

Exeter City Council  
Planning Committee  
28 March 2022

# **Application 21/0020/OUT**

**Site: Land off Pendragon Road**

**Applicant: Land Promotion Group Ltd**

**Proposal: Outline planning application for a residential development of up to 100 dwellings and associated infrastructure (All matters reserved except access) - Revised plans and additional information received.**

**Case Officer: Matthew Diamond**



EXETER  
UNIVERSITY

DEVELOPMENT SITE  
SEE INSET A

WILLOWBROOK  
PRIMARY  
SCHOOL

ST DAVIDS  
TRAIN STATION

EXETER  
CENTRAL  
TRAIN STATION

POLSLOE  
BRIDGE TRAIN  
STATION

EXETER ARENA  
ATHLETICS  
STADIUM

ST LUKE'S  
SCHOOL

M5 - JUNCTION 29

LOCATION IMAGE - NOT TO SCALE

**SITE LOCATION**

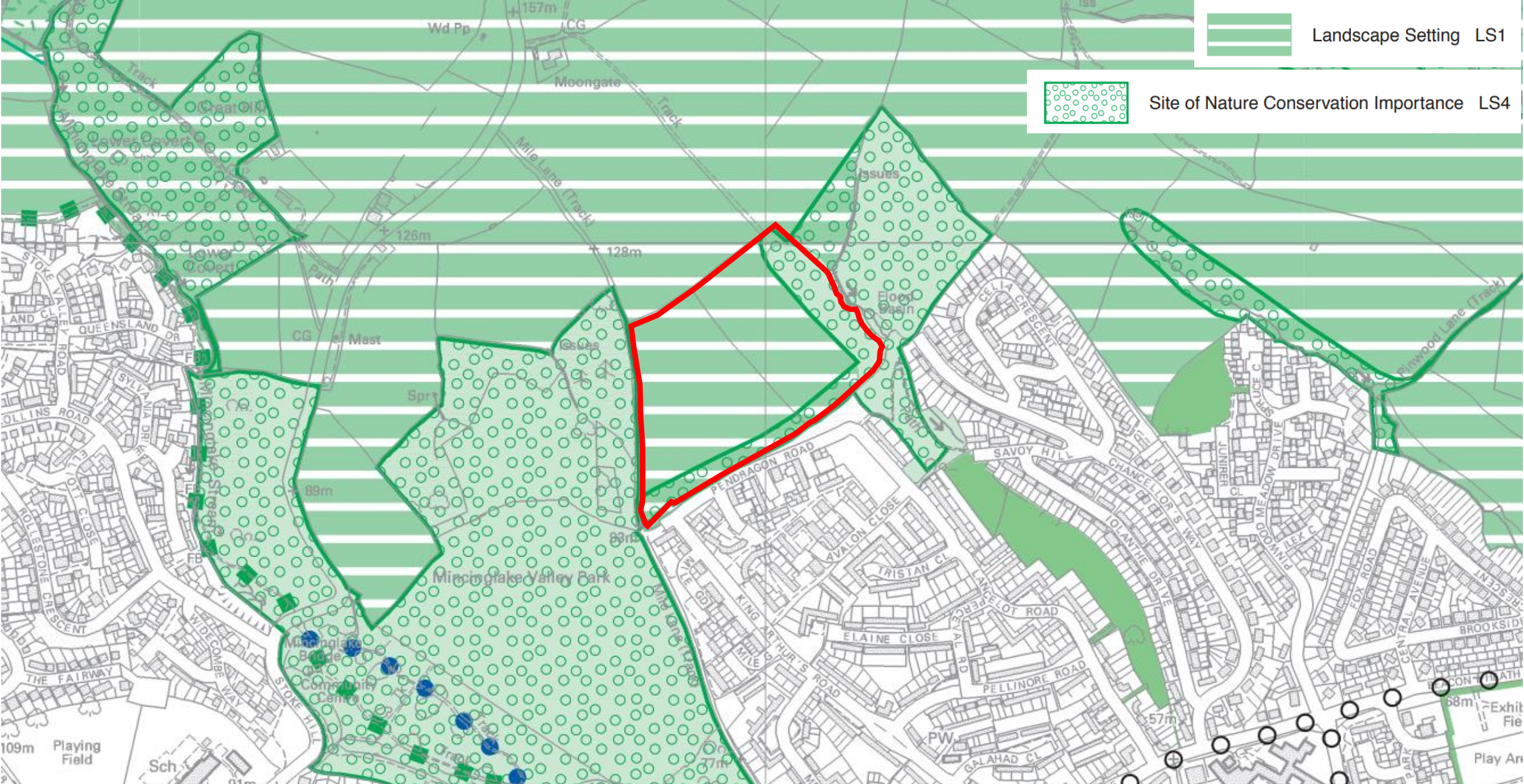




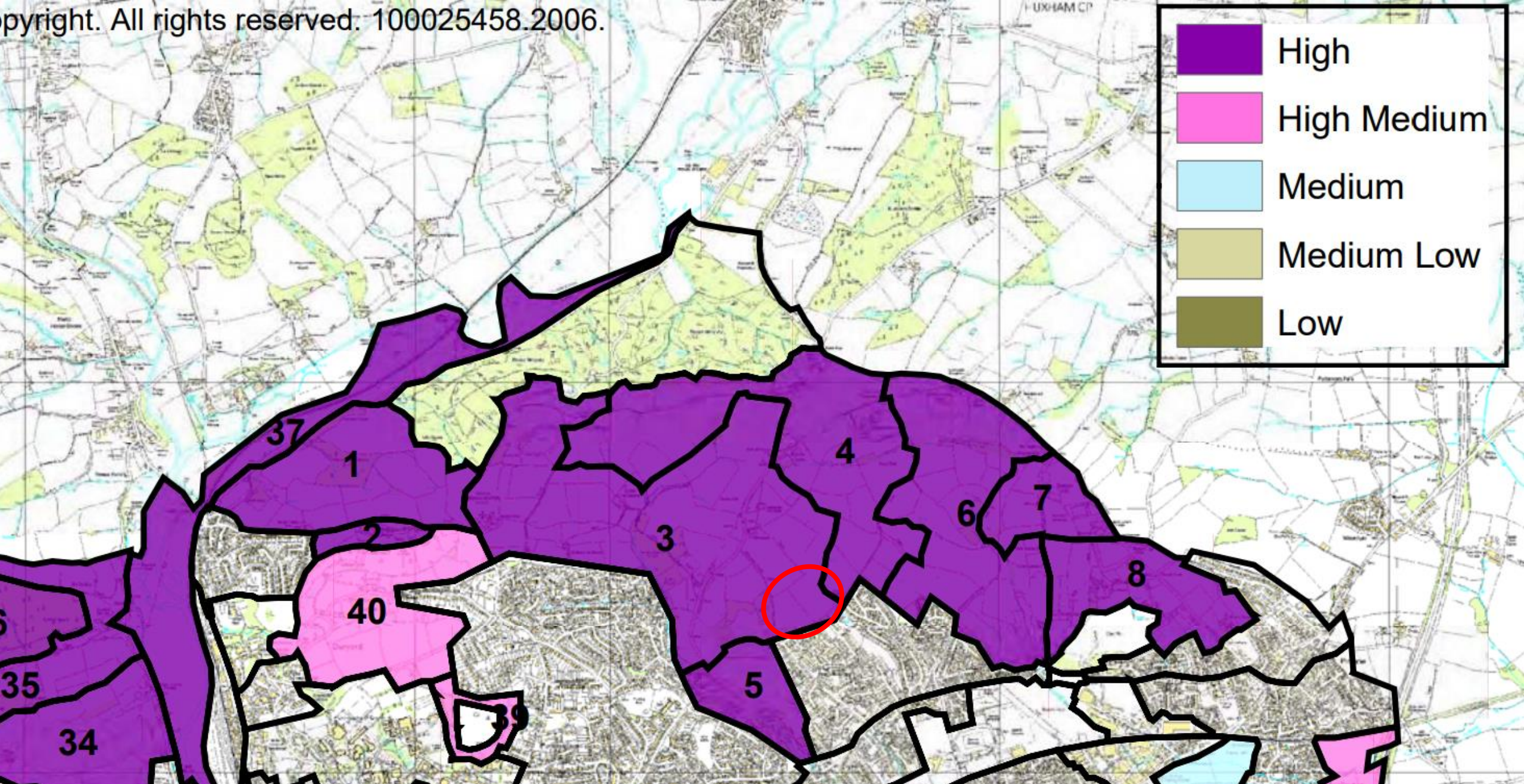
Google

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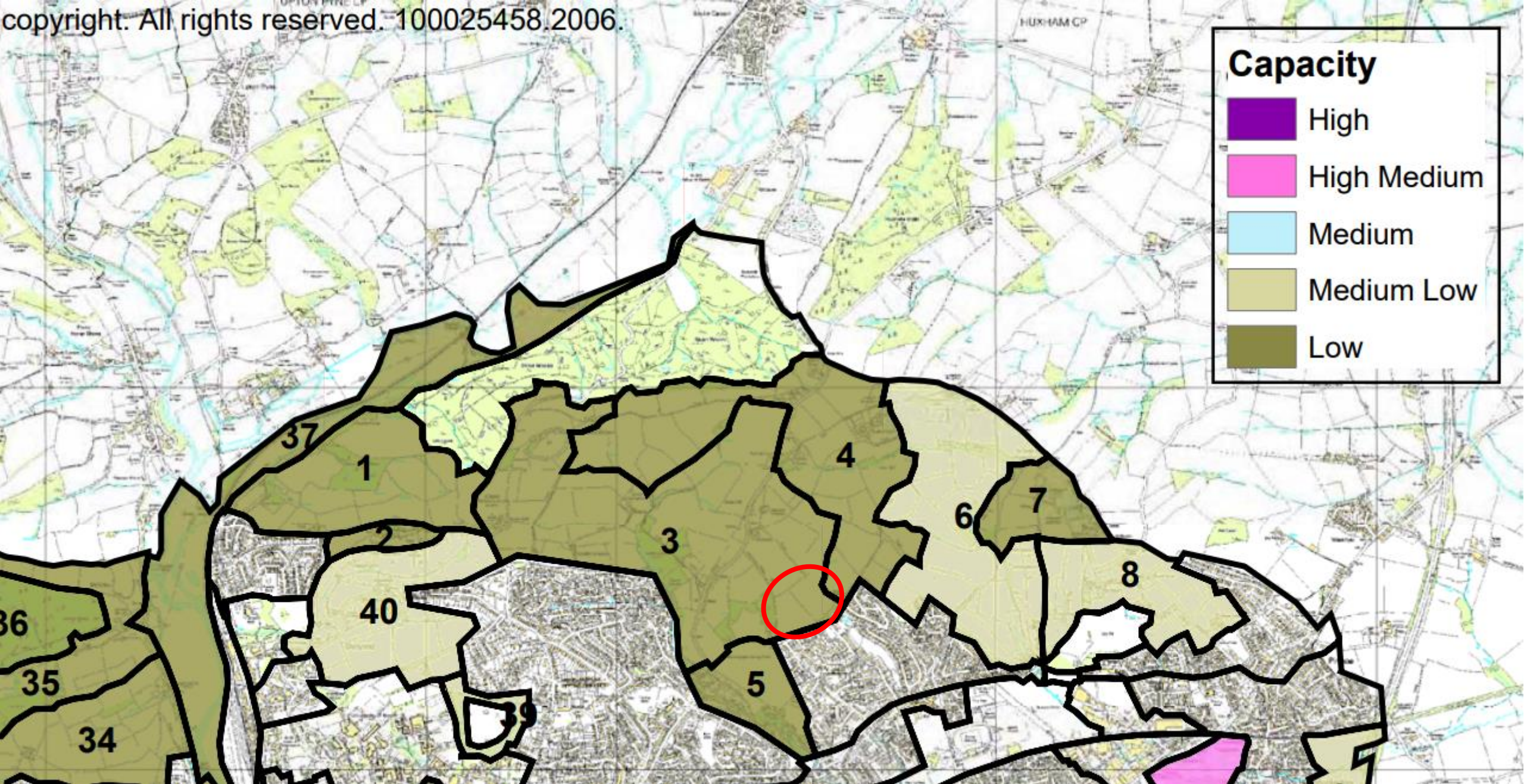
# AERIAL VIEW



# LOCAL PLAN FIRST REVIEW PROPOSALS MAP (ADOPTED 2005)

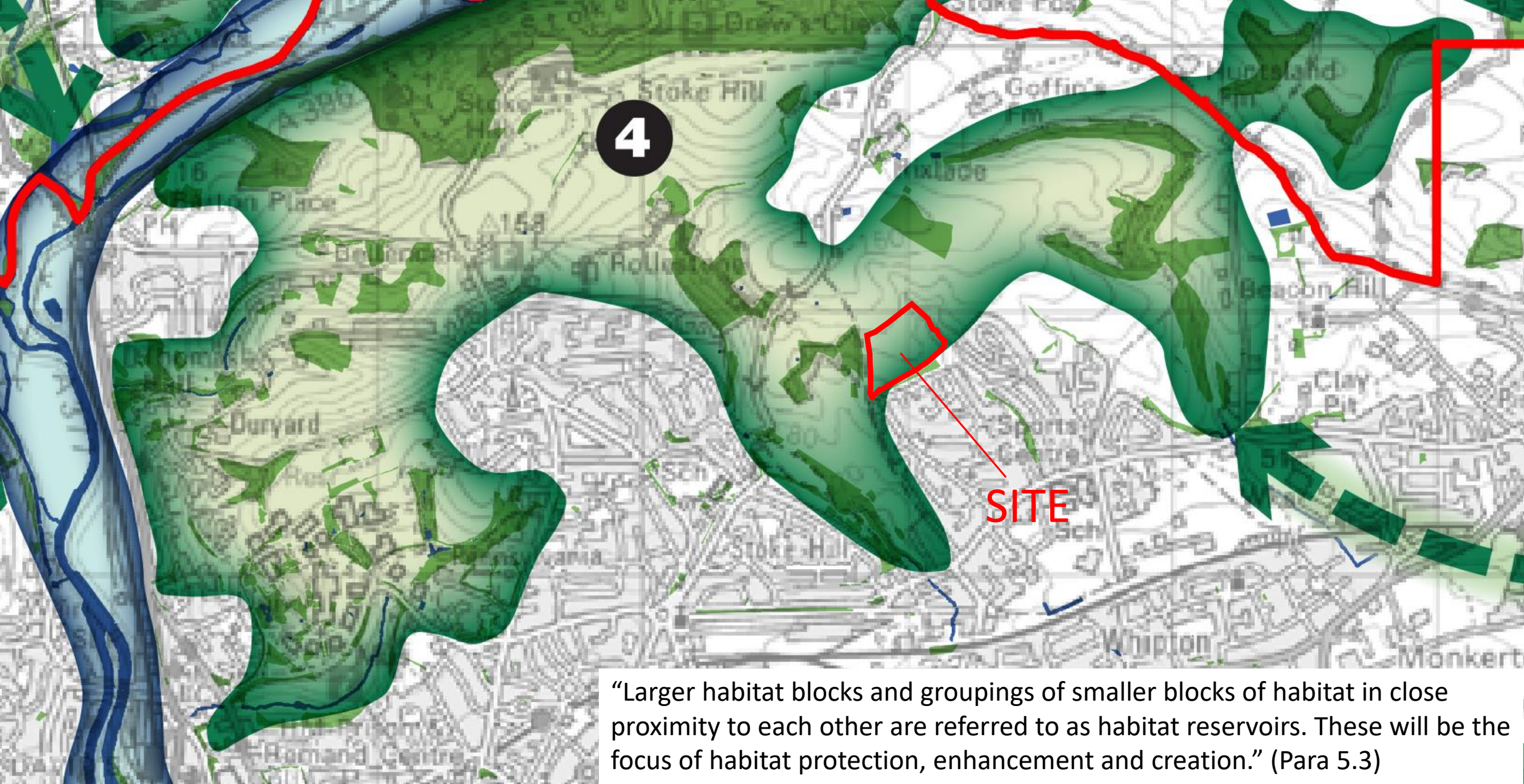


**'FRINGES STUDY' (2007) – LANDSCAPE SENSITIVITY**



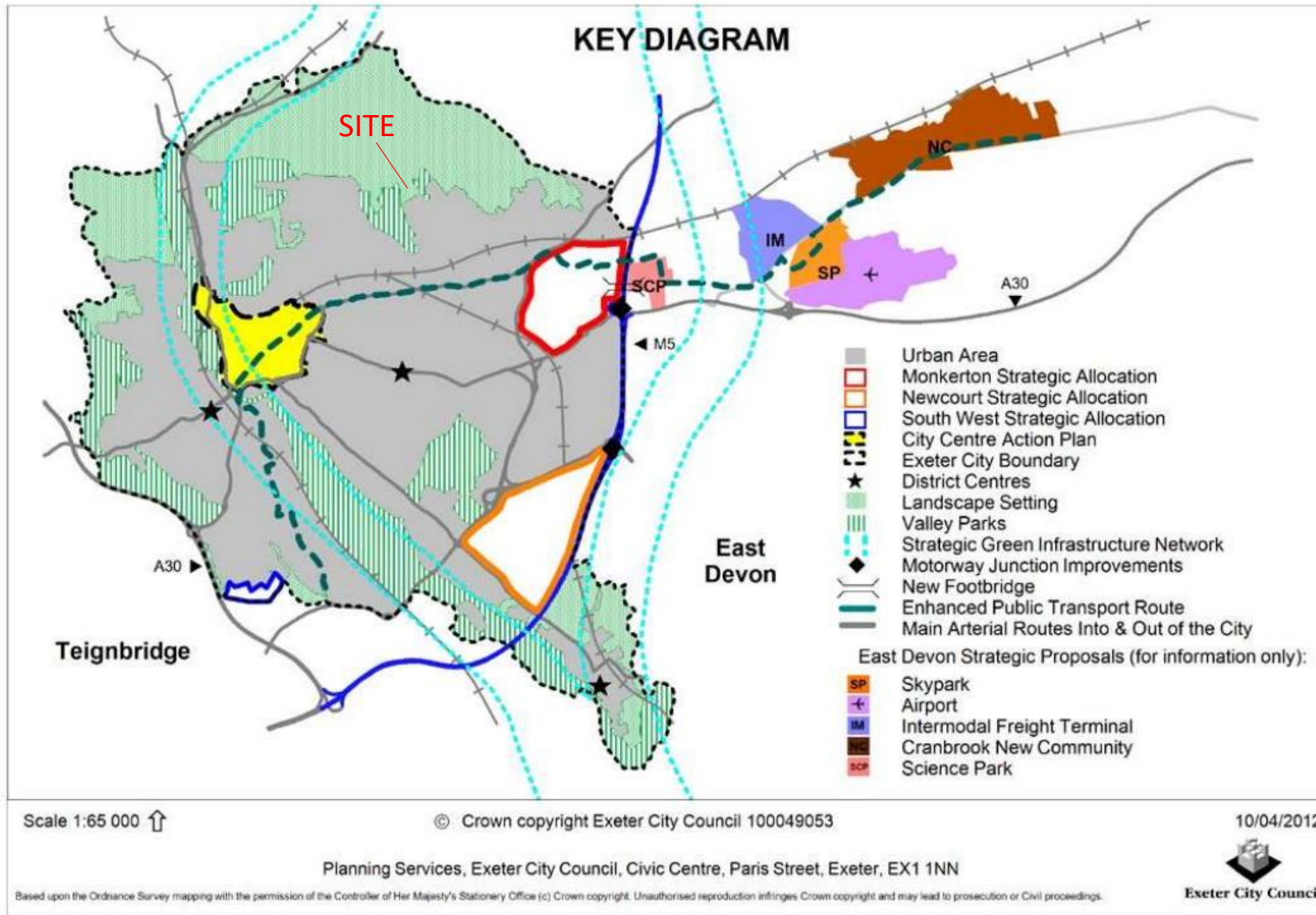
**'FRINGES STUDY' (2007) – HOUSING USE CAPACITY**





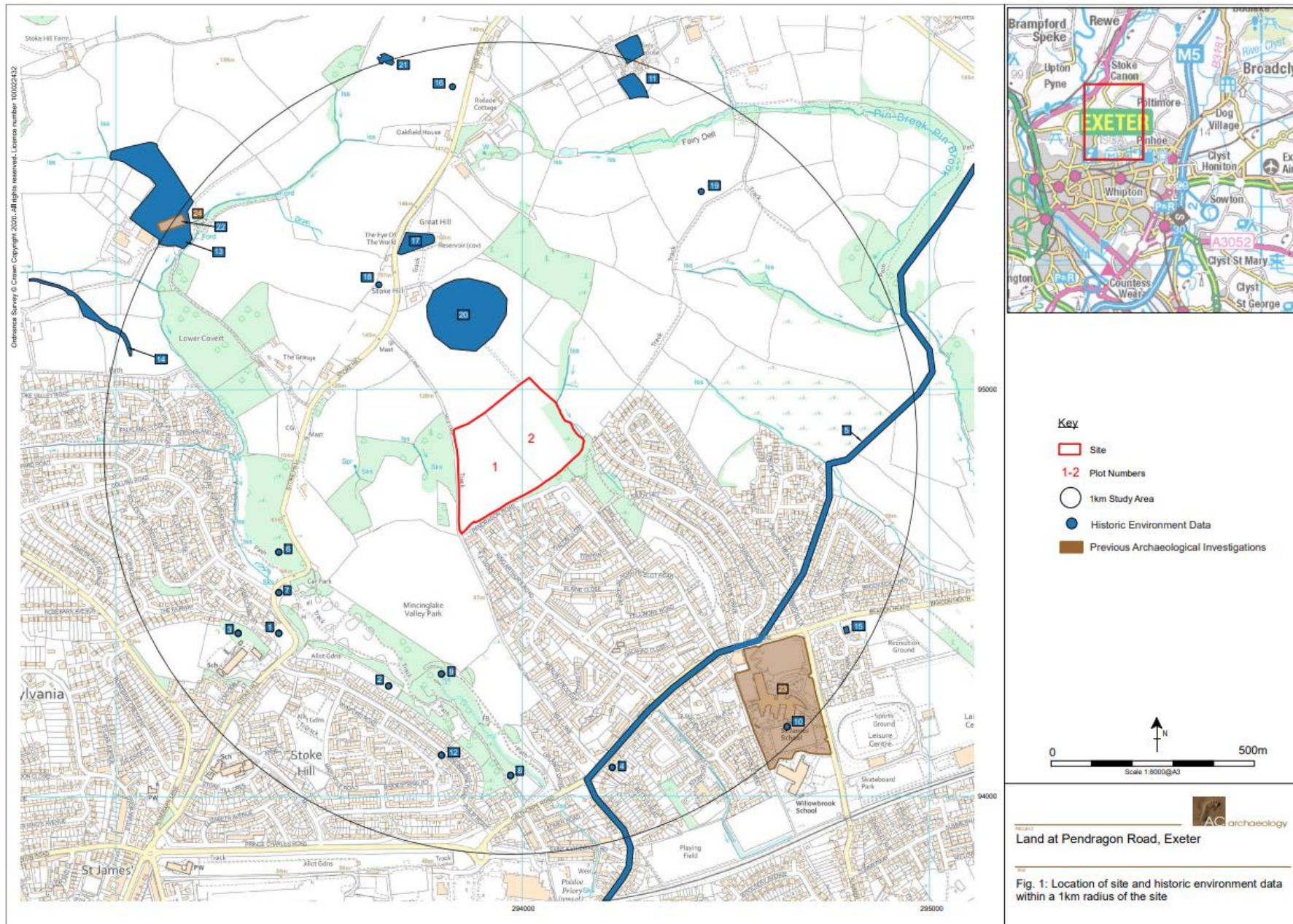
GREEN INFRASTRUCTURE STUDY (2009)

4. NORTH EXETER WOODED HILLS AND MEADOWS HABITAT RESERVOIR



# CORE STRATEGY KEY DIAGRAM (ADOPTED 2012)





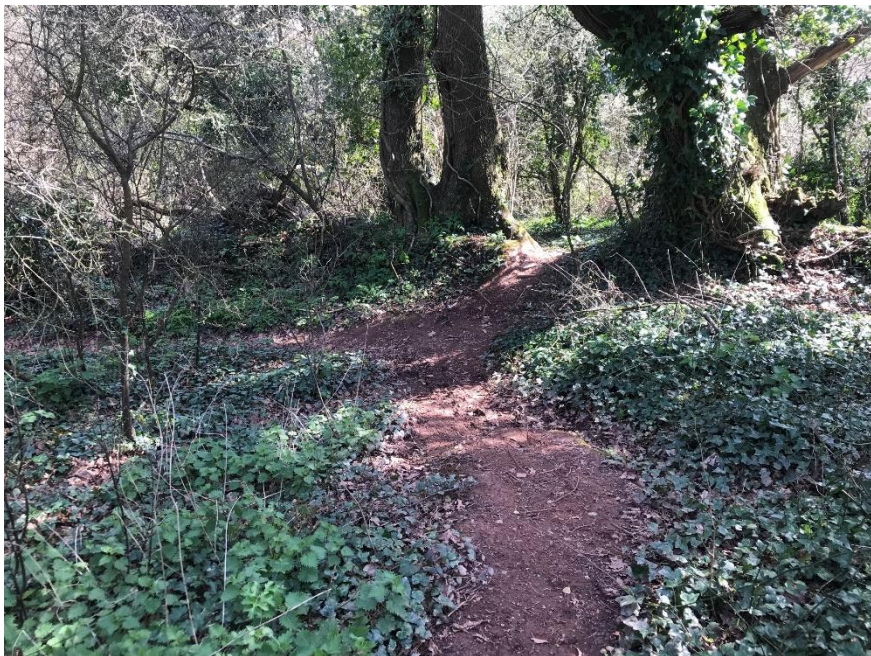
# CONSTRAINTS – HISTORIC ENVIRONMENT RECORD



**PHOTOS – TREE'D HEDGE BANK ALONG PENDRAGON ROAD (22.03.22)**



**PHOTOS – CONNECTIONS FROM PENDRAGON ROAD (22.03.22)**



**PHOTOS – CONNECTIONS FROM MILE LANE (TOP), FOOTPATH CONNECTING SE CORNER OF SITE THROUGH VALLEY PARK WOODLAND TO OTHER FOOTPATHS (BOTTOM LEFT) AND FOOTPATH CONNECTING NE CORNER OF SITE TO ‘DRAKES MEADOW’ (BOTTOM RIGHT) (22.03.22)**



**PHOTOS – PATH IN WEST FIELD (TOP LEFT), DOG WALKER IN WEST FIELD (TOP RIGHT), GAP IN HEDGEROW PROVIDING ACCESS BETWEEN FIELDS (BOTTOM LEFT) AND PATH NEXT TO VALLEY PARK WOODLAND IN EAST FIELD (BOTTOM RIGHT) (11.03.22)**





**PHOTOS – PANORAMIC VIEW FROM TOP OF WEST FIELD (22.03.22)**



**PHOTOS – PANORAMIC VIEW FROM TOP OF EAST FIELD (22.03.22)**

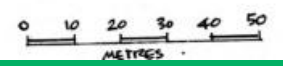
- Outline application for up to 100 dwellings and associated infrastructure (all matters reserved except access)
- Access proposed in two places from Pendragon Road
- 50% affordable housing
- Provision of on-site public open space and green infrastructure and/or off-site financial contribution



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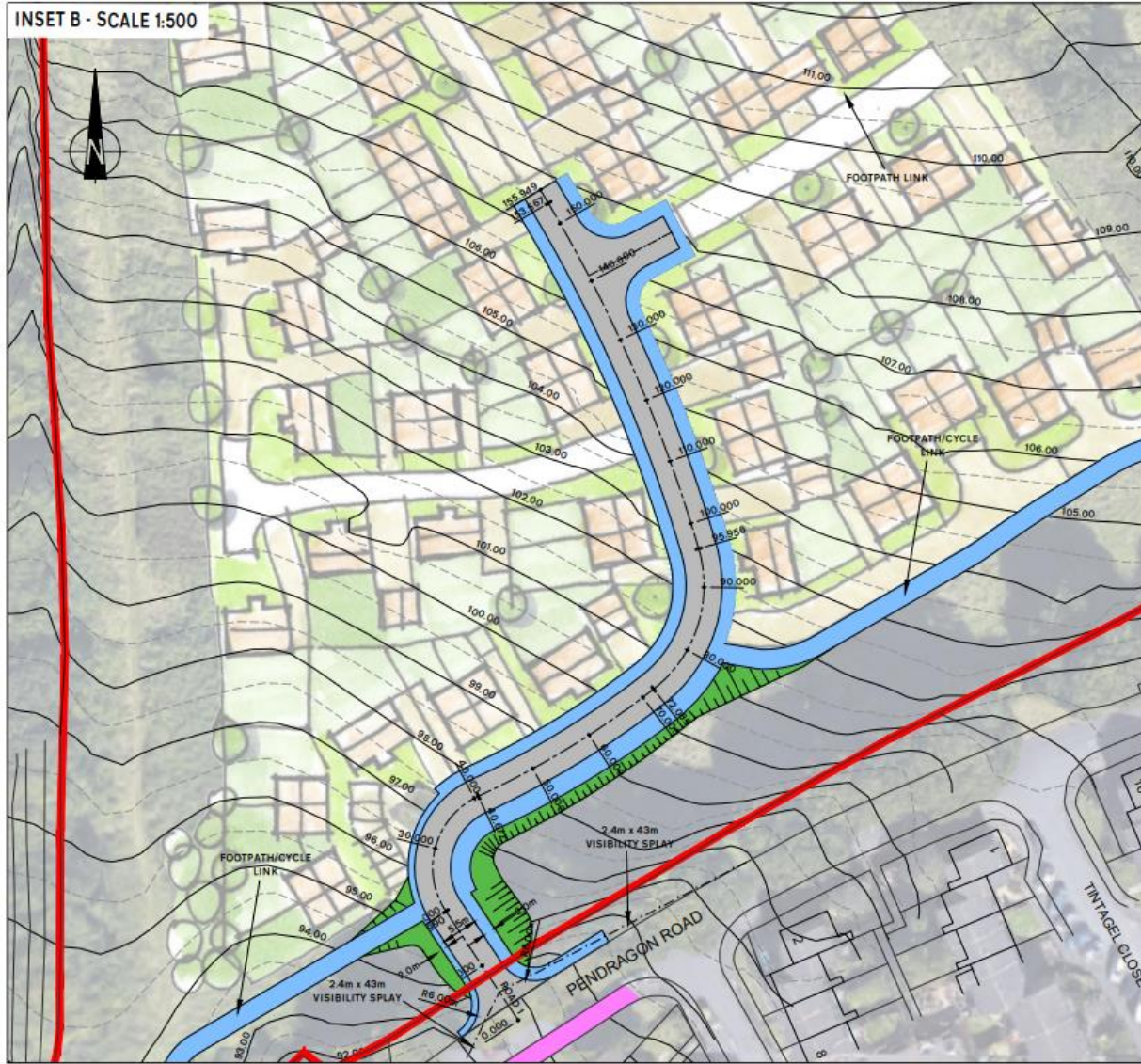
**KEY**  
 ▲ LOCAL AREA OF PLAY  
 (minimum size dotted)

719 PENDRAGON ROAD  
 ILLUSTRATIVE LAYOUT  
 1:1000 @ A3 REVA  
 SK020221 DG

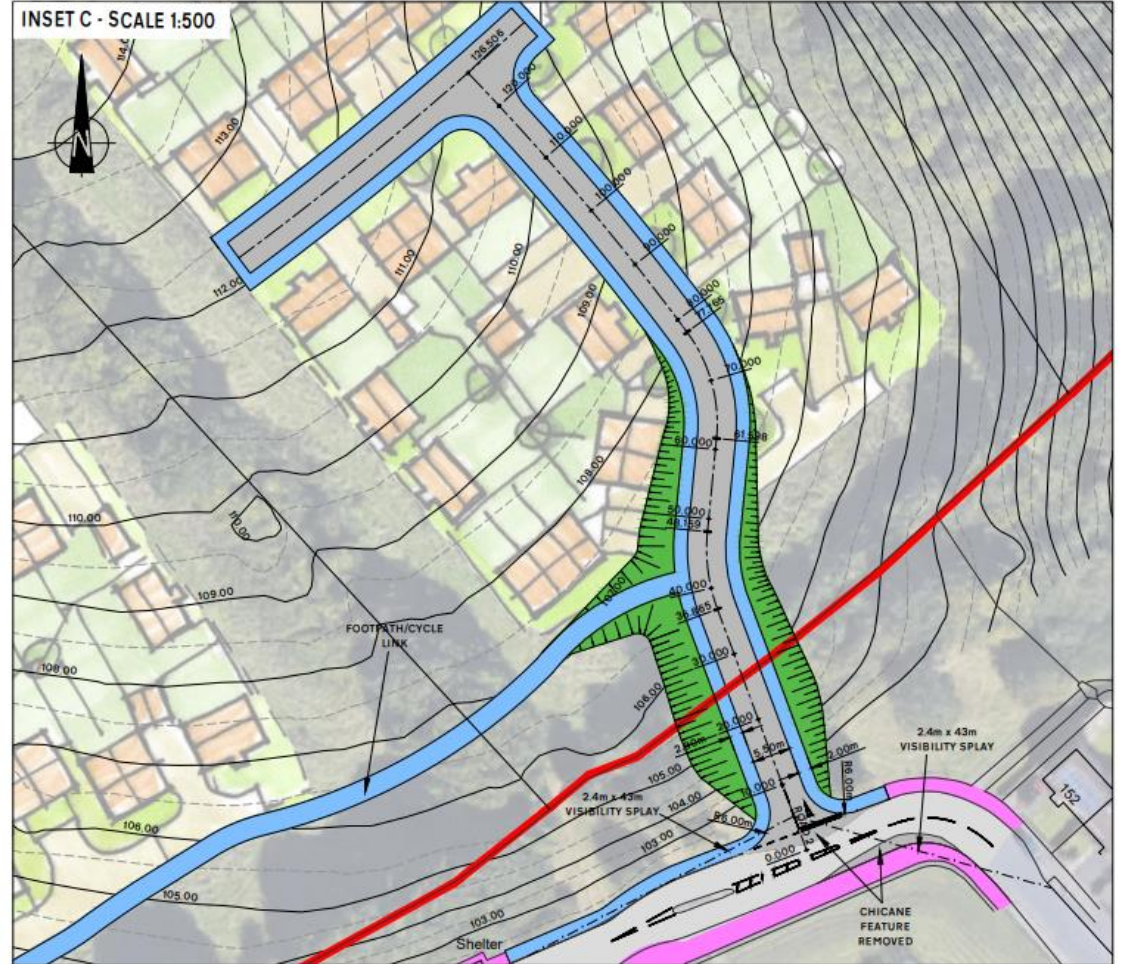


**ILLUSTRATIVE LAYOUT**

INSET B - SCALE 1:500



INSET C - SCALE 1:500



ACCESS



**Figure 5: View north towards and including the site from PROW on land north of Ludwell Lane**



Figure 5a: View north towards and including the site from PROW on land north of Ludwell Lane - extract



**CHARTERED LANDSCAPE ARCHITECT REPORT**



**Figure 6: View north towards and including the site from land on Pyne's Hill**



**Figure 6a: View north towards and including the site from land on Pyne's Hill - extract**



**CHARTERED LANDSCAPE ARCHITECT REPORT**

Figure 11: View from proposed public open space under 20/0538/OUT –‘Spruce Close’ of the Pendragon site 21/0020/OUT





**PHOTOS – VIEWS THROUGH VEGETATION FROM MILE LANE (22.03.22)**

**REFUSE PERMISSION** for reasons in Section  
18.0 of Planning Committee Report

**RECOMMENDATION**