

Exeter City Council  
Planning Committee  
29 July 2024

# **Application 22/0511/OUT**

**Site:** Land Off Pendragon Road

**Applicant:** Land Promotion Group Ltd

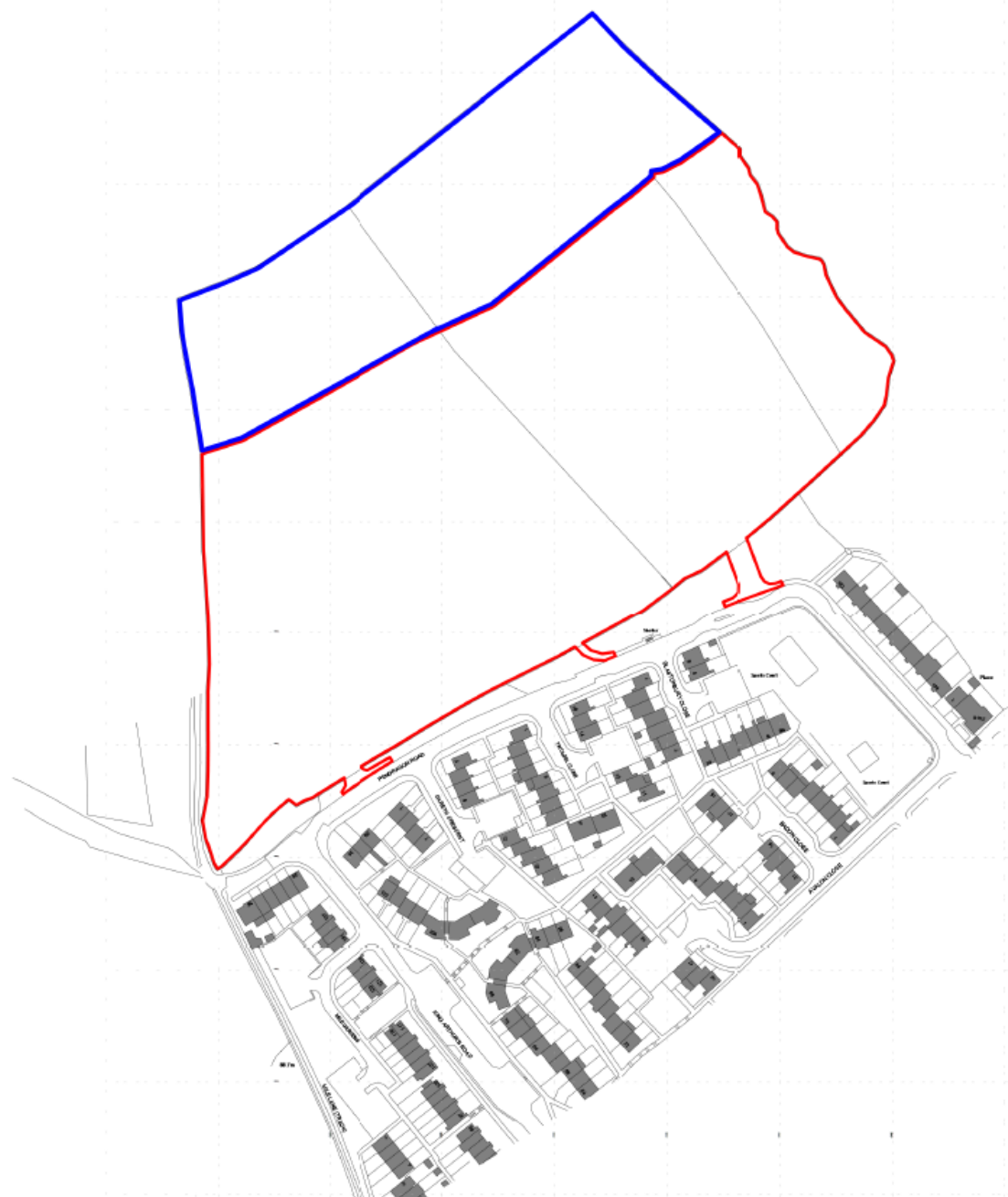
**Proposal:** Outline planning application for a residential development of up to 100 dwellings and associated infrastructure (All matters reserved except access)

**Case Officer:** Christopher Cummings



Application Site

**SITE LOCATION – AERIAL VIEW**

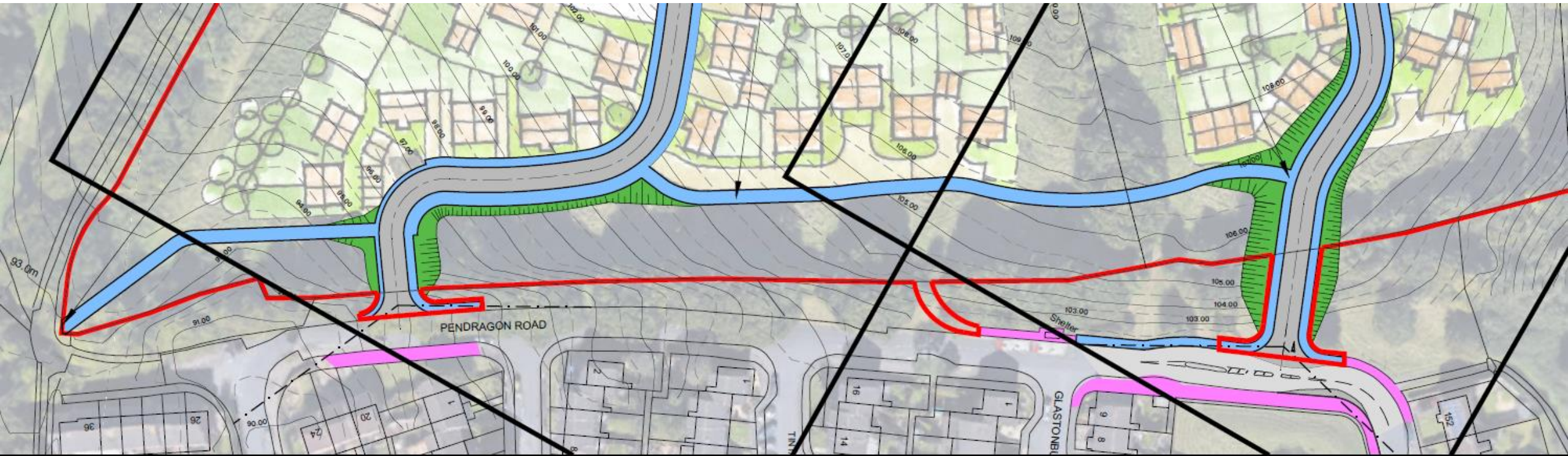


# SITE LOCATION PLAN

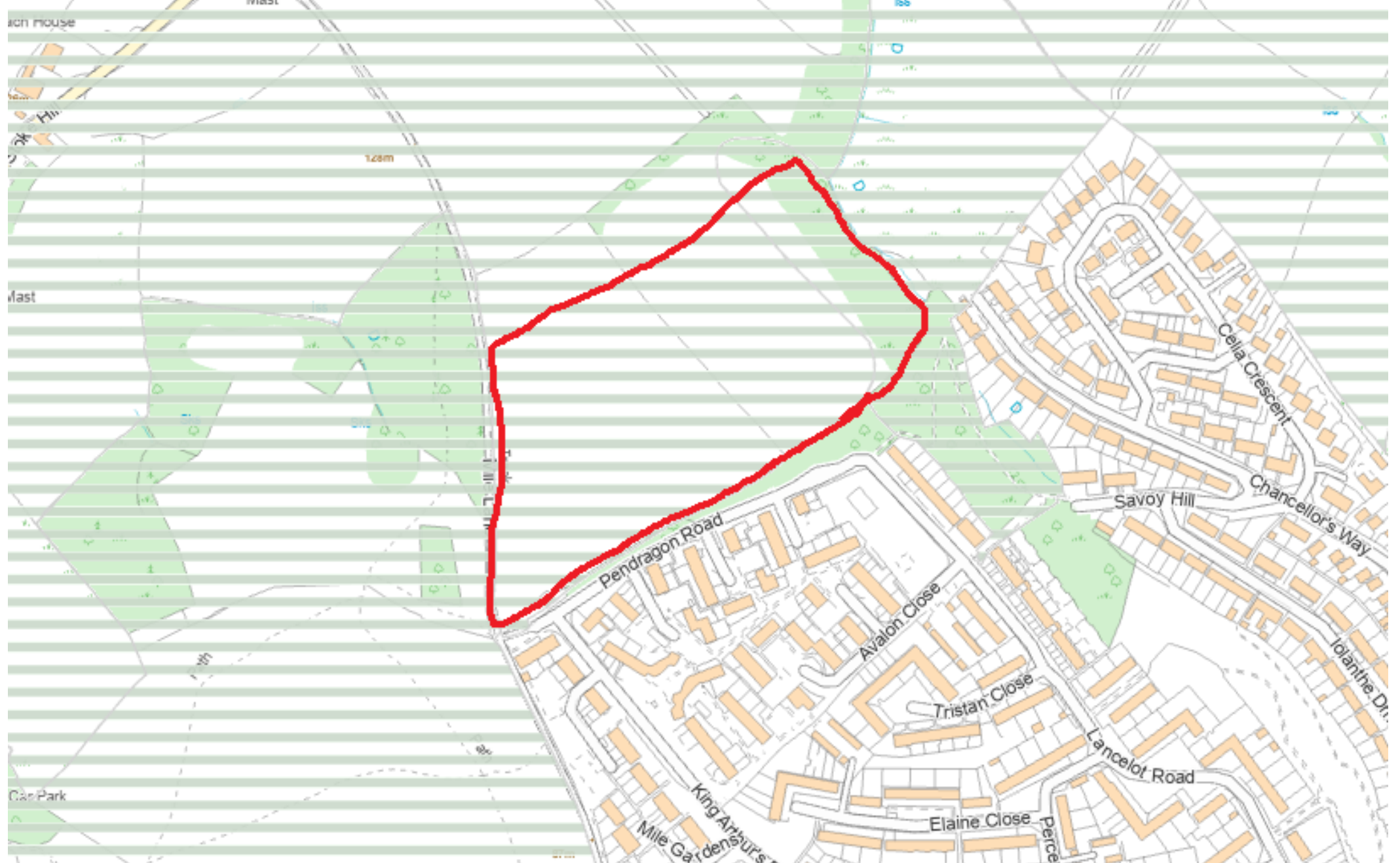


719 PENDRAGON ROAD  
ILLUSTRATIVE LAYOUT

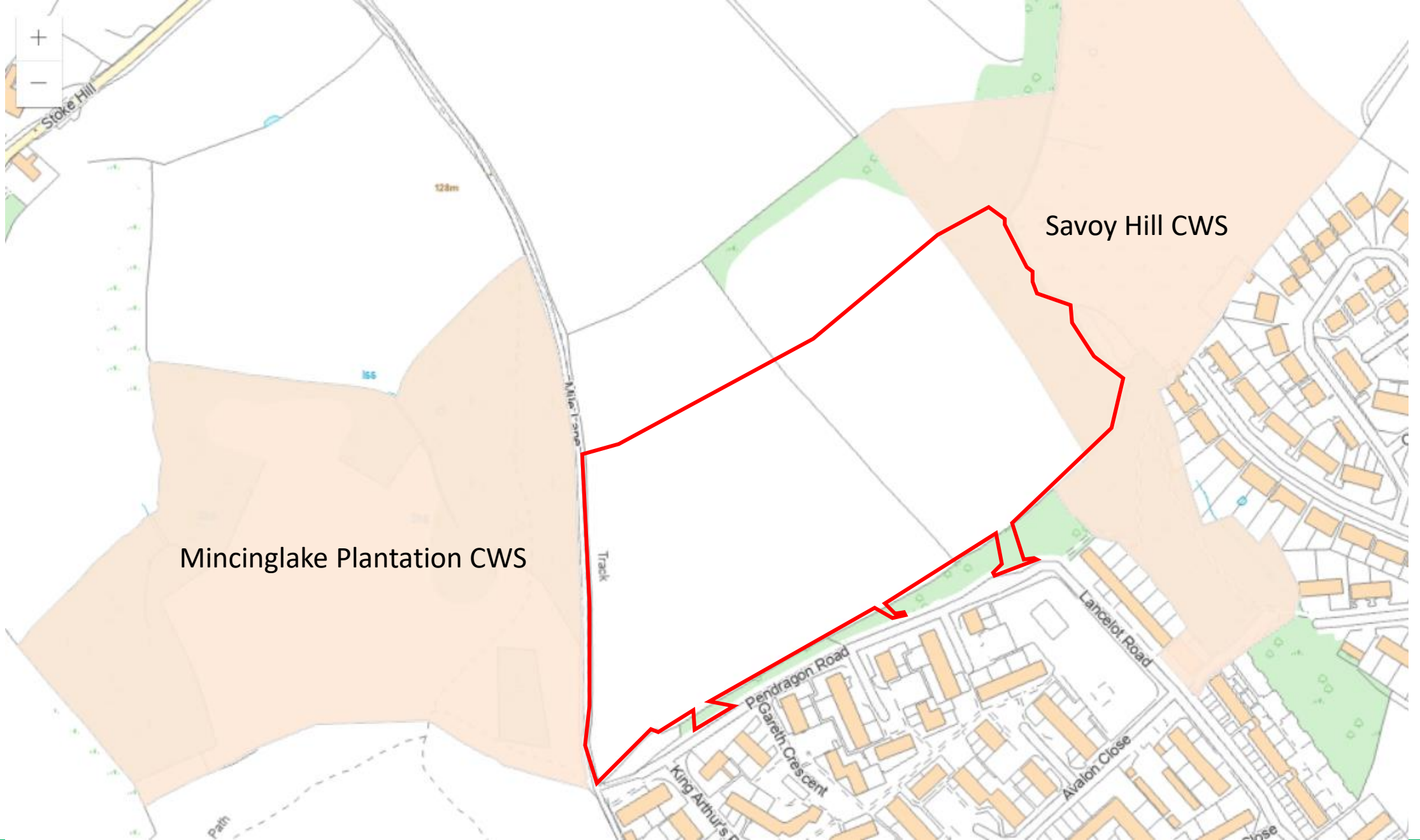
**INDICATIVE LAYOUT**



**PROPOSED ACCESS**



# LANDSCAPE SETTING AREA

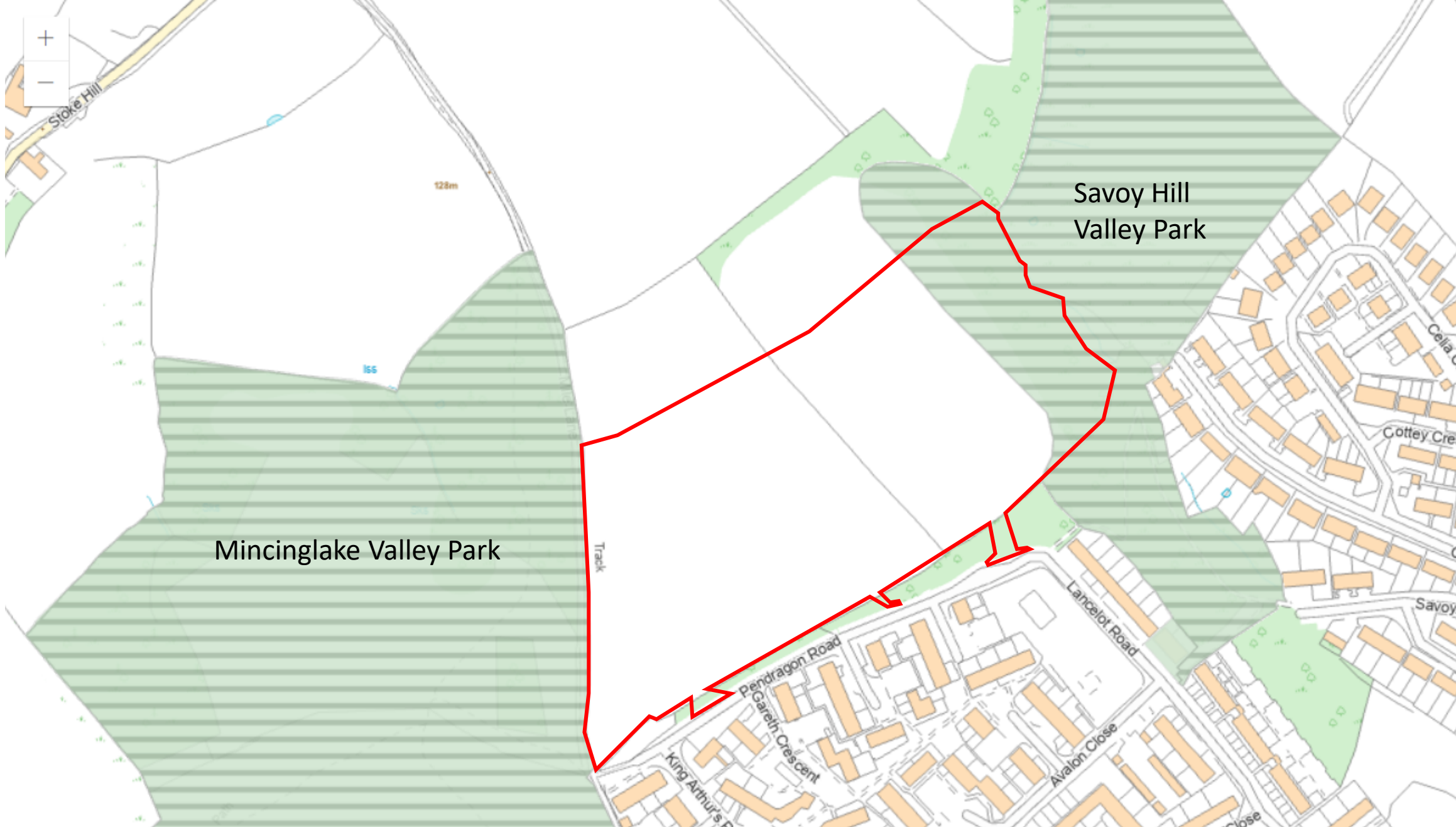


Mincinglake Plantation CWS

Savoy Hill CWS

# COUNTY WILDLIFE SITES





# VALLEY PARKS



Appeal Scheme



Application Scheme

719 PENDRAGON ROAD  
 ILLUSTRATIVE LAYOUT  
 1:1000 @ A3  
 SK020221 DC

0 10 20 30 40 50  
 METRES

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

# APPEAL SCHEME AND APPLICATION SCHEME COMPARISON

1. Northern parcel of land removed from red-line. It is still proposed for this area to become public open space secured through legal agreement.
2. Update to housing supply requirements. The Council can now demonstrate adequate housing land supply and the tilted balance is no longer in effect.



**PHOTO OF PROPOSED EASTERN ACCESS POINT**



**PHOTOS – TREE'D HEDGEBANK ALONG PENDRAGON ROAD**



**PHOTOS – PANORAMIC VIEW FROM TOP OF WEST FIELD**



**PHOTOS – PANORAMIC VIEW FROM TOP OF EAST FIELD**

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



**CHARTERED LANDSCAPE ARCHITECT REPORT**



**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



- Appeal Inspector confirmed principle acceptable include:
  - limited harm to landscape character and setting
  - benefits such as 50% affordable housing and increased access to public open space.
- Council no longer under tilted balance in favour of sustainable development.
- On balance, the landscape impacts are contained locally and there are significant benefits to the scheme that outweigh the harm caused.

## SUMMARY