

Exeter City Council
Planning Committee
5 September 2022



Exeter
City Council

Application 21/1564/OUT

Site: Former Police Station and Magistrates Court, Heavitree Road

Applicant: Police and Crime Commissioner for Devon and Cornwall and PBSA Heavitree Road S.A.R.L.

Proposal: Outline planning application with all matters considered in detail except landscaping, for the demolition of the existing buildings and construction of mixed-use development comprising Purpose-Built Student Accommodation (Sui Generis) and Co-Living (Sui Generis) with associated infrastructure. (Revised plans received)

Case Officer: Matthew Diamond



SITE LOCATION



PROPOSED SITE PLAN



Heavitree Road elevation



Gladstone Road elevation

DESIGN & APPEARANCE

DELEGATE TO DIRECTOR 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)

OFFICER RECOMMENDATION TO APPROVE

The proposal is considered to be a sustainable development when balancing the development plan policies, National Planning Policy Framework 2021 (NPPF) policies, including the presumption in favour of sustainable development in paragraph 11, National Planning Practice Guidance (NPPG), and the constraints and opportunities of the site. A s106 legal agreement and conditions are necessary to secure affordable housing, infrastructure contributions and other aspects of the development to make it acceptable in planning terms.

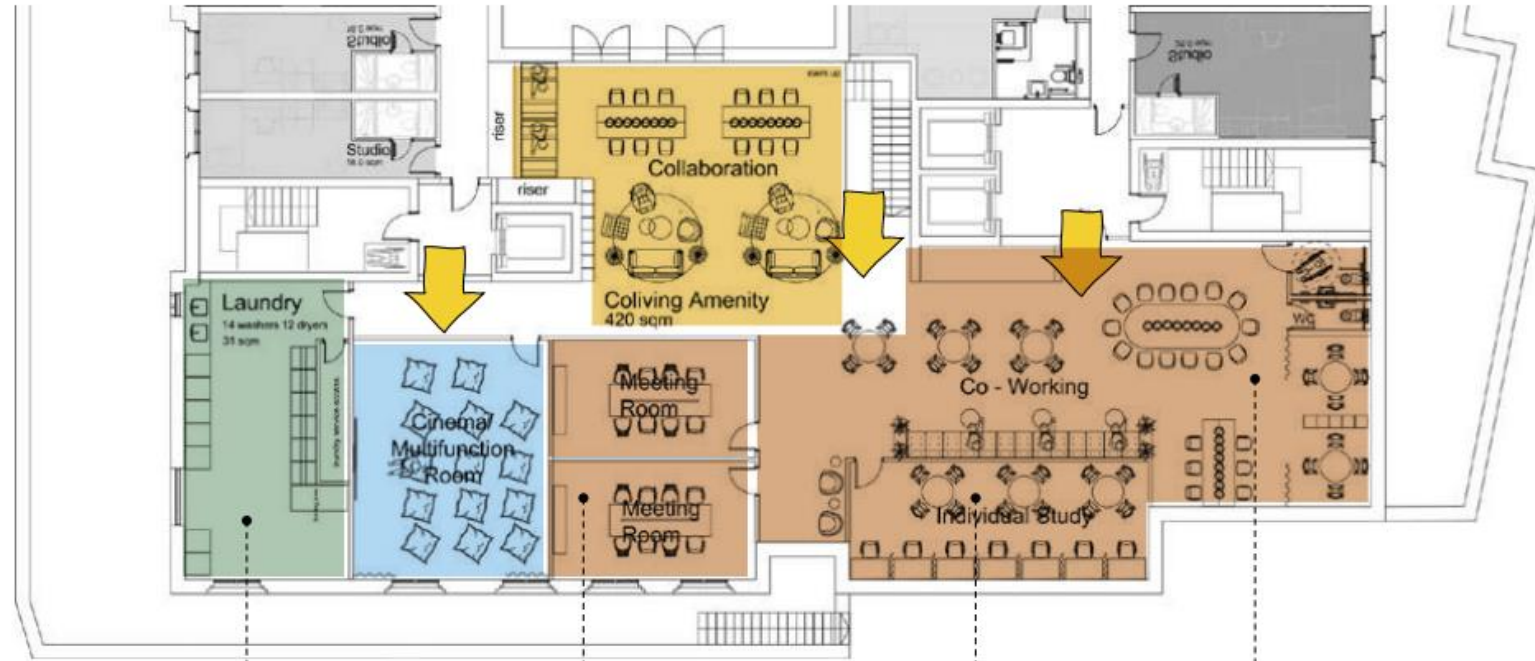
REASON FOR THE RECOMMENDATION

- **Sustainable Development and Application of the NPPF**
 - due to the lack of a 5-year housing supply there is a presumption in favour of sustainable development ('tilted balance' applies – see Spruce Close appeal)
- **The Principle of the Proposed Development**
 - provides much needed new homes in a very sustainable location
 - optimises 'brownfield land'
 - building at higher density is appropriate in this strategic 'gateway' location and supports Liveable Exeter (Eastgate)
 - Virtually car free and promotes active travel, contributing to Exeter's Net Zero Carbon 2030 plan
- **Type of residential accommodation**
 - the Co-living element helps meet 5-year housing supply and includes an element of 'affordable housing'.
 - both PBSA and Co-living will support economic growth, especially within the city centre
 - wider strategic importance to the city

3.6 Lower Ground Floor Amenity Layout

All of the studios are 18 sqm or larger

Communal amenity space



Reference images

CO-LIVING AMENITY

- **Officers have responded to objections/concerns raised and the design has been significantly amended**
- **Building height and scale**
 - negotiated improvements to minimise scale and massing
 - building heights reduced (will appear as 6 storeys along Heavitree Road)
 - independently assessed by a panel of experts (X3 DRPs)
 - ***“...in terms of the proposed building height, it is considered tis is at the absolute maximum that could be considered appropriate for the site location.”***
- **Massing**
 - the corner of Gladstone/Road/Heavitree provides a strong bookend.



KEY VIEW LOOKING WEST DOWN HEAVITREE ROAD



VIEW NORTH FROM ST LUKE'S CAMPUS



VIEW EAST LOOKING UP HEAVITREE ROAD



ILLUSTRATIVE IMAGE – VIEW NORTH EAST FROM SPICER ROAD

Consented development at the
Ambulance Service site

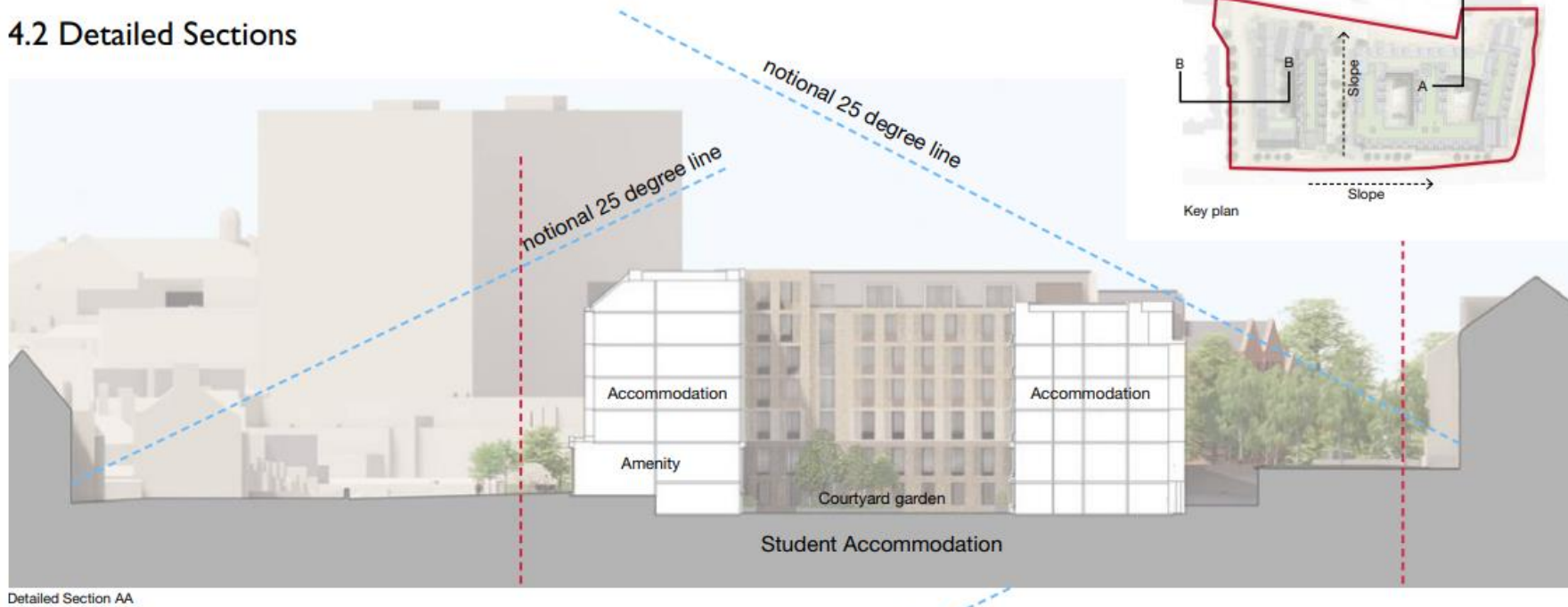


ILLUSTRATIVE IMAGE – VIEW SOUTH FROM GLADSTONE ROAD



ILLUSTRATIVE IMAGE – VIEW NORTH EAST FROM BARNFIELD HILL

4.2 Detailed Sections



Only 4 storeys opposite
Higher Summerlands

18 – 20m separation

Tree planting will
reduce impact further



Key local issue: residential amenity

- **Access/highway impact/parking**
 - no significant impacts
- **Landscaping**
 - reserved matter
- **Heritage**
 - impact not substantial

- **Trees and biodiversity**
 - loss of existing trees
 - new trees + opportunity for greater biodiversity

- **Environmental impacts**
 - contaminated land (condition – further investigation)
 - air quality (no significant residual impact)
 - flood risk (Zone 1 – lowest risk)
 - sustainable construction/energy (fabric first approach to maximise energy performance)

- This is a high quality development
- Optimises a brownfield site in a strategic and highly sustainable location.
- Delivers substantial economic, social and environmental benefits to the city.
- Provides much needed student and young persons accommodation.
- Includes affordable housing
- Contributes towards meeting 5-year land supply
- Buildings designed by top UK based architects with a strong international track record
 - strong & bold architecture, appropriate for an ambitious and confident city like Exeter
 - will repair some of the urban fabric along a key gateway to the city centre
 - the scale and massing is an appropriate response to the context
 - this conclusion is supported by an independent panel of experts
 - the corner of Heavitree Road/Gladstone Road acts as a focal point and announces the approach to the city centre

CONCLUSIONS

A. DELEGATE TO DIRECTOR 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 the co-living units (i.e. 72) will be affordable private rented (5% of which will be wheelchair accessible) and priority will be given to essential local workers.
- Habitats Mitigation = £370,612.34 (in relation to the co-living development only)
- NHS Devon ICB contribution = £264,960.00 (£173,312 for PBSA and £91,648 for co-living)
- Public open space contribution = £472,995.00 (£309,389 for PBSA and £163,606 for co-living)
- Play (outdoor adult fitness equipment) contribution = £121,095.00 (£79,209 for PBSA and £41,886 for co-living)
- Student Management Plan for PBSA block
- Co-living Management Plan/Monitoring for Co-living block

And the following conditions: (See Planning Committee Report/Additional Information Update Sheet)

OFFICER RECOMMENDATION

B. REFUSE PERMISSION FOR THE REASON SET OUT BELOW IF THE LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IS NOT COMPLETED BY 5 MARCH 2023 OR SUCH EXTENDED TIME AS AGREED BY THE DIRECTOR OF CITY DEVELOPMENT

In the absence of a section 106 legal agreement to secure:

- 20% of the co-living units (i.e. 72) will be affordable private rented (5% of which will be wheelchair accessible) and priority will be given to essential local workers.
- Habitats Mitigation = £370,612.34 (in relation to the co-living development only)
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the proposal is contrary to Exeter Local Development Framework Core Strategy 2012 Objectives 1, 3, 5, 6, 8 and 10, and policies CP7, CP10, CP16 and CP18, Exeter Local Plan First Review 1995-2011 saved policies L4, LS2, LS3 and DG4, Exeter City Council Affordable Housing Supplementary Planning Document 2014 and Exeter City Council Public Open Space Supplementary Planning Document 2005.

OFFICER RECOMMENDATION (CONT.)