

Exeter City Council

Planning Committee

16 December 2024

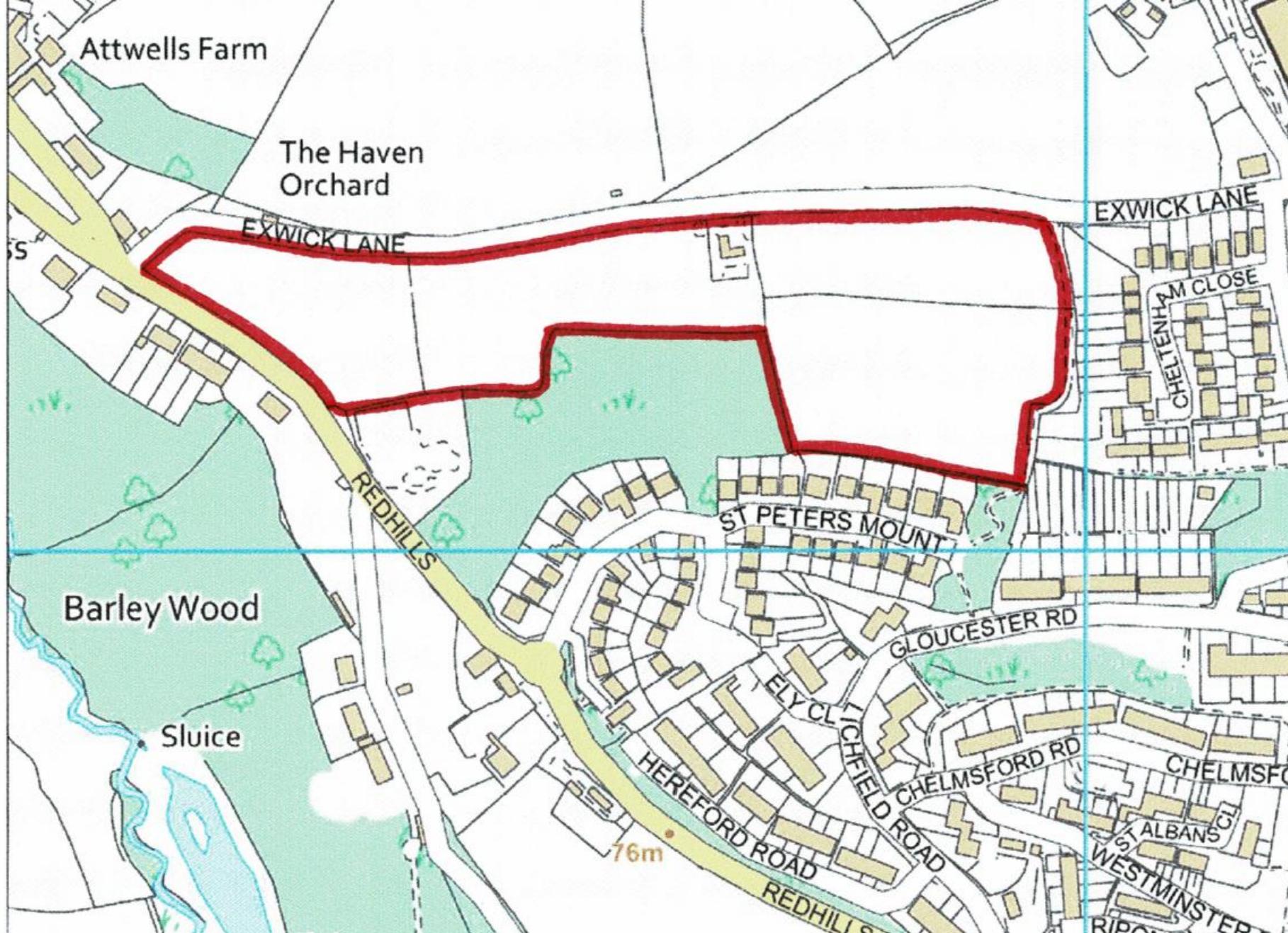
Application 24/0531/RES

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



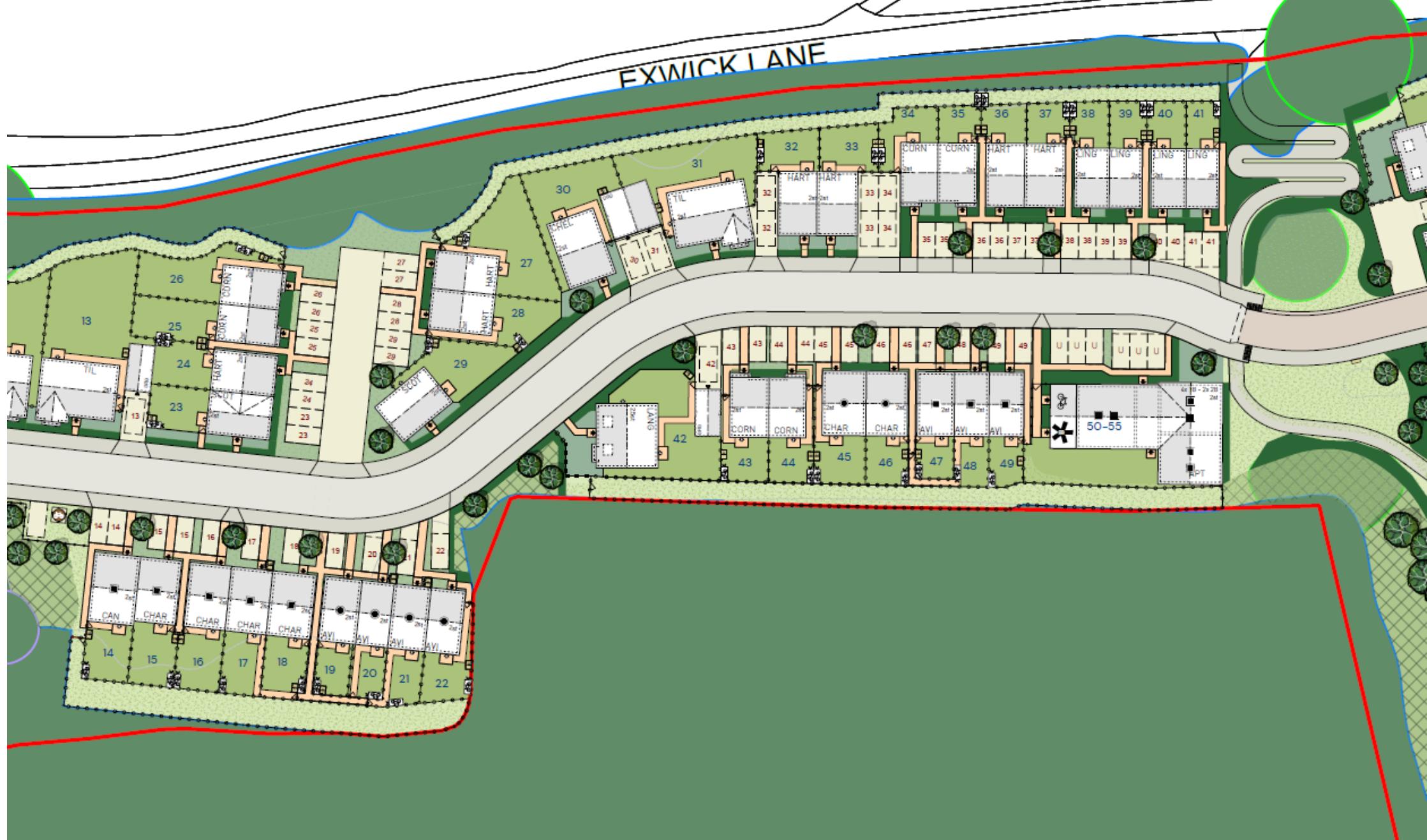
CHARACTER AREAS

The Haven Orchard

e Cottage



CHARACTER AREA 1



CHARACTER AREA 2



CHARACTER AREA 3`

Attenuation Crates

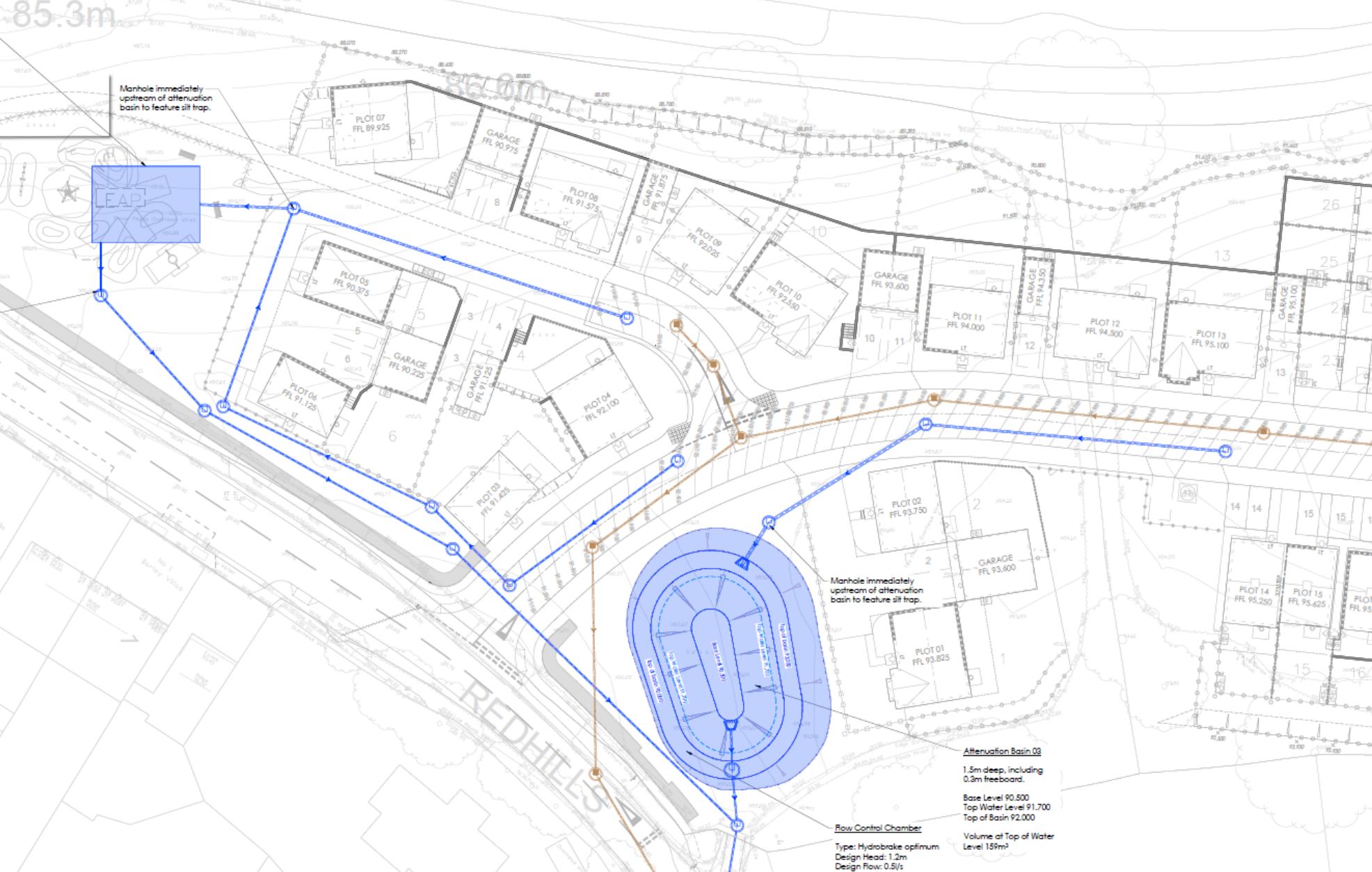
Depth: 1.2m
Length: 16.5m
Width: 9.0m
Area: 148.5m²
Volume: 189m³ (95% VR)

Base Level: 87.500
Soffit Level: 88.700

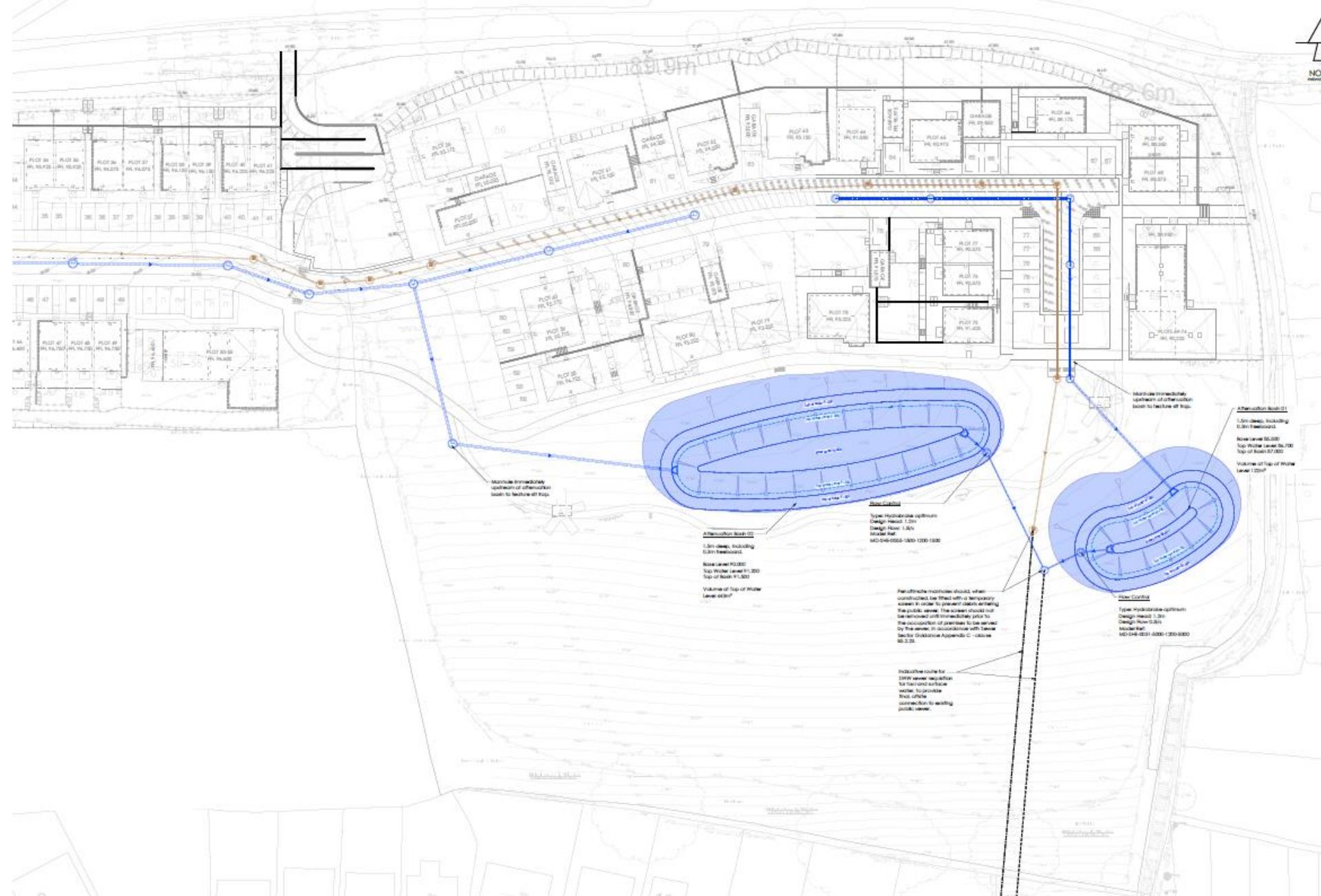
Min 0.9m cover to soffit

1/200 fall across crates

85.3m



DRAINAGE LAYOUT WEST



DRAINAGE LAYOUT EAST





PEGASUS
ARHP

Camera make & model
Lens make & focal length
Date & time of photograph

Canon EOS 1200D
Canon EF 55mm
2023-09-04 10:45:00

Viewpoint height (AOD)
Distance from site
Orientation

75.7m
220m
Easter

Visualisation Type
Horizontal Field of View
Radius of interest (AOI)

Type 3
53.5°
1.0km

VIEWPOINT 19 – YEAR 1
Taken from Litchfield Road, looking north towards the site

VISUALS – LITCHFIELD ROAD YEAR 1



PEGASUS
RENDER

Camera make & model
- Canon EOS EOS 1200D
Lens make & focal length
- Canon EF 24mm

Viewpoint height (AGL)
- 15.7m
Distance from site
- 220m

Visualization Type
Horizontal Field of View
- Type 3
- 55.5°

VIEWPOINT 19 – YEAR 15
Taken from Litchfield Road, looking north towards the site

VISUALS – LITCHFIELD ROAD YEAR 15



PEGASUS
GROUP

Camera make & model
Lens make & focal length
Mount & type of attachment

Canon EOS 80D 10000
Canon EF 24mm
Mount & type of attachment

Viewpoint height (AOV)
Distance from site
Orientation

~73.0m
~90m
~Easter

Visualisation type
Horizontal field of view
Radius of interest AOV

Type I
~53.5°
~1 Km

VIEWPOINT 20 – EXISTING
Taken from St. Peter's Mount, looking north east towards the site

VISUALS – ST PETERS MOUNT EXISTING



Camera make & model
Lens make & focal length

– Canon EOS EOS 1000D
– Canon EF 28mm

Viewpoint height (AGD)
Distance from site

– 73.0m
– 90cm

Visualisation type
Horizontal Field of View

– Type 3
– 53.5°
– 1km

VIEWPOINT 20 – YEAR 1
Taken from St. Peter's Mount, looking north east towards the site

VISUALS – ST PETERS MOUNT YEAR 1



PEGASUS
GROUP

Camera make & model
- Canon EOS 60D 18000
Lens make & focal length
- Canon 50 100mm

Viewpoint height (AGD)
- 73.8m
Distance from site
- 90m

Visualization Type
- Type 3
Horizontal Field of View
- 53.5°
Vertical Field of View
- 4.8m

VIEWPOINT 20 – YEAR 15
Taken from St. Peter's Mount, looking north east towards the site

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

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

OFFICER RECOMMENDATION