

↑ Site 50: St Loyes College, Topsham Road, Exeter. Scale: 1:2500

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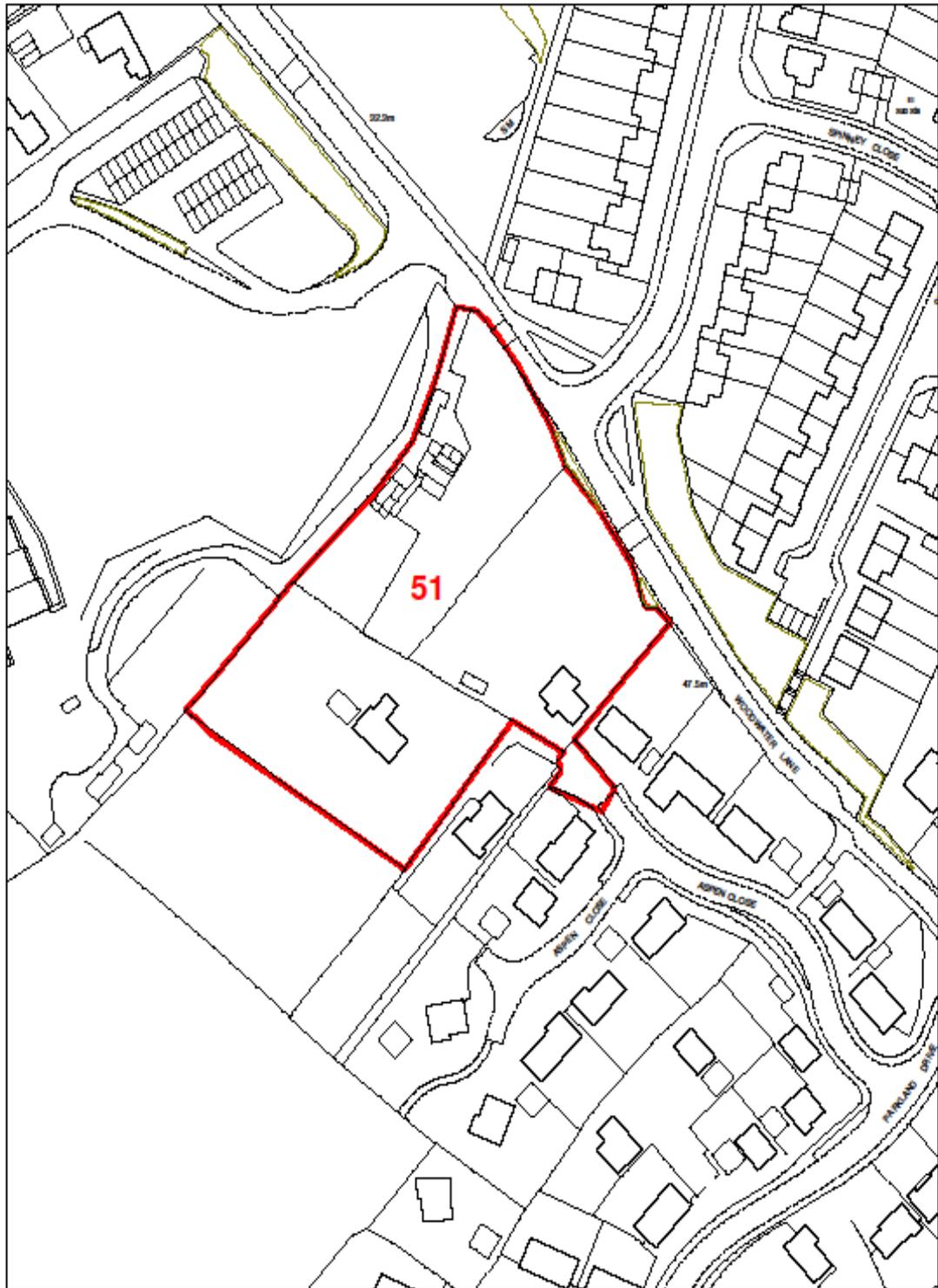
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Site Ref: 50
Address: St Loyes College, Topsham Road, Exeter

Site is being developed/has planning permission for residential use.



↑ Site 51: Land off Aspen Close, Exeter. Scale: 1:1250

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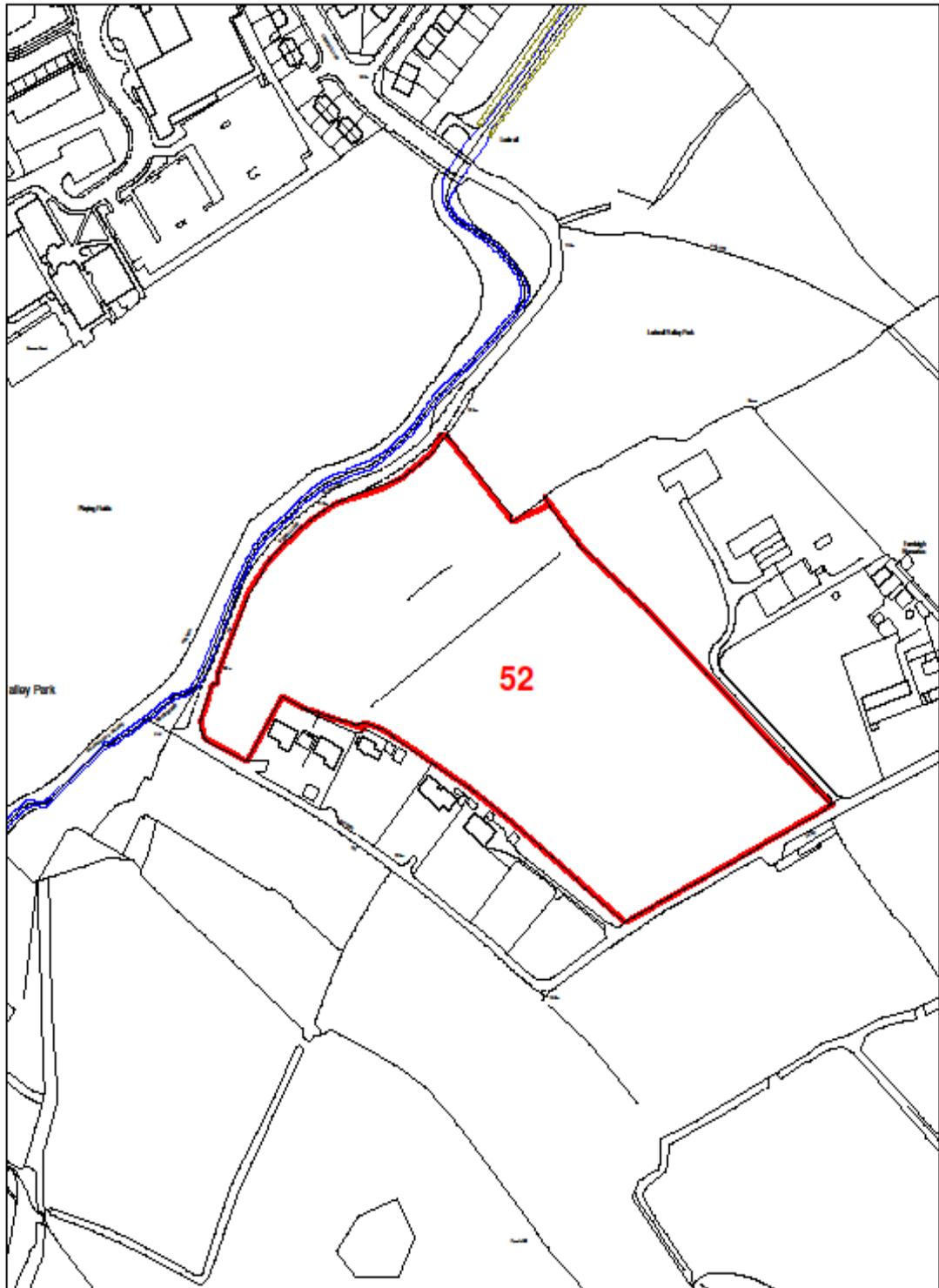
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Site Ref: 51
Address: Land at Aspen Close, Exeter

Site has planning permissions for residential use.



↑ Site 52: Ludwell Gardens, Ludwell Lane, Exeter. Scale: 1:2500

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Site Ref:	52
Address:	Ludwell Gardens, Ludwell Lane, Exeter
Gross site area:	3.39 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This site consists of a field, previously used as a market garden but now lying fallow. It lies at the south-western end of a ridge of high ground within Ludwell Valley Park, an 'island' of countryside surrounded by residential and office development. The site slopes downhill from its north-eastern boundary and is bound by hedgerows and trees.

Ludwell Lane runs along the site's south-eastern and north-western boundaries. Farleigh Nurseries lies to the north-east and a cluster of detached dwellings along Ludwell Lane abut to the south-west. However, the surrounding area is primarily rural in character and appearance.

Site Suitability: Stage A

Strategic Planning Policy

This site lies within a Valley Park, outside the strategic locations for growth identified in Policy CP3 of the Core Strategy. Residential development would be contrary to Policy CP3. Therefore the site is discounted from having any residential development potential.

Biodiversity & Geodiversity

The site lies within an area identified on the Exeter Biodiversity Records Map as being within 2 kms of a Great Crested Newt Record. An ecological survey would be required as part of any planning application.

Flood Risk

The site is in Flood Zone 1, with little or no risk of flooding. Any planning application would need to include a FRA. Development proposals would also be required to seek opportunities to reduce the overall level of flood risk in the area and beyond.

Site Availability

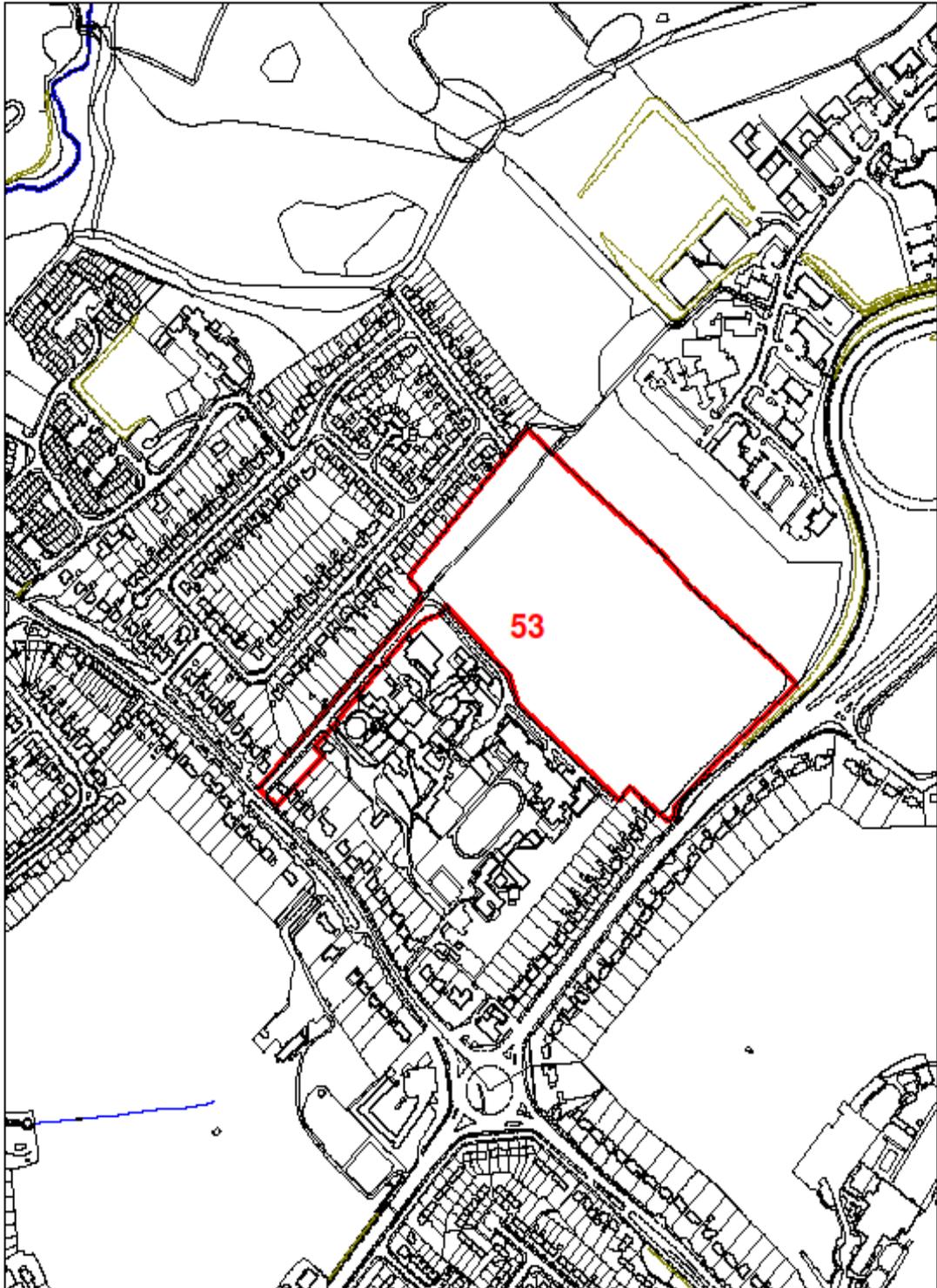
Confirmed as immediately available for development by the landowners.

Site Achievability

Assessment not required, as the site is unsuitable for development.

Conclusion

Site 52 is unsuitable for housing. Assessments of availability and achievability are not required.



↑ Site 53: Land north of West of England School, Topsham Road, Exeter. Scale: 1:5000

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Exeter City Council

Site Ref:	53
Address:	Land north of West of England School, Topsham Road, Exeter
Gross site area:	7.2 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for mixed use development including residential and public access to the Valley Park

Site description

This site lies within Ludwell Valley Park and comprises a field and the access road for the West of England School, which adjoins to the south. The site slopes gently uphill to the north-east and is in agricultural use. Residential development abuts the site to the west, with fields to the north (also part of the Valley Park, including Site 115). The A379 runs along the site's eastern boundary, beyond which are dwellings and a golf course.

Outline planning permission for residential development on 4.7 ha of the site was dismissed at appeal in 2003. The Inspector considered that although the proposal would allow public access to a small part of the site and thereby improve access to the Valley Park, these benefits would be greatly outweighed by the harmful effect of development upon the character and appearance of the surrounding area, on the landscape quality and countryside character of the Valley Park, and on casual recreation within the Park. He took the view that development would leave an isolated tongue of land between the site and Woodwater Park Offices (to the north), that would lack the extensive rural character of the Valley Park as a whole. The Inspector also considered that the particular proposal would materially harm the habitat of Cirl Buntings.

The Inspector who held the 2003 Local Plan Inquiry concluded that the site should remain part of the Valley Park because of its general prominence from Rydon Lane and its consequent role in forging a landscape link between the actively used parts of the Valley Park and the wider area.

The site is the subject of a current planning application for 123 dwellings.

Site Suitability: Stage A

Strategic Planning Policy

This site lies within a Valley Park, outside the strategic locations for growth identified in Policy CP3 of the Core Strategy. Residential development would be contrary to Policy CP3. Therefore the site is discounted from having any residential development potential. Nevertheless, development on part of the site could open up the remainder for public use. The benefits of enabling public access to the Valley Park could outweigh the visual harm to the Valley Park caused by the development.

Biodiversity, & Geodiversity

The site is identified as an SNCI in the Exeter Local Plan Proposals Map and as a County Wildlife Site in the draft Development Delivery DPD, on the basis that it provides a habitat for Cirl Buntings which are a protected species. However, a recent survey by the Devon Biodiversity Records Office has shown that the site no longer meets the County Wildlife Site selection guidelines for this species, due to the decline in birds using the site, and therefore this designation is removed from the site.

Nevertheless, the survey found that this field of improved grassland, whilst dominated by rye-grass, also included many other species (e.g. sharp-leaved fluellen) and therefore an ecological survey would be required as part of any planning application.

Flood Risk

The site is in Flood Zone 1, with little or no risk of flooding. A planning application would need to include a FRA and seek opportunities to reduce the level of flood risk in the area and beyond.

Site Availability

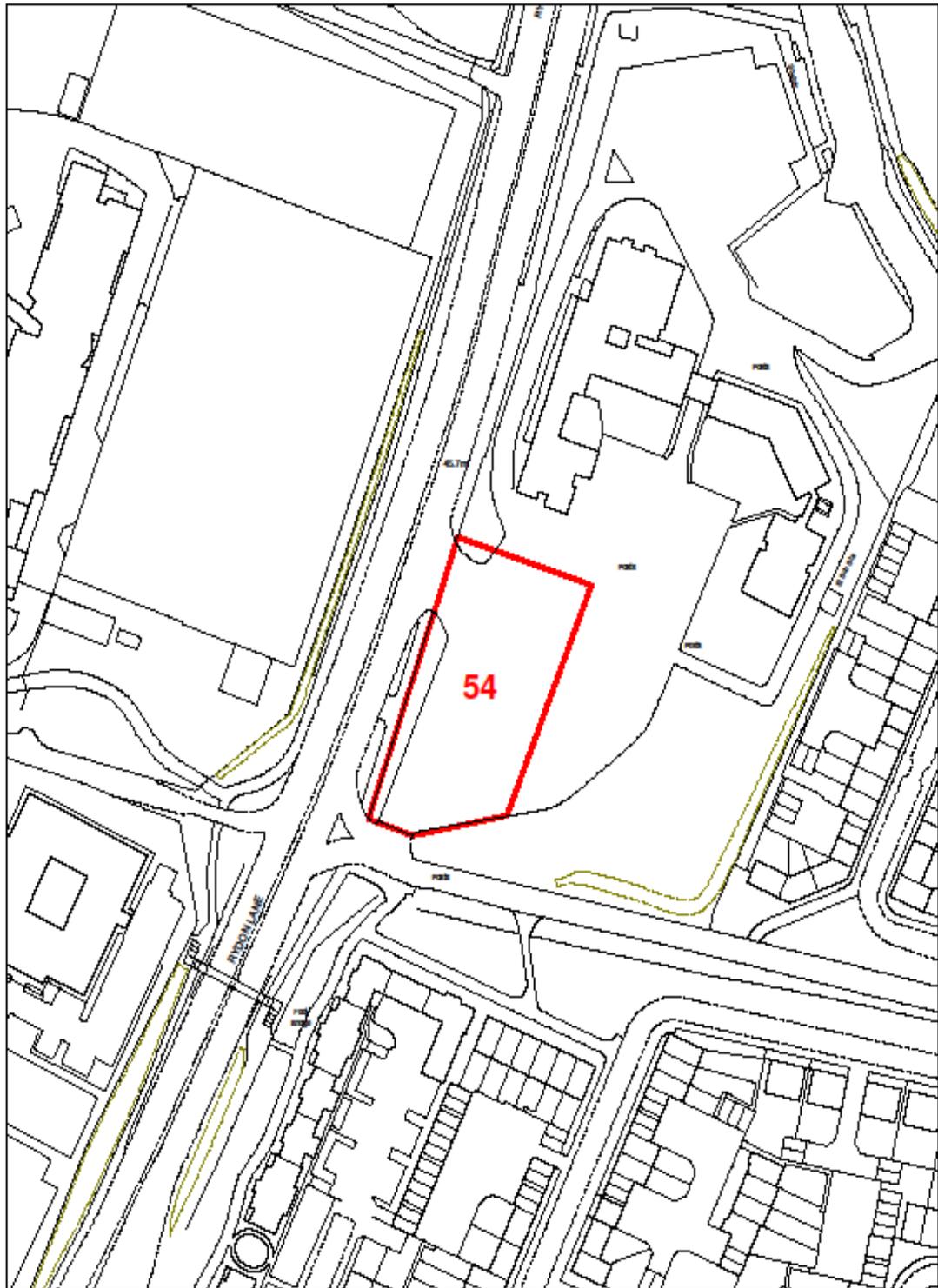
The agent acting for the landowner advises that the site is immediately available, although not currently for sale or being marketed.

Site Achievability

Assessment not required as the site is unsuitable for development.

Conclusion

Site 53 is unsuitable for housing. Assessments of availability and achievability are not required.



↑ **Site 54: Land adjacent Exeter Arms Hotel, Rydon Lane. Scale: 1:1250**

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Site Ref:	54
Address:	Land adjacent Exeter Arms Hotel, Rydon Lane
Gross site area:	0.23 ha
Net developable area:	N/A
Density range:	Departure from standard
Min yield:	14
Max yield:	14
Potential land uses:	Promoted for residential use

Site description

This flat site was formerly used as a petrol filling station, but has now been cleared. It lies in a mixed-use area on the eastern side of the City. The site is bound to the west by Rydon Lane and to the south by a belt of mature trees, downhill of which is Quarry Lane – a single track road now closed to vehicular traffic. Surrounding land-uses include a single storey mid-20th Century hotel to the north, modern residential development to the east and south and an office park and secondary school to the west.

The site has planning permission for residential use, but the applicant has advised the City Council that this will not be implemented (11/2018). The approved scheme is for 14 flats is used as the basis for the site assessment and is reflected in the yield above.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the emerging Core Strategy identifies four strategic locations for growth at Exeter, one being land within the existing urban area. As the site is within the existing urban area, its development for housing in principle accords with strategic planning policy.

Biodiversity & Geodiversity

Various trees located along the site's southern, eastern and northern boundaries are protected by TPO (nos. 317, 379 and 241). Any development will need to safeguard these trees.

An ecological survey would be required as part of any planning application.

Flood Risk

The site is in Flood Zone 1, with little or no risk of flooding. Development would be required to seek opportunities to reduce the overall level of flood risk in the area and beyond.

Site Suitability: Stage B

Impact on Built Environment

The site is not in a Conservation Area and does not contain or lie in close proximity to any Listed Buildings.

Impact on Landscape Character

Subject to retaining the site's TPO'd trees, it is unlikely that development would significantly impact upon local landscape character.

Mineral Resources

Dawlish Sandstone underlies the site. Although it is not currently within a Mineral Consultation Area, the Minerals and Waste Local Planning Authority may consider safeguarding the site's resource for prior extraction of sand in advance of development, if this is feasible and appropriate, through the emerging Minerals Core Strategy.

Air Quality

This site is outside Exeter's AQMA, but it is likely that development would contribute to traffic levels within it. Therefore an AQA of any adverse impact and mitigation measures would be required as part of development proposals. Mitigation could be by production and implementation of a green travel plan and/or S106 contributions to highways infrastructure. The AQA would also need to determine if it is appropriate to build domestic properties immediately adjacent to Rydon Lane.

Access to Services/Facilities

The site is 0.2 km from a secondary school, 0.6 km from a primary school, 0.7 km from a GP surgery and 1.1 km from a local foodstore. Therefore, although the nearest post office is some 2.1 km away, the site is otherwise within relatively easy walking/cycling distance of existing services and facilities.

Land Status

The site is brownfield.

Constraints To Delivery

This site has been occupied by a potentially contaminative land use and remediation may be required.

As the site is adjacent to Rydon Lane, noise could affect the amenity and health of future residents. Any scheme would need to include technically and economically viable measures to resolve any noise issues, in order to offer a satisfactory standard of amenity to residents, with no unacceptable risks to human health.

Foul and surface water sewers are available in Quarry Lane. SUDs may be suitable.

There is potential for the site itself to contain archaeological remains, which may affect its capacity for development. Preliminary work could be required to identify and clarify constraints at an early stage, with the results reflected in development proposals.

Source Protection Zone

The site is not in a groundwater source protection zone.

Employment Land

Development would not result in the loss of land in employment use.

Green Infrastructure

Development would not result in the loss of public open space and/or recreation facilities. Development would be expected to contribute towards the provision and/or enhancement of open space facilities, in accordance with the Council's adopted Local Plan (or superseding) standards.

Highways Access

Highways access is achievable. Any planning application would need to be accompanied by a Transport Assessment and Travel Plan.

Pedestrian and Cycle Links

Footways provide access to Digby rail halt to the east and a cycle route runs along the western boundary, giving access to employment and retail areas off Rydon Lane.

Compatibility

Possible noise and air quality constraints (see above) from adjoining land uses could affect the site's suitability for residential use.

Site Availability

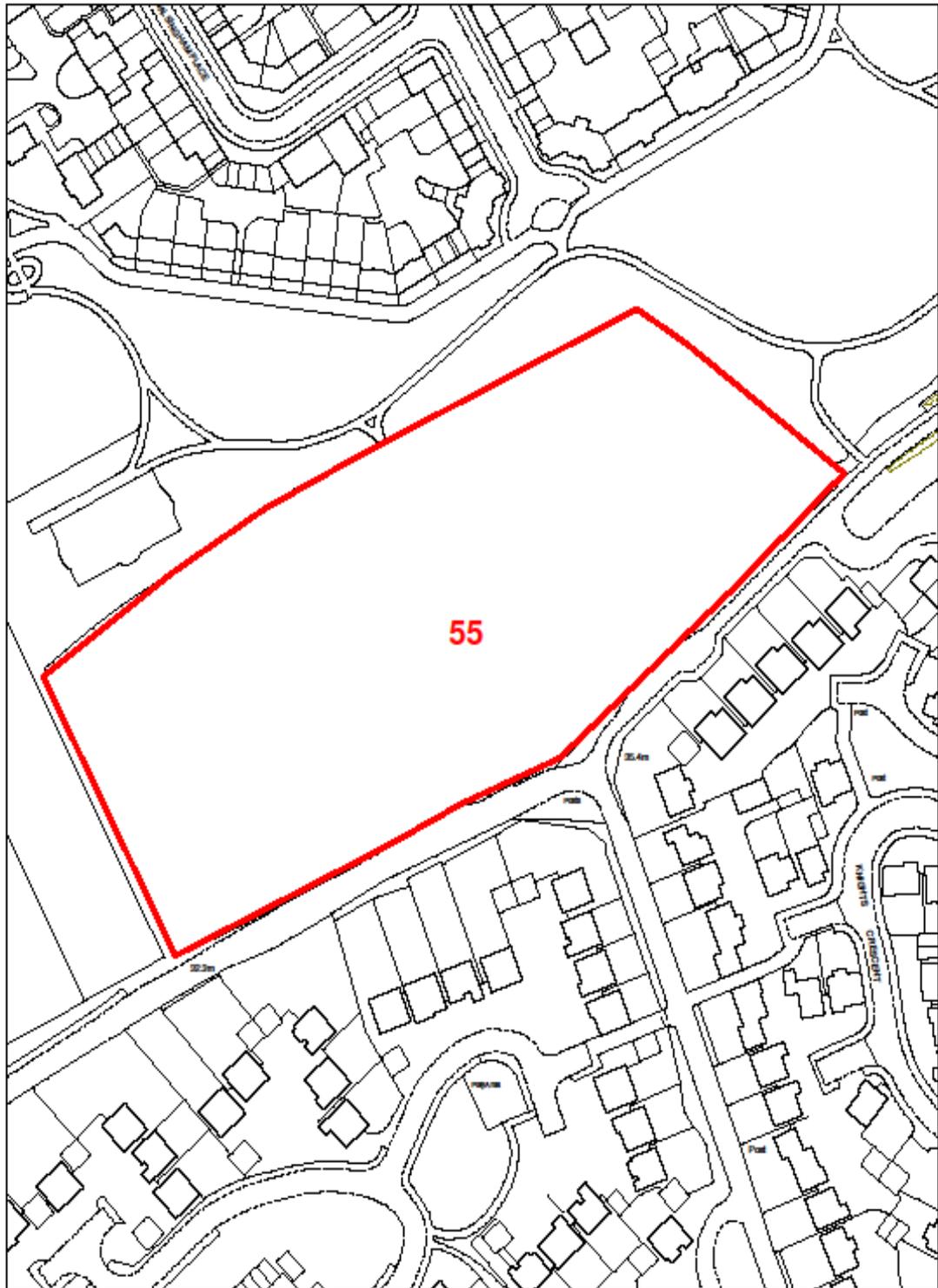
The site is immediately available.

Site Achievability

Given that the extant planning permission will not be implemented, it is assumed that the site will not come forward until Years 6-10.

Conclusion

**Site 54 is suitable and available for potential residential development.
Development of the site could commence in Years 6-10.**



↑ Site 55: Car park north of Digby Drive, Exeter. Scale: 1:1250

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Exeter City Council

Site Ref:	55
Address:	Car Park north of Digby Drive, Exeter
Gross site area:	1.5 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This flat site is currently used as a park and ride/walk car park, on a lease of 99 years subject to the provision of a replacement facility. It is bound by trees and hedgerows and adjoins Digby Drive, which runs along the southern boundary. A primary school lies to the west, but otherwise the site is surrounded by modern residential development.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter, one being land within the existing urban area. As the site is within the existing urban area, in principle its development for housing accords with strategic planning policy.

Biodiversity & Geodiversity

An ecological survey would be required as part of any planning application.

A TPO (no. 373) protects all trees along the site's western, northern and eastern boundaries, plus those located along all but part of its southern boundary. Any development would need to safeguard these trees.

Flood Risk

The site is in Flood Zone 1, with little or no risk of flooding. Development proposals would be required to include a FRA and seek opportunities to reduce the overall level of flood risk in the area and beyond.

Site Suitability: Stage B

Impact on Built Environment

The site is not in a Conservation Area and does not contain or lie in close proximity to any Listed Buildings.

Impact on Landscape Character

The site is not within the area of 'landscape setting' defined in either the Exeter Local Plan First Review or the draft Development Delivery DPD.

Mineral Resources

Dawlish Sandstone underlies the site. Although it is not currently within a Mineral Consultation Area, the Minerals and Waste Local Planning Authority may consider safeguarding the site's resource for prior extraction of sand in advance of development, if this is feasible and appropriate, through the emerging Minerals Core Strategy.

Air Quality

The site is outside Exeter's AQMA, but it is likely that development would contribute to traffic levels within it. Therefore an AQA of any adverse impact and mitigation measures would be required as part of development proposals. Mitigation could be by production and implementation of a green travel plan and/or S106 contributions to highways infrastructure. Development would remove current Park and Ride provision, which would have a significant impact on traffic flows in the city and therefore on air quality within the AQMA.

Access to Services/Facilities

The site is 0.4 km from a primary school, 0.6 km from a secondary school and food superstore and 1.3 km from a GP surgery. Therefore, although the nearest post office is 3 km away, the site is otherwise within relatively easy walking and cycling distance of existing services and facilities.

Land Status

The site is brownfield.

Constraints To Delivery

Development would result in the loss of a park and ride facility and there are no proposals to provide a replacement. Therefore the site is discounted from having any residential development potential.

The site is not believed to have been occupied by a potentially contaminative land use. However it is adjacent to a former landfill site. Assessment of contamination would therefore be required and remediation may be necessary.

Public foul and surface water sewerage are available.

There is potential for the site to contain archaeological remains, which may affect its development capacity. Preliminary work could be required to identify and clarify constraints at an early stage, with the results reflected in development proposals.

Source Protection Zone

The site is not in a groundwater source protection zone.

Employment Land

Development would not result in the loss of land in employment use.

Green Infrastructure

Development would not result in the loss of public open space and/or recreation facilities. Development would be expected to contribute towards strategic green infrastructure and public open space, in accordance with Local Plan, or superseding, standards.

Highways Access

Vehicular access is achievable.

Pedestrian and Cycle Links

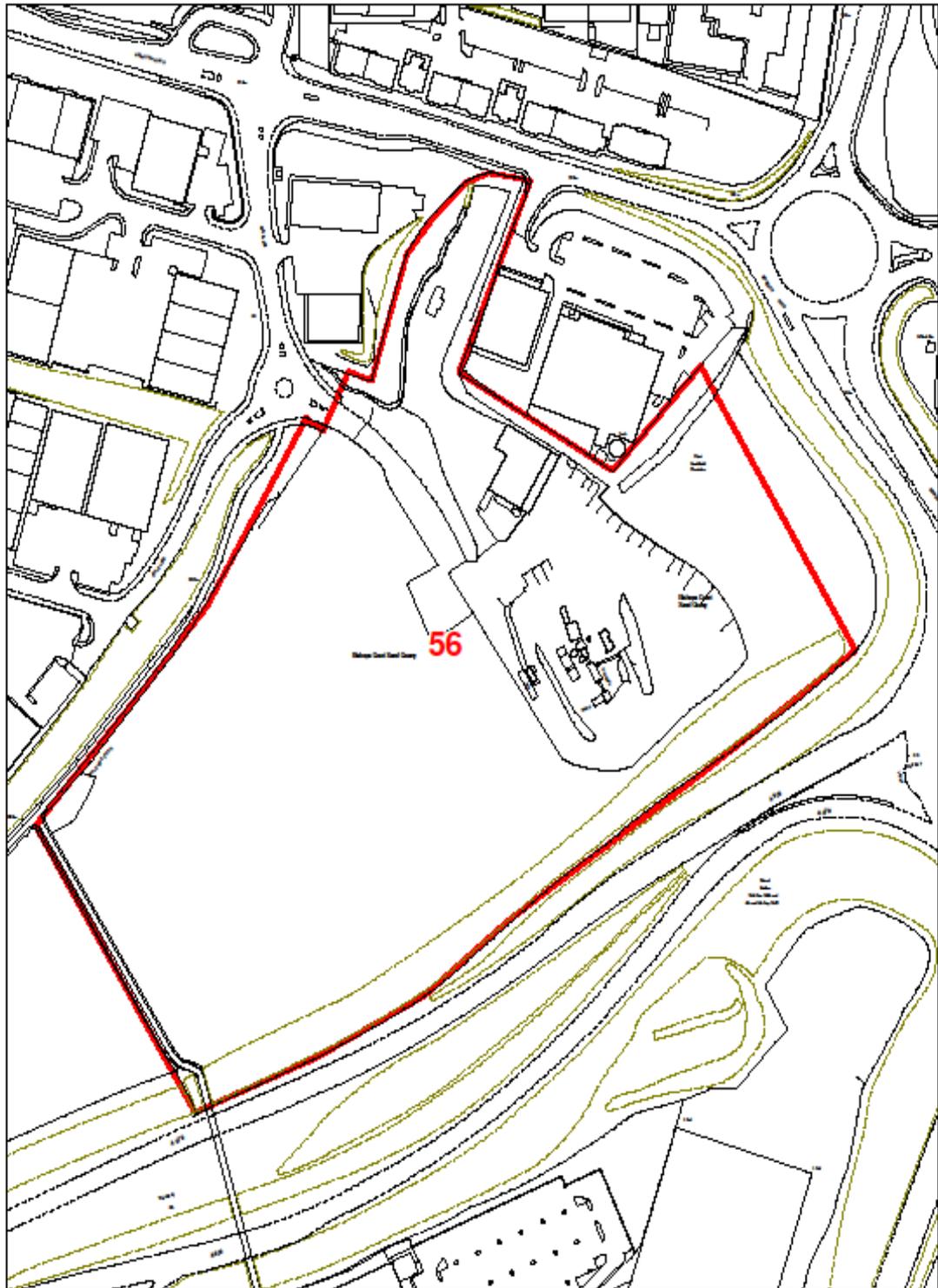
A public right of way runs close to the site's eastern boundary, leading north-eastwards to Sowton Industrial Estate and Digby rail halt, and north-westwards to a secondary school and employment areas along Rydon Lane. A cycle route along Digby Drive provides similar access, plus to local shops. Development would be expected to help fund further improvements to existing linkages in the surrounding area.

Compatibility

Other than consideration of residential amenity, it is unlikely the residential development would raise significant amenity issues.

Conclusion

Site 55 is unsuitable for housing, having failed the Stage B suitability test on constraints to delivery grounds. Assessments of availability and achievability are not required.



↑ Site 56: Bishops Court Sand Quarry, Sidmouth Road, Exeter. Scale: 1:2500

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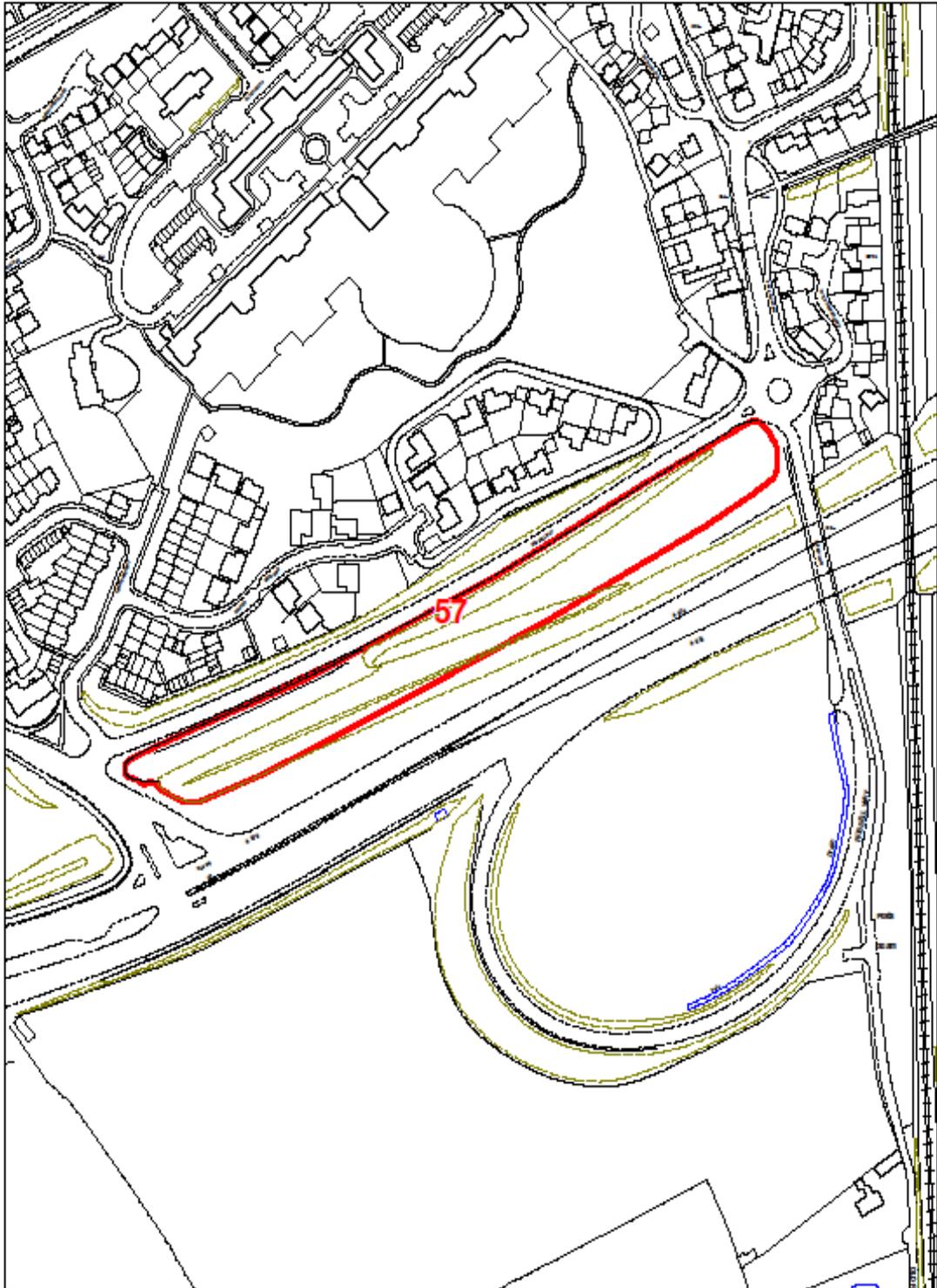
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Exeter City Council

Site Ref: 56
Address: Bishop Court Sand Quarry, Sidmouth Road, Exeter

Site is being developed for residential use.



↑ **Site 57: Land south of Russell Way, Exeter. Scale: 1:2500**

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Exeter City Council

Site Ref:	57
Address:	Land south of Russell Way, Exeter
Gross site area:	0.9 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This site comprises a narrow strip of land situated between the A379 to the south and Russell Way to the north. It has been set aside as a landscape bund to protect the amenity of modern residential development along Russell Way. The site slopes gently downhill away from the A379 and is heavily treed with a mixture of broadleaf and coniferous species. To the south, beyond the A379, is the Newcourt strategic allocation identified in the Core Strategy.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter, one being land within the existing urban area. As the site is within the existing urban area, in principle its development for housing accords with strategic planning policy.

Biodiversity & Geodiversity

Development proposals would need to include an ecological survey.

Just over half of the site (0.5ha at the eastern end) is occupied by trees protected by TPO (no.368). These trees would need to be retained. Therefore this part of the site is discounted from having residential development potential.

Flood Risk

The site is in Flood Zone 1, with little or no risk of flooding. Development proposals would be required to seek opportunities to reduce the overall level of flood risk in the area and beyond.

Site Suitability: Stage B

Impact on Built Environment

The site is not in a Conservation Area and does not contain or lie near any Listed Buildings.

Impact on Landscape Character

The site is not within the area of 'landscape setting' defined in either the Exeter Local Plan First Review or the draft Development Delivery DPD.

Mineral Resources

Dawlish Sandstone underlies the site. Although it is not currently within a Mineral Consultation Area, the Minerals and Waste Local Planning Authority may consider safeguarding the site's resource for prior extraction of sand in advance of development, if this is feasible and appropriate, through the emerging Minerals Core Strategy.

Air Quality

The site is outside Exeter's AQMA, but it is likely that development would contribute to traffic levels within it. Therefore an AQA of any adverse impact and mitigation measures would be required as part of development proposals. Mitigation could be by production and implementation of a green travel plan and/or S106 contributions to highways infrastructure. Also, as the site lies between two roads (at least one of which is a busy main road), it may be affected by high levels of traffic pollutants. The AQA would need to determine if the site is suitable for residential use.

Access to Public Transport

Developer contributions towards improving access to/provision of non-car modes of transport could be sought.

Access to Services/Facilities

The site is 0.5 km from a food superstore, 0.8 km from a primary school, 1 km from a GP surgery, 1.3 km from a secondary school and 3 km from a post office. Walking and cycling distances to existing services and facilities therefore range from easy to prohibitive.

Land Status

The site is greenfield.

Constraints To Delivery

The site is not believed to have been occupied by a potentially contaminative land use. However contamination by fuel spills and flytipping etc may have occurred and therefore the potential need for remediation cannot be ruled out.

The site adjoins the busy A379. Noise could therefore affect the health and amenity of any future residents. Any scheme would therefore need to include technically and economically viable measures to resolve any noise issues, in order to offer a satisfactory standard of amenity to residents, with no unacceptable risks to human health.

Public foul and surface water sewerage are available.

It is unlikely that the site contains archaeological remains.

Source Protection Zone

The site is not in a groundwater source protection zone.

Employment Land

Development would not result in the loss of land in employment use.

Green Infrastructure

Development would not result in the loss of existing public open space and/or recreation facilities. Development would be expected to include strategic green infrastructure and public open space in accordance with Local Plan, or superseding, standards.

Highways Access

The site is part of the adopted public highway (landscaped area) and therefore not appropriate for development. It also includes a landscaped bund which was constructed to help shield housing development to the north of Russell Way from traffic noise on the A379. Mitigation works would not adequately address any harm caused by development. Therefore the site is discounted from having any housing potential.

Pedestrian and Cycle Links

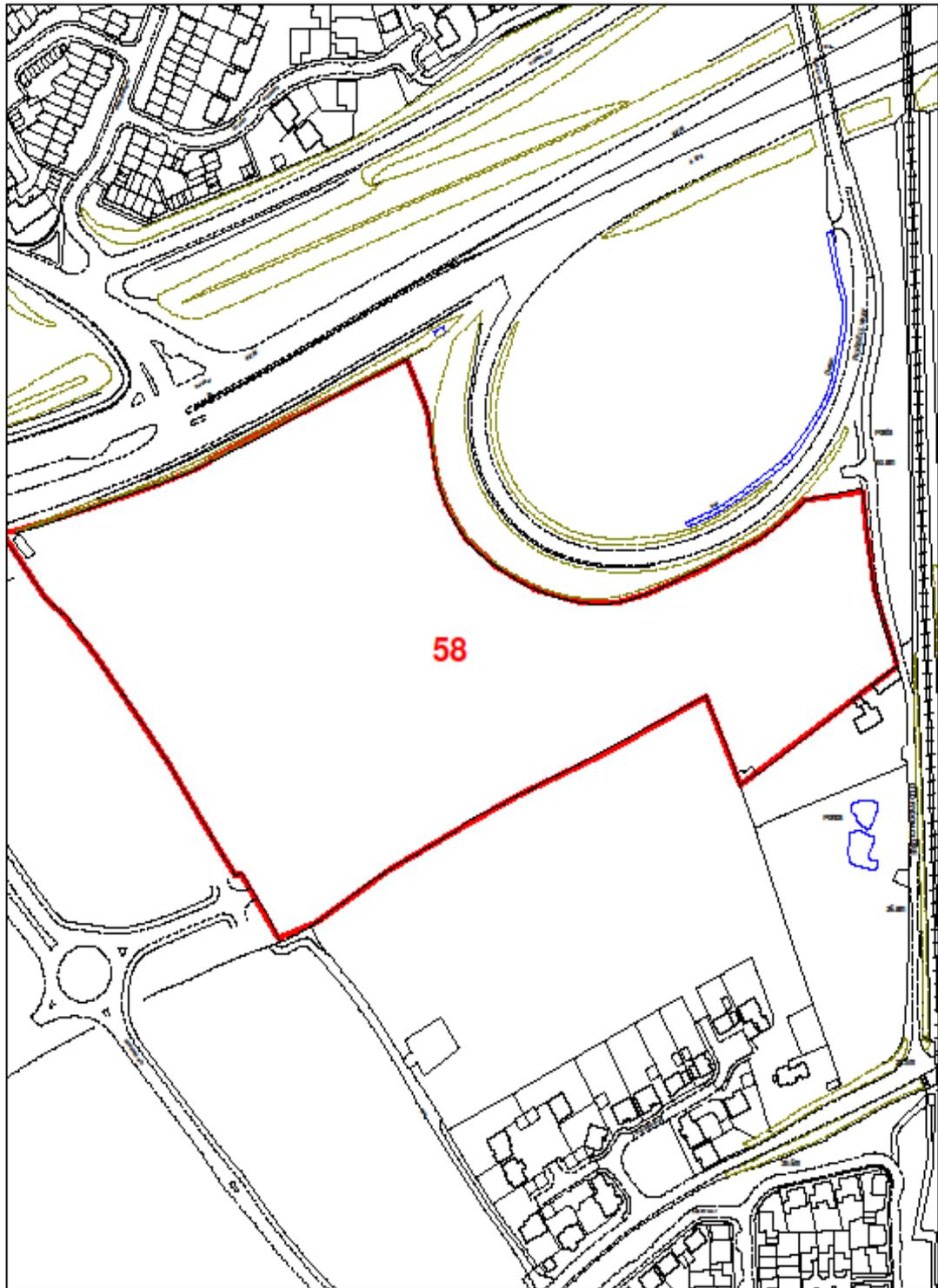
A cycle route abuts to the east, leading northwards to Digby rail halt and Sowton Industrial Estate. Development would be expected to help fund further improvements to existing linkages in the surrounding area.

Compatibility

Development would not be compatible with the site's role as a landscaped bund. Therefore the site is discounted from having any housing potential.

Conclusion

Site 57 is unsuitable for housing, having failed the Stage A suitability test on biodiversity, highways and compatibility grounds. Assessments of availability and achievability are not required.



↑ Site 58: Land south of the A379, Exeter. Scale: 1:2500

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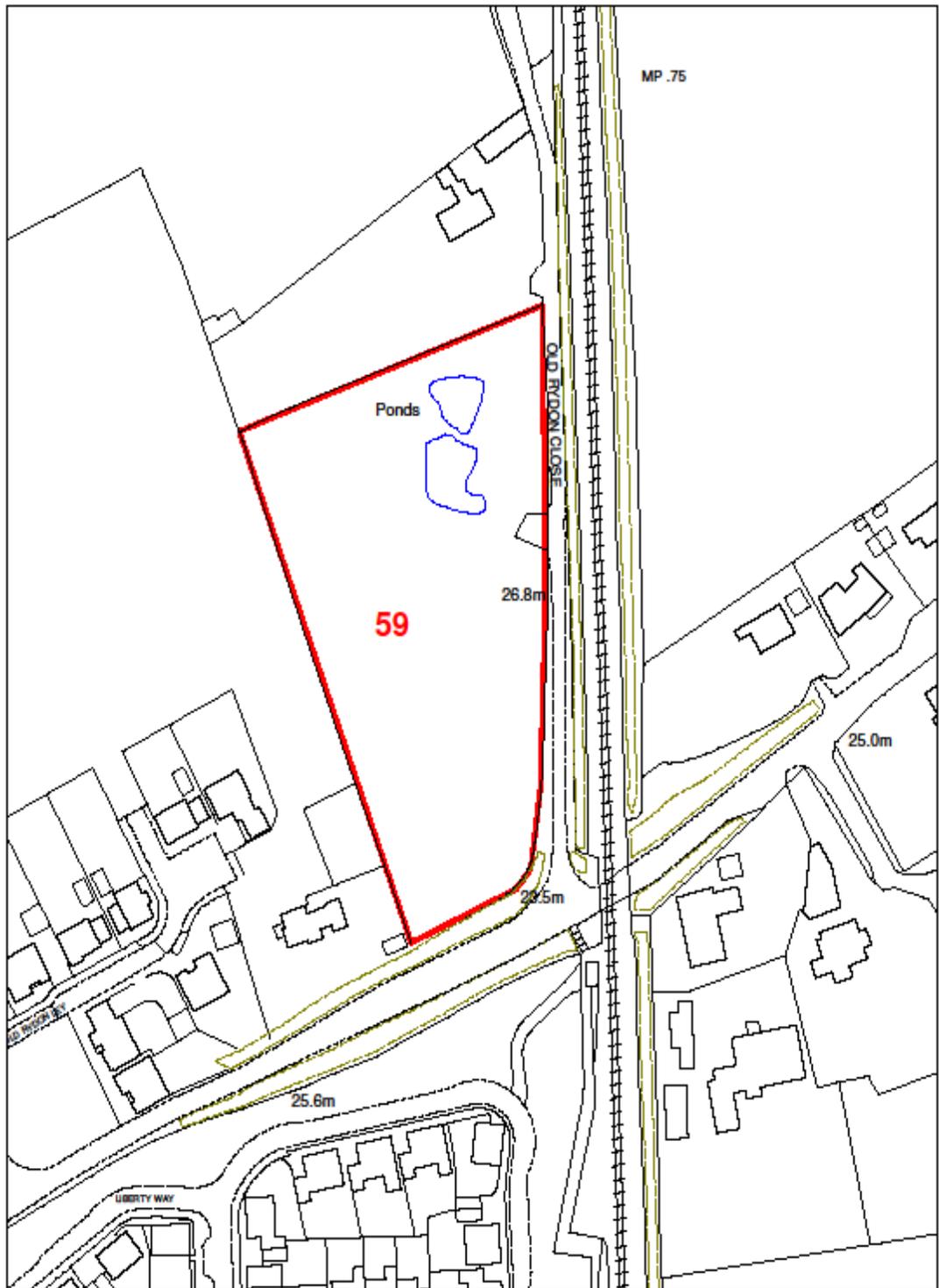
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Exeter City Council

Site Ref: 58
Address: Land south of the A379, Exeter

The site has planning permission for residential (13/4524/01) and non-residential development.



↑ Site 59: Land south of Beech Cottage, Old Rydon Lane, Exeter. Scale: 1:1250

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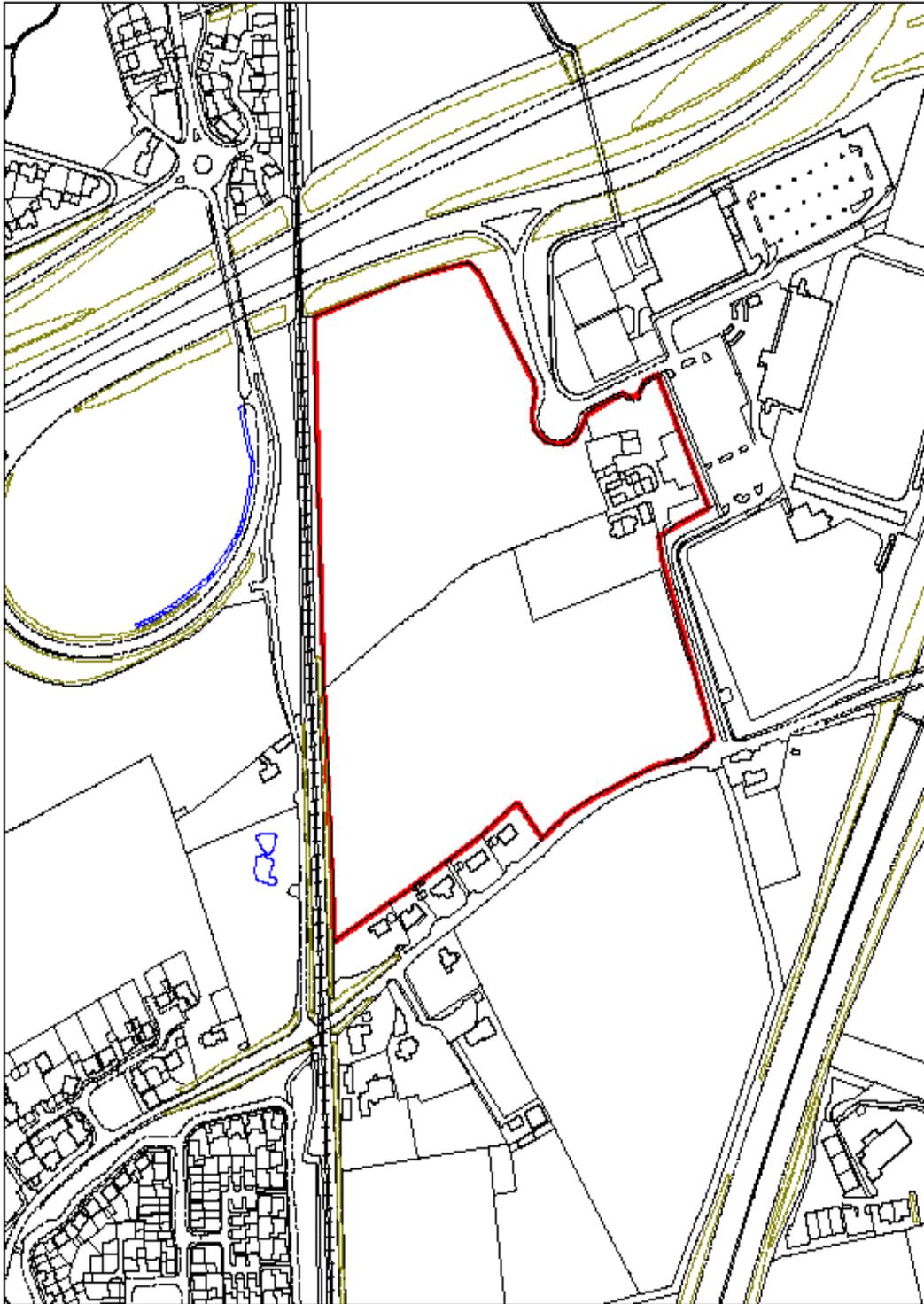
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Site Ref: 59
Address: Land south of Beech Cottage, Old Rydon Lane

Site has planning permission for residential use (12/0920/03).



↑ Site 60a: Land east of the railway, Old Rydon Lane (not to scale)

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Site Ref:	60a
Address:	Land east of the railway, Old Rydon Lane (north)
Gross site area:	7.7 ha
Net developable area:	3.5 ha
Density range:	Departure from standard
Min yield:	63
Max yield:	116
Potential land uses:	Promoted for mixed used development

Site description

This flat site lies on the eastern fringe of the City in the Newcourt area. Newcourt is largely rural in character and appearance, but contains a mix of land uses dispersed throughout. The site includes a small number of existing dwellings, but is otherwise largely in agricultural use and divided into fields by hedgerows. The site has some mature trees along its boundaries. The A379 adjoins to the north and to the east is Exeter Rugby Club stadium (Sandy Park). Old Rydon Lane and associated dwellings run along the site's southern boundary and a rail line abuts to the west.

The site forms part of the Newcourt Strategic Allocation in the Core Strategy. Residential schemes developed or permitted thus far within the Strategic Allocation have achieved gross densities of between 18 and 33 dph. This range is reflected in the potential site yields above.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter, one being the Monkerton/Hill Barton Strategic Allocation. As the site lies within the Strategic Allocation, in principle its development for housing accords with strategic planning policy.

Biodiversity & Geodiversity

The Exeter Biodiversity Records Map identifies two rare species within the site. An ecological survey will therefore be required as part of any planning application.

Flood Risk

The site is in Flood Zone 1, with little or no risk of flooding. Development proposals would be required to include a FRA and seek opportunities to reduce the overall level of flood risk in the area and beyond.

Site Suitability: Stage B

Impact on Built Environment

The site does not lie within a Conservation Area, or contain or lie in close proximity to any Listed Buildings.

Impact on Landscape Character

The site is not within the area of 'landscape setting' defined in either the Exeter Local Plan First Review or the draft Development Delivery DPD.

Mineral Resources

Dawlish Sandstone underlies the site. Although it is not currently within a Mineral Consultation Area, the Minerals and Waste Local Planning Authority may consider safeguarding the site's resource for prior extraction of sand in advance of

development, if this is feasible and appropriate, through the emerging Minerals Core Strategy.

Air Quality

This site is outside Exeter's AQMA, but it is likely that development would contribute to traffic levels within it. Therefore an AQA of any adverse impact and mitigation measures would be required as part of development proposals. Mitigation could be by production and implementation of a green travel plan and/or S106 contributions to highways infrastructure. The site may also be affected by traffic pollutants, as it is adjacent to the A379 and M5. The AQA would need to determine how close to the A379 and the M5 it is appropriate to build.

Access to Services/Facilities

Comprehensive development of the Newcourt area will provide an opportunity to deliver new services and facilities, including through S106 contributions, which will improve accessibility.

Land Status

The site is greenfield.

Constraints To Delivery

The site is not believed to have been occupied by potentially contaminative land uses. Fuel spills and flytipping etc may nonetheless have occurred and so the need for remediation cannot be ruled out.

The site adjoins the A379, railway and rugby stadium. Noise could therefore affect the amenity and health of any future residents. Any scheme would need to include technically and economically viable measures to resolve any noise issues, such that the proposed scheme would offer a satisfactory standard of amenity to residents, with no unacceptable risks to human health.

An existing public foul/combined sewer is available. However, no surface water sewer is available and a stand alone treatment plant/system may be the only solution. SUDs may be suitable in this location.

There is a high potential for the site to contain archaeological remains, which may affect its development capacity and potential layout. Preliminary work would be required to identify and clarify constraints at an early stage, with the results being reflected in development proposals.

Source Protection Zone

The site is not in a groundwater source protection zone.

Employment Land

The site is not allocated for employment use in the Exeter Local Plan First Review. However, the northern part of the site (around 4.2 ha) is identified for future employment use in the draft Development Delivery DPD. This part of the site is discounted from having any residential development potential.

Green Infrastructure

Development would not result in the loss of public open space and/or recreation facilities. Development would be expected to contribute towards the provision and/or enhancement of open space facilities, in accordance with the Council's adopted Local Plan (or superseding) standards.

Highways Access

Development of the site will require the provision of a new junction onto the A379. The landowner has successfully submitted a bid to front fund this piece of infrastructure, alongside the HCA, City Council and Exeter and East Devon Growth Point Team.

Any planning application would need to include a Transport Assessment and Travel Plan.

Pedestrian and Cycle Links

Development could link to an existing cycle route leading to Digby rail halt and retail and employment areas on the eastern side of the City. Development could also help to fund a proposed cycle route along Old Rydon Lane, which would link to the existing network.

Compatibility

Development of this site should be viewed in context with the potential for development of other sites in the vicinity.

Site Availability

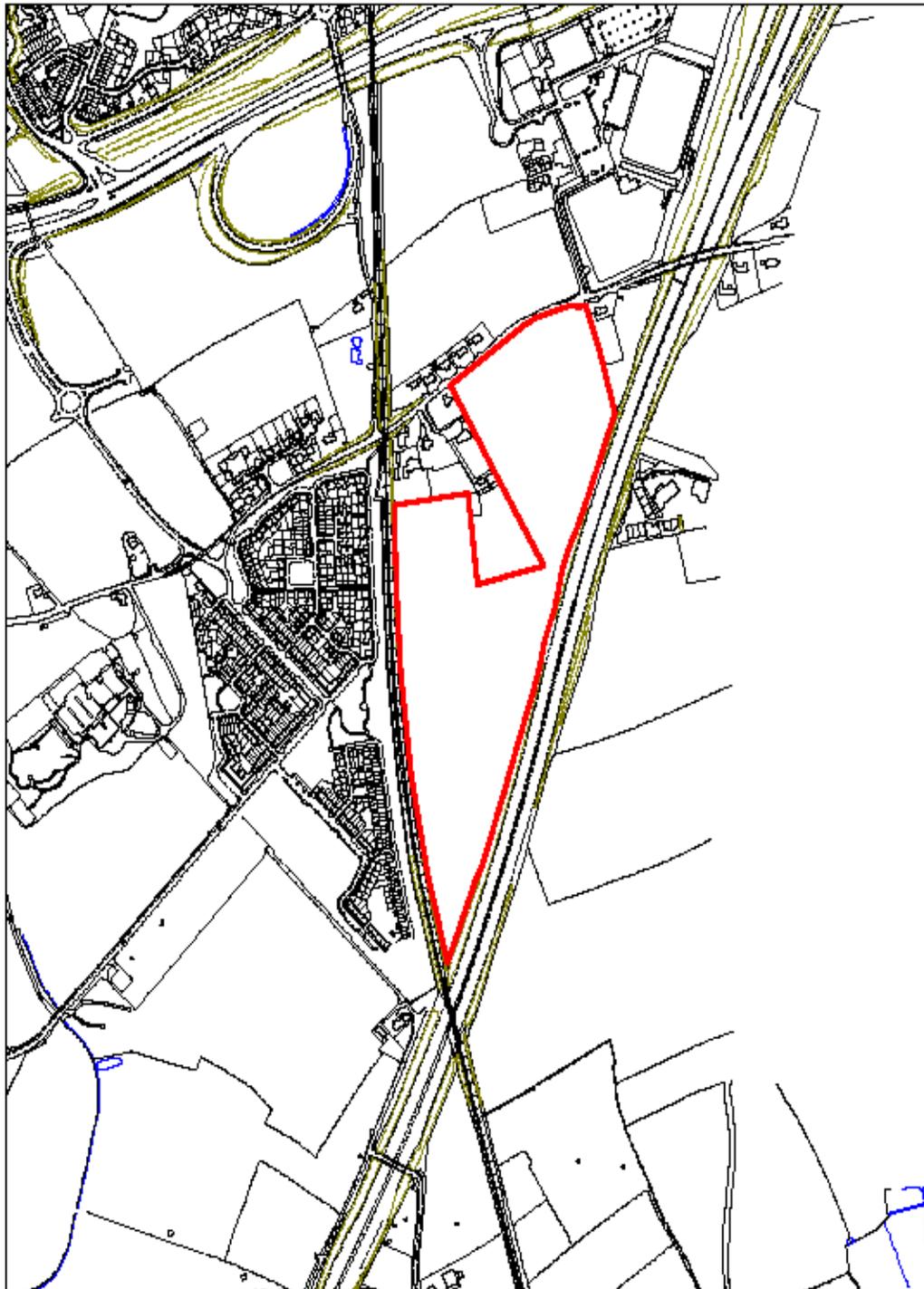
The agent acting for the landowner advises that site is available. Subject to planning consent being granted on adjoining Site 66b (which is in the same ownership), the landowner plans to submit a planning application during 2015.

Site Achievability

During preparation of the Revised 2013 SHLAA, the SHLAA Panel advised that the site is achievable in Years 11-15. However, in light of progress made towards securing the necessary highways infrastructure to bring the site forward, the Council now considers that the site is achievable in Years 6-10.

Conclusion

**The site is suitable and available for potential residential development.
Development of the site could commence in Years 6-10.**



↑Site 60b: Land east of the railway, Old Rydon Lane (not to scale)

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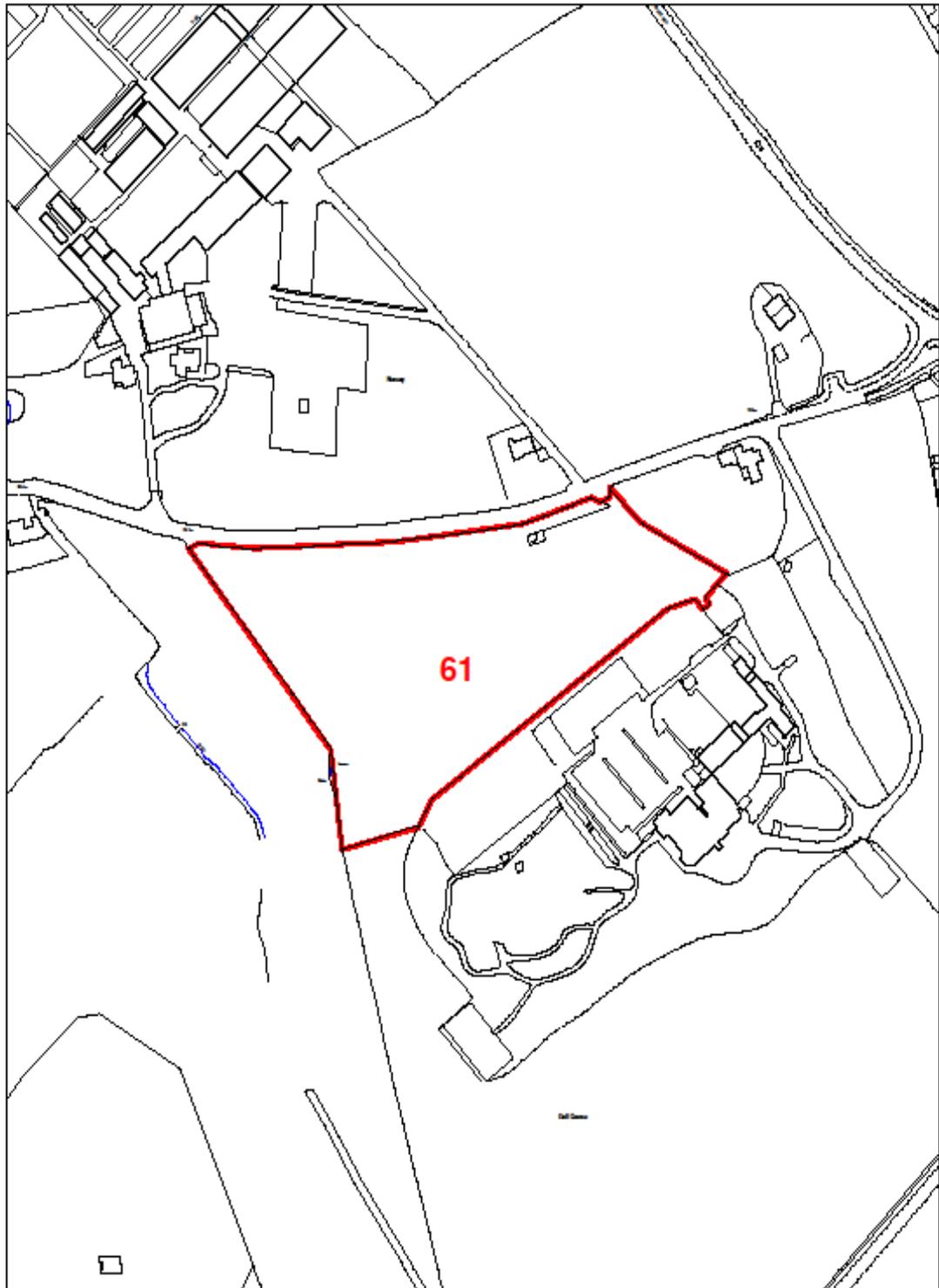
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Site Ref: 60b
Address: Land east of the railway, Old Rydon Lane (south)

Site has outline planning permission for residential development, subject to the completion of a S106 Agreement.



↑ Site 61: Land south of Old Rydon Lane, Exeter. Scale: 1:2500

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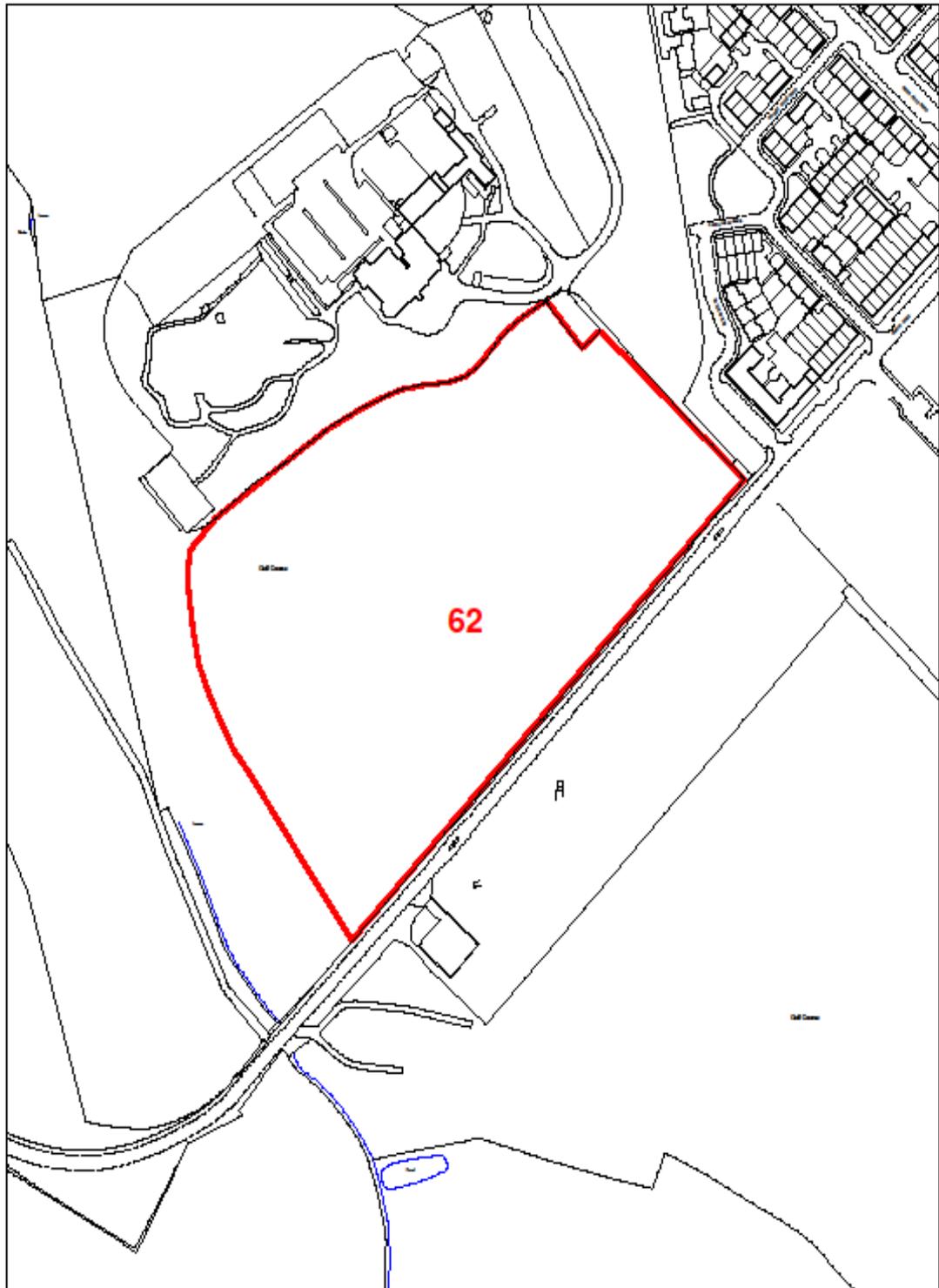
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Site Ref: 61
Address: Land south of Old Rydon Lane, Exeter

Site has been developed for residential use.



↑ Site 62: Exeter Golf & Country Club, Topsham Road, Exeter. Scale: 1:2500

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Site Ref:	62
Address:	Exeter Golf and Country Club Practice Ground, Topsham Road
Gross site area:	4.91 ha
Net developable area:	N/A
Density range:	Departure from standard
Min yield:	88
Max yield:	162
Potential land uses:	Promoted for residential use

Site description

This flat site is located on the eastern fringe of the City, in the Newcourt area. Newcourt is largely rural in character and appearance, but contains a mix of land uses dispersed throughout. The site comprises the practice ground to a golf and country club, which adjoins to the south. The new 'Newcourt Link Road' has been constructed along the site's south-east boundary. Other than the golf course, the site lies to the south-east of Newcourt House and abuts land that has been/is being/will be developed for residential use.

The site forms part of the Newcourt Strategic Allocation in the Core Strategy. Residential schemes developed or permitted thus far within the Strategic Allocation have achieved gross densities of between 18 and 33 dph. This range is reflected in the potential site yields above.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter, one being the Monkerton/Hill Barton Strategic Allocation. As the site lies within the Strategic Allocation, in principle its development for housing accords with strategic planning policy.

Biodiversity & Geodiversity

An ecological survey will be required as part of any planning application.

A number of TPO'd trees lie along part of the site's north-eastern and south-western boundaries. These trees would need to be safeguarded in any development.

Flood Risk

The site is in Flood Zone 1, with little or no risk of flooding. Proposals would be required to include a FRA and seek opportunities to reduce the overall level of flood risk in the area and beyond.

Site Suitability: Stage B

Impact on Built Environment

The site is not in a Conservation Area and does not contain any Listed Buildings. Newcourt House, a Grade II Listed Building, lies in close proximity to the site. Its setting must be preserved.

Impact on Landscape Character

The Exeter Local Plan First Review defines the site as part of the City's 'landscape setting'. However, as the site forms part of the Newcourt Strategic Allocation in the Core Strategy, the draft Development Delivery DPD proposes to lift the 'landscape setting' designation.

Mineral Resources

Dawlish Sandstone underlies the site. Although it is not currently within a Mineral Consultation Area, the Minerals and Waste Local Planning Authority may consider safeguarding the site's resource for prior extraction of sand in advance of development, if this is feasible and appropriate, through the emerging Minerals Core Strategy.

Air Quality

This site is outside Exeter's AQMA, but development is likely to contribute to traffic levels within it. Therefore an AQA of any adverse impact and mitigation measures would be required as part of development proposals. Mitigation could be by production and implementation of a green travel plan and/or S106 contributions to highways infrastructure.

Access to Services/Facilities

The centre of the site is 0.5 km from a GP surgery, 1.5 km from a post office, 1.6 km from primary school, 2.2 km from a food superstore and 3.4 km from a secondary school. Opportunities to walk or cycle to existing services/facilities are therefore poor. However, comprehensive development of the Newcourt area provides an opportunity to deliver new services and facilities, including through S106 contributions, which would help to improve accessibility.

Land Status

The site is greenfield.

Constraints To Delivery

This site is not believed to have been occupied by a potentially contaminative land use, although the need for remediation cannot be ruled out.

Foul and surface water sewage availability and the potential for SUDs would need to be assessed.

Source Protection Zone

The site is not in a groundwater source protection zone.

Employment Land

Development would not result in the loss of land in employment use.

Green Infrastructure

As the golf club is a private facility, development would not result in the loss of public open space and/or recreation facilities. Development would be expected to contribute towards the provision and/or enhancement of open space facilities, in accordance with the Council's Local Plan (or superseding) standards.

Highways Access

Adequate vehicular access should be achievable, via the Newcourt Link Road. There is no known ransom situation.

A planning application would need to include a Transport Assessment and Travel Plan.

Pedestrian and Cycle Links

Development could help to fund a proposed cycle route along Old Rydon Lane, linking into the existing network.

Compatibility

Development of this site should be viewed in context with the potential for development of other sites in the vicinity.

Site Availability

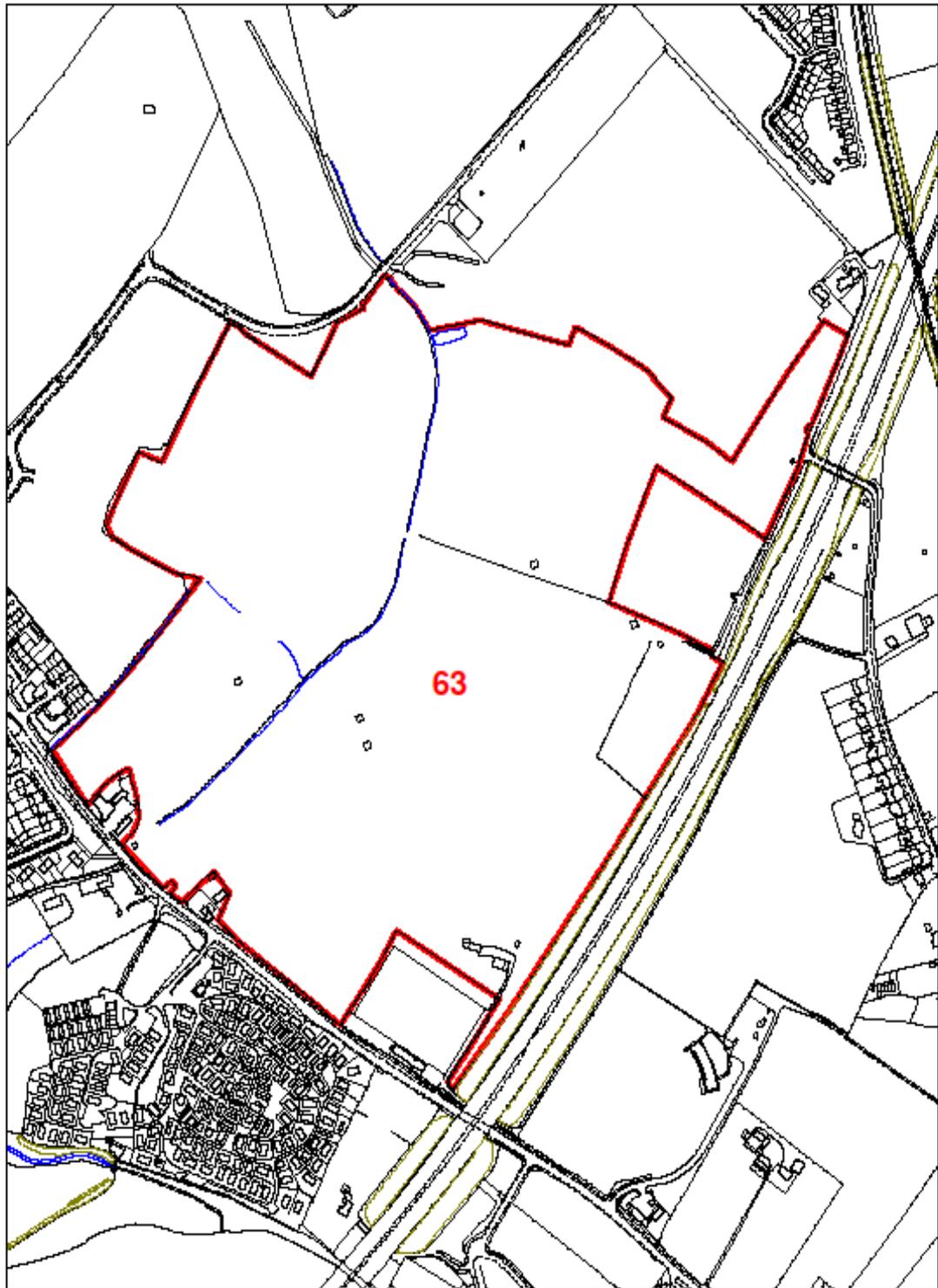
The site's agent advises that the site is unlikely to become available until Years 6-10.

Site Achievability

The SHLAA Panel advises that the site is achievable in Years 6-10.

Conclusion

**The site is suitable and available for potential residential development.
Development of the site could commence in Years 6-10.**



↑ Site 63: Land north of Topsham Road, Exeter. Scale: 1:5000

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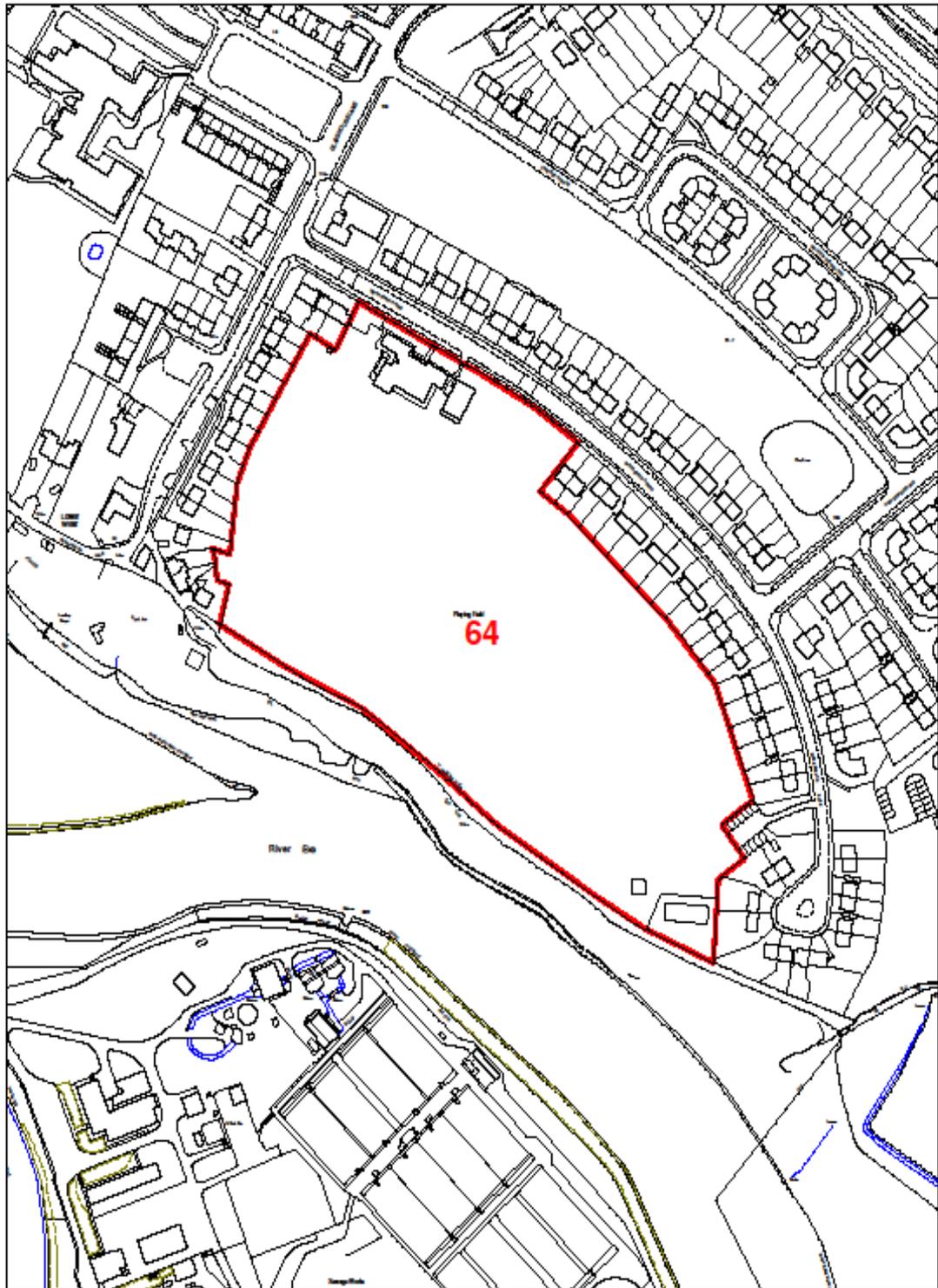
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Exeter City Council

Site Ref: 63
Address: Land north of Topsham Road, Exeter

Site has outline planning permission for residential use (11/1291/01).



↑ Site 64: Playing Fields south of Wear Barton Road, Exeter. Scale: 1:2500

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Exeter City Council

Site Ref:	64
Address:	Playing Field south of Wear Barton Road, Exeter
Gross site area:	3.98 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This site comprises a playing field, with marked sports pitches, ‘unmarked’ open space and changing room facilities. The River Exe adjoins to the south, but the site is otherwise surrounded primarily by post-war residential development. An electricity pylon crosses the south-eastern part of the site.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter, one being land within the existing urban area. As the site is within the existing urban area, its development for housing in principle accords with Policy CP3.

Biodiversity & Geodiversity

The site has no known biodiversity or geodiversity interest of note. However, an ecological survey would be required as part of any planning application.

Flood Risk

The site is in Flood Zone 1, with little or no risk of flooding. Proposals would be required to include a FRA and seek opportunities to reduce the overall level of flood risk in the area and beyond.

Site Suitability: Stage B

Impact on Built Environment

The site does not lie within a Conservation Area, or contain or lie in close proximity to any Listed Buildings.

Impact on Landscape Character

The site is not within the area of ‘landscape setting’ defined in either the Exeter Local Plan First Review or the draft Development Delivery DPD.

Mineral Resources

The site is not in a Minerals Consultation Area.

Air Quality

This site is beyond the extent of the AQMA, but it is likely that development would contribute to traffic levels within it. Therefore an AQA of any adverse impact and mitigation measures would be required as part of development proposals. Mitigation could be by production and implementation of a green travel plan and/or S106 contributions to highways infrastructure.

Access to Services/Facilities

The centre of the site is 0.2 km from a GP surgery, 0.4 km from a supermarket and 0.5 km from a post office and primary school. Therefore, although the nearest

secondary school is 2.7km away, the site is within relatively easy walking/cycling distance of existing services and facilities.

Land Status

The site is greenfield.

Constraints To Delivery

The landowner advises that the site is surplus to requirements. Devon County Council is licensed to use the playing field and changing rooms until 2018, but the terms of the license allows for future redevelopment subject to the landowner giving 9 month's notice. The site's 5-a-side football pitch is leased to the local authority until 2023, subject to a replacement pitch being provided elsewhere. Therefore the terms of the licence agreements are, in themselves, not a constraint to delivery.

The site is not believed to have been occupied by a potentially contaminative land use. However contamination by fuel spills, flytipping etc may have occurred. Remediation may be required.

The south-east corner of the site is crossed by an electricity pylon. Noise from the pylons could affect the amenity and health of future residents. Any scheme would need to include technically and economically viable measures to resolve noise issues, to offer a satisfactory standard of amenity to residents, with no unacceptable risks to human health. The latest guidance on developing dwellings close to overhead power lines would need to be taken into account.

Foul/combined sewerage is available, but no surface water sewer is available. This would need to be addressed by the developer. It is likely that surface water flow would discharge directly into the River Exe and be restricted to greenfield runoff.

There is potential for the site to contain archaeological remains, which may affect its development capacity. Preliminary work to identify and clarify constraints could therefore be required at an early stage, with the results reflected in any development proposals.

Source Protection Zone

The site is not in a groundwater source protection zone.

Employment Land

Development would not result in the loss of land in employment use.

Green Infrastructure

Development would result in the loss of a playing field. National planning policy states that planning permission for development that would result in the loss of a playing field should not be permitted unless it only affects land that is incapable of forming a playing pitch (or part of one), or the playing field is replaced by one of equivalent or better quantity and quality and in a suitable location. The site is currently leased to the local authority and is used. As there is no guarantee of a suitable replacement facility being made available at this time, the site is discounted from having any residential development potential.

Highways Access

Adequate vehicular access can be achieved. A planning application would need to be accompanied by a Transport Assessment and Travel Plan.

Pedestrian and Cycle Links

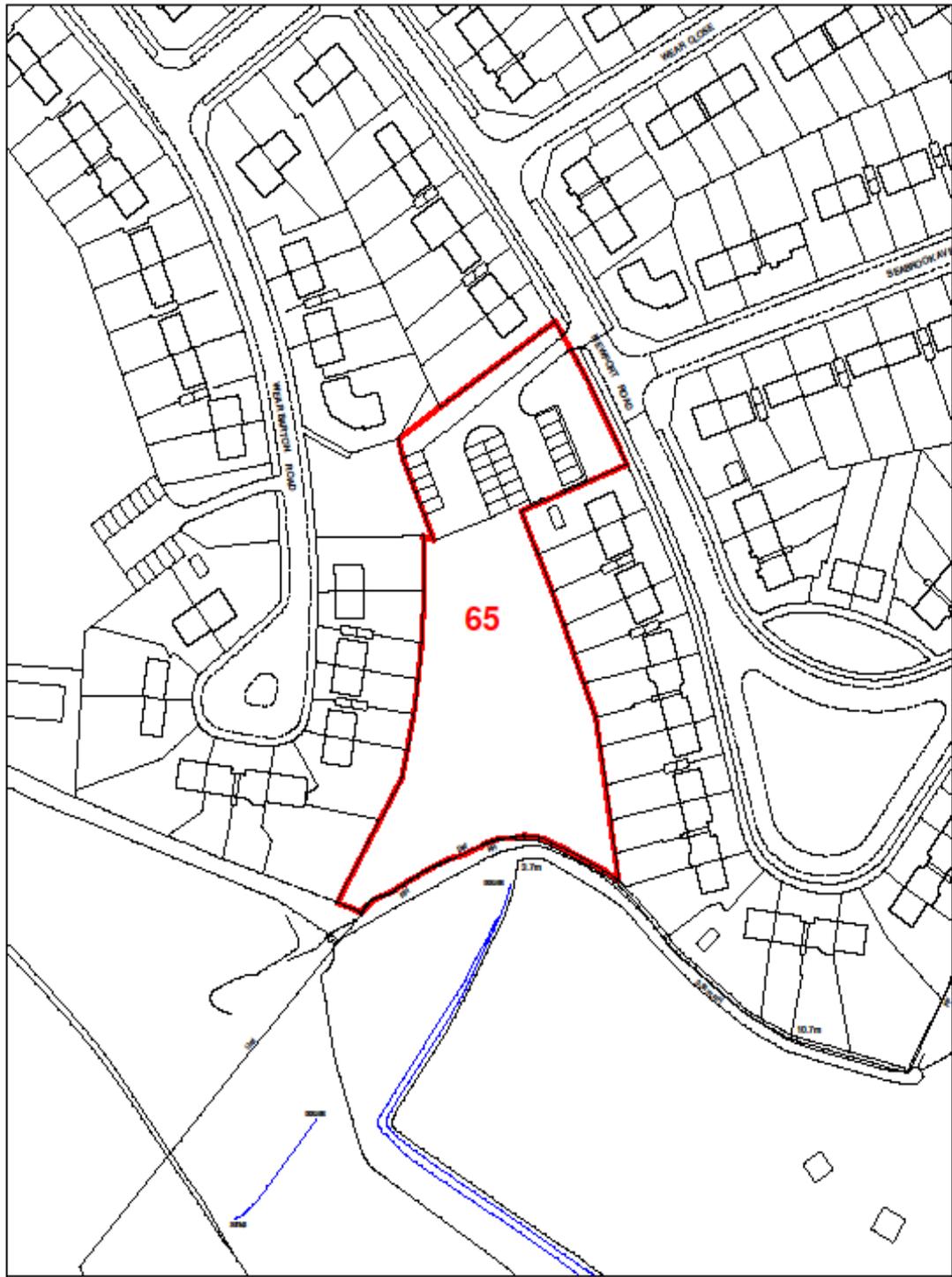
Existing footways provide access to a primary school and shops in Countess Wear. There are no dedicated cycle routes serving the site. Development could help to fund improvements.

Compatibility

Possible noise constraints from adjoining uses could affect the site's suitability for residential use.

Conclusion

Site 64 is unsuitable for housing. Assessments of availability and achievability are not required.



↑ Site 65: Garages & Land off Newport Road, Exeter. Scale: 1:1250

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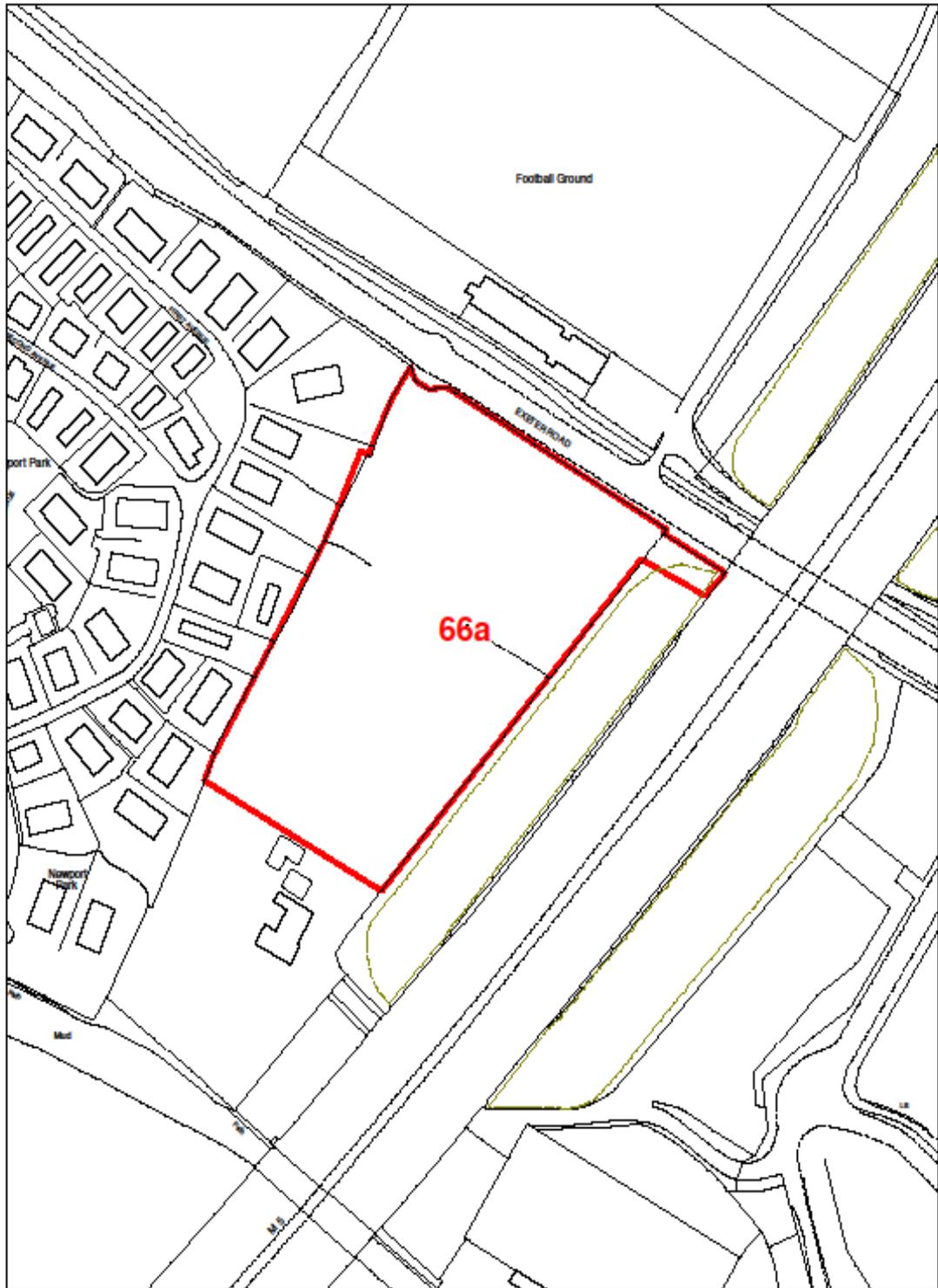
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Exeter City Council

Site Ref: 65
Address: Garages & land off Newport Road, Exeter

Site has planning permission for residential use (13/3353/16).



↑ Site 66a: Land west of the M5, Topsham Road, Exeter. Scale: 1:1250

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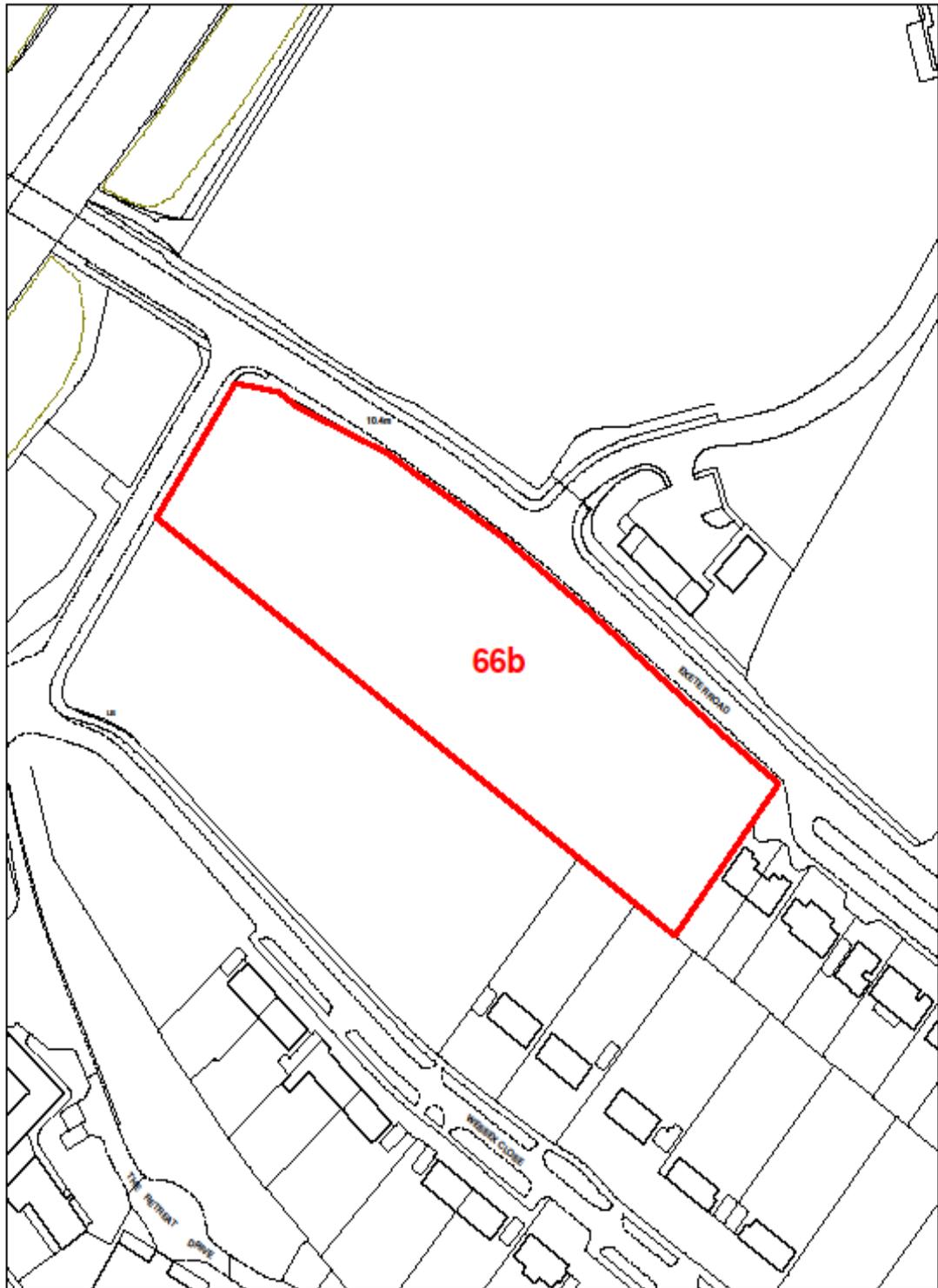
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Site Ref: 66a
Address: Land west of the M5, Topsham Road, Exeter

The landowner has advised that the site is no longer available for residential development. A planning application has been submitted to develop a foodstore at the site (14/2083/03).



↑ **Site 66b: Land east of the M5, Exeter Road, Topsham. Scale: 1:1250**

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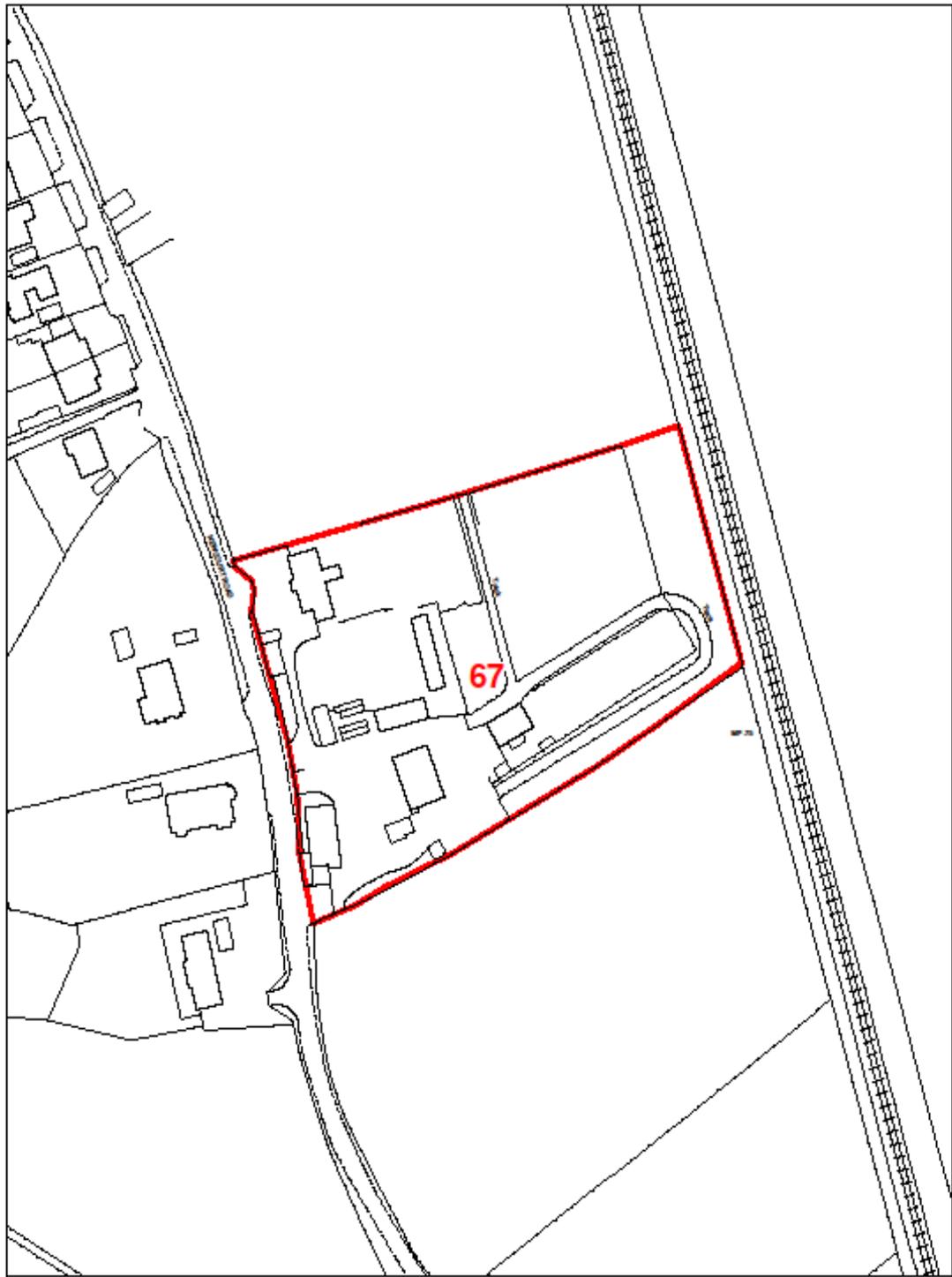
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Site Ref: 66b
Address: Land south of Exeter Road, Topsham

Site has outline permission for residential development, subject to the completion of a S106 Agreement.



↑ **Site 67: Yeomans Gardens, Newcourt Road, Topsham. Scale: 1:1250**

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Exeter City Council

Site Ref: 67
Address: Yeomans Gardens, Newcourt Road, Topsham
Gross site area: 0.73 ha
Net developable area: 0 ha
Density range: N/A
Min yield: 0
Max yield: 0
Potential land uses: Promoted for residential use

Site description

This site has in the past been used as a nursery and still contains a number of greenhouses and sheds, many in a poor state of repair. The western part of the site, including its remaining buildings, is now used as a storage area. The eastern part is occupied by a small residential barn conversion and garden area. The site contains a number of shrubs and trees, which are also a feature of the site boundaries.

Newcourt Road (a no-through road) and the Exeter-Exmouth rail line run respectively along the site's western and eastern boundaries, beyond which lie open fields. Open fields lie to the north and to the south (Site 69), beyond which lies mid-20th century residential ribbon development leading north-west out of Topsham. The site and surrounding area have a relatively rural character and appearance.

Site Suitability: Stage A

Strategic Planning Policy

This site lies in the strategic gap between Exeter and Topsham, outside the Core Strategy's strategic locations for growth. Therefore the site is discounted from having any residential development potential.

Biodiversity & Geodiversity

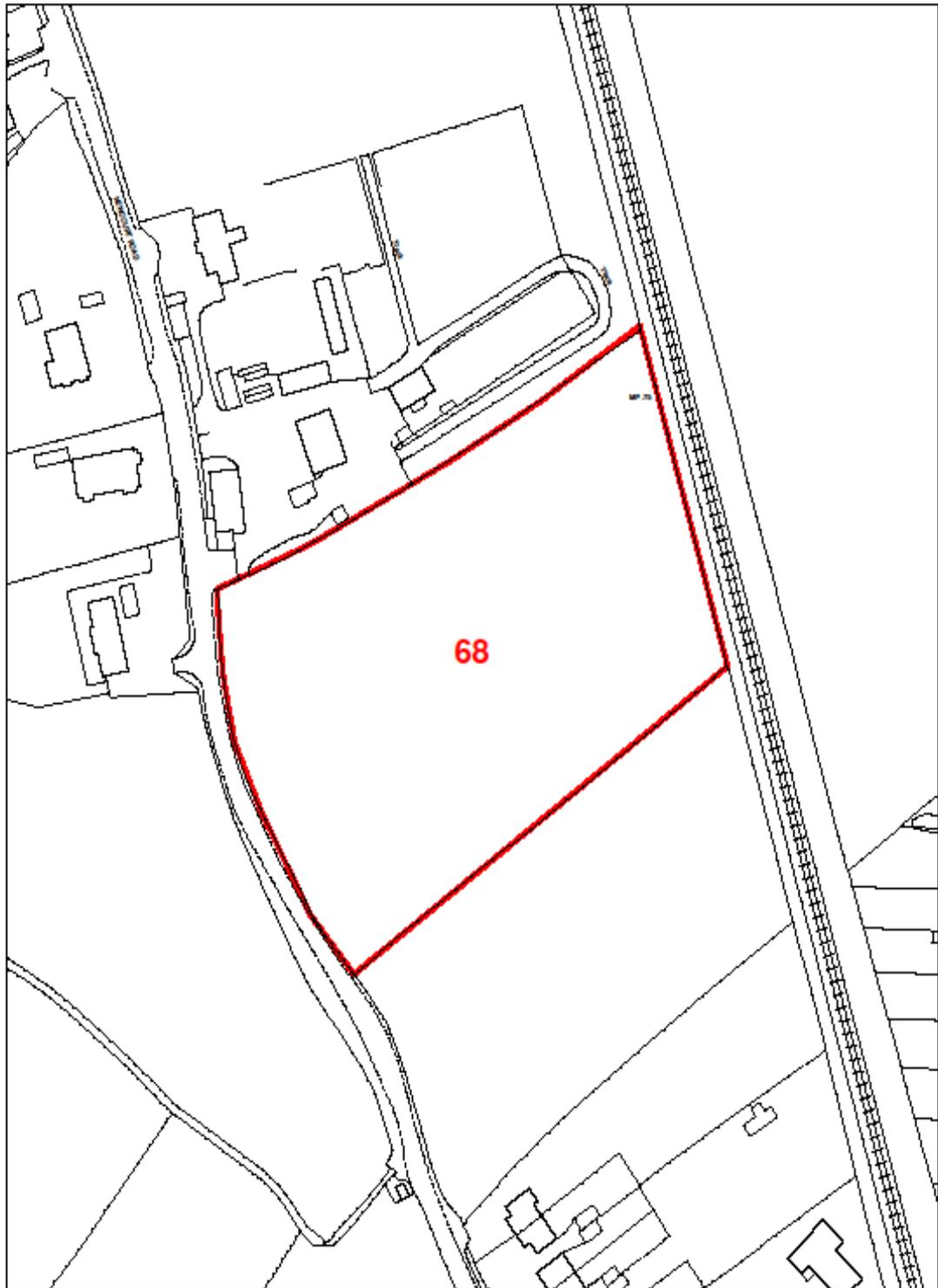
Legally protected species have been recorded within the site, as identified on the Exeter Biodiversity Records Map. Any planning application would need to include an ecological survey.

Flood Risk

The site is in Flood Zone 1, with little or no risk of flooding. Development proposals would be required to seek opportunities to reduce the overall level of flood risk in the area and beyond.

Conclusion

Site 67 is unsuitable for housing, having failed the Stage A suitability test on strategic planning policy grounds. Assessments of availability and achievability are not required.



↑ Site 68: Land north of Newcourt Road, Topsham. Scale: 1:1250

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Exeter City Council

Site Ref:	68
Address:	Land north of Newcourt Road, Topsham
Gross site area:	1.08 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This flat site is bound by hedgerows and is in agricultural use. Newcourt Road (a no-through road) and the Exeter-Exmouth rail line run respectively along the site's western and eastern boundaries, beyond which lie further open fields. To the south is a paddock, beyond which lies mid-20th century residential ribbon development leading north-west out of Topsham. A plant nursery adjoins to the north-west, beyond which is a small amount of additional ribbon development. The site and surrounding area have a relatively rural character and appearance.

Site Suitability: Stage A

Strategic Planning Policy

This site lies in the strategic gap between Exeter and Topsham, outside the Core Strategy's strategic locations for growth. Therefore the site is discounted from having any residential development potential.

Biodiversity & Geodiversity

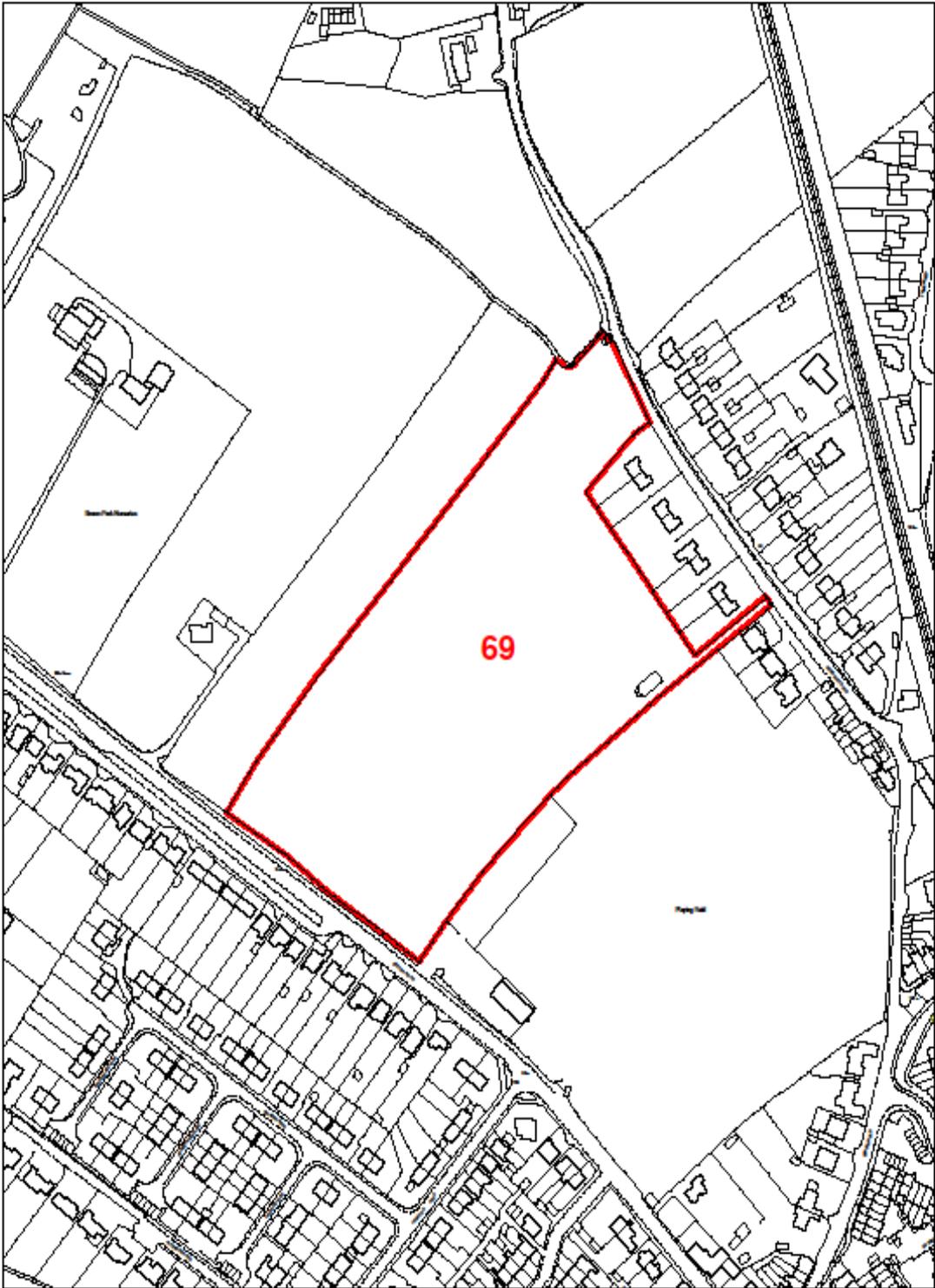
An ecological survey would be required as part of any planning application.

Flood Risk

The site is located within Flood Zone 1, with little or no risk of flooding. Development proposals would be required to include a FRA and seek opportunities to reduce the overall level of flood risk in the area and beyond.

Conclusion

Site 68 is unsuitable for housing, having failed the Stage A suitability test on strategic planning policy grounds. Assessments of availability and achievability are not required.



↑ Site 69: Land north of Exeter Road, Topsham. Scale: 1:2500

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Exeter City Council

Site Ref:	69
Address:	Land north of Exeter Road, Topsham
Gross site area:	3.13 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This flat site comprises a field in agricultural use. Topsham Road runs along the site's south-western boundary, beyond which lies post-war residential development. Newcourt Road and associated residential ribbon development adjoin the site to the north-east. To the north-west are open fields (including Site 86), beyond which is the M5. Playing pitches adjoin to the south-east.

The site is the subject of an outline planning application for the erection of a 60 bed residential care home, 47 associated living apartments and 55 age restricted dwellings (14/2066/01).

Site Suitability: Stage A

Strategic Planning Policy

This site lies in the strategic gap between Exeter and Topsham, outside the Core Strategy's strategic locations for growth. Therefore the site is discounted from having any residential development potential.

Biodiversity & Geodiversity

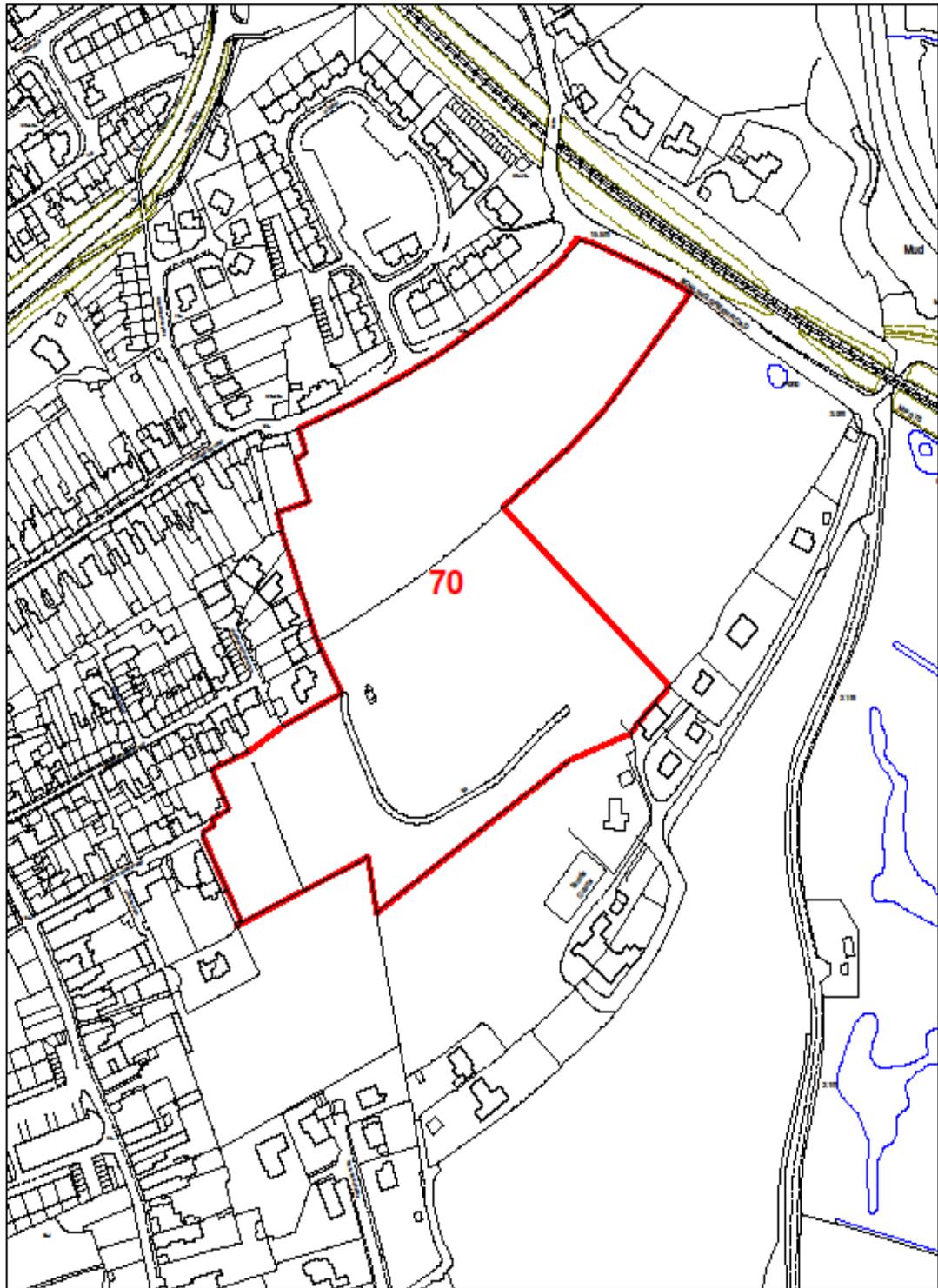
An ecological survey would be required as part of any planning application.

Flood Risk

The site is in Flood Zone 1, with little or no risk of flooding. Development proposals would be required to include a FRA and seek opportunities to reduce the overall level of flood risk in the area and beyond.

Conclusion

Site 69 is unsuitable for housing, having failed the Stage A suitability test on strategic planning policy grounds. Assessments of availability and achievability are not required.



↑ **Site 70: Mays Field, Topsham. Scale: 1:2500**

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Exeter City Council

Site Ref:	70
Address:	Mays Field, Topsham
Gross site area:	4.10 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

Mays Field comprises a number of fields on the eastern periphery of Topsham. The northern section of the site is wooded and the remainder is grassland. The topography slopes gently downhill in a southerly direction away from Bowling Green Road, which runs along the northern boundary. The site adjoins residential development to the west and fields and scattered dwellings to the south and east. It is rural in character and appearance.

Site Suitability: Stage A

Strategic Planning Policy

This site lies outside the Core Strategy's strategic locations for growth. Therefore the site is discounted from having any residential development potential.

Biodiversity & Geodiversity

The Exeter Biodiversity Records Map identifies that the site is home to a number of rare and legally protected species. Development proposals would therefore need to include an ecological survey.

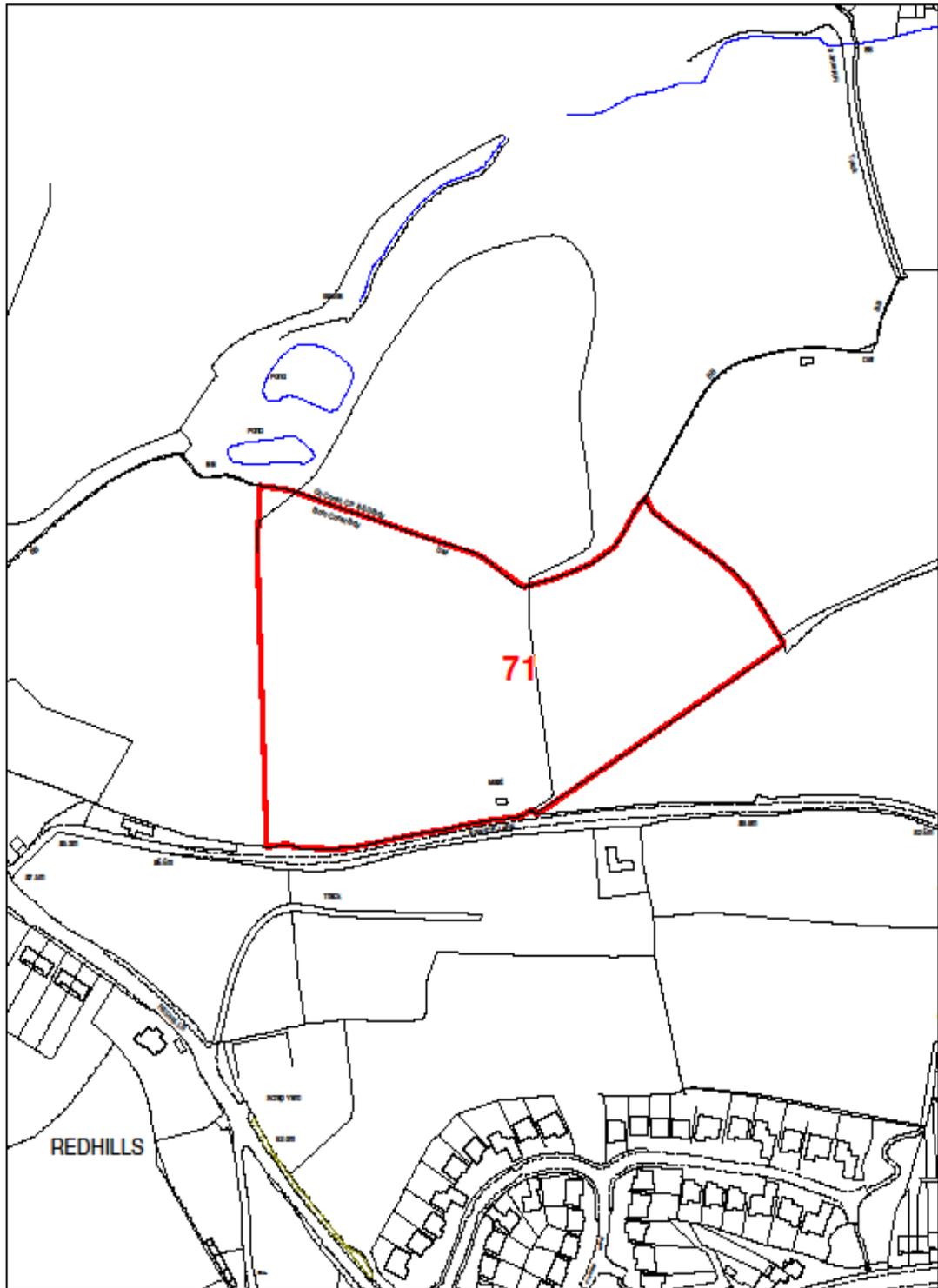
Trees in the north of the site are protected by TPO, which will affect development capacity.

Flood Risk

The site is in Flood Zone 1, with little or no risk of flooding. Development proposals would need to incorporate a FRA and seek opportunities to reduce the overall level of flood risk in the area and beyond.

Conclusion

Site 70 is unsuitable for housing, having failed the Stage A suitability test on strategic planning policy grounds. Assessments of availability and achievability are not required.



↑ Site 71: Attwells Farm, Exwick Lane, Exeter. Scale: 1:2500

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Site Ref:	71
Address:	Attwells Farm, Exwick Lane, Exeter
Gross site area:	2.79 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted as part of larger residential development site extending into Teignbridge District

Site description

This site comprises agricultural land on the north-eastern side of Exeter, beyond the urban area. It forms part of a 'hollow' in the surrounding countryside - Exwick Lane runs along part of the site's southern boundary, from where the ground level slopes away before rising again towards the northern boundary. A number of mature trees are located along the site's boundaries. The western and part of the southern boundaries are demarcated by hedgerows. Access is currently provided via a gate on Exwick Lane. The site contains a telecommunications mast towards the southern boundary. A pond lies to the north-west.

The site comprises part of a much larger 34.5 ha site which the landowner is promoting for residential and recreational development. The rest of the site lies within Teignbridge District.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter. As it lies outside the strategic locations for growth, the site is discounted from having any residential development potential.

Biodiversity & Geodiversity

Any planning application would need to include an ecological survey.

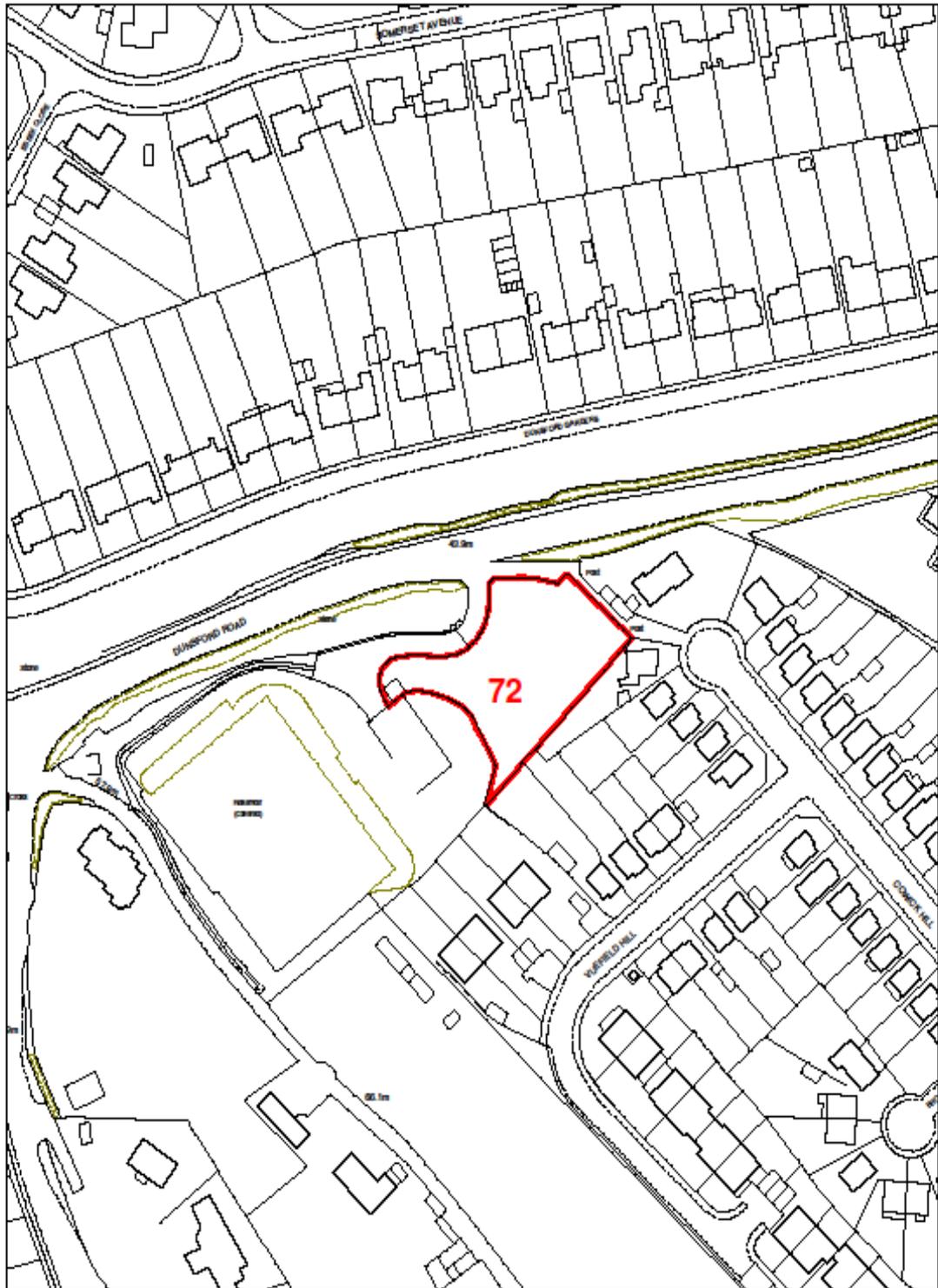
Seven mature deciduous trees located along the site's southern boundary are protected by TPO (357). These trees would need to be safeguarded in any development.

Flood Risk

The site is in Flood Zone 1, with little or no risk of flooding. Development would be required to include an FRA and seek opportunities to reduce the overall level of flood risk in the area and beyond.

Conclusion

Site 71 is unsuitable for housing, having failed the Stage A suitability test on strategic planning policy grounds. Assessments of availability and achievability are not required.



↑ **Site 72: Land off Little Johns Cross Hill Lane, Exeter. Scale: 1:1250**

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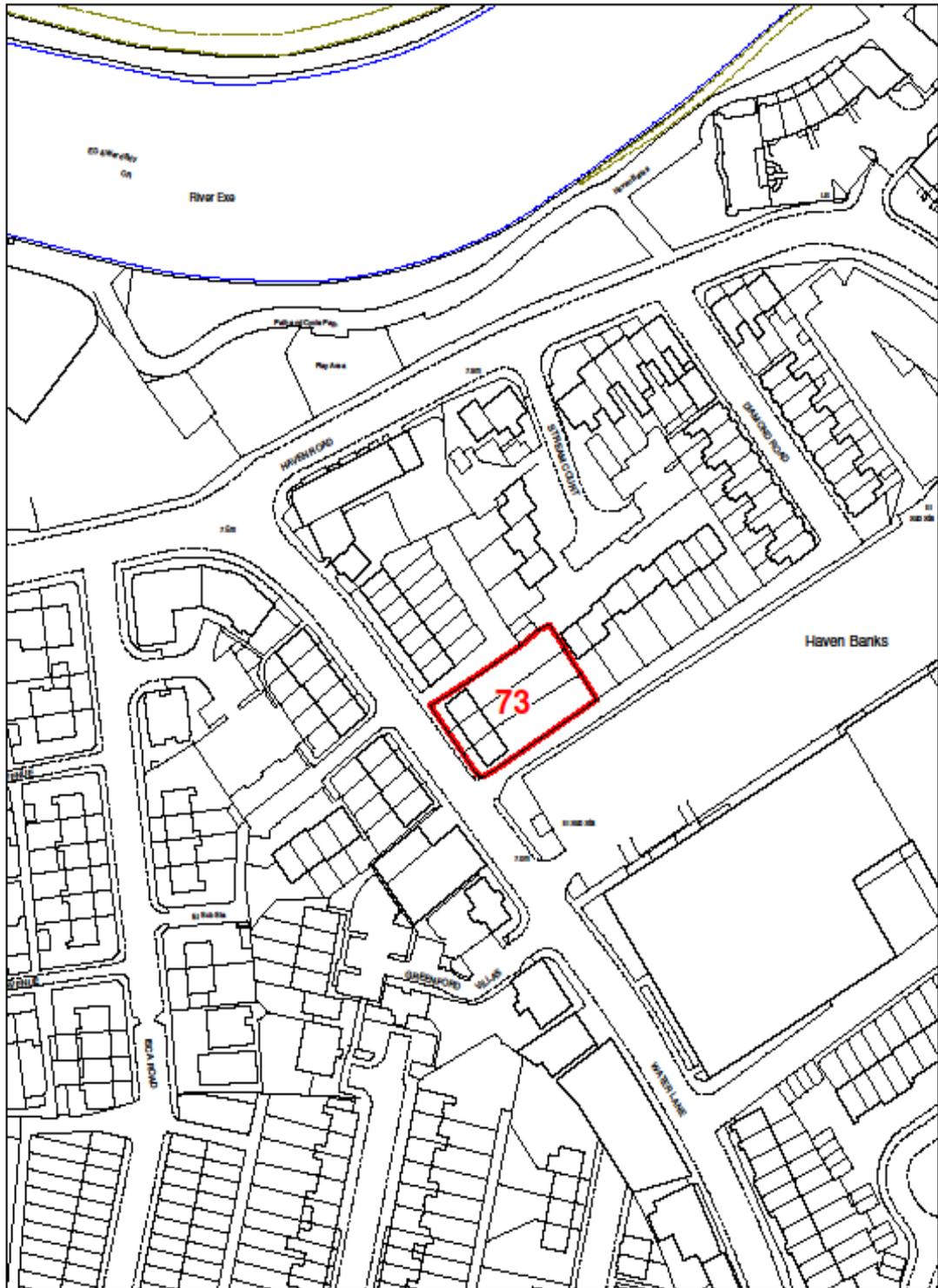
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Site Ref: 72
Address: Land off Little Johns Cross Hill Lane, Exeter

Site has planning permission for residential development (12/1745/03).



↑ Site 73: Nos 17-19 Water Lane, Exeter. Scale: 1:1250

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Exeter City Council

Site Ref:	73
Address:	Nos. 17-19 Water Lane, Exeter
Gross site area:	0.11 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This site is occupied by three 2 storey dwellings rented from a social landlord. The properties are suffering from subsidence. An alleyway runs along the site's southern boundary, beyond which is a large car park and a warehouse. The surrounding area is largely 20th Century residential, with industrial uses further to the south-west.

The site falls below the SHLAA size threshold, but qualifies in terms of potential housing yield.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter, one being land within the urban area. As the site is within the existing urban area, its development for housing in principle accords with strategic planning policy.

Biodiversity & Geodiversity

The site has no known biodiversity or geodiversity interest of note.

Flood Risk

The site is entirely within Flood Zone 3a (high risk), where residential development is only appropriate if the Sequential Test and Exception Test are passed. Development proposals would need to be accompanied by a FRA and take opportunities to reduce the overall level of flood risk.

Site Suitability: Stage B

Impact on Built Environment

The site is not in a Conservation Area and does not contain or lie in the vicinity of any Listed Buildings or Buildings of Local Importance.

Impact on Landscape Character

The site is not within the area of 'landscape setting' defined in either the Exeter Local Plan First Review or the draft Development Delivery DPD.

Mineral Resources

The site is not in a Minerals Consultation Area.

Air Quality

This site is beyond the extent of the AQMA, but development could contribute to traffic levels within it. Therefore an AQA of any adverse impact and mitigation measures could be required as part of development proposals. Mitigation could be by production and implementation of a green travel plan and/or S106 contributions to highways infrastructure.

Access to Services/Facilities

The site is 0.25 km from a local foodstore, 0.7 from a post office and primary school and 1.4 km from the nearest secondary school. It therefore has good access to existing services and facilities.

Land Status

The site is brownfield.

Constraints to Delivery

The three dwellings are currently occupied. The tenants would be relocated and are aware of this.

Surface water discharge would be restricted to the existing rate. Ground conditions are unlikely to be suitable for soakaways and therefore on-site attenuation would be required. In terms of foul sewage, there is an existing combined connection available.

The site itself is not believed to have been occupied by a potentially contaminative land use. However, it is adjacent to several former potentially contaminative land uses. A risk assessment would therefore be required and the need for remediation cannot be ruled out.

The site is close to a road carrying many HGVs and PSVs. Traffic noise could affect amenity and health of any future residents. Any scheme would need to include technically and economically viable measures to resolve noise issues, so as to afford a satisfactory standard of amenity to residents, with no unacceptable risks to human health.

The site has high potential to contain prehistoric/medieval palaeochannels, which may affect its capacity for redevelopment/potential layout. Preliminary work would be required to identify and clarify potential constraints at an early stage, with results reflected in any development proposals.

Source Protection Zone

The site is not in a ground water source protection zone.

Employment Land

Development would not result in the loss of land in employment use.

Green Infrastructure

Development would not result in the loss of public open space and/or recreation facilities. Development would be expected to contribute towards the provision and/or enhancement of open space, in accordance with the Council's adopted Local Plan (or superseding) standards.

Highways Access

Adequate access can be provided, but a developer contribution towards traffic improvements in the area would be sought.

Pedestrian and Cycle Links

Existing links are good. The site is in close proximity to existing cycle lanes giving access to services, facilities and employment in the surrounding area. Pedestrian links are similarly good.

Compatibility

Residential redevelopment would in principle be compatible with surrounding land uses.

Site Availability

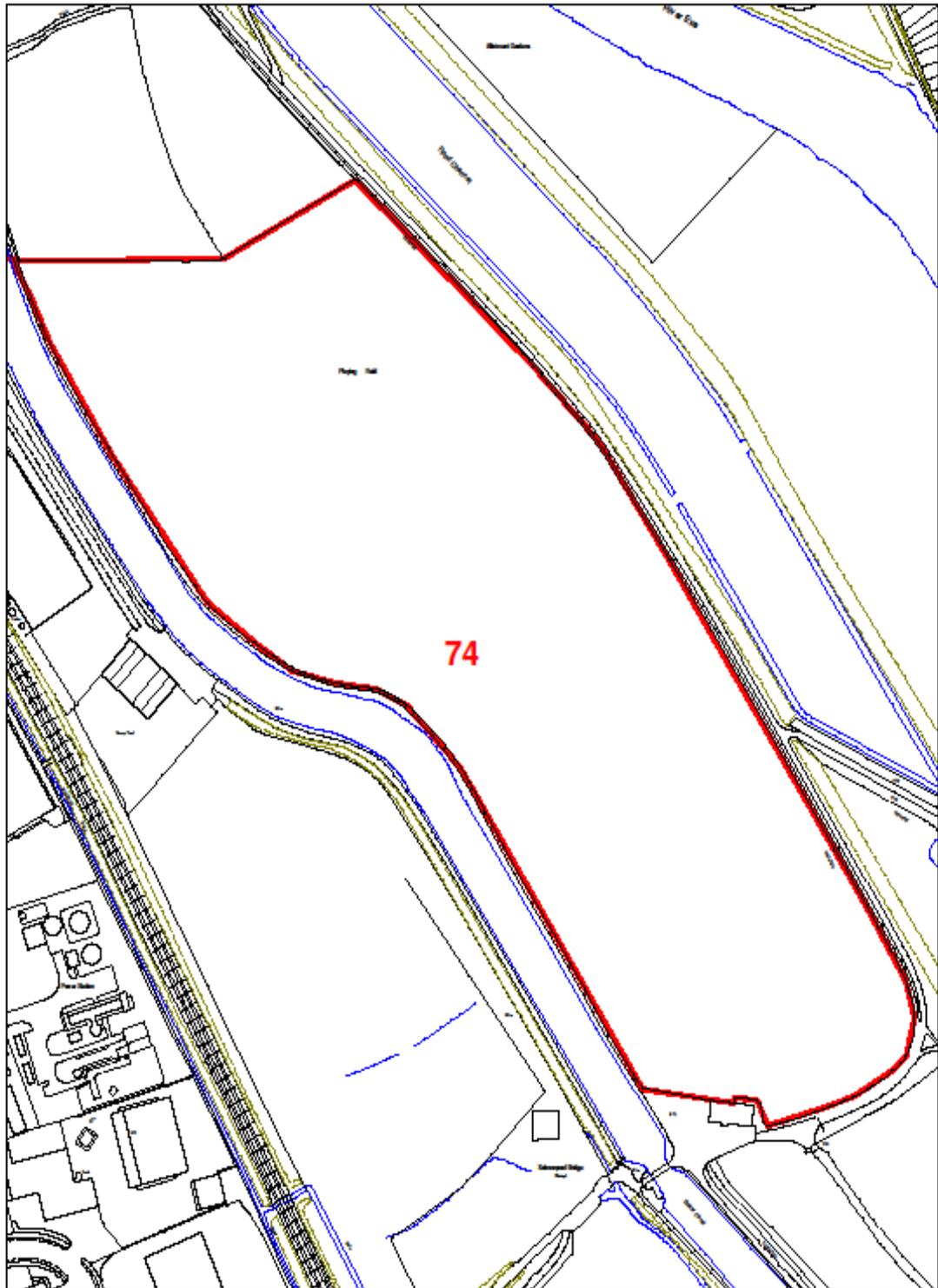
The site's agent advises that the site is immediately available for development.

Site Achievability

The SHLAA Panel advises that redevelopment of the site is unachievable.

Conclusion

Redevelopment of the site for more intensive residential use is unachievable.



↑ Site 74: Land west of Salmonpool Bridge, Exeter. Scale: 1:2500

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Site Ref:	74
Address:	Land west of Salmonpool Bridge, Exeter
Gross site area:	8.33 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential development

Site description

This large, flat, open, greenfield site lies in the Riverside Valley Park, a green wedge leading into the City that comprises the River Exe floodplain. The site consists of grassland and playing pitches, with a significant number of trees around the boundaries. The site is fully accessible to the public and is used for formal and informal recreation. Public footpaths run along the eastern, western and southern boundaries. To the west is the Exeter Canal, beyond which lies a large industrial area and to the south is a car park and storage hut associated with the playing fields. A large flood channel runs just outside the site's eastern boundary, beyond which is wood/grassland (Site 75). Allotments lie to the north.

Site Suitability: Stage A

Strategic Planning Policy

This site lies within a Valley Park, outside the strategic locations for growth identified in Policy CP3 of the Core Strategy. Residential development would be contrary to Policy CP3. Therefore the site is discounted from having any residential development potential.

Biodiversity & Geodiversity

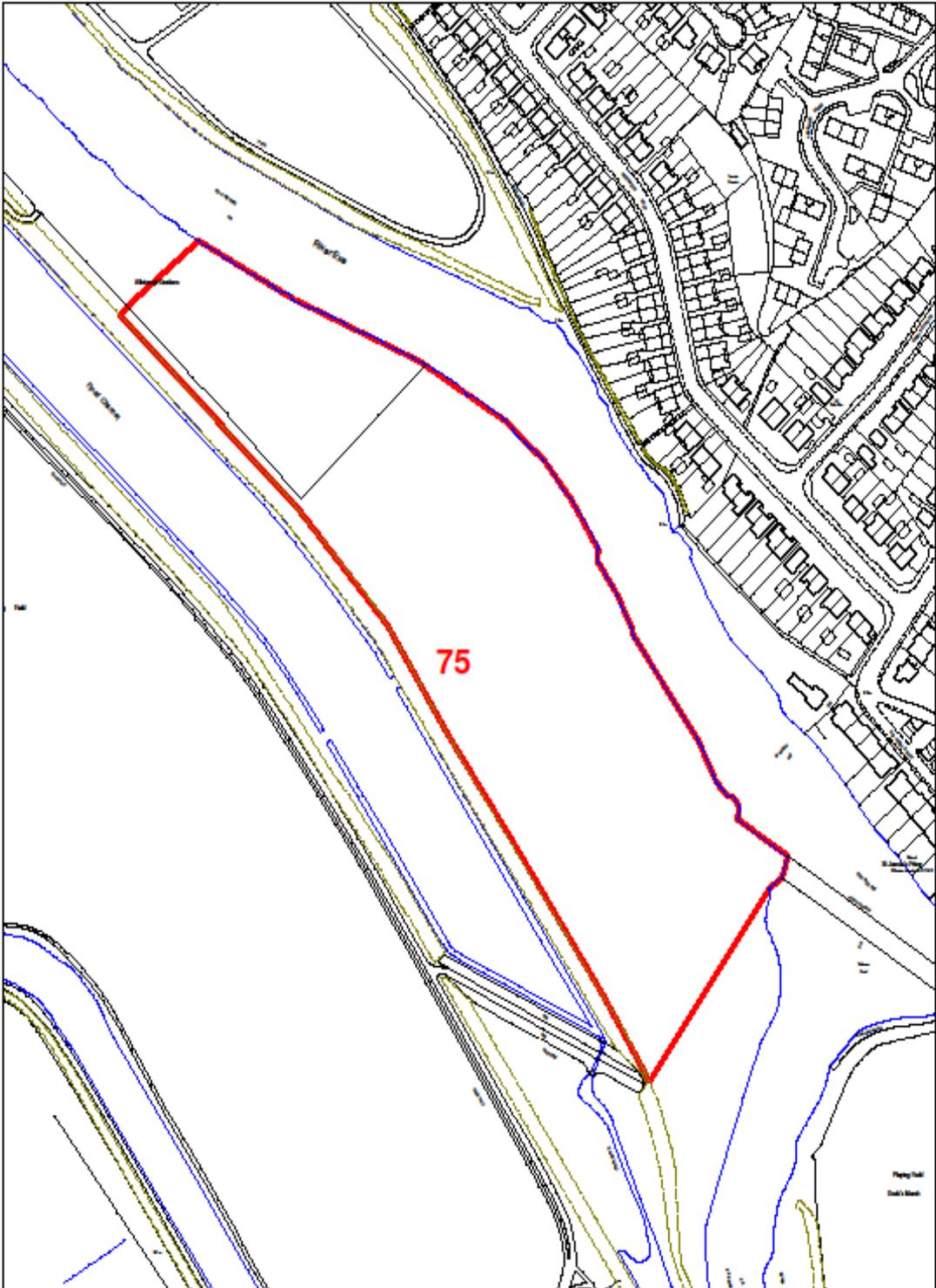
The site forms part of a proposed Biodiversity Enhancement Area in the proposed Development Delivery DPD. If the proposal is adopted, development will only be permitted if the 'need' outweighs any nature considerations; any damaging impact is kept to a minimum and appropriate mitigation and compensatory measures are implemented; and it is demonstrated that there are no reasonable alternative sites. An ecological survey will be required.

Flood Risk

The Environment Agency Flood Plain Map indicates that the site lies in Flood Zone 1, where there is little or no flood risk. However, the site is entirely surrounded by functional flood plain and would therefore be isolated during severe rainfall events. Therefore the site is discounted from having any residential development potential.

Conclusion

Site 74 is unsuitable for housing. Therefore it has a potential yield of 'zero' dwellings. Assessments of availability and achievability are not required.



↑ Site 75: Land east of Salmonpool Bridge, Exeter. Scale: 1:2500

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Exeter City Council

Site Ref:	75
Address:	Land east of Salmonpool Bridge, Exeter
Gross site area:	2.8 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This flat, greenfield site lies in the Riverside Valley Park, a green wedge leading into the City that comprises the River Exe floodplain. The site consists of wood/grassland and is fully accessible to the public. To the east and south is the River Exe, including a weir, beyond which is mid-20th Century residential development. To the north are allotments and to the west is a wide flood channel, beyond which are playing fields (Site 74).

Site Suitability: Stage A

Strategic Planning Policy

This site lies within a Valley Park, outside the strategic locations for growth identified in Policy CP3 of the Core Strategy. Residential development would be contrary to Policy CP3. Therefore the site is discounted from having any residential development potential.

Biodiversity & Geodiversity

The site forms part of a proposed Biodiversity Enhancement Area in the proposed Development Delivery DPD. If the proposal is adopted, development will only be permitted if the 'need' outweighs any nature considerations; any damaging impact is kept to a minimum and appropriate mitigation and compensatory measures are implemented; and it is demonstrated that there are no reasonable alternative sites. An ecological survey will be required.

Flood Risk

The site is entirely within Flood Zone 3 (high flood risk or functional flood plain where residential development is inappropriate). It is also surrounded by functional flood plain and would therefore be isolated during severe rainfall events. Therefore the site is discounted from having any residential development potential.

Conclusion

Site 75 is unsuitable for housing. Therefore it has a potential yield of 'zero' dwellings. Assessments of availability and achievability are not required.



↑ Site 76: Marypole Head, Pennsylvania Road, Exeter. Scale: 1:1250

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Exeter City Council

Site Ref:	76
Address:	Marypole Head, Pennsylvania Road, Exeter
Gross site area:	0.22 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This site contains a number of trees and forms part of a larger covered reservoir site, the body of which adjoins to the west. The site rises gently uphill from Pennsylvania Road, which runs along the north-eastern boundary. It contains a number of trees and part of the access track to the reservoir, but is otherwise grassland. To the south-east is a large telecommunications mast. The surrounding area is primarily late 20th Century residential.

Planning permission has been granted to create a new site entrance off Pennsylvania Road, to improve visibility and to form a pavement link to the north and south (14/0648/03).

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter, one being land within the urban area. As the site is within the existing urban area, its development for housing in principle accords with strategic planning policy.

Biodiversity & Geodiversity

An ecological survey would be required as part of any planning application.

Flood Risk

The site is in Flood Zone 1 and is therefore at little or no risk of flooding. Any development would be required to seek opportunities to reduce the overall level of flood risk in the area and beyond.

Site Suitability: Stage B

Impact on Built Environment

The site is not in a Conservation Area and does not contain or lie in the vicinity of any Listed Buildings or Buildings of Local Importance.

Impact on Landscape Character

The site is not within the area of 'landscape setting' defined in either the Exeter Local Plan First Review or the draft Development Delivery DPD.

Mineral Resources

The site is not in a Minerals Consultation Area.

Air Quality

This site is beyond the extent of the AQMA, but development could contribute to traffic levels within it. Therefore an AQA of any adverse impact and mitigation measures could be required as part of development proposals. Mitigation could be by production and implementation of a green travel plan and/or S106 contributions to highways infrastructure.

Access to Services/Facilities

Although there is a local food shop within 0.7 km and a post office within 1.2 km, the nearest primary school is over 1 km distant and the nearest secondary school is 2.8 km away. Access to existing services and facilities is therefore limited.

Land Status

The site is greenfield.

Constraints to Delivery

Ground conditions are unlikely to be suitable for SUDs and therefore on-site attenuation would be required. Surface water run-off would need restricting to current rates of discharge. Possible sewage connections exist in the vicinity.

The site has been occupied by a potentially contaminative land use. A risk assessment would therefore be required and the need for remediation cannot be ruled out.

The site is in an elevated location, which is favoured for prehistoric activity. It therefore has potential to contain archaeological remains, which may affect its development capacity. Preliminary work could be required to identify and clarify potential constraints, with the results reflected in any development proposals.

Source Protection Zone

The site is not in a ground water source protection zone.

Employment Land

Development would not result in the loss of land in employment use.

Green Infrastructure

Development would not result in the loss of public open space and/or recreation facilities. Development would be expected to contribute towards the provision and/or enhancement of open space, in accordance with the Council's adopted Local Plan (or superseding) standards.

Highways Access

Improvements to highways access would be required, including visibility and realignment (see details of above planning application). Any increase in traffic would also introduce conflict in turning movements at the junction of Pennsylvania Road and Rosebarn Lane and on the approach to a summit in Pennsylvania Road. Therefore the site is discounted from having any residential development potential.

It is unlikely that development would have a material impact on the SRN.

Pedestrian and Cycle Links

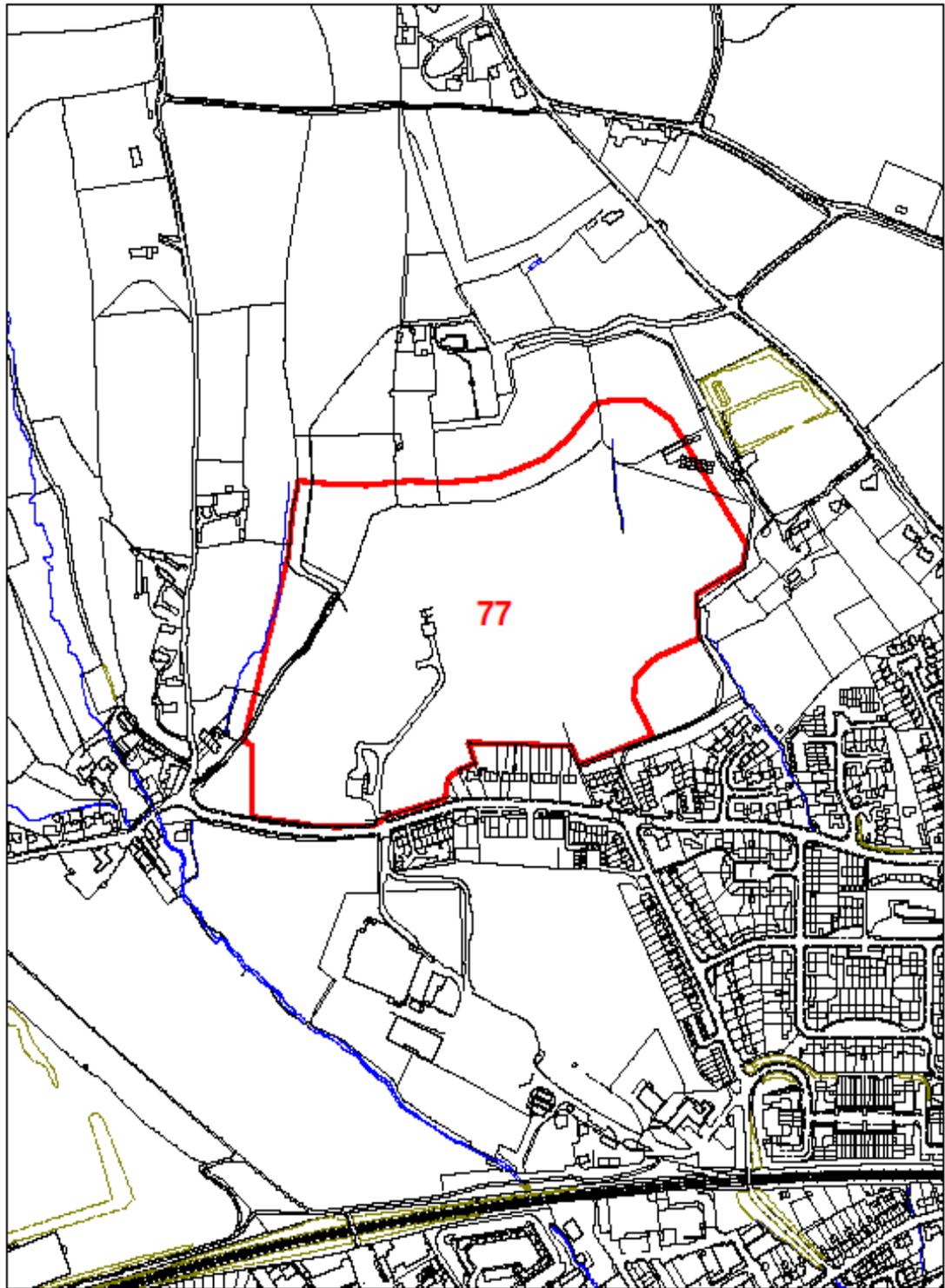
Existing links are poor. There are no dedicated cycle routes serving the site and no pavement on the western side of Pennsylvania Road. Development could help to fund improvements.

Compatibility

Residential development would in principle be compatible with surrounding land uses.

Conclusion

Site 76 is unsuitable for housing on highways access grounds. Therefore it has a potential yield of 'zero' dwellings. Assessments of availability and achievability are not required.



↑ Site 77: Pinhoe Quarry, Harrington Lane, Exeter. Scale: 1:5000

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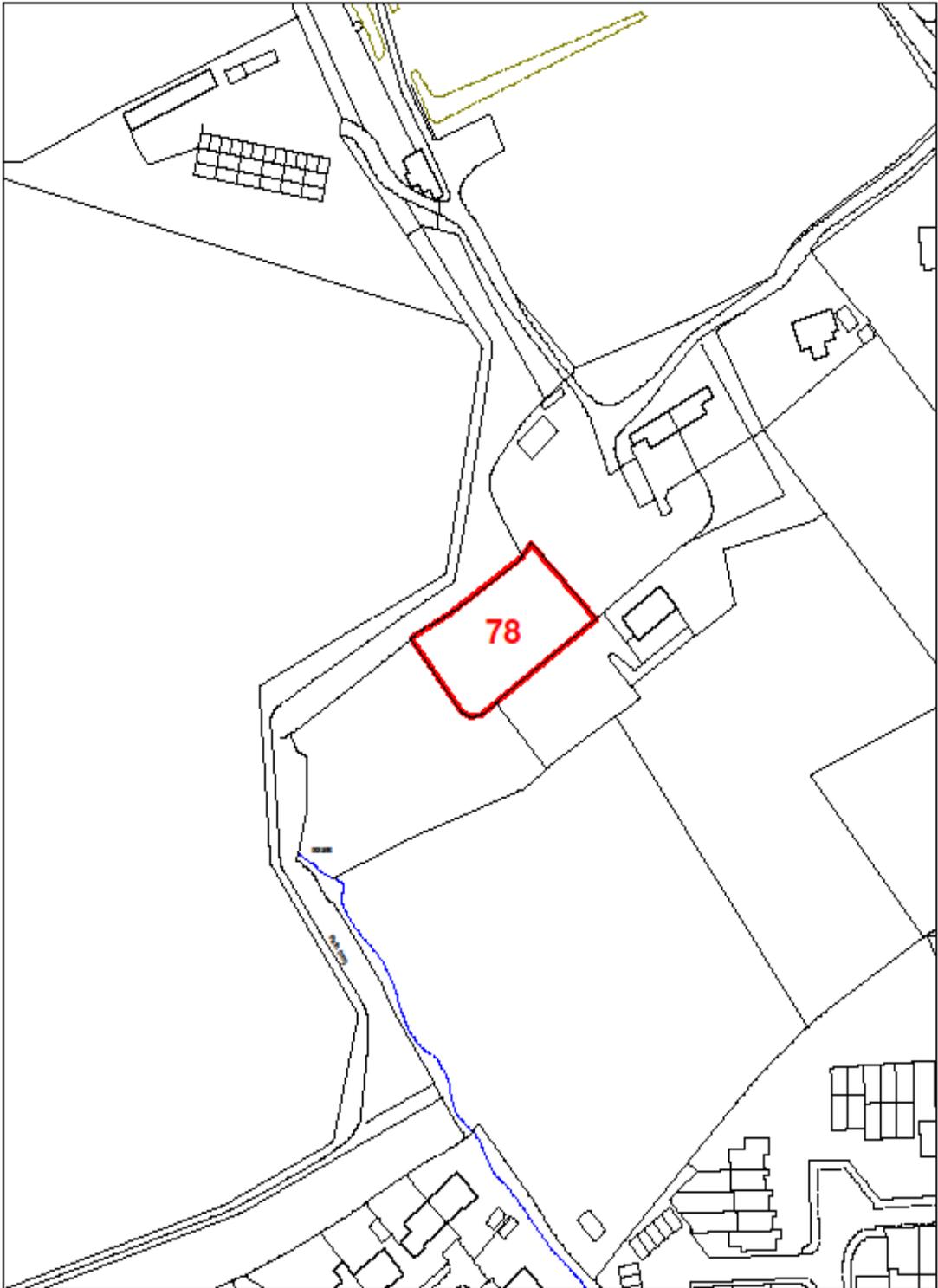
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No Window

Site Ref: 77
Address: Pinhoe Quarry, Harrington Lane, Exeter

Site has planning permission for residential use (10/2088/01).



↑ Site 78: Land adjacent 2 Hill Cottages, Church Hill, Exeter. Scale: 1:1250

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Exeter City Council

Site Ref:	78
Address:	Land adjacent 2 Hill Cottages, Church Hill
Gross site area:	0.2 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This site forms part of the garden to 2 Hill Cottages, a mid-20th Century dwelling with a large modern extension which adjoins to the north-east. It is currently laid to lawn and contains a swimming pool and various sheds, with trees and hedgerows around the boundaries. The land level slopes gently downhill to the south-west. The site forms part of a low density 'pocket' of development in countryside outside the main built up area of Exeter, which lies to the south. Immediately surrounding uses include a small number of dwellings set within large gardens to the east, riding stables to the north and south, and Pinhoe Quarry (Site 77) to the west. The character and appearance of the area is essentially rural.

Planning permission to erect a 2/3 storey dwelling on the southern third of the site was refused on appeal in December 2004, on grounds of (i) inappropriate development in the countryside which would not be in the interests of visual amenity of the City's landscape setting; and (ii) inadequate vehicular access from Church Lane. A second planning application to erect a dwelling on the site was refused by the Council in 2012 and subsequently dismissed at appeal (12/0012/03). The Inspector ruled that the proposals would partially erode the open character of the landscape, on a prominent hillside position.

Site Suitability: Stage A

Strategic Planning Policy

This site lies to the north-east of the City, in countryside outside the main urban area. As it is outside the Core Strategy's strategic locations for growth, the site is discounted from having any residential development potential.

Biodiversity & Geodiversity

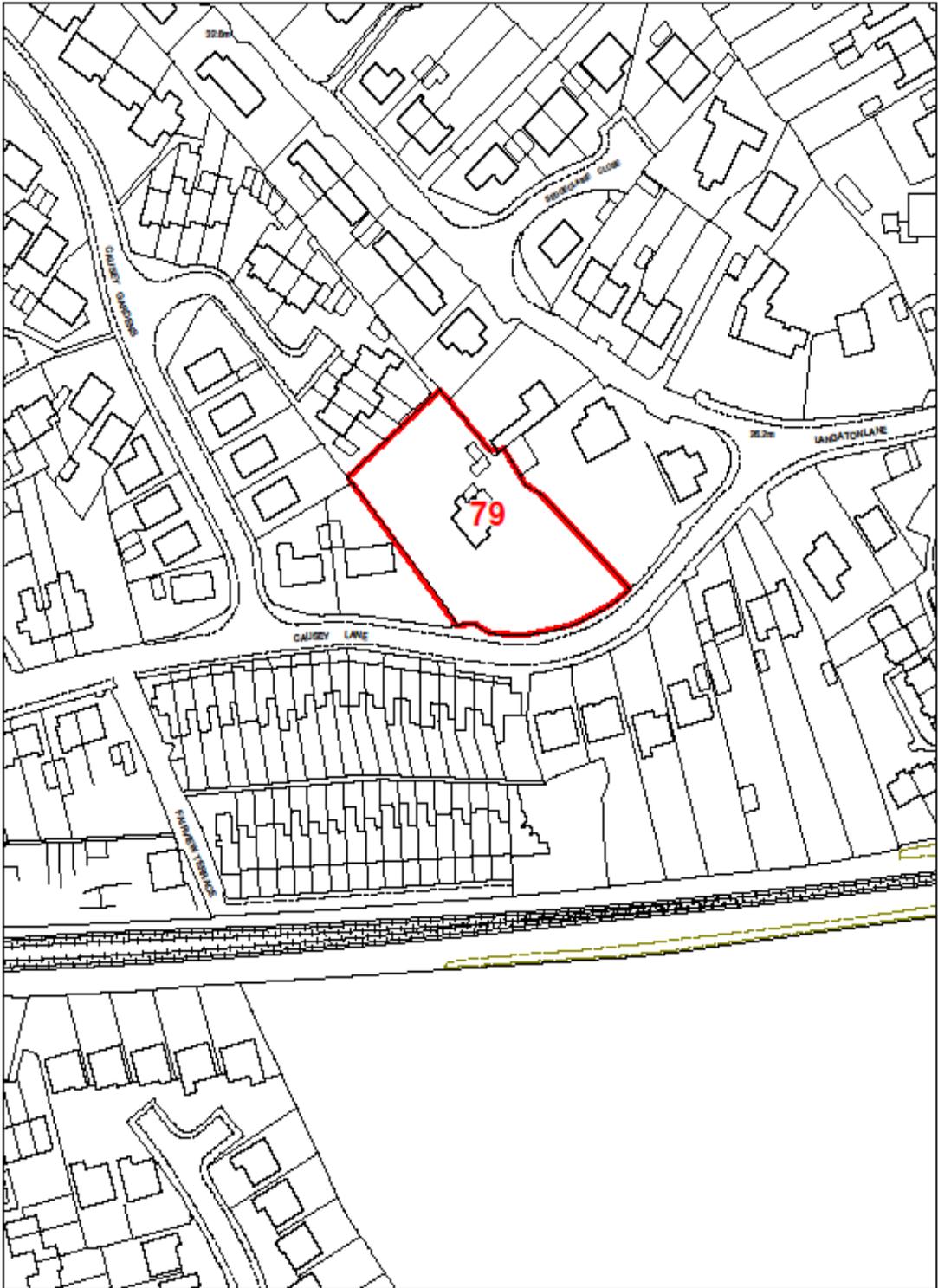
An ecological survey would be required as part of any planning application.

Flood Risk

The site is in Flood Zone 1, with little or no risk of flooding. Development would be required to seek opportunities to reduce the overall level of flood risk in the area and beyond.

Conclusion

Site 78 is unsuitable for housing on strategic planning policy grounds. Therefore it has a potential yield of 'zero' dwellings. Assessments of availability and achievability are not required.



↑ Site 79: 23 Causey Lane, Exeter. Scale: 1:1250

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Exeter City Council

Site Ref:	79
Address:	23 Causey Lane, Exeter
Gross site area:	0.2 ha
Net developable area:	0
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential and/or mixed use development

Site description

This flat site comprises a large mid-20th Century detached dwelling surrounded by a garden that is bound by hedgerows and trees. Causey Lane runs along the southern boundary. The surrounding area is predominantly 20th Century residential, of mixed density. Two older cottages (nos. 26 and 28 Langaton Lane) adjoin the site to the north-west.

A planning application to erect a bungalow and garage on the site, to the rear of the existing dwelling, was submitted and subsequently withdrawn in 1999. Given the site's dimensions and the character of the surrounding area, it is unlikely that the site could yield more than 1 dwelling net.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter, one being land within the urban area. As the site is within the existing urban area, its development for housing in principle accords with strategic planning policy.

Biodiversity & Geodiversity

A TPO'd oak tree is located in the south-eastern corner of the site. Any development would need safeguard the tree from harm. An ecological survey would be required as part of any planning application.

Flood Risk

The site is in Flood Zone 1, with little or no risk of flooding. Development would be required to seek opportunities to reduce the overall level of flood risk in the area and beyond.

Site Suitability: Stage B

Impact on Built Environment

The site is not in a Conservation Area. No. 26 Langaton Lane, adjoining to the north-east, is a Grade II Listed Building. Development would need to have special regard to the preservation of that building and its setting. No. 28 Langaton Lane, adjoining to the east, is a Building of Local Importance. Development should not harm the architectural or historic value of that building.

Impact on Landscape Character

The site is not within the area of 'landscape setting' defined in either the Exeter Local Plan First Review or the draft Development Delivery DPD.

Mineral Resources

The site is not in a Minerals Consultation Area.

Air Quality

This site is beyond the extent of the AQMA, but development could contribute to traffic levels within it. Therefore an AQA of any adverse impact and mitigation measures could be required as part of development proposals. Mitigation could be by production and implementation of a green travel plan and/or S106 contributions to highways infrastructure.

Access to Services/Facilities

The site is within 0.5 km of a local food store and post office, 0.8 km from a primary school and 1.4 km from a secondary school. Access to existing services and facilities is therefore relatively good.

Land Status

The site is greenfield.

Constraints to Delivery

Surface water run-off would need restricting to the equivalent of the existing impermeable area. Any additional area would necessitate on-site attenuation. Ground conditions are such that SUDS are unlikely to be suitable. Combined and surface water sewers are available.

The site is not believed to have been occupied by a potentially contaminative land use. However, a risk assessment would be required and the need for remediation cannot be ruled out.

The site is next to a known medieval farmhouse, which adjoins to the north east. It therefore has potential to contain archaeological remains, which may affect its development capacity. Preliminary work could be required to identify and clarify potential constraints, with the results reflected in any development proposals.

Source Protection Zone

The site is not in a ground water source protection zone.

Employment Land

Development would not result in the loss of land in employment use.

Green Infrastructure

Development would not result in the loss of public open space and/or recreation facilities. Development would be expected to contribute towards the provision and/or enhancement of open space, in accordance with the Council's adopted Local Plan (or superseding) standards.

Highways Access

Adequate highways access is achievable.

Pedestrian and Cycle Links

Existing links are poor. There are no dedicated cycle routes serving the site, but development could help to fund improvements. Existing pavements link the site to existing facilities.

Compatibility

Residential development would in principle be compatible with surrounding land uses.

Site Availability

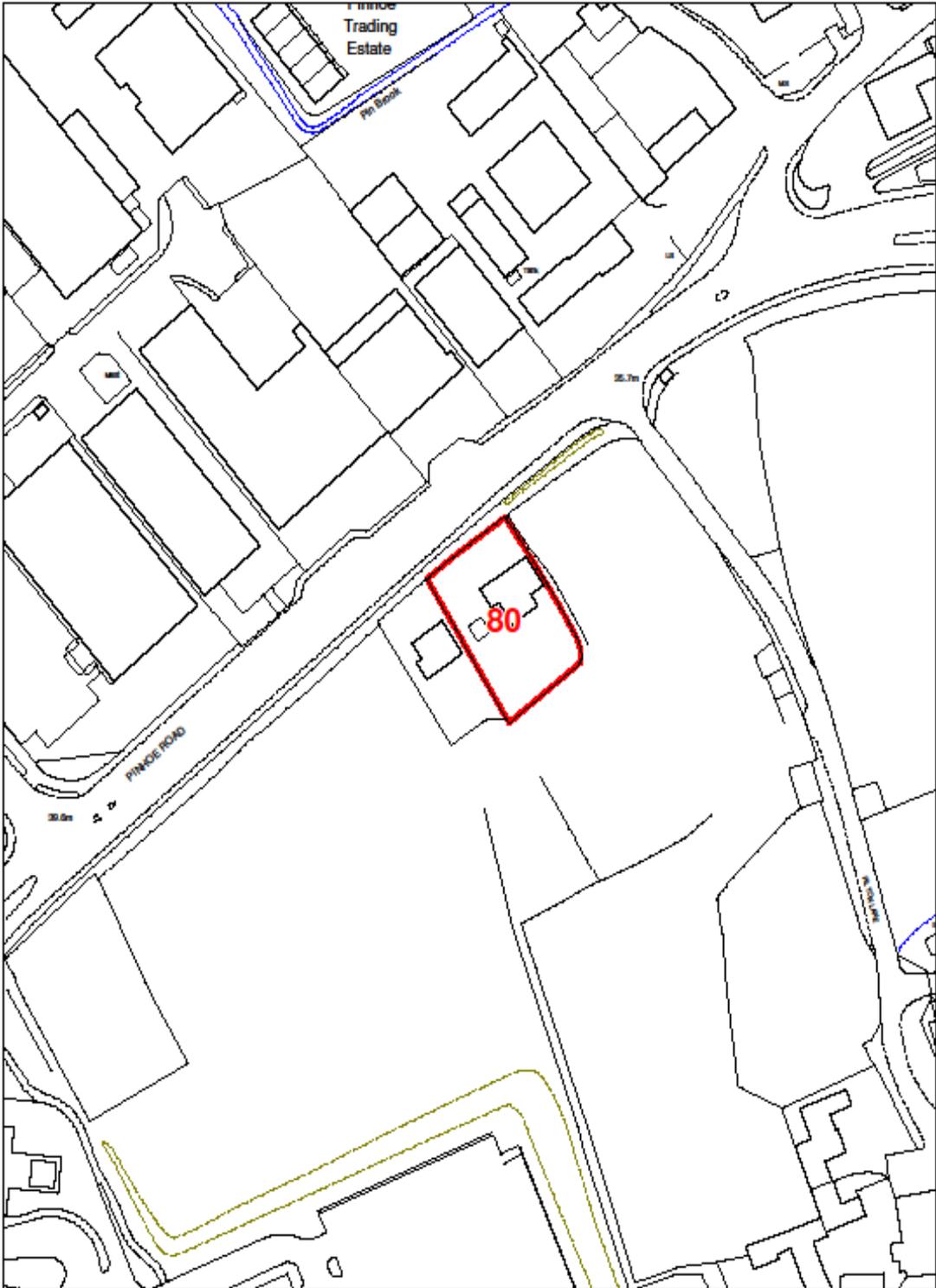
The landowner advises that the site is immediately available for development, although it is not currently for sale/being marketed.

Site Achievability

The SHLAA Panel advises that redevelopment of the site is unachievable on grounds of economic viability, given the good quality and location within the plot of the existing dwelling and the value of houses in the surrounding area.

Conclusion

Redevelopment of the site for residential use is unachievable.



↑ Site 80: Bayonne, 497 Pinhoe Road, Exeter. Scale: 1:1250

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Exeter City Council

Site Ref:	80
Address:	Bayonne, 497 Pinhoe Road, Exeter
Gross site area:	0.1 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential development

Site description

This site comprises a bungalow and garden bound on all sides by hedgerows and trees. Pinhoe Road runs along the northern boundary and a second bungalow adjoins to the west. Otherwise the site is surrounded on all sides by Site 41. Land to the north and west is in mixed use, including a large superstore, residential and industrial/retail warehouses.

The site forms part of the Monkerton/Hill Barton Strategic Allocation in the Core Strategy.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter, one being the Monkerton/Hill Barton Strategic Allocation. As the site lies within the Strategic Allocation, in principle its development for housing accords with strategic planning policy.

Biodiversity & Geodiversity

An ecological survey would be required as part of any planning application.

Flood Risk

The site is in Flood Zone 1, with little or no risk of flooding. Development would be required to seek opportunities to reduce the overall level of flood risk in the area and beyond.

Site Suitability: Stage B

Impact on Built Environment

The site is not in a Conservation Area and does not contain or lie in the vicinity of any Listed Buildings or Buildings of Local Importance.

Impact on Landscape Character

The Exeter Local Plan First Review defines the site as part of the City's 'landscape setting'. However, as the site forms part of the Monkerton/Hill Barton Strategic Allocation in the Core Strategy, the draft Development Delivery DPD proposes to lift the 'landscape setting' designation.

Mineral Resources

The site is not in a Minerals Consultation Area.

Air Quality

The site is adjacent to a busy road and the potential for future residents to be affected by unacceptable levels of air pollution would need to be assessed. Development could also generate increased traffic levels on the local road network. An AQA of any adverse impact and mitigation measures could be required as part of

development proposals. Mitigation could be by production and implementation of a green travel plan and/or S106 contributions to highways infrastructure.

Access to Services/Facilities

The site is 0.3 km from a food superstore and primary school, 5.8 km from a secondary school and 9.4 km from a post office. Access to existing services and facilities is therefore good.

Land Status

The site is greenfield.

Constraints to Delivery

Surface water run-off should be restricted to the equivalent of the existing impermeable area. Any additional area would require on-site attenuation. Ground conditions mean that SUDS are unlikely to be suitable. Foul water could be removed via existing connections.

The site is not believed to have been occupied by a contaminative land use. However, a risk assessment would be required and the need for remediation cannot be ruled out.

The site is close to a busy road and close to the flight path of Exeter airport. Noise could therefore affect the amenity and health of any future residents. Proposals would need to include technically and economically viable measures to resolve any noise issues, in order to offer a satisfactory standard of amenity to residents, with no unacceptable risks to human health.

The site is close to a known medieval hamlet off Pinhoe Lane to the east. It therefore has potential to contain archaeological remains, which may affect its development capacity. Preliminary work would be required to clarify constraints, with the results reflected in any development proposals.

Source Protection Zone

The site is not in a ground water source protection zone.

Employment Land

Development would not result in the loss of land in employment use.

Green Infrastructure

Development would not result in the loss of public open space and/or recreation facilities. Development would be expected to contribute towards the provision and/or enhancement of open space, in accordance with the Council's adopted Local Plan (or superseding) standards.

Highways Access

The site would only be suitable if it came forward as part of comprehensive development in the Monkerton/Hill Barton area. Proposals would need to be accompanied by a Travel Plan.

Pedestrian and Cycle Links

Existing links are good. The site is in close proximity to existing cycle lanes giving access to services, facilities and employment in the surrounding area. Pedestrian links are similarly good.

Compatibility

Residential development would in principle be compatible with surrounding land uses.

Site Availability

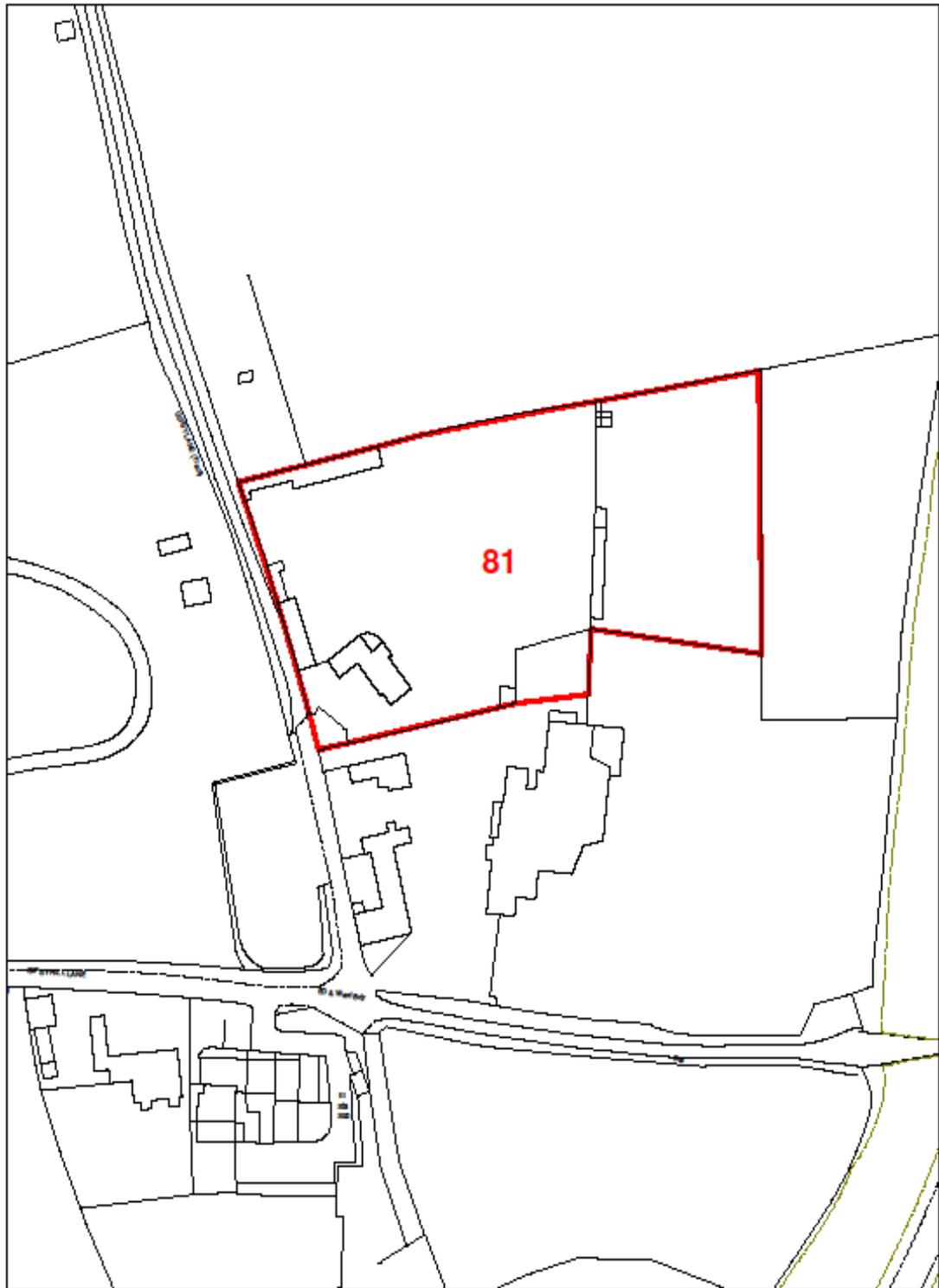
The landowner advises that the site is immediately available for development, although it is not currently for sale/being marketed.

Site Achievability

The SHLAA Panel advises that more intensive residential development of this site would not be economically viable, whether undertaken alone or as part of a comprehensive development alongside other sites in the Monkerton / Hill Barton area. Development is therefore considered to be unachievable.

Conclusion

Redevelopment of the site for residential use is unachievable.



↑ Site 81: The Vines, Gipsy Lane, Exeter. Scale: 1:1250

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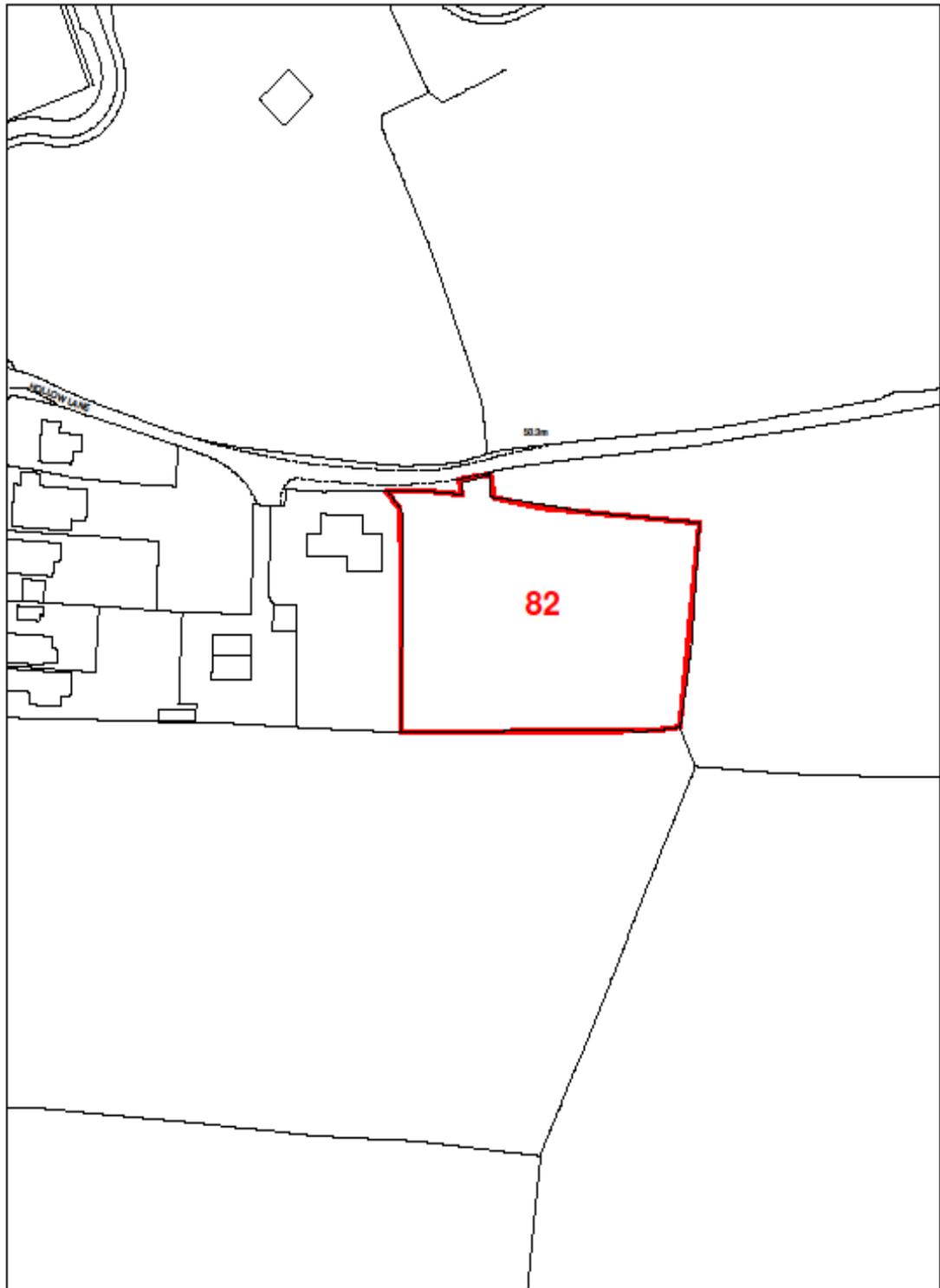
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Exeter City Council

Site Ref: 81
Address: The Vines, Gipsy Hill Lane, Exeter

Site has planning permission subject to completion of a S106 Agreement.



↑ Site 82: Clyst View, Hollow Lane, Exeter. Scale: 1:1250

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Exeter City Council

Site Ref:	82
Address:	Clystview, Hollow Lane, Exeter
Gross site area:	0.39 ha
Net developable area:	0 ha
Density range:	NA
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This field, bound by hedgerows, lies on the southern side of Hollow Lane and a ridgeline running east to west. Residential development adjoins to the west and to the north are the playing fields of St Lukes Secondary School. To the east and south are fields.

The site forms part of the Monkerton/Hill Barton Strategic Allocation in the Core Strategy.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter, one being the Monkerton/Hill Barton Strategic Allocation. As the site lies within the Strategic Allocation, in principle its development for housing accords with strategic planning policy.

Biodiversity & Geodiversity

Proposals would need to include an ecological survey.

Flood Risk

The site is in Flood Zone 1, with little or no risk of flooding. Development would be required to seek opportunities to reduce the overall level of flood risk in the area and beyond.

Site Suitability: Stage B

Impact on Built Environment

The site is not in a Conservation Area and does not contain or lie in the vicinity of any Listed Buildings or Buildings of Local Importance.

Impact on Landscape Character

The Exeter Local Plan First Review defines the site as part of the City's 'landscape setting'. However, as the site forms part of the Monkerton/Hill Barton Strategic Allocation in the Core Strategy, the draft Development Delivery DPD proposes to lift the 'landscape setting' designation.

Mineral Resources

The site is not in a Minerals Consultation Area.

Air Quality

This site is beyond the extent of the AQMA, but development could contribute to traffic levels within it. Therefore an AQA of any adverse impact and mitigation measures could be required as part of development proposals. Mitigation could be by production and implementation of a green travel plan and/or S106 contributions to highways infrastructure.

Access to Services/Facilities

The site is only 0.25 km from a secondary school and 0.8 km from a food superstore. However, it is around 1.3 km from the nearest post office and primary school. Existing access is therefore mixed, but comprehensive development of the Monkerton/Hill Barton area should help address existing deficiencies.

Land Status

The site is greenfield.

Constraints to Delivery

The site is not believed to have been occupied by a contaminative land use. However, a risk assessment would be required and the need for remediation cannot be ruled out.

The site is close to the M5 motorway and Exeter airport. Noise could therefore affect the amenity and health of any future residents. Any scheme would need to include technically and economically viable measures to resolve any noise issues, in order to offer a satisfactory standard of amenity to residents, with no unacceptable risks to human health.

The site lies on a ridgeline, which is the type of location favoured for prehistoric activity. It therefore has potential to contain archaeological remains, which may affect its development capacity. Preliminary work could be required to identify and clarify potential constraints, with the results reflected in any development proposals.

Source Protection Zone

The site is not in a ground water source protection zone.

Employment Land

Development would not result in the loss of land in employment use.

Green Infrastructure

The draft Development Delivery DPD proposes that the site should be included within a new 'Monkerton Ridge Park'. As such, the site is discounted from having any residential development potential.

Highways Access

Achieving adequate highways access would rely upon the site coming forward as part of a comprehensive development scheme for the Monkerton/Hill Barton area. Any planning application would need to be accompanied by a Transport Assessment and Travel Plan.

Pedestrian and Cycle Links

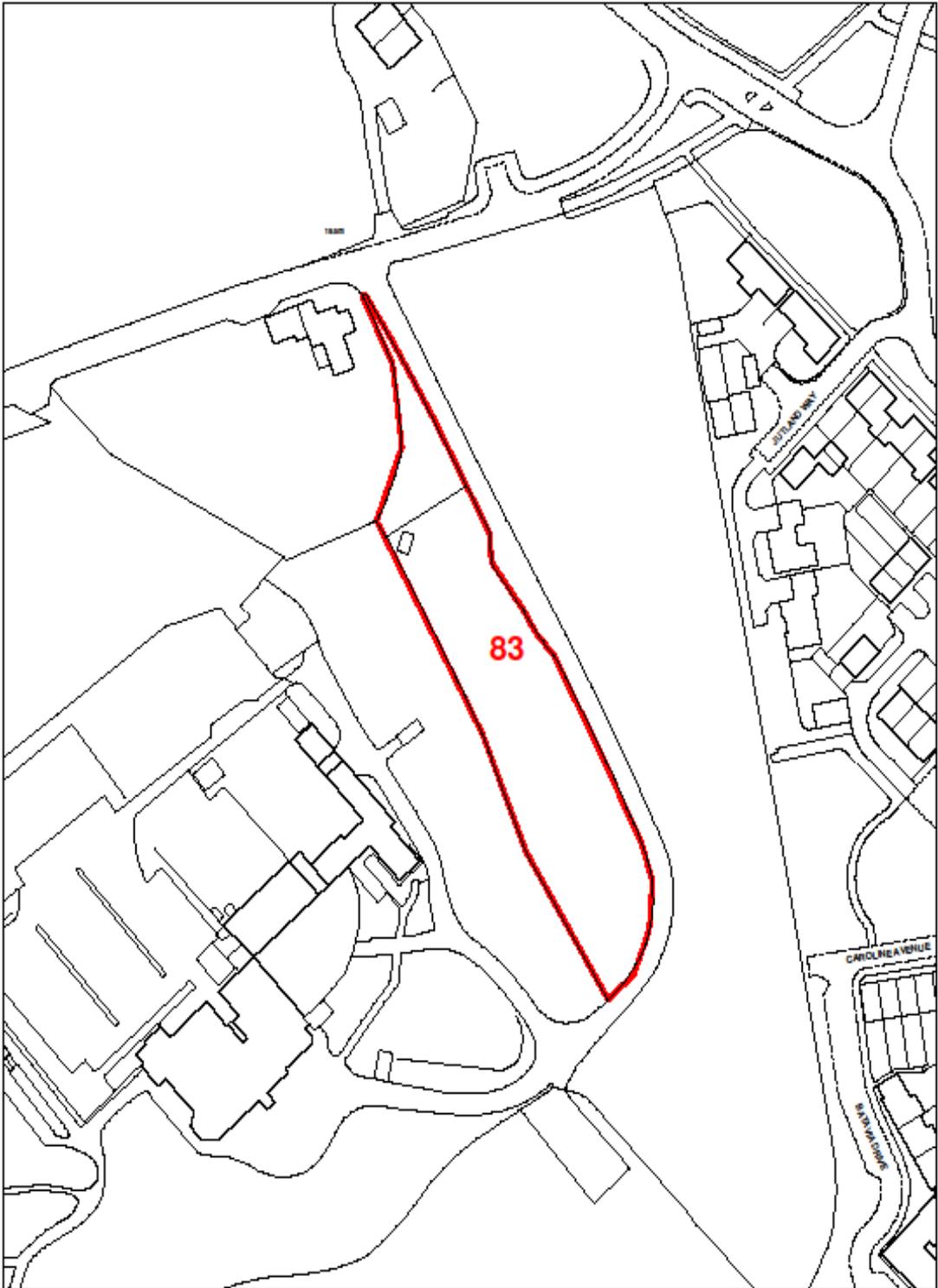
Existing links are poor, but development could help to fund improvements.

Compatibility

Residential development would in principle be compatible with surrounding land uses.

Conclusion

Site 82 is unsuitable for housing on green infrastructure grounds. Therefore it has a potential yield of 'zero' dwellings. Assessments of availability and achievability are not required.



↑ **Site 83: Land east of Newcourt Road, Old Rydon Lane, Exeter. Scale: 1:1250**

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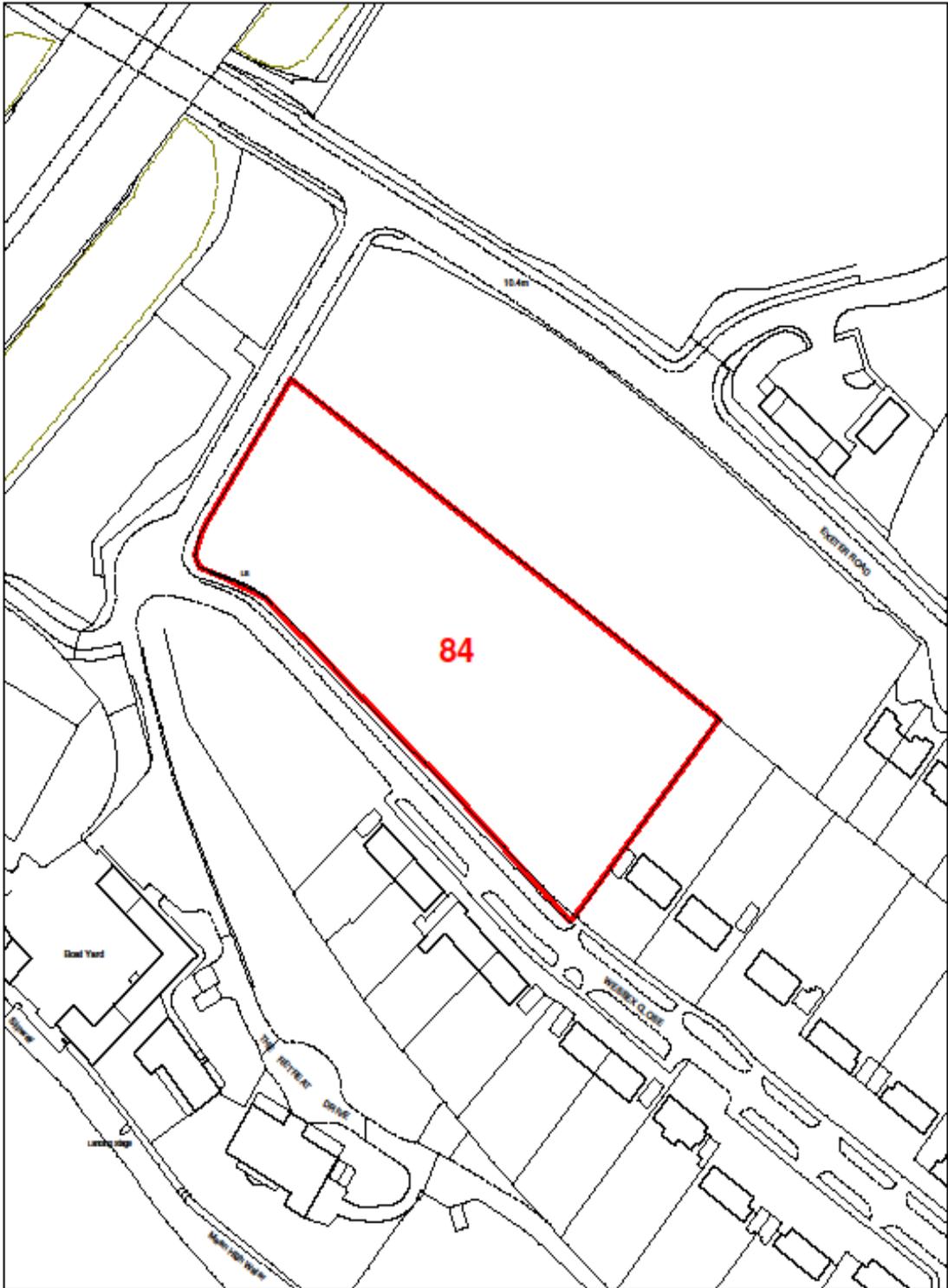
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Exeter City Council

Site Ref: 83
Address: Land east of Newcourt House, Old Rydon Lane,
Exeter

Site has planning permission for residential development (12/2530/03).



↑ Site 84: Land north of Wessex Close, Topsham. Scale: 1:1250

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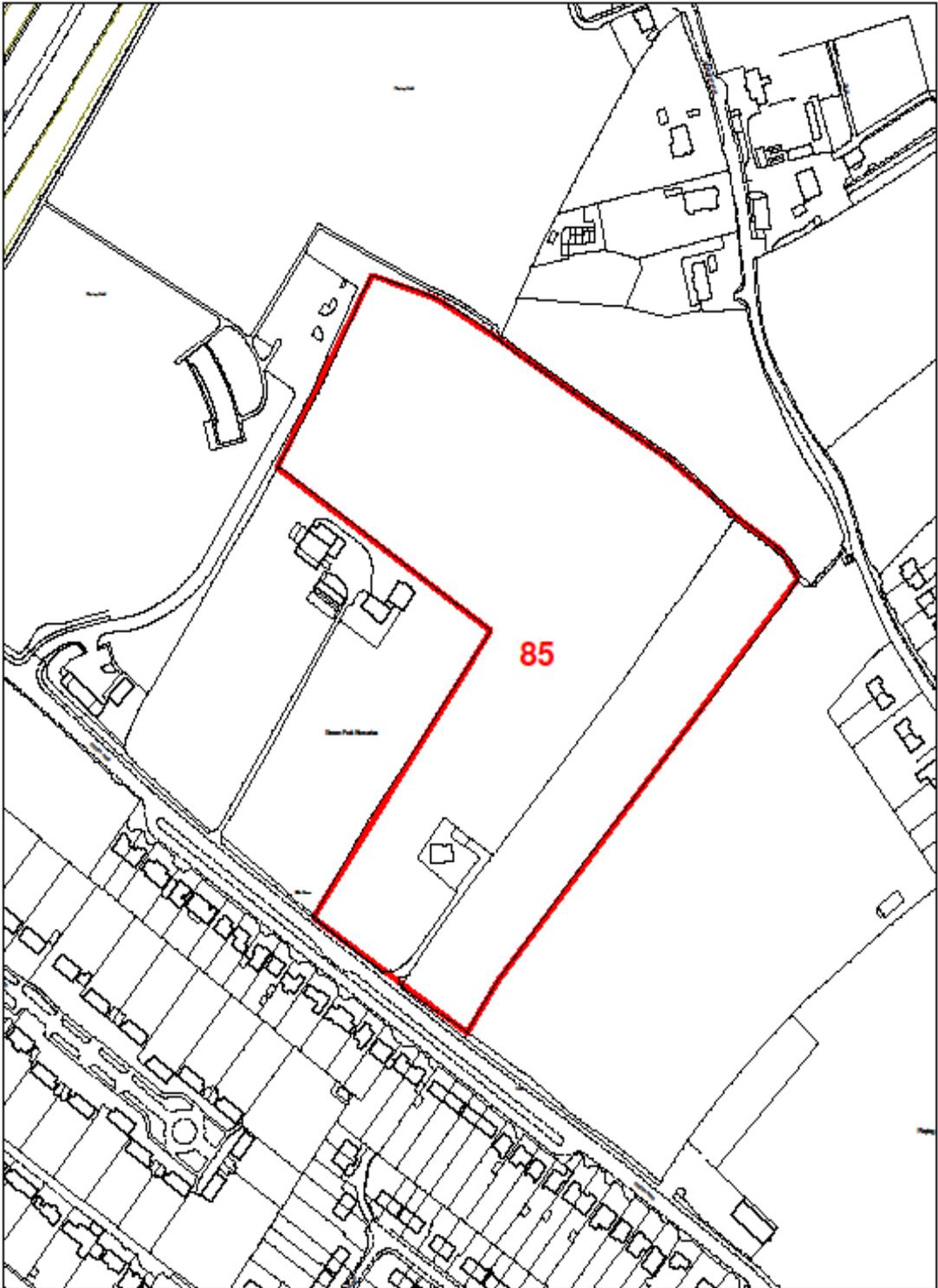
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Exeter City Council

Site Ref: 84
Address: Land north of Wessex Close, Topsham

Site has planning permission subject to the completion of a S106 Agreement.



↑ Site 85: Five Acres, Exeter Road, Topsham. Scale: 1:2500

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Exeter City Council

Site Ref:	85
Address:	Five Acres, Exeter Road, Topsham
Gross site area:	4.58 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This large flat site to the north of Exeter Road comprises a bungalow (Five Acres) and small garden, surrounded by agricultural land that is let to a turf company. It is bound by hedgerows, with some trees along the northern boundary. Residential development adjoins to the south and agricultural land to the east and north. To the east is Broom Park Nurseries, primarily comprising land in cultivation.

Site Suitability: Stage A

Strategic Planning Policy

This site lies in the strategic gap between Exeter and Topsham, outside the Core Strategy's strategic locations for growth. Therefore the site is discounted from having any residential development potential.

Biodiversity & Geodiversity

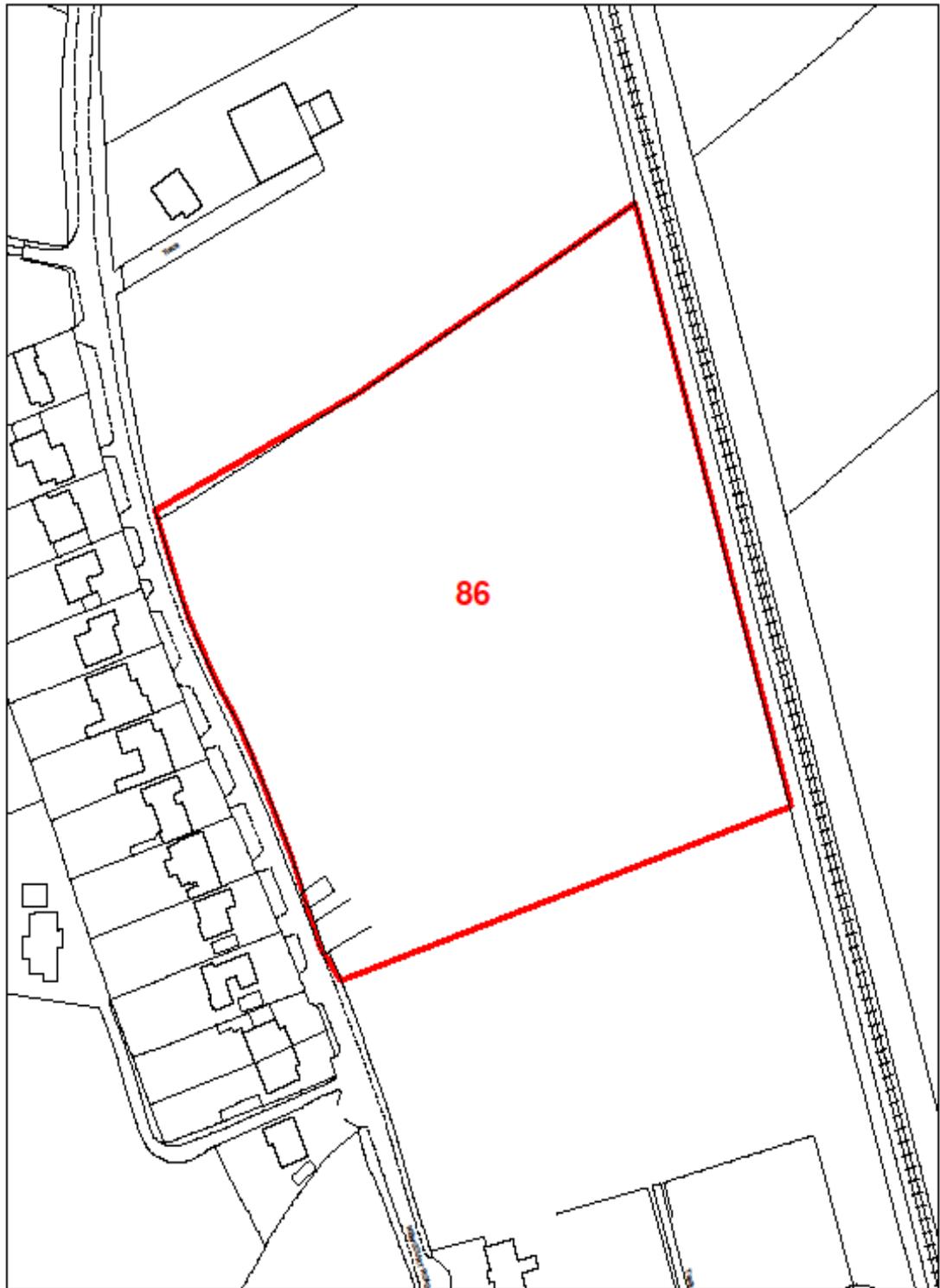
The site is home to a legally protected species, as identified on the Exeter Biodiversity Records Map. Development proposals would therefore need to include an ecological survey.

Flood Risk

The site lies within Flood Zone 1, with little or no risk of flooding. Development would be required to include an FRA and seek opportunities to reduce the overall level of flood risk in the area and beyond.

Conclusion

Site 85 is unsuitable for housing, having failed the Stage A suitability test on strategic planning policy grounds. The Stage B suitability test and assessments of availability and achievability are not required.



↑ **Site 86: Land south of Rushmore Nursery, Newcourt Road, Topsham. Scale: 1:1250**

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Exeter City Council

Site Ref:	86
Address:	Land south of Rushmore Nursery, Newcourt Road, Topsham
Gross site area:	1.45 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This flat site comprises the northern part of a larger field, bound by hedgerows. Its southern corner contains two small storage buildings. The Exeter-Exmouth rail line runs along the western boundary, between which is open countryside and to the north is a plant nursery. Newcourt Road runs along the site's western boundary, along which there is some 'ribbon' residential development and beyond which is a playing field and the M5 motorway.

Site Suitability: Stage A

Strategic Planning Policy

This site lies in the strategic gap between Exeter and Topsham, outside the Core Strategy's strategic locations for growth. Therefore the site is discounted from having any residential development potential.

Biodiversity & Geodiversity

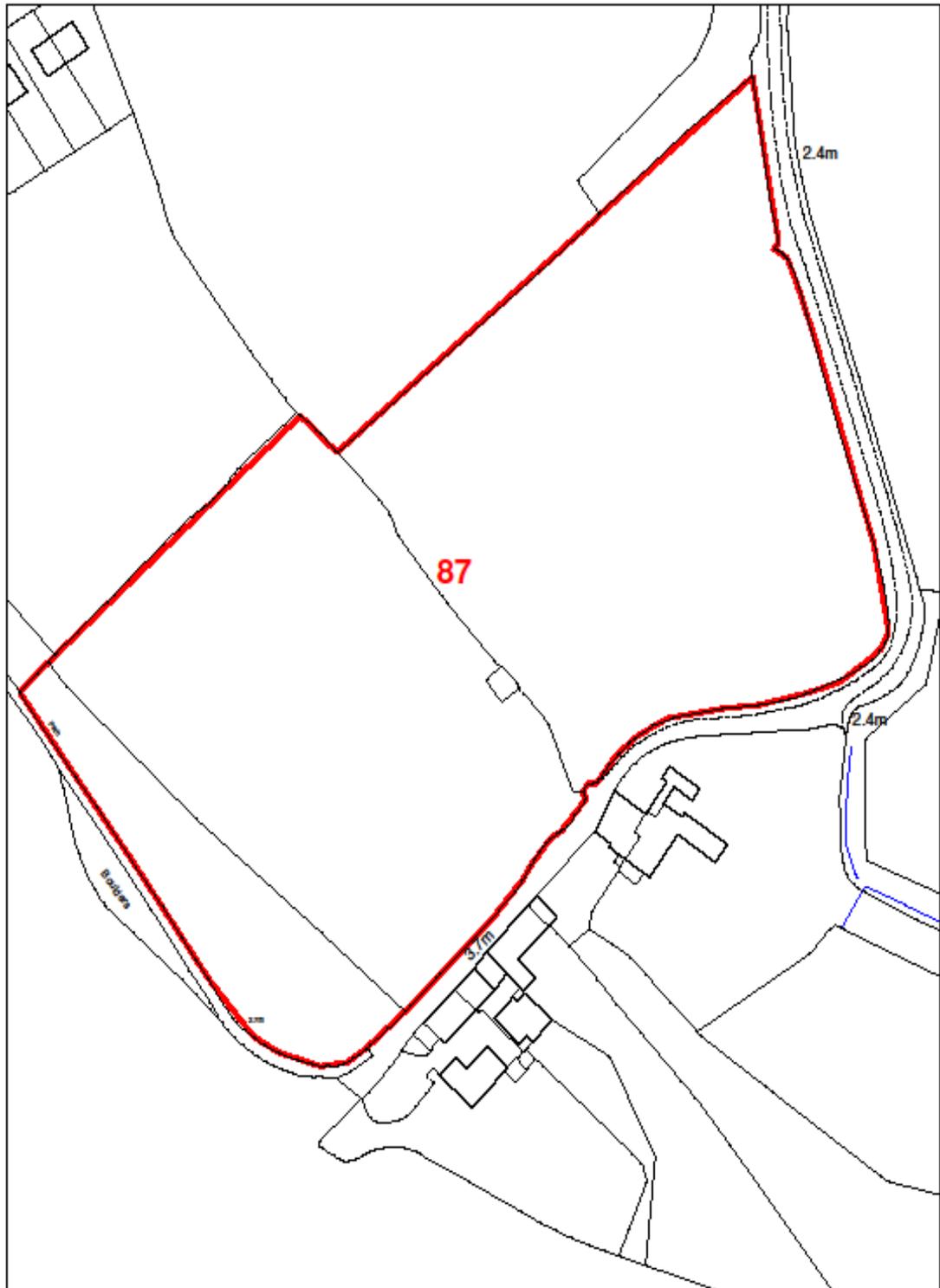
Development proposals would need to include an ecological survey.

Flood Risk

The site lies within Flood Zone 1, with little or no risk of flooding. Development would be required to include an FRA and seek opportunities to reduce the overall level of flood risk in the area and beyond.

Conclusion

Site 86 is unsuitable for housing, having failed the Stage A suitability test on strategic planning policy grounds. The Stage B suitability test and assessments of availability and achievability are not required.



↑ **Site 87: Land opposite Riversmeet House, Riversmeet, Topsham. Scale: 1: 1250**

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Exeter City Council

Site Ref:	87
Address:	Land opposite Riversmeet House, Riversmeet, Topsham
Gross site area:	2.43 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This relatively flat site consists of two fields to the south of Topsham, bounded and separated by hedgerows with a number of mature trees along the south-eastern boundary. Bowling Green Road/Riversmeet runs along the site's eastern and southern boundary. Agricultural land lies to the north and east and the Exe Estuary abuts immediately to the west. To the south is Riversmeet House, a large 19th Century property and associated outbuildings, including The Mews and Riversmeet Cottage, which are both residential and set behind high brick walls. The character and appearance of the area is rural.

Planning permission to erect a two storey detached dwelling, coach house and ancillary accommodation on the site was refused in 2003, on grounds including that the proposals would i) have a harmful impact upon the Conservation Area and nearby Listed Buildings (i.e. the Riversmeet House 'complex'); ii) constitute development in the countryside which would be harmful to visual amenity and the setting of Topsham; iii) have a harmful impact upon the Exe Estuary Special Protection Area; iv) increase the need to travel by non-sustainable private transport; and v) result in the loss of or severe damage to a TPO'd tree and a large section of roadside hedge, to the detriment of the area's rural character.

Site Suitability: Stage A

Strategic Planning Policy

This site lies in countryside outside the Core Strategy's strategic locations for growth. Therefore the site is discounted from having any residential development potential.

Biodiversity & Geodiversity

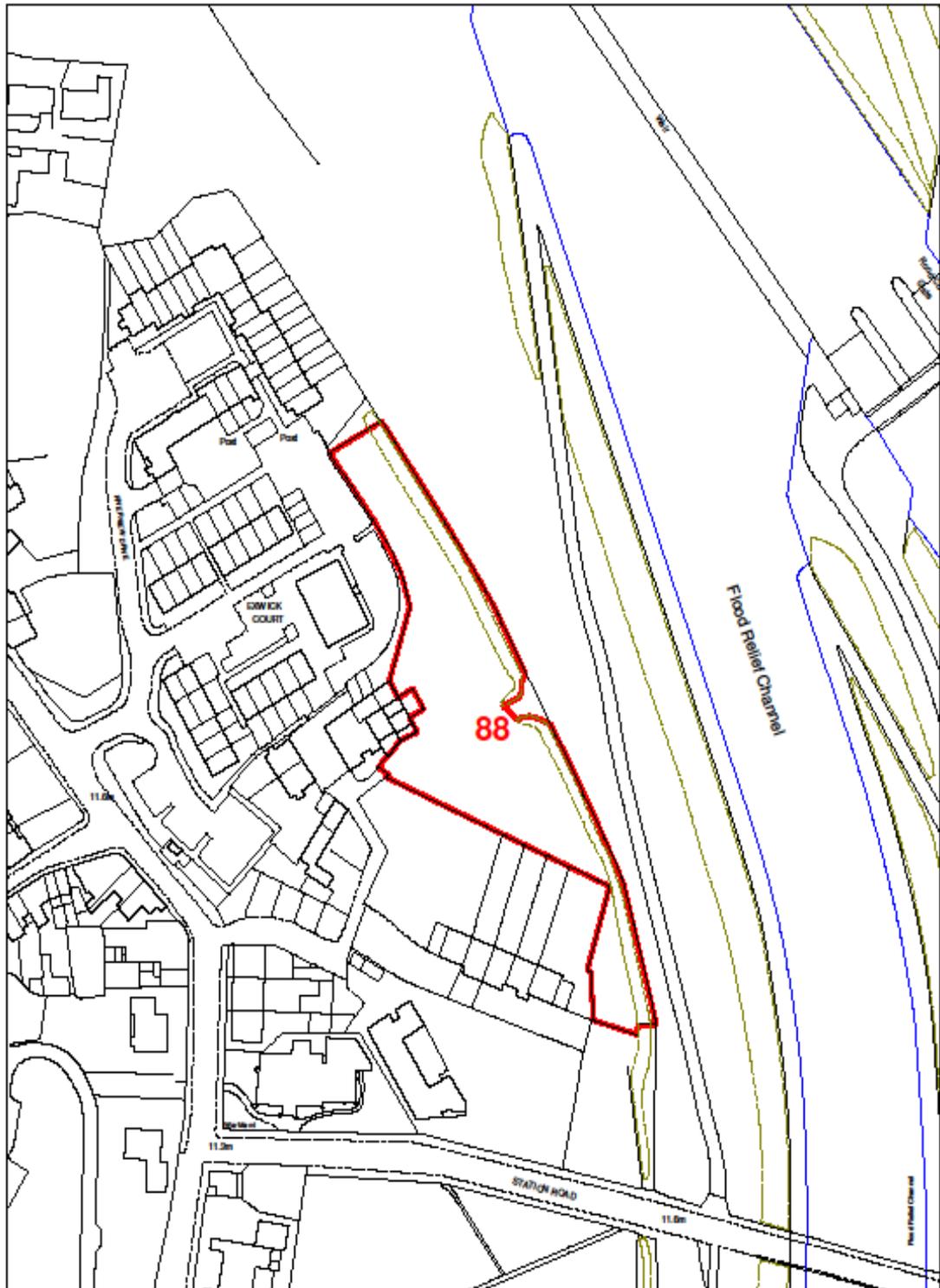
An ecological survey would be required as part of any planning application.

Flood Risk

The site lies in Flood Zone 1 in terms of fluvial flooding, but the risk from coastal flooding is not known. Therefore a full Flood Risk Assessment would be required to determine the site's suitability for development.

Conclusion

Site 87 is unsuitable for housing on strategic planning policy grounds. Therefore it has a potential yield of 'zero' dwellings. The Stage B suitability test and assessments of availability and achievability are not required.



↑ Site 88: Land adjoining 6 Exe View Cottages, Exeter. Scale: 1:1250

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Exeter City Council

Site Ref:	88
Address:	Land adjoining 6 Exe View Cottages, Exeter
Gross site area:	0.3 ha
Net developable area:	0 ha
Density range:	NA
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for mixed use development including housing

Site description

This flat site comprises an attractive area of garden land, containing a number of trees and bound by hedgerows. The area adjoining to the west is primarily residential, whilst the land to the east slopes downhill to the River Exe flood relief channel.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter, one being land within the existing urban area. The site lies within the existing urban area. Its development for housing therefore accords with Policy CP3.

Biodiversity & Geodiversity

An ecological survey would be required as part of any planning application.

Flood Risk

The site is entirely within Flood Zone 3a (high risk), where residential development is only appropriate if the Sequential Test and Exception Test are passed. Development proposals would also need to be accompanied by a FRA and take opportunities to reduce the overall level of flood risk. The site may benefit from the proposed Exeter Flood Risk Management Scheme, when it is implemented. A developer contribution towards the scheme would be required.

Site Suitability: Stage B

Impact on Built Environment

Exwick House and no.6 Exe View Cottages, located to the east of the site, are Listed Buildings. Any development should have special regard to preserving the buildings and their settings. Nos. 1-5 Exe View Cottages, adjoining to the south, are Buildings of Local Importance. Any development should cause no harm to the architectural and historic value of these buildings. The site lies within Exwick Conservation Area, the character and appearance of which should not be harmed in any development.

Impact on Landscape Character

The site is not within the area of 'landscape setting' defined in either the Exeter Local Plan First Review or the draft Development Delivery DPD.

Mineral Resources

No minerals or waste issues.

Air Quality

The impact on air quality of increased traffic levels generated by development will need to be assessed, and an Air Quality Action Plan will need to be included and implemented, as part of any planning application.

Access to Services/Facilities

To be determined.

Land Status

The site is brownfield.

Constraints To Delivery

The site is adjacent to a potentially contaminative former land use. A risk assessment will therefore be required prior to any planning application, which may identify the need for remediation.

Sewer requisitioning for foul drainage may be necessary. This may require a pumping station and rising main. There is no existing outfall for surface water drainage. Surface water runoff would be restricted to greenfield rates and a new outfall would be required. SUDS are unlikely to be suitable. Therefore onsite attenuation to mimic greenfield runoff rates would be required.

The site has minor or unknown potential to be affected by archaeological issues. A planning condition requiring a programme of work could be attached to any planning permission granted for development.

Source Protection Zone

The site is not in a groundwater source protection zone.

Employment Land

Development would not result in the loss of land in employment use.

Green Infrastructure

Development would not result in the loss of public open space and/or recreation facilities. Development would be expected to contribute towards the provision and/or enhancement of green infrastructure, in accordance with the Council's adopted Local Plan (or superseding) standards.

Highways Access

The site is landlocked and highways access would rely upon third party land. As the availability of this land is not known, the site is discounted from having any residential development potential.

Pedestrian and Cycle Links

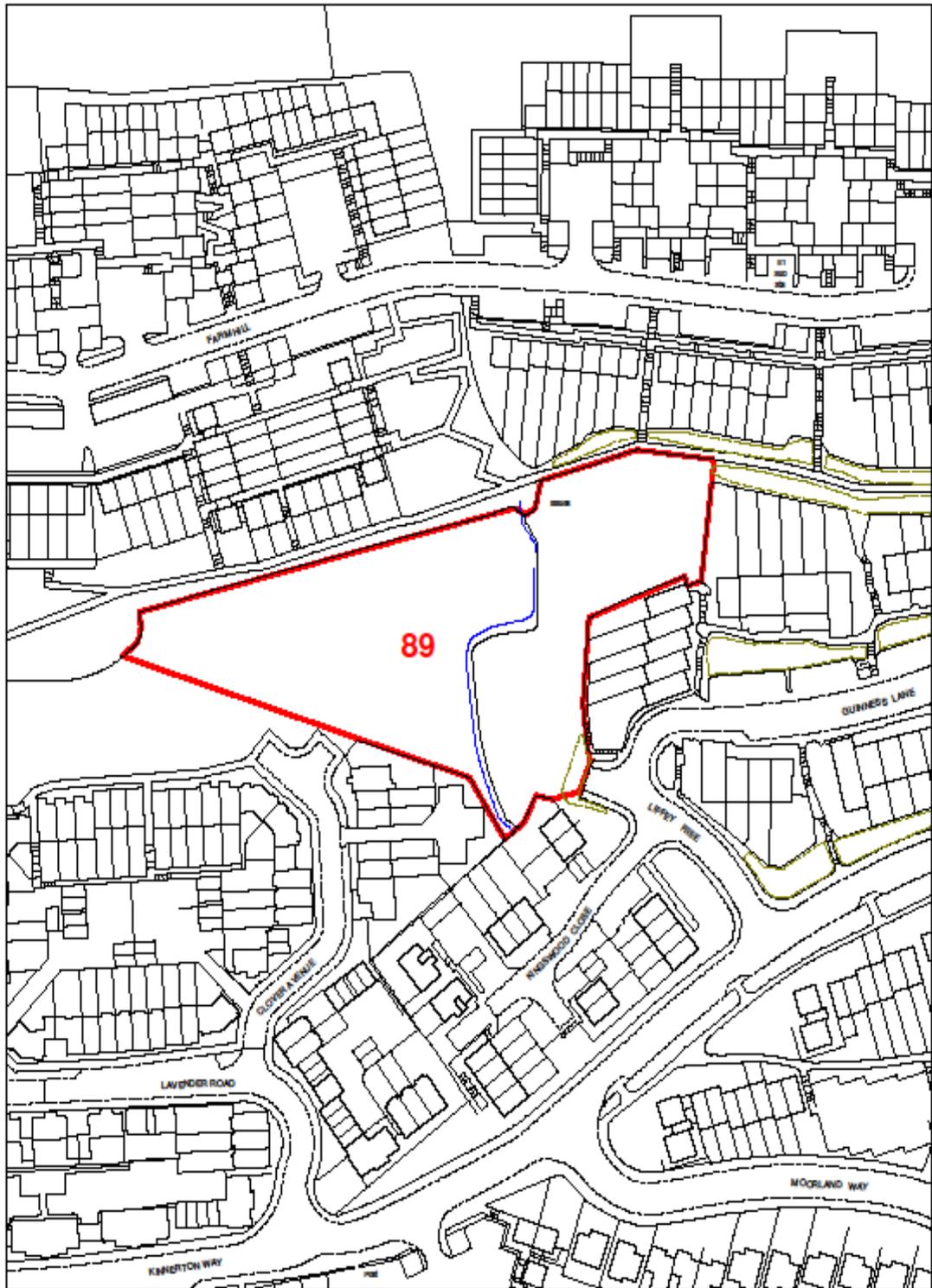
As a backland site, access to footways and cycle ways is currently circuitous.

Compatibility

Other than issues of residential amenity and the impact of development on the Conservation Area and nearby buildings of value, it is unlikely that development would raise significant compatibility issues.

Conclusion

Site 88 is unsuitable for housing on highways access grounds. Therefore it has a potential yield of 'zero' dwellings. Assessments of availability and achievability are not required.



↑ Site 89: Land off Liffey Rise, Exeter. Scale: 1:1250

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Exeter City Council

Site Ref:	89
Address:	Land off Liffey Rise, Exeter
Gross site area:	0.6 ha
Net developable area:	0.6 ha
Density range:	Departure from standard
Min yield:	10
Max yield:	15
Potential land uses:	Promoted for residential use

Site description

This site comprises a fairly steep south-west facing slope, covered by trees (some mature) and bushes. It is surrounded primarily by late 20th Century residential development, with an area of public open space to the west. A watercourse runs north to south through the site. Given the site's gradient, the location of the watercourse and the character of the surrounding area, it is likely that the site would need to be developed at a density below the SHLAA standard of 40-50 dph. This is reflected in the figures above.

The site has been the subject of recent pre-application discussions for residential development.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter, one being land within the existing urban area. The site lies within the existing urban area. Its development for housing therefore accords with strategic planning policy, in principle.

Biodiversity & Geodiversity

An ecological survey would be required as part of any planning application.

Flood Risk

The site lies within Flood Zone 1, with little or no risk of flooding. Development would be required to seek opportunities to reduce the overall level of flood risk in the area and beyond.

Site Suitability: Stage B

Impact on Built Environment

The site is not in a Conservation Area and does not lie in close proximity to any Listed Buildings.

Impact on Landscape Character

The site is not within the area of 'landscape setting' defined in either the Exeter Local Plan First Review or the draft Development Delivery DPD.

Mineral Resources

There are no minerals or waste issues constraining the site's ability to be developed for housing.

Air Quality

The impact on air quality of increased traffic levels generated by development will need to be assessed, and an Air Quality Action Plan will need to be included and implemented, as part of any planning application.

Access to Services/Facilities

To be determined.

Land Status

The site is greenfield.

Constraints To Delivery

The site's topography is likely to affect the number of dwellings it could yield – see above.

A new sewer for foul drainage would be required. It is likely that this would run along Liffey Rise to the existing main sewer in Kinnerton Way.

SUDS are not suitable on this site. On-site attenuation would be required to mimic greenfield site runoff.

The site is not believed to have been occupied by a contaminative former land use. However, a Phase 1 Risk Assessment will be required prior to any planning application, to confirm that there are no unacceptable risks.

The site is not, or has little potential to be, affected by archaeological issues.

Source Protection Zone

The site is not in a groundwater source protection zone.

Employment Land

Development would not result in the loss of land in employment use.

Green Infrastructure

Development would result in the loss of open space that is publicly accessible. However, the area of open space adjoining to the west currently experiences localised flooding. Development of Site 89 offers an opportunity to build-in flood solutions. For this reason, the site is not discounted on green infrastructure grounds. Development would be expected to contribute towards the provision and/or enhancement of green infrastructure, in accordance with the Council's adopted Local Plan (or superseding) standards.

Highways Access

Vehicular access via the northern end of Liffey Rise may be achieved, if acceptable highway gradients can be provided within current standards.

Pedestrian and Cycle Links

The site adjoins existing footways in the surrounding residential area.

Compatibility

Other than issues of residential amenity, it is unlikely that development would raise significant compatibility issues.

Site Availability

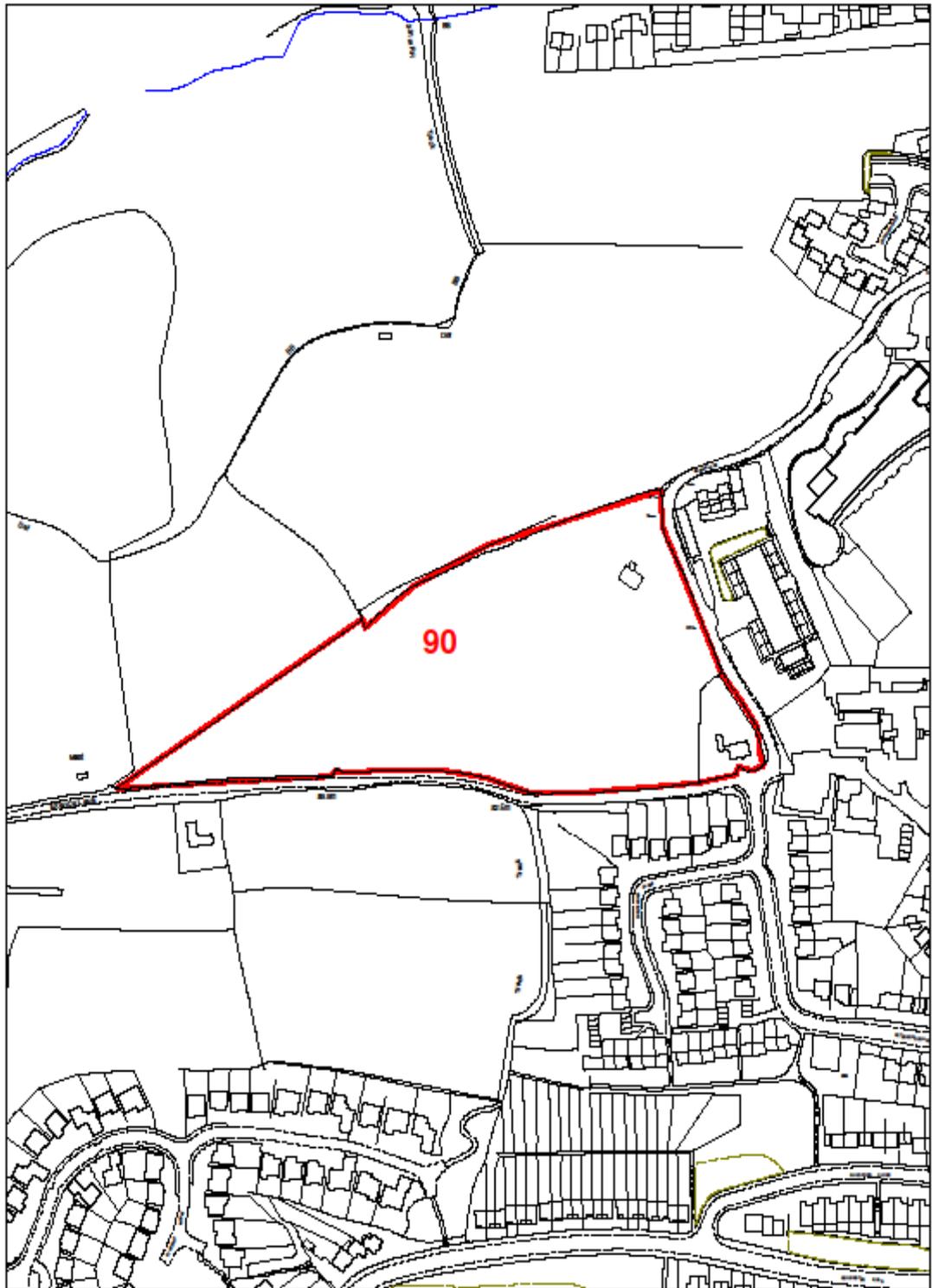
The site's agent advises that the site is immediately available for development.

Site Achievability

The SHLAA Panel advises that the site is achievable in Years 1-5. However, although the site has been subject to recent pre-application discussions, there is uncertainty over when a planning application may be submitted. Therefore the Council considers the site to be achievable in Years 6-10.

Conclusion

**The site is suitable and available for potential residential development.
Development of the site could commence in Years 6-10,**



↑ Site 90: Land adjoining Exwick Lane, Exeter. Scale: 1:2500

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Exeter City Council

Site Ref:	90
Address:	Land adjoining Exwick Lane, Exeter
Gross site area:	2.5 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This site comprises a field on the western fringe of Exeter, with a dwelling (Cleve Cottage) occupying the south-western corner. The site lies on a gentle north-east facing slope and is bound by hedgerows and some mature trees. Exwick Lane runs along the eastern and southern boundaries. Part of the southern boundary adjoins late 20th Century residential development and to the east are disused kennels (Site 4), which have planning permission for redevelopment to provide a primary school. However, Exwick Lane provides a clear edge to urban development and the site is rural in character and appearance.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter. As it lies outside the strategic locations for growth, the site is discounted from having any residential development potential.

Biodiversity & Geodiversity

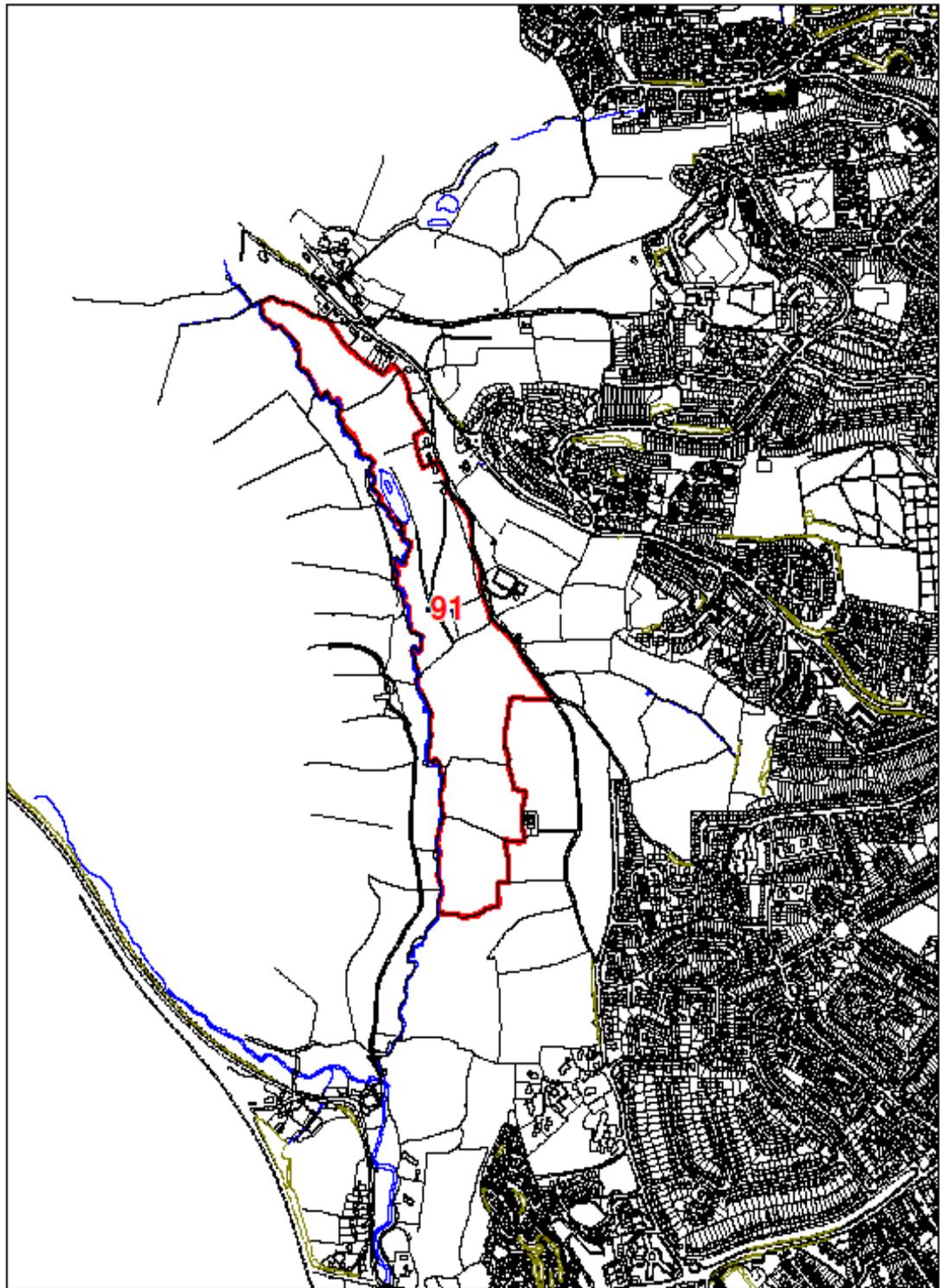
An ecological survey would be required as part of any planning application.

Flood Risk

The site lies within Flood Zone 1. Whilst there are no known surface water flooding issues, the topography of the area suggests that without careful treatment there would be discharge onto downstream development. Any planning application would be required to include an FRA and seek opportunities to reduce the overall level of flood risk in the area and beyond. The geotechnical characteristics are not conducive to SUDs.

Conclusion

Site 90 is unsuitable for housing, having failed the Stage A suitability test on strategic planning policy grounds. The Stage B suitability test and assessments of availability and achievability are not required.



↑ Site 91: Barley Wood, Barley Lane, Exeter. Scale: 1:10000

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Exeter City Council

Site Ref: 91
Address: Barley Wood, Barley Lane, Exeter
Gross site area: 18 ha
Net developable area: 0 ha
Density range: N/A
Min yield: 0
Max yield: 0
Potential land uses: Promoted for residential use

Site description

This large site lies on the western fringe of Exeter and comprises coppiced woodland and some scrubland. It forms part of the Alphington/Whitestone Valley Park. Barley Lane runs along the site's eastern boundary. Other than some scattered dwellings along Barley Lane and a telecommunications mast, the site is surrounded by fields/woodland and is rural in character and appearance.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter. As it lies outside the strategic locations for growth, the site is discounted from having any residential development potential.

Biodiversity & Geodiversity

The site forms part of a County Wildlife Site, as defined in the emerging Development Delivery DPD. It is therefore of known biodiversity interest. It is discounted from having any residential development potential.

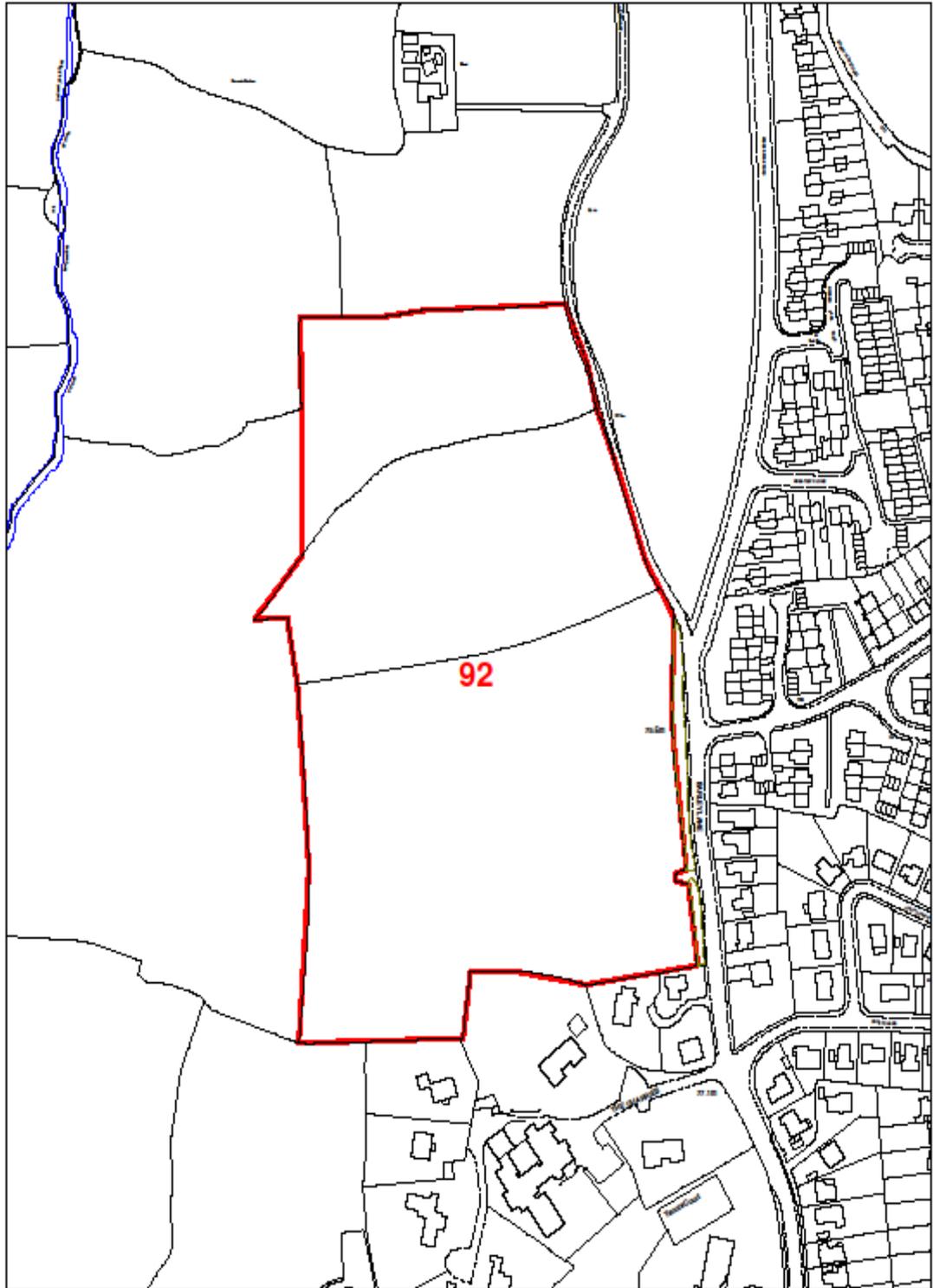
Over half of the site is covered by a woodland TPO.

Flood Risk

The site lies within Flood Zone 1. Whilst there are no known surface water flooding issues, the topography of the area suggests that without careful treatment there would be discharge onto downstream development. Any planning application would be required to include an FRA and seek opportunities to reduce the overall level of flood risk in the area and beyond. The geotechnical characteristics are not conducive to SUDs.

Conclusion

Site 91 is unsuitable for housing, having failed the Stage A suitability test on strategic planning policy and biodiversity grounds. The Stage B suitability test and assessments of availability and achievability are not required.



↑ Site 92: Land west of Barley Lane, Exeter. Scale: 1:2500

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Exeter City Council

Site Ref:	92
Address:	Land west of Barley Lane, Exeter
Gross site area:	5.6 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This site, which is in agricultural use, lies on the western fringe of Exeter. It forms part of the Alphington/Whitestone Valley Park. The site comprises three fields, separated and bound by hedgerows and some mature trees. Barley Lane runs along the site's eastern boundary. The site adjoins late 20th Century residential development to the south and east, with open fields and woodland abutting to the north and west. The site is rural in character and appearance.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter. As it lies outside the strategic locations for growth, the site is discounted from having any residential development potential.

Biodiversity & Geodiversity

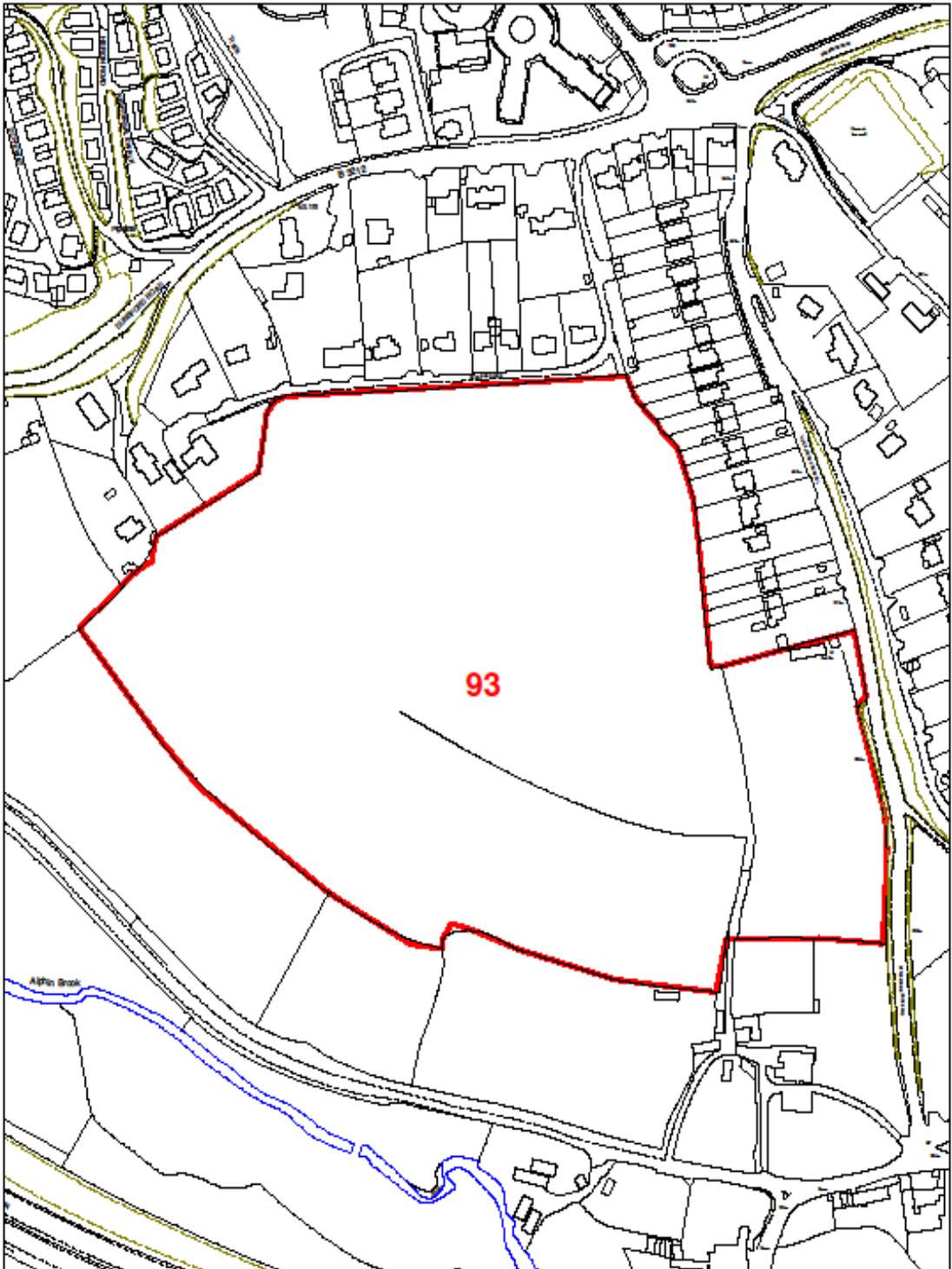
An ecological survey would be required as part of any planning application.

Flood Risk

The site lies within Flood Zone 1 and there are no known surface water flooding issues. The topography of the site suggests that there are unlikely to be discharge issues. The geotechnical characteristics are not conducive to the use of SUDs.

Conclusion

Site 92 is unsuitable for housing, having failed the Stage A suitability test on strategic planning policy grounds. The Stage B suitability test and assessments of availability and achievability are not required.



↑ Site 93: Land south of Perridge Close, Exeter. Scale: 1:2500

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Exeter City Council

Site Ref:	93
Address:	Land south of Perridge Close, Exeter
Gross site area:	7.4 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This site is located at the south-western fringes of Exeter. It forms part of the Alphington/Whitestone Valley Park and comprises south- and east-facing slopes in agricultural use, bound and divided by hedgerows. Perridge Close and Little Johns Cross Hill Lane abut the site to the north and east respectively, together with residential development. Fields lie to the south and west, together with a scattering of dwellings, beyond which is the A30. The site and its surroundings are rural in character and appearance.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter. As it lies outside the strategic locations for growth, the site is discounted from having any residential development potential.

Biodiversity & Geodiversity

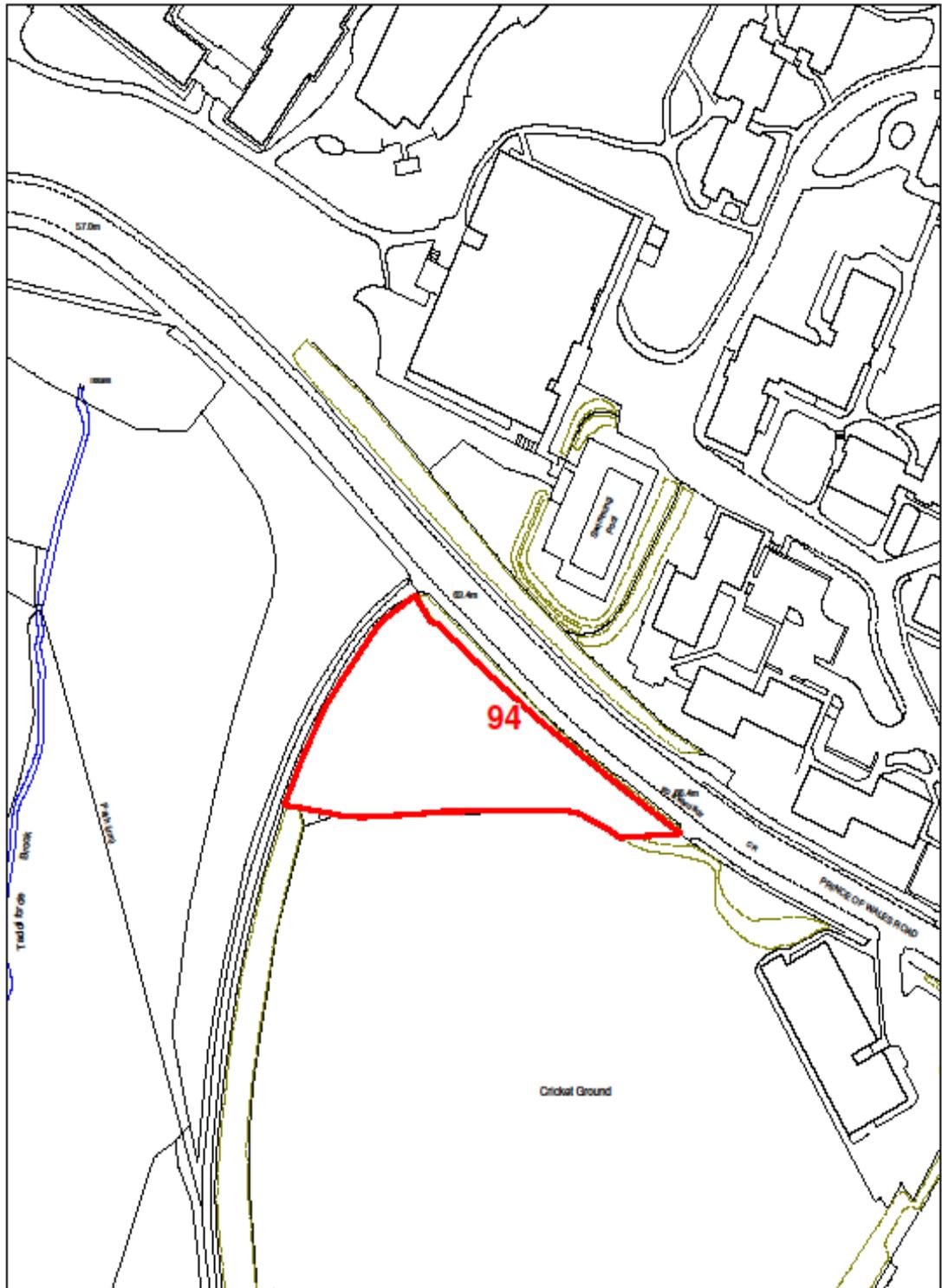
The Exeter Biodiversity Records Map identifies that the site is home to both rare and legally protected species. An ecological survey would be required as part of any planning application.

Flood Risk

The site lies within Flood Zone 1 and there are no known surface water flooding issues. The topography of the site suggests discharge will flow into the Alphin Brook, avoiding any impacts on the surrounding development. SUDs may be feasible. Development would be required to include an FRA and seek opportunities to reduce the overall level of flood risk in the area and beyond.

Conclusion

Site 93 is unsuitable for housing, having failed the Stage A suitability test on strategic planning policy grounds. The Stage B suitability test and assessments of availability and achievability are not required.



↑ Site 94: Exeter Cricket Ground, Prince of Wales Road. Scale: 1:1250.

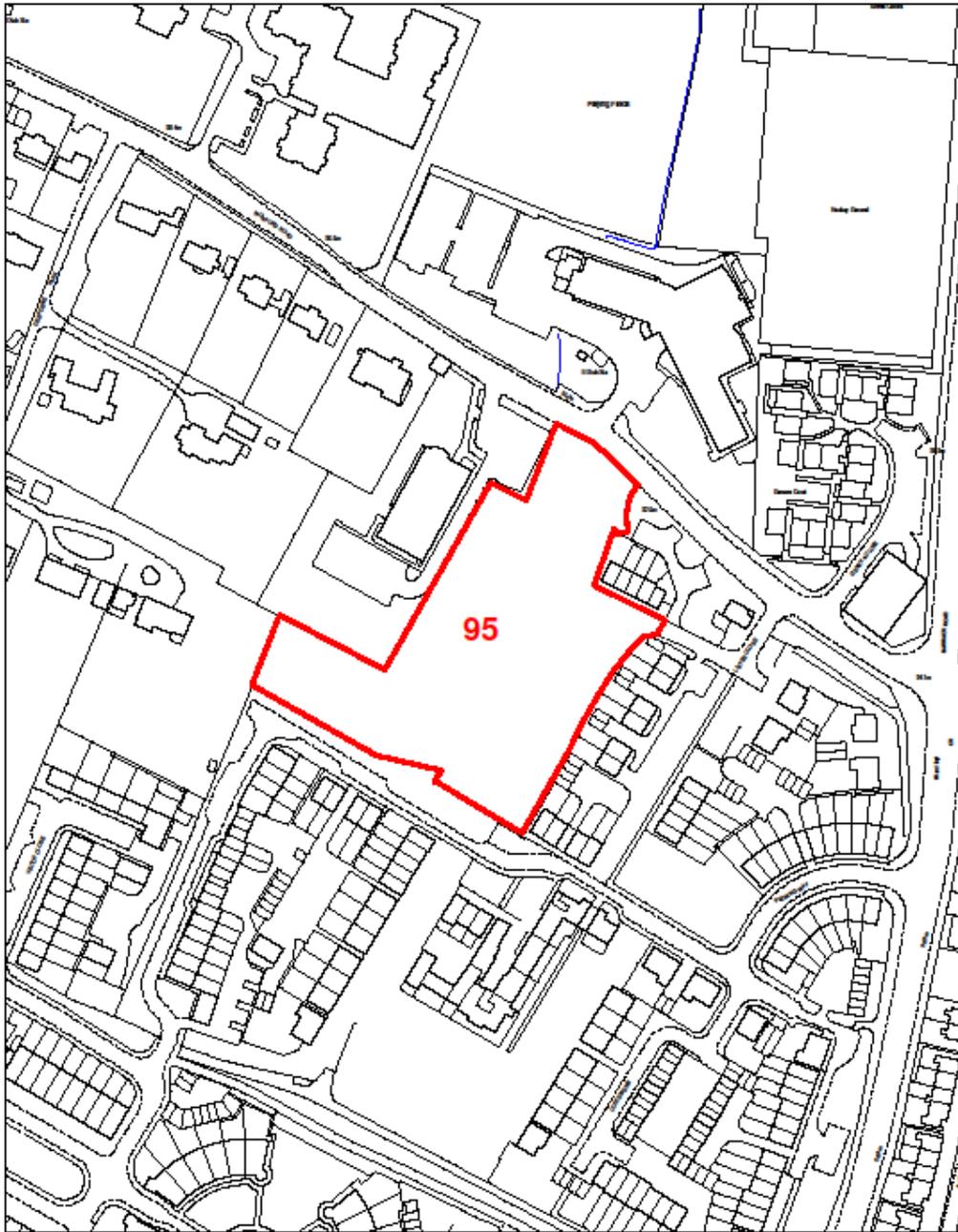
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Site Ref: 94
Address: Exeter Cricket Ground, Prince of Wales Road

Site has planning permission for residential development (14/0815/03).



↑ **Site 95: Land adjoining Devon Mobility Centre, Wonford Road (not to scale)**

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Site Ref:	95
Address:	DOA and Exeter Mobility Centre, Wonford Road
Gross site area:	0.8 ha
Net developable area:	N/A
Density range:	Departure from standard
Min yield:	20
Max yield:	28
Potential land uses:	Promoted for mixed use or residential development

Site description

This flat site is occupied by a number of mid/late 20th Century buildings of between 1 and 2 storeys in height, together with car parking and landscaping. The site includes a number of mature trees. Wonford Road runs along the northern boundary, on the opposite side of which is the Nuffield Hospital. Recent residential development adjoins to the east and south. To the west is a modern Church, plus associated parking.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter, one being land within the existing urban area. As the site is within the existing urban area, its development for housing in principle accords with strategic planning policy.

Biodiversity & Geodiversity

The site has no known biodiversity or geodiversity interest of note. However, an ecological survey would be required as part of any planning application.

A number of trees within the site and along its boundaries are protected by TPO and would need to be safeguarded in any development.

Flood Risk

The SFRA and Environment Agency Flood Maps are inconclusive about flood risk at this site. There is a possible local 'wet spot' adjoining the site on Wonford Road. A full FRA would be required to determine the site's suitability for residential development. Development could require mitigating features such as raised floor levels and solid floors/raised electrics at ground floor level.

Site Suitability: Stage B

Impact on Built Environment

The site is not in a Conservation Area. The setting of the Listed Building in Fleming Way, to the south-west of the site, will need to be preserved.

The site yield above is based on the density of adjoining recent development (around 25-35 dph).

Impact on Landscape Character

The site is not within the area of 'landscape setting' defined in either the Exeter Local Plan First Review or the draft Development Delivery DPD.

Mineral Resources

There are no minerals or waste issues constraining the site's ability to be developed for housing.

Air Quality

The impact on air quality of increased traffic levels generated by development will need to be assessed, and an Air Quality Action Plan will need to be included and implemented, as part of any planning application.

Access to Services/Facilities

To be determined.

Land Status

The site is brownfield.

Constraints to Delivery

The site is subject to a lease, but this is being terminated.

The site has been occupied by a potentially contaminative land use. A risk assessment will be required prior to making a planning application, which may identify the need for remediation.

Public surface water and foul sewerage are available. Surface water disposal would need to be restricted to either greenfield site runoff or its equivalent, or limited to the existing rate of runoff less 20-30% to allow for future climate change. SUDS may be suitable, but ground investigations would be needed to determine their effectiveness.

The site is not, or has very little potential to be, affected by archaeological issues.

Source Protection Zone

The site is not in a groundwater source protection zone.

Employment Land

Development would not result in the loss of land in employment use.

Green Infrastructure

Development would not result in the loss of public open space and/or recreation facilities. Development would be expected to contribute towards the provision and/or enhancement of green infrastructure, in accordance with the Council's adopted Local Plan (or superseding) standards.

Highways Access

Access for residential use of the site can be achieved. Vehicular access via Wonford Road only would be acceptable, although the design of the existing junction will need to be reviewed to reduce corner radii and incorporate appropriate pedestrian facilities.

An additional connection via Lister Road could be acceptable. However, given the proximity of the Lister Road junction to the signals, it would not be acceptable for this to be the only point of access.

Pedestrian and Cycle Links

Development will be required to include pedestrian and cycle connectivity between Fleming Way and Wonford Road.

Compatibility

Other than consideration of residential amenity, it is unlikely that residential development would raise significant compatibility issues.

Site Availability

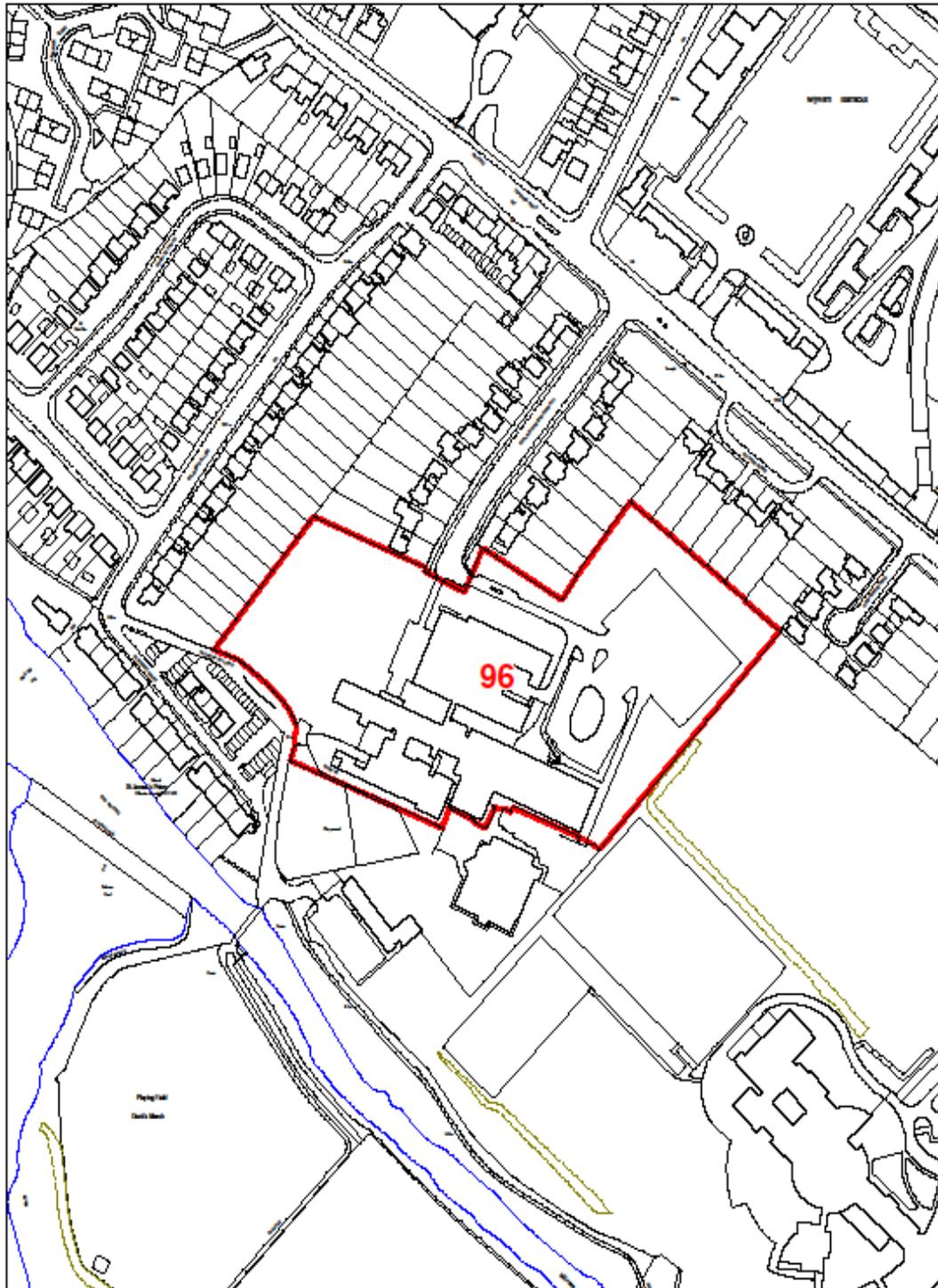
The landowner advises that the site will become available for development between April 2014 and March 2015.

Site Achievability

As leases are still to be terminated and there is no known developer interest in the site, it is considered achievable in Years 6-10.

Conclusion

**The site is suitable and available for potential residential development.
Development of the site could commence in Years 6-10.**



↑ Site 96: University Site, Earl Richards Road, Exeter. Scale: 1:2500

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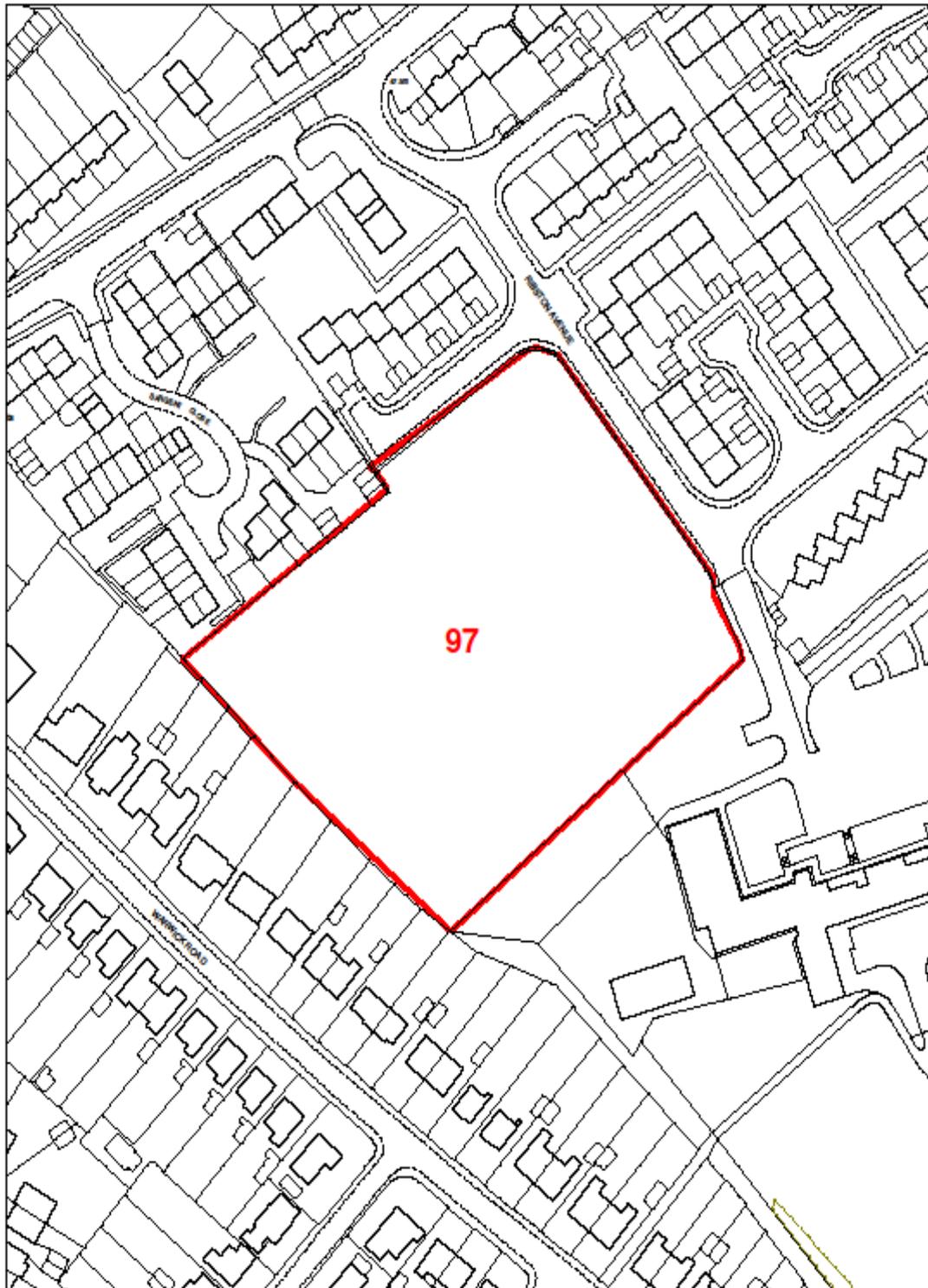
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Site Ref: 96
Address: University site, Earl Richards Road North

Site had planning permission for residential use.



↑ Site 97: Land at Ringswell Campus, Bramley Avenue, Exeter. Scale: 1:1250

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Exeter City Council

Site Ref:	97
Address:	Land at Ringswell Campus, Bramley Avenue
Gross site area:	1.02 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This site comprises a gently sloping area of open space. A small number of mature trees lie towards its south-west boundary and Ribston Avenue abuts to the north-east. The site adjoins residential development on all sides other than the south-east, where it abuts a vacant school site (to which it originally belonged). The school site has planning permission for redevelopment to provide a new school.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter, one being land within the existing urban area. The site lies within the existing urban area. Its development for housing therefore accords with strategic planning policy, in principle.

Biodiversity & Geodiversity

An ecological survey would be required as part of any planning application.

Flood Risk

The site lies within Flood Zone 1, with little or no risk of flooding. Proposals would need to include an FRA and seek opportunities to reduce the overall level of flood risk in the area and beyond.

Site Suitability: Stage B

Impact on Built Environment

The site is not in a Conservation Area and does not contain or lie in close proximity to any Listed Buildings.

Impact on Landscape Character

The site is not within the area of 'landscape setting' defined in either the Exeter Local Plan First Review or the draft Development Delivery DPD.

Mineral Resources

There are no minerals or waste issues that would constrain the site's ability to be developed for housing.

Air Quality

The impact on air quality of increased traffic levels generated by development will need to be assessed, and an Air Quality Action Plan will need to be included and implemented, as part of any planning application.

Access to Services/Facilities

To be determined.

Land Status

The site is greenfield.

Constraints to Delivery

The site has not been identified as having been occupied by a potentially contaminative former land use. However, a Phase 1 Risk Assessment will be required prior to any planning application being made, to confirm that there are no unacceptable risks.

Whilst unlikely to be a statutory nuisance, there is the potential for complaints to arise as a result of disturbance from the adjoining school.

Public foul and surface water sewerage are available. Surface water discharge would be restricted to greenfield runoff rates, or less. This is likely to be achieved by onsite attenuation/storage. SUDS are unlikely to be suitable, although ground investigations would confirm. Downstream flooding (sewer) is known to exist.

It is likely that both foul and surface water sewer diversions would be needed to maximise development potential. This would need to be undertaken by South West Water.

The site has the potential to contain archaeological remains. Investigation at pre-application or pre-determination stage would be required to clarify whether there are any implications for (e.g.) layout, as well as a potential planning condition should consent be granted.

Source Protection Zone

The site is not in a groundwater source protection zone.

Employment Land

Development would not result in the loss of land in employment use.

Green Infrastructure

The site comprises open space (formerly a school playing field) and is proposed for protection in the draft Development Delivery DPD. Development of open space will only be permitted where its loss would not harm the character of the area; and the open space does not fulfill a valuable recreational, community, ecological or amenity role; and there is adequate open space in the area; or its loss would be outweighed by a replacement in the area or at least equivalent value. As none of these criteria have been met, the site is discounted from having potential for residential development.

Highways Access

Highways access to Ribston Avenue and through the adjacent network is acceptable.

Pedestrian and Cycle Links

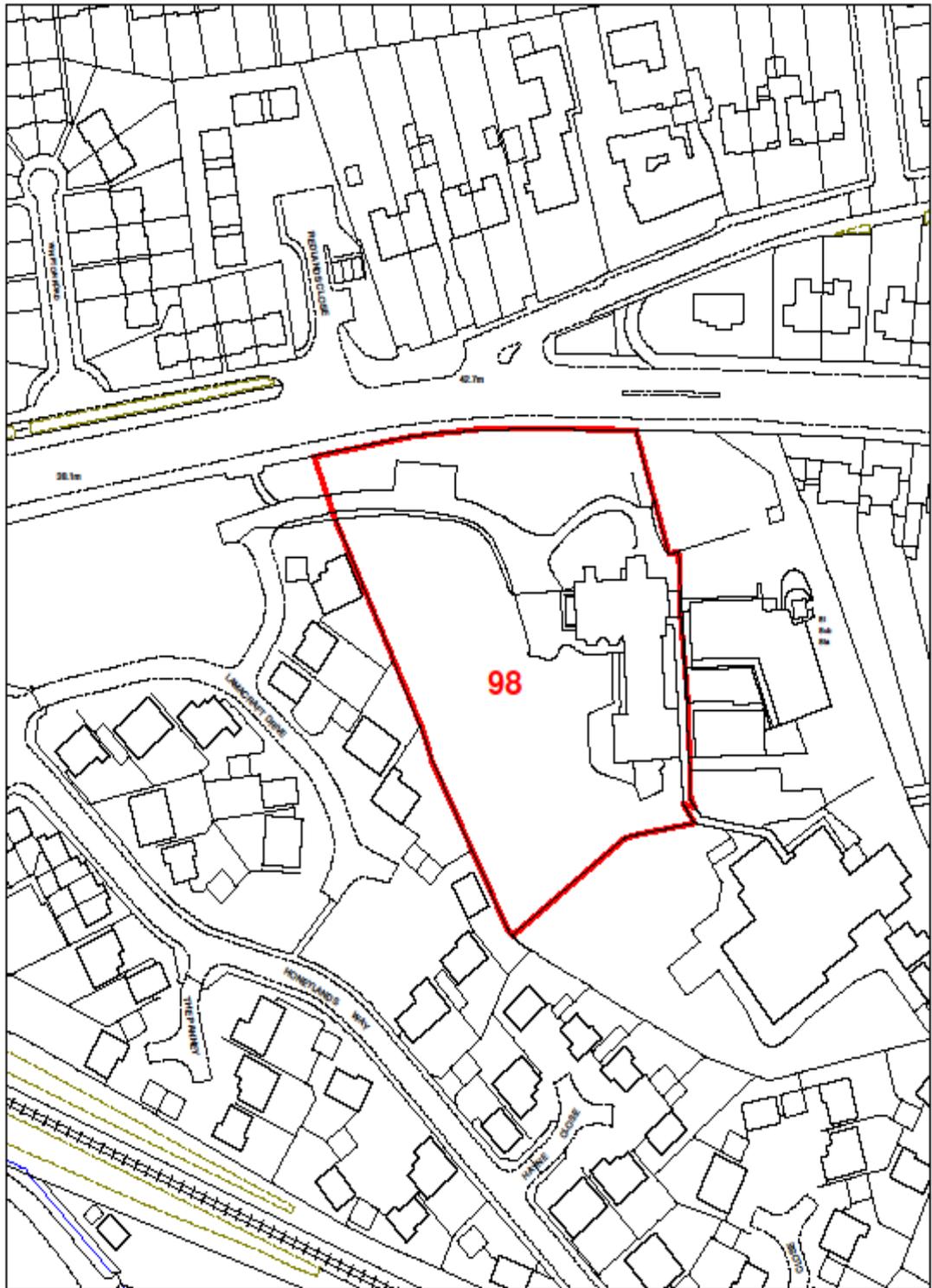
The site adjoins existing footways in the surrounding area.

Compatibility

Other than considerations of residential amenity and the adjoining school, it is unlikely that residential development would raise significant compatibility issues.

Conclusion

Site 97 is unsuitable for housing on green infrastructure grounds. Therefore it has a potential yield of 'zero' dwellings. Assessments of availability and achievability are not required.



↑ Site 98: Honeylands Hospital, Pinhoe Road, Exeter. Scale: 1:1250

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Site Ref:	98
Address:	Honeylands Hospital, Pinhoe Road
Gross site area:	0.68 ha
Net developable area:	N/A
Density range:	Departure from standard
Min yield:	5
Max yield:	10
Potential land uses:	Proposed for residential use

Site description

This flat site contains a Grade II Listed Building with single storey modern extensions and a small amount of car parking. It is otherwise laid to lawn, with some mature trees located towards the northern and southern boundaries. The northern boundary is demarcated by a high brick wall, beyond which runs Pinhoe Road. The surrounding area is primarily residential, although the site immediately to the east is occupied by a charity providing children’s health and social care services.

The site has until recently formed part of Honeylands Hospital, but is now vacant.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter, one being land within the existing urban area. The site lies within the existing urban area. Its development for housing therefore accords with strategic planning policy, in principle.

Biodiversity & Geodiversity

An ecological survey would be required as part of any planning application.

Flood Risk

The site lies within Flood Zone 1, with little or no risk of flooding. Development would be required to include an FRA and seek opportunities to reduce the overall level of flood risk in the area and beyond.

Site Suitability: Stage B

Impact on Built Environment

The main hospital building is Grade II Listed. Development would need to preserve the building and its setting. Demolition of the existing modern extension would significantly enhance the building’s appearance and conversion of the Listed Building to residential use is likely to be acceptable. A detailed scheme for the site needs to be worked up to determine the number of dwellings that could be provided within the Listed Building and the capacity of the grounds to accommodate additional homes. A nominal yield of 5-10 units has been assigned to the site, based on the advice of the SHLAA Panel.

Impact on Landscape Character

The site is not within the area of ‘landscape setting’ defined in either the Exeter Local Plan First Review or the draft Development Delivery DPD.

Mineral Resources

There are no minerals or waste issues that would constrain the site’s ability to be developed for housing.

Air Quality

The site is adjacent to a busy road. The potential for future residents to be affected by unacceptable levels of air pollution should therefore be assessed prior to any planning application for development being made.

Access to Services/Facilities

The site is 1.2 km from a secondary school, 1.3 km from a GP surgery, 1.6 km from a supermarket and post office and 1.9 km from a primary school. Opportunities to walk/cycle to existing services and facilities are therefore poor. However, comprehensive development of the Newcourt area provides an opportunity to deliver new services and facilities, including through S106 contributions, which would help to improve accessibility.

Land Status

The site is brownfield.

Constraints to Delivery

The site is close to a busy road and may also be affected by noise from Exeter airport, particularly if flight movements increase significantly. A noise impact assessment will therefore be required prior to any planning application, to determine whether or not the site is suitable for residential use.

The site has been occupied by a potentially contaminative former land use. A risk assessment will therefore be required, which may identify the need for remediation.

No public sewerage systems are immediately available. Connection may require sewer requisitioning via South West Water.

Development would be restricted in terms of surface water disposal. SUDs are unlikely to be suitable, such that on-site attenuation would be required to mimic either the existing regime, less 20-30% to allow for future climate change, or restricted to the equivalent of greenfield site runoff.

The site has unknown potential to be affected by archaeological issues. Investigation at pre-application or pre-determination stage may be required, to clarify whether there are any implications for (e.g.) layout, as well as a potential planning condition should consent be granted.

Source Protection Zone

The site is not in a groundwater source protection zone.

Employment Land

Development would not result in the loss of land in employment use.

Green Infrastructure

Development would not result in the loss of public open space and/or recreation facilities. Development would be expected to contribute towards the provision and/or enhancement of green infrastructure, in accordance with the Council's adopted Local Plan (or superseding) standards.

Highways Access

The existing access via the north-eastern section of Lamacraft Drive could accommodate around 25 additional residential units. Higher density may require improvements to the off-site access roads.

Compatibility

Subject to preserving and/or enhancing the Listed Building and its setting, it is not considered that development would raise significant compatibility issues.

Site Availability

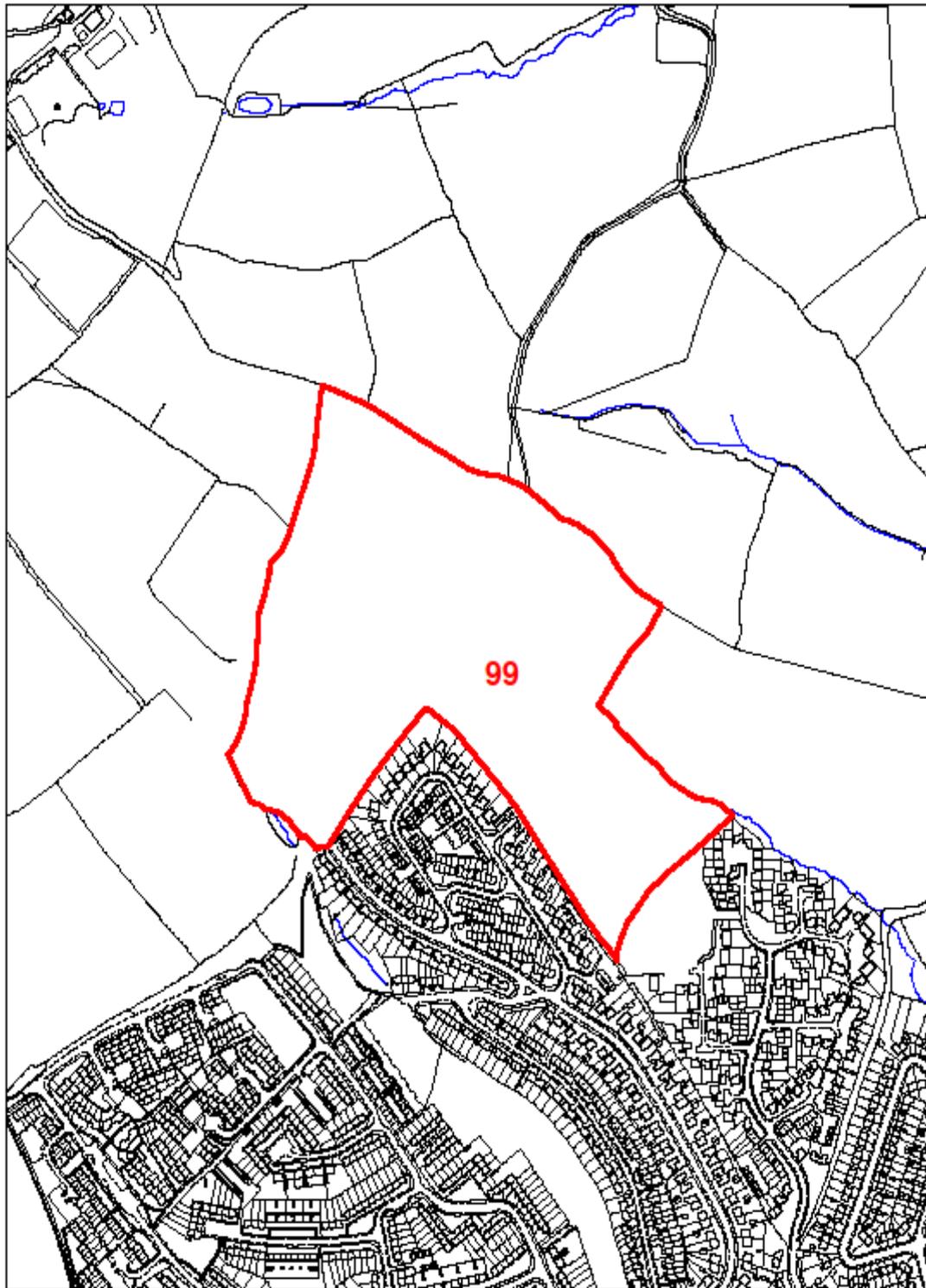
The landowner advises that the site will become available for development between April 2014 and March 2015.

Site Achievability

The SHLAA Panel advises that the site is achievable in Years 6-10.

Conclusion

**The site is suitable and available for potential residential development.
Development of the site could commence in Years 6-10.**



↑ Site 99: Land north of Beacon Heath, Exeter. Scale: 1:5000

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Exeter City Council

Site Ref:	99
Address:	Land north of Beacon Heath, Exeter
Gross site area:	13.3 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

This large site comprises a number of fields separated and bound by hedgerows and belts of mature trees. The site lies on the northern fringe of Exeter, partly within Mincinglake Valley Park and beyond the built-up area. It comprises a south-facing slope. The site abuts 20th Century residential development to the south, but is otherwise surrounded by rolling countryside. It is rural in character and appearance.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter. As it lies outside the strategic locations for growth, the site is discounted from having any residential development potential.

Biodiversity & Geodiversity

The site forms part of a proposed Biodiversity Enhancement Area in the proposed Development Delivery DPD. If the proposal is adopted, development will only be permitted if the 'need' outweighs any nature considerations; any damaging impact is kept to a minimum and appropriate mitigation and compensatory measures are implemented; and it is demonstrated that there are no reasonable alternative sites. An ecological survey will be required.

Various trees along the site's southern boundary with Celia Crescent are protected by TPO. These would need to be safeguarded in any development.

Flood Risk

Whilst the site lies within Flood Zone 1, the site is at the top end of the Northbrook Catchment and there is a downstream risk of surface water flooding. Development would be required to include an FRA and seek opportunities to reduce the overall level of flood risk in the area and beyond. The geotechnical characteristics are not conducive to SUDs.

Conclusion

Site 99 is unsuitable for housing on strategic planning policy grounds. Therefore it has a potential yield of 'zero' dwellings. Assessments of availability and achievability are not required.