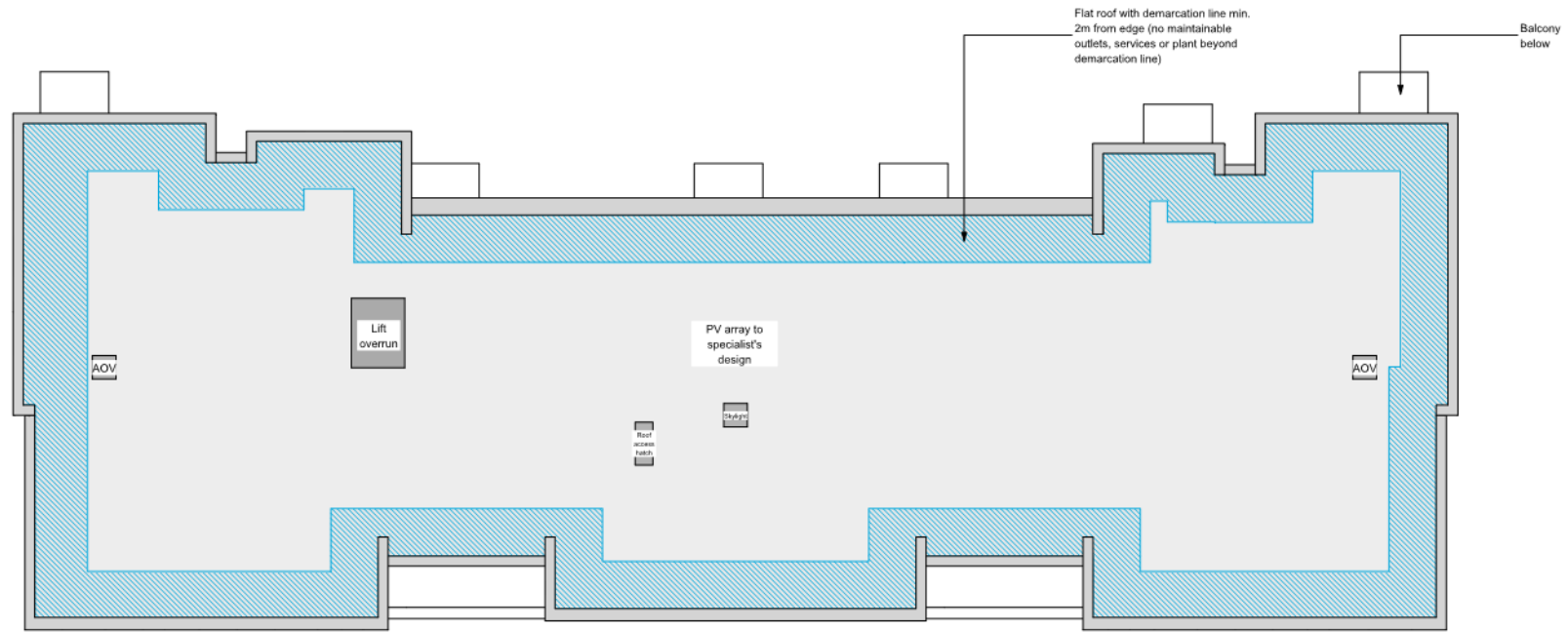


PROPOSED 1st FLOOR PLAN

RL Block	1B	2B	Total
Floor	1B	2B	Total
G	6	4	10
1	7	6	13
2	7	6	13
Total A	20	16	36
	(55%)	(45%)	



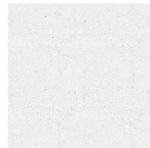
PROPOSED 2nd FLOOR PLAN



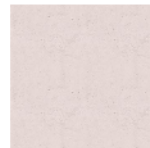
PROPOSED ROOF PLAN



Materials



White render finish

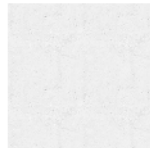


Coloured render (light pastel tone)

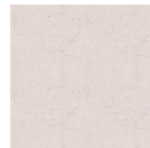
EAST (FRONT) AND WEST (REAR) ELEVATION



Materials



White render finish



Coloured render (light pastel tone)

NORTH AND SOUTH ELEVATIONS



Elevation facing Park PI
1:200



Elevation facing Homefield Rd
1:200



SITE SECTIONS



Elevation facing back gardens of northern neighbours
1:200



Elevation facing Goldsmith St
1:200



SITE SECTIONS

0 5 10 m 20 m

North

The procurement and installed plant species are to comply with the schedule in pot size, height and spread. If this is not attainable, please contact the Landscape Architect for further direction.

Any substitutions and deviations of species are to be agreed with the Landscape Architect prior to procurement and delivery of plants to site.

Plants that do not comply with the schedule and have not been previously agreed with the Landscape Architect as an alternative, will be rejected and the contractor will be required to find replacements to meet the original schedule / specification at their cost.

- 1no. Prunus serrulata 20-25cm
- 2no. Sorbus aucuparia 16-18cm
- 1no. Acer campestre 16-18cm
- 2no. Sorbus aria 'majestica' 6-10cm
- 1no. Liquidambar styraciflua 14-16cm
- 1no. Prunus serrulata 16-18cm
- 1no. Prunus serrulata 16-18cm
- 1no. Prunus serrulata 16-18cm
- 2no. Acer platanoides 'Crimson Sentry' 16-18cm



Native Hedgerow

2+2 transplants - 80-100cm high planted in a double staggered row at 450mm ctrs. staked a fitted with shrub guards. Top dress with bark mulch to depth of 50mm. Soil depths to be min. 300mm topsoil with...

Species	Pot Size	Height/Spread	Mix %
Carpinus betulus	SlTr	60-80cm	10
Corylus avellana	SlTr	60-80cm	20
Crataegus monogyna	SlTr	60-80cm	20
Eucynium europaeus	SlTr	60-80cm	5
Ilex aquifolium	SlTr	60-80cm	10
Prunus spinosa	SlTr	60-80cm	20
Viburnum opulus	SlTr	60-80cm	5

Rain Garden Planting

Botanical Name Height cm Root Type Container Habit / Density m² Comments

Tree Schedule

Selected standard trees, double staked with timber posts and adjustable rubber tie. Trees in soft landscape top dress rootball (1.0m diameter) with bark mulch 50mm depth over 300mm topsoil and 600mm subsoil as per tree pit detail with soft landscape areas. Refer to hard landscape tree pit detail for those trees placed within hard surfaces finishes. NB. All trees to be container grown stock.

Tree Specie	Girth	Clear Stem (C/S)	Feathered (F)	Total No.
Acer campestre	16-18cm	1.8m C/S	1.8m C/S	1
Acer campestre 'Elixir'	16-18cm	1.8m C/S	1.8m C/S	1
Acer platanoides 'Crimson Sentry'	16-18cm	1.8m C/S	1.8m C/S	2
Betula pendula	16-18cm	1.8m C/S	1.8m C/S	1
Betula pendula 'Purpurea'	20-25cm	2.0m C/S	2.0m C/S	1
Carpinus betulus 'Frans Fontaine'	20-25cm	2.0m C/S	2.0m C/S	3
Fagus sylvatica	16-18cm	1.8m C/S	1.8m C/S	1
Liquidambar styraciflua	14-16cm	2.0m C/S	2.0m C/S	1
Malus 'evereste'	multi-stem	1.8m C/S	1.8m C/S	9
Prunus serrulata	<varies>	<varies>	<varies>	5
Sorbus aria 'majestica'	8-10cm	1.8m C/S	1.8m C/S	2
Sorbus aucuparia	16-18cm	1.8m C/S	1.8m C/S	2
Total:				29

Typical Native Shrub / Woodland Mix

To be planted at 2.0m ctrs, staked & fitted with shrub guards. Top dress with bark mulch to depth of 50mm. Soil depths to be min. 300mm topsoil with 300mm subsoil (to BS 3882:2015)

Species	Pot Size	Height/Spread	Mix %	Total No.
Acer campestre	1+2 transplant	60-90cm	10	66
Betula pendula	1+2 transplant	60-90cm	10	66
Cornus sanguinea	1+2 transplant	60-90cm	10	66
Corylus avellana	1+2 transplant	60-90cm	15	96
Crataegus monogyna	1+2 transplant	60-90cm	10	66
Fagus sylvatica	1+2 transplant	60-90cm	15	96
Ilex aquifolium	1+2 transplant	60-90cm	10	66
Prunus spinosa	1+2 transplant	60-90cm	5	32
Sorbus aucuparia	1+2 transplant	60-90cm	5	32
Viburnum opulus	1+2 transplant	60-90cm	10	66

Ornamental Shrub Planting

Type	Pot Size	Height / Spread	Habit	Min. breaks in lower 1/3rd
Acanthus mollis	3	30-40cm	Full pot fully rooted, healthy crown	-
Agapanthus orientalis	5	40-60cm	Upright	-
Ajuga reptans	3	20-30cm	Full pot fully rooted, healthy crown	-
Alchemilla mollis	2	15-30cm	Bushy	-
Allium 'Purple Sensation'	2	15-30cm	Full pot fully rooted, healthy crown	-
Anemonehe lessoniana	3	15-30cm	Full pot fully rooted, healthy clump	-
Astilbe chinensis 'Purple Candles'	3	30-40cm	Bushy	-
Bergenia 'Silberlicht'	3	30-40cm	Bushy	-
Camellia japonica (15 Ltr)	15	60-90cm	Full pot fully rooted, healthy crown	-
Choiya 'Atec Pearl'	3	30-40cm	Bushy	-
Clematis armandi 'Snowdrift' (SL)	5	80-90cm	Leader & laterals	5
Clematis montana var. grandiflora (SL)	5	80-90cm	Leader & laterals	5
Cordylone australis 'Red Star' (15L)	15	60-90cm	Full pot fully rooted, healthy clump	-
Daphne odora (15 Ltr)	15	60-90cm	Bushy	5
Dryopteris affinis (5 Ltr)	5	40-60cm	Full pot fully rooted, healthy clump	-
Epimedium x rubrum	3	30-40cm	Bushy	-
Euphorbia characias 'Humpy Dumpty'	3	30-40cm	Bushy	-
Fatsia japonica (10 Ltr)	10	60-90cm	Branched	5
Geranium 'Rozanne'	3	30-40cm	Bushy	-
Hamamelis mollis (15 Ltr)	15	60-90cm	Bushy	3
Hebe 'Autumn Glory'	3	30-40cm	Bushy	4
Hebe pascual	3	30-40cm	Bushy	4
Hebe pinguifolia 'Page'	2	15-30cm	Full pot fully rooted, healthy crown	-
Hebeboris orientalis	3	20-30cm	Full pot fully rooted, 2 healthy crown	-
Jasminum polyanthum (SL)	5	80-90cm	Leader & laterals	5
Lavandula angustifolia 'Hidcote'	3	30-40cm	Bushy	3
Liriope muscari	3	30-40cm	Bushy	-
Lonicera henryi 'Copper Beauty' (SL)	5	80-90cm	Leader & laterals	5
Magnolia stellata (15L)	15	60-90cm	Full pot fully rooted, healthy clump	-
Mahonia japonica (SL)	5	60-90cm	Upright	-
Nassella tenuissima	3	15-30cm	Full pot fully rooted, healthy crown	-
Nepeta racemosa 'Walker's Low'	3	15-30cm	Full pot fully rooted, healthy crown	-
Osteospermum 'Lady Letrim'	3	15-30cm	Full pot fully rooted, healthy crown	-
Pachyandra terminalis	3	15-30cm	Ground cover	-
Pennisetum villosum	3	30-40cm	Upright	-
Pericaria affinis 'Darjeeling Red'	3	20-30cm	Ground cover	-
Pittosporum tobira 'Nanum'	3	15-30cm	Upright	-
Rodgersia pinnata 'Superba' (5 Ltr)	5	40-60cm	Bushy	-
Rosa 'Kent' (SL)	5	40-60cm	Bushy	3
Salvia nemorosa 'Caradonna'	2	30-40cm	Full pot fully rooted, healthy clump	-
Sarcococca hookeriana var. digyna 'Purple Stem'	5	40-60cm	Full pot fully rooted, healthy clump	-
Sedum 'Autumn Joy'	3	30-40cm	Full pot fully rooted, healthy clump	-
Verberna bonariensis	3	30-40cm	Full pot fully rooted, healthy clump	-
Verberna bonariensis 'Lollipop'	3	30-40cm	Full pot fully rooted, healthy clump	-
Veronica spicata	3	30-40cm	Full pot fully rooted, healthy clump	-
Viburnum divaricatum (5 Ltr)	5	30-40cm	Bushy	-
Viburnum x burkwoodii (10L)	10	60-90cm	Bushy	5
Waldsteinia ternata	3	30-40cm	Full pot fully rooted, healthy clump	-
Wisteria sinensis (SL)	5	80-90cm	Leader & laterals	5

Responsibility is not accepted for errors made by others in issuing from this drawing. All construction information should be taken from signed dimensions only.

0m 50mm 100mm

Legend

- Existing Trees Retained and Protected To BS 5837:2012 - Refer to Tree Retention and Removal Plan, dwg no. SD-3044-03-LA-DR-902.
- Proposed Tree 14-18 grth mm. 1.8m clear stem double staked, fitted with aeration / irrigation ring to rootball. Refer to Tree Schedule and Soft Landscape Detail Plan for Tree Pit detail, dwg no. SD-3044-03-LA-DR-940.
- Existing Planting retained
- Proposed Native Hedgerow Maintain to 1.2m high. Planted in prepared 300mm topsoil over 300mm sub-soil with 50mm bark mulch. Refer to Native Hedgerow Schedule for details.
- Proposed Ornamental Hedge Maintain to 1.2m high. Planted in prepared 300mm topsoil over 300mm sub-soil with 50mm bark mulch. Refer to Ornamental Hedge Schedule for details.
- Proposed Native Shrub / Woodland Mix 1+2 stock, planted in prepared 300mm topsoil over 300mm sub-soil with 50mm bark mulch. Refer to Native Shrub / Woodland Mix Schedule for details.
- Proposed Ornamental Shrub and Groundcover Planting 3-5L stock, planted in prepared 300mm topsoil over 300mm sub-soil with 50mm bark mulch. Refer to Ornamental Shrub Planting Schedule for details.
- Proposed Amenity Turf Laid over 300mm topsoil (cultivated) over 150mm sub-soil. Refer to Grass and Meadow Schedule for details.
- Proposed Meadow Species Rich Lawn Turf Laid over 300mm topsoil (cultivated) over 150mm sub-soil. Refer to Grass and Meadow Schedule for details.
- Proposed Rain Garden planting Laid over Bio-retention soil

Note:

- Main contractor to determine exact location if services/drainage, this should be confirmed on site prior to commencement of works to avoid tree pit / services conflicts.
- All soil is subject to detailed testing and analysis and will be in accordance with the soft landscape specifications.
- All treatment of softwork areas to comply to BS4248 Code of Practice for general landscape operations.
- All native shrub & hedge species plant type supplied for designated areas & to be determined by the proposed planting season, (ie barefoot or container grown stock).

REV	DATE	DESCRIPTION	BY	CHK
E	24.10.2025	PLANNING ISSUE	EV	US
D	21.10.2025	PLANNING ISSUE	EV	US
C	17.07.2025	PLANNING ISSUE	CCM	DMK
B	18.07.2025	PLANNING ISSUE	CCM	US
A	18.06.2025	PRAK FILE ISSUE	CCM	US

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CLIENT NAME: **McCarthy Stone Ltd** ORIGINATOR NO: **156916**

PROJECT: **MCS Heavitree Heavitree, Exeter**

DRAWING TITLE: **Planting Strategy Plan**

SUITABILITY STATUS: **PLANNING** SCALE: **1 : 200 @ A1**

MCCARTHY STONE

PROPOSED LANDSCAPE PLAN



Responsibility is not accepted for errors made by others in using from this drawing
 All construction information should be taken from signed dimensions only

0mm 50mm 100mm



Legend

- Residents area
- Permissive Path Route

B	17.10.2020	PLANNING ISSUE	EY	US
A	14.10.2020	Issue for Information	EY	US

REV	DATE	DESCRIPTION	BY	CHK
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STRIDE TREGLOWN

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CLIENT NAME McCarthy Stone Ltd	ORIGINATOR NO 156916

PROJECT
 MCS Heavitree
 Heavitree, Exeter

DRAWING TITLE
 Landscape Plan Permissive Path Route

SUITABILITY STATUS PLANNING	SCALE 1 : 200 @ A1
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McCARTHY STONE

PROPOSED PERMISSIVE ACCESS PLAN



ILLUSTRATIVE IMAGE – FAÇADE FACING GOLDSMITH STREET



ILLUSTRATIVE IMAGE – FAÇADE FACING HOMEFIELD ROAD

The key planning issues are:

1. Principle of development
2. Impact on heritage assets
3. Scale, design, layout and appearance
4. Impact on Trees, ecology and biodiversity
5. Sustainable Construction and Energy Conservation
6. Provision of older peoples housing
7. Travel, Access and Parking
8. Flood Risk and Surface Water Management
9. Pollution
10. Housing supply
11. Affordable Housing
12. Mixed Communities
13. Economic benefits
14. Community Infrastructure Levy (CIL) and New Homes Bonus
15. Planning Obligations

It is considered that the development would result in the erosion of the site's open character which is a positive element of the Heavitree Conservation Area. Having had special regard to the desirability of preserving the Conservation Area and great weight to its conservation, and for the reasons set out in the assessment in this report (including the Planning Balance in Section 16), it is concluded that the proposal would result in less than substantial harm to the Conservation Area and the setting of nearby heritage assets.

In this case Officers have concluded that the harms are outweighed by the public benefits of the scheme; in particular the delivery of 36 age-restricted dwellings in a highly sustainable location to help meet identified housing need, together with the planning obligations including access and off-site affordable housing secured through conditions and the section 106 agreement. 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 untilted basis a recommendation would be to approve the application, this would be on balance.

The application is therefore recommended for approval, subject to completion of the section 106 agreement and the conditions set out below.

CONCLUSION

The recommendation is in two parts. APPROVE subject to conditions and to a S106 Legal Agreement being completed and REFUSE if the agreement is not completed in a timely manner.

RECOMMENDATION PART ONE

DELEGATE TO THE SERVICE LEAD (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:

- Sport pitches contribution of £95,000 prior to occupation
- NHS Devon GP Surgeries contribution of £14,518 on commencement
- Habitats Mitigation of £1284.71 per unit (£46,249.56 total) on commencement
- Off-site affordable housing contribution circa £1.07m prior to occupation.
- Management of the permissive route through the site.
- Travel Plan measures

OFFICER RECOMMENDATION

RECOMMENDATION PART TWO

REFUSE PERMISSION FOR THE REASONS SET OUT BELOW IF THE LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IS NOT COMPLETED BY (6 months from the date of committee) OR SUCH EXTENDED TIME AS AGREED IN WRITING BY THE SERVICE LEAD (CITY DEVELOPMENT)

OFFICER RECOMMENDATION