

Exeter City Council
Planning Committee
16 December 2024

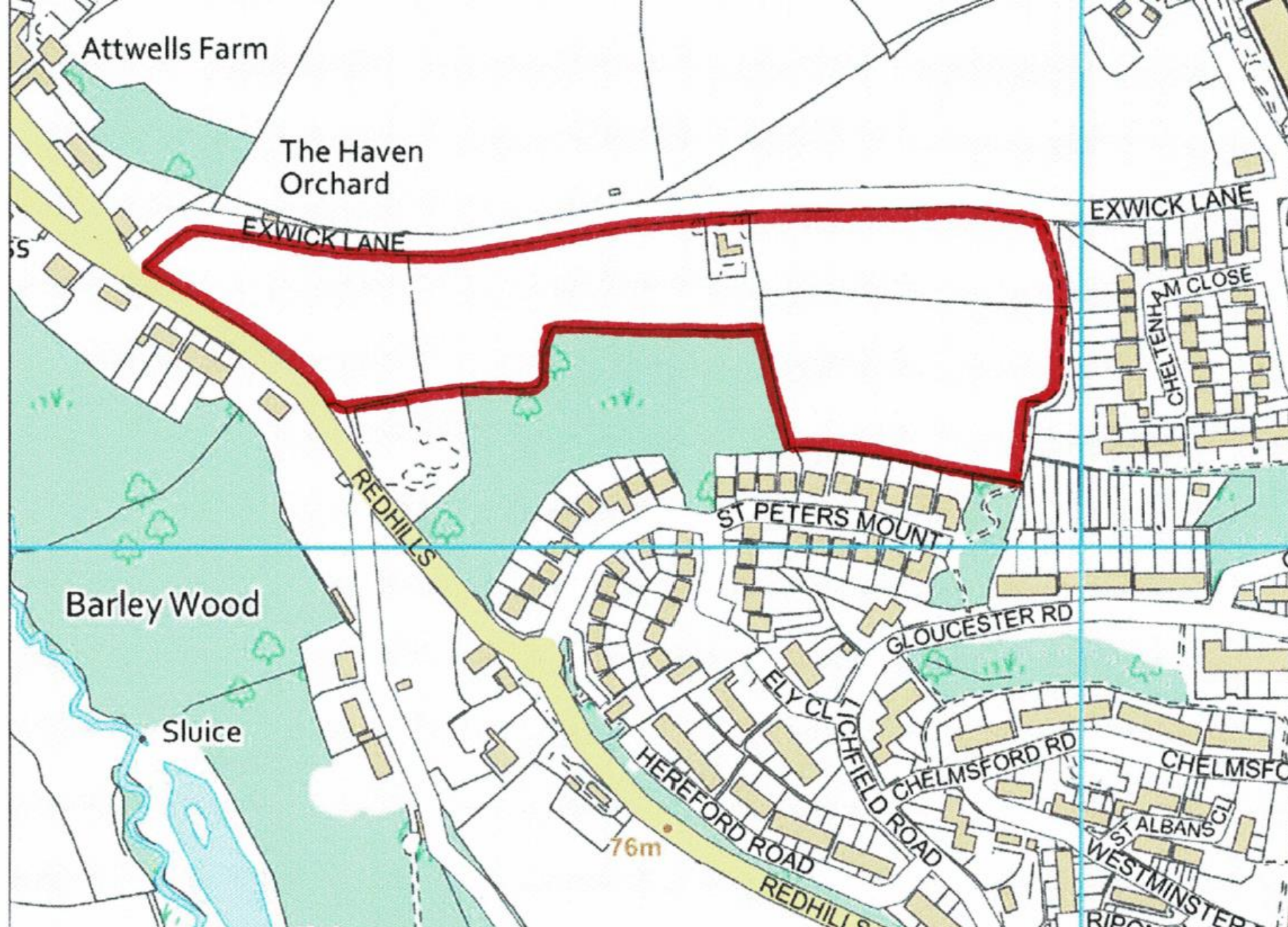
Application 24/0531/RES

Site: Land at Redhills, Exwick Lane, Exeter

Applicant: Tilia Homes Limited

Proposal: Reserved Matters Application (appearance, landscaping, layout and scale) pursuant to outline planning permission 20/1380/OUT for residential development of 80 homes and associated infrastructure

Case Officer: Christopher Cummings



SITE LOCATION PLAN



AERIAL VIEW



PROPOSED SITE PLAN



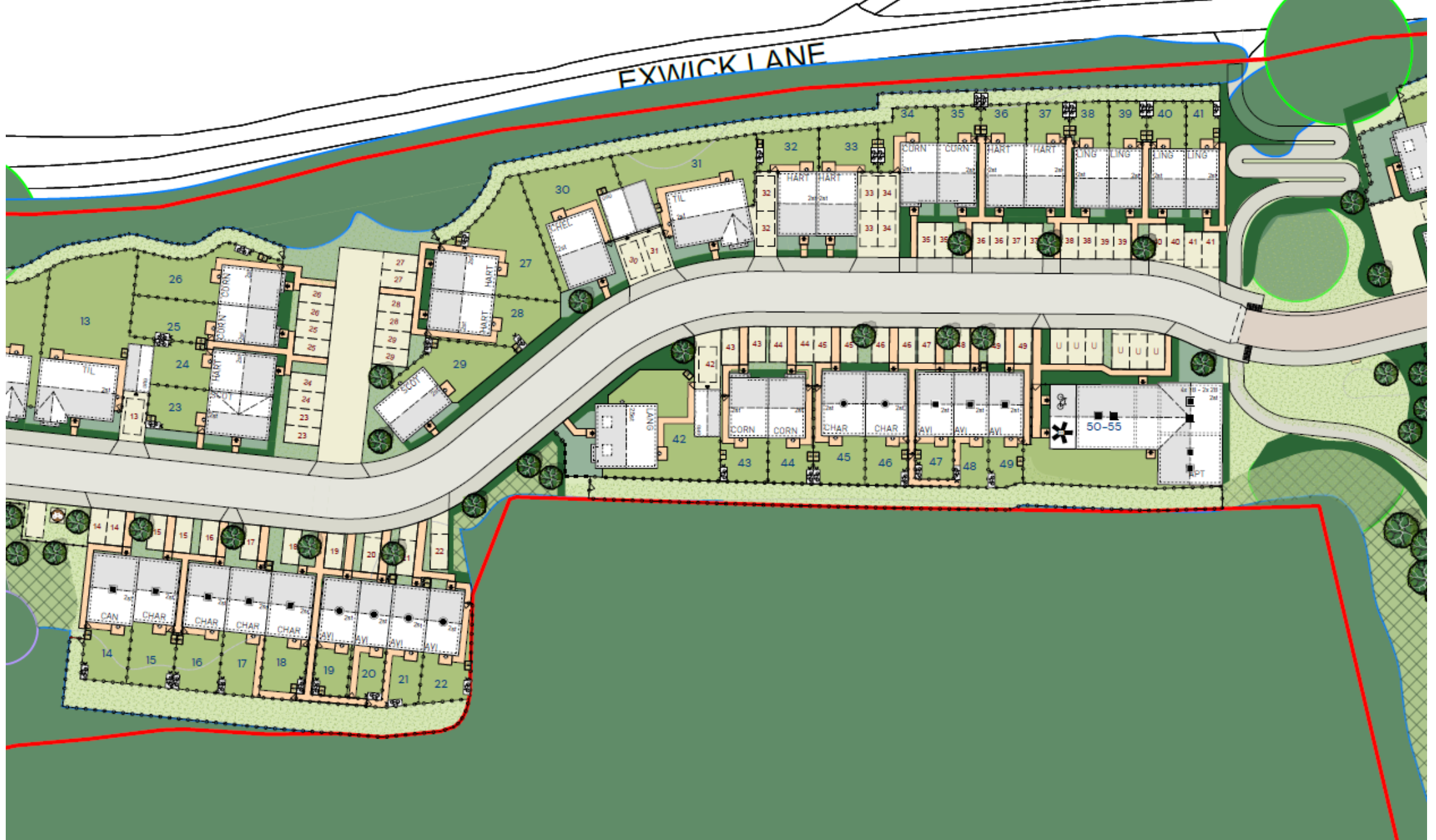
CHARACTER AREAS

e Cottage

The Haven Orchard



CHARACTER AREA 1



CHARACTER AREA 2



CHARACTER AREA 3`

Attenuation Crates

Depth: 1.2m
Length: 16.5m
Width: 9.0m
Area: 148.5m²
Volume: 169m³ (95% VR)

Base Level: 87.500
Soffit Level: 88.700

Min 0.9m cover to soffit

1/200 fall across crates

Manhole immediately
upstream of attenuation
basin to feature silt trap.

optimum

1200-5000

ley Villas

REDHILLS

Manhole immediately
upstream of attenuation
basin to feature silt trap.

Attenuation Basin 02

1.5m deep, including
0.3m freeboard.

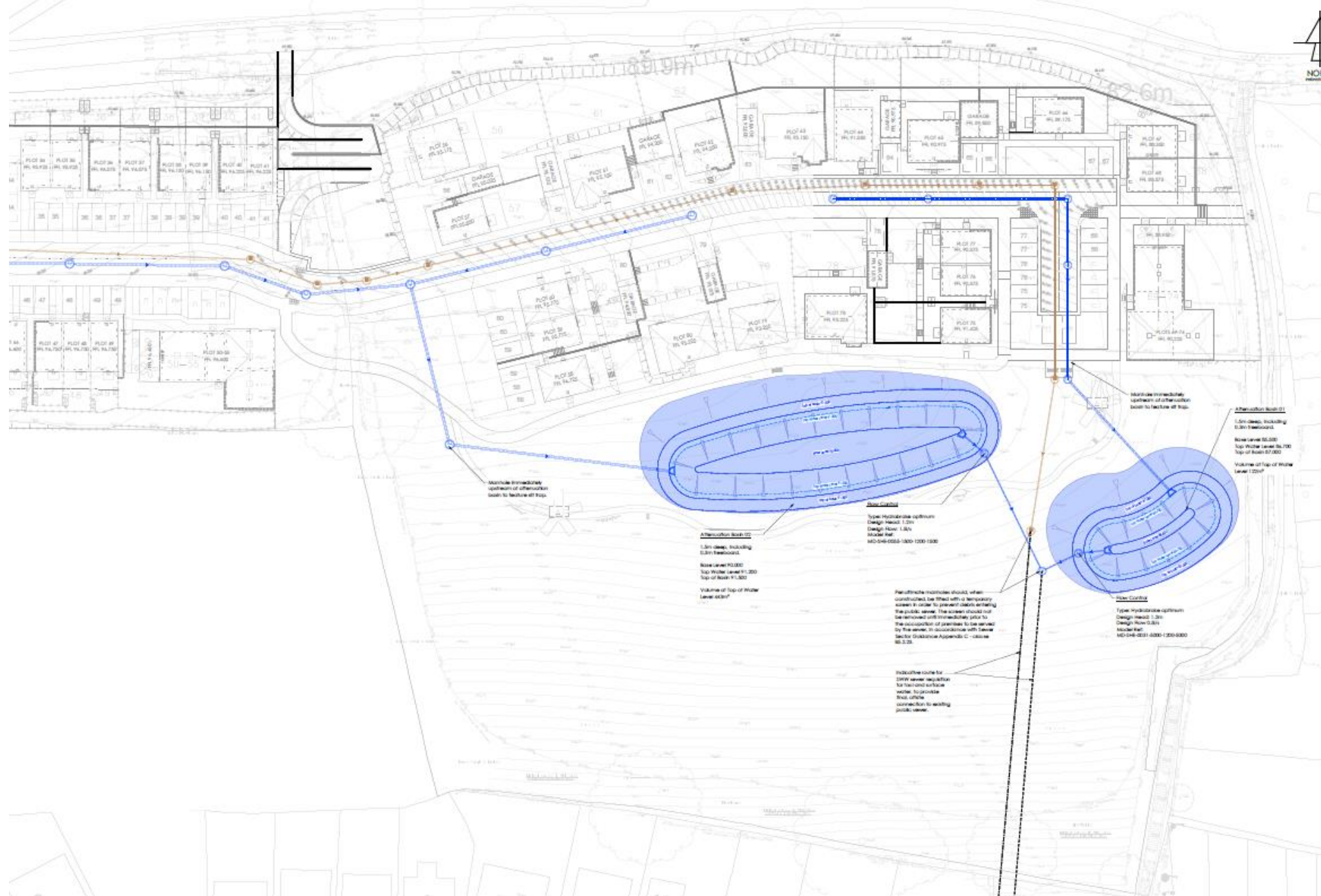
Base Level 90.500
Top Water Level 91.700
Top of Basin 92.000

Volume at Top of Water
Level 159m³

Flow Control Chamber

Type: Hydrobrake optimum
Design Head: 1.2m
Design Flow: 0.5l/s
Manual Det.

DRAINAGE LAYOUT WEST



DRAINAGE LAYOUT EAST



VISUALS – LITCHFIELD ROAD AS EXISTING



VISUALS – LITCHFIELD ROAD YEAR 1



VISUALS – LITCHFIELD ROAD YEAR 15



VISUALS – ST PETERS MOUNT EXISTING



VISUALS – ST PETERS MOUNT YEAR 1



VISUALS – ST PETERS MOUNT YEAR 15

- Principle of development and access point established through Outline appeal decision 20/1380/OUT
- Pre-application and revisions through the application by the developer to improve the layout and limit the scale of visual harm
- Eastern boundary will have unavoidable visual impact, but steps taken to mitigate for this through design and planting.
- Acceptable occupant and neighbour amenity, drainage and landscaping provided
- Pedestrian access to the site required via existing condition

KEY MATTERS

**Grant subject to the conditions set out in
Planning Committee Report/Additional
Information Sheet**

OFFICER RECOMMENDATION