

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

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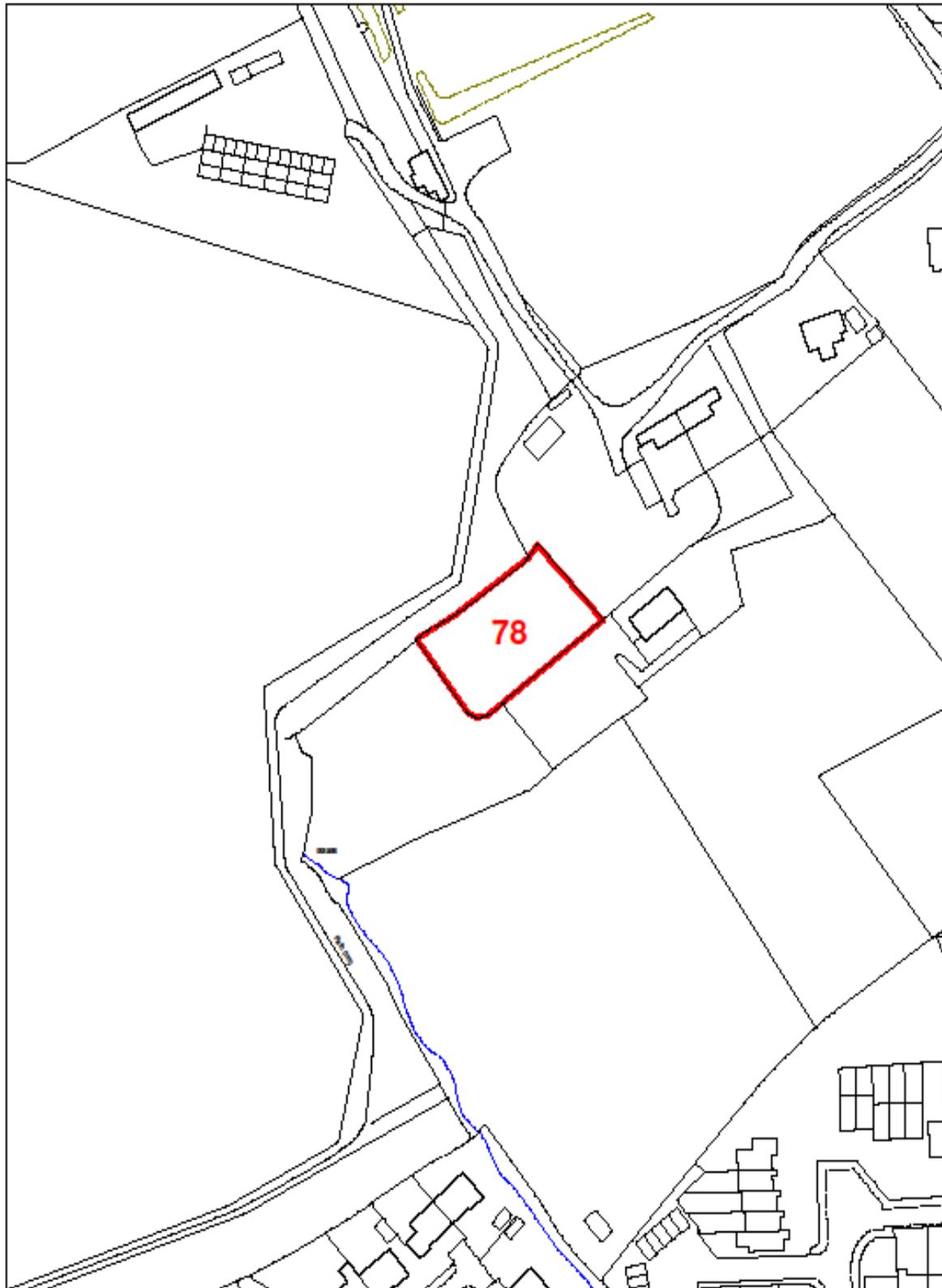
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No Window

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

Site has planning permission for residential use.



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

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Site Ref:	78
Address:	Land adjacent 2 Hill Cottages, Church Hill, Exeter
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 78) 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. 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

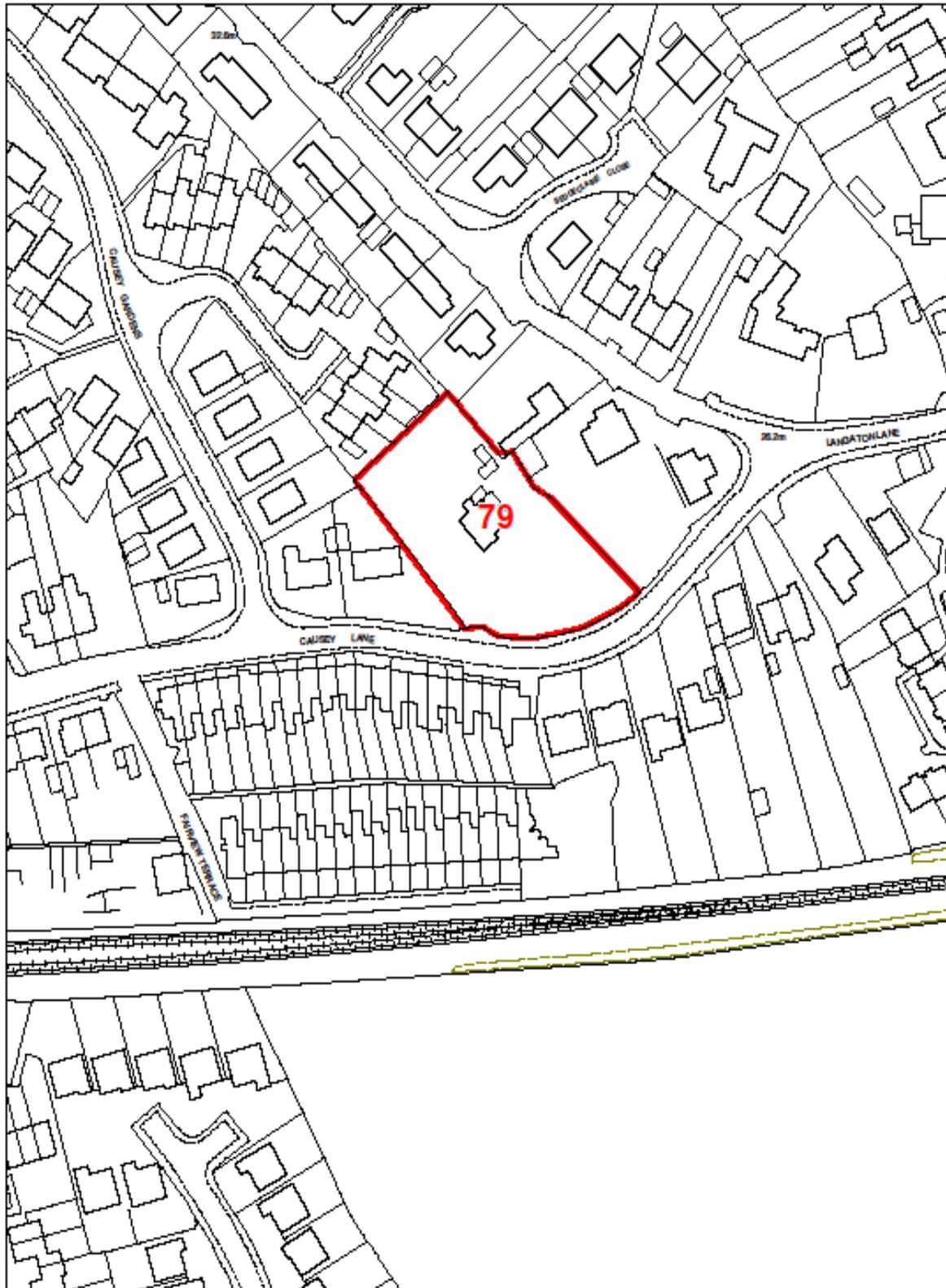
The site has no known biodiversity or geodiversity interest of note. However, an ecological survey would be required as part of any planning application.

Flood Risk

The site is in Flood Zone 1, with little or no risk of flooding. 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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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 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 six 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. The site has no further 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. 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

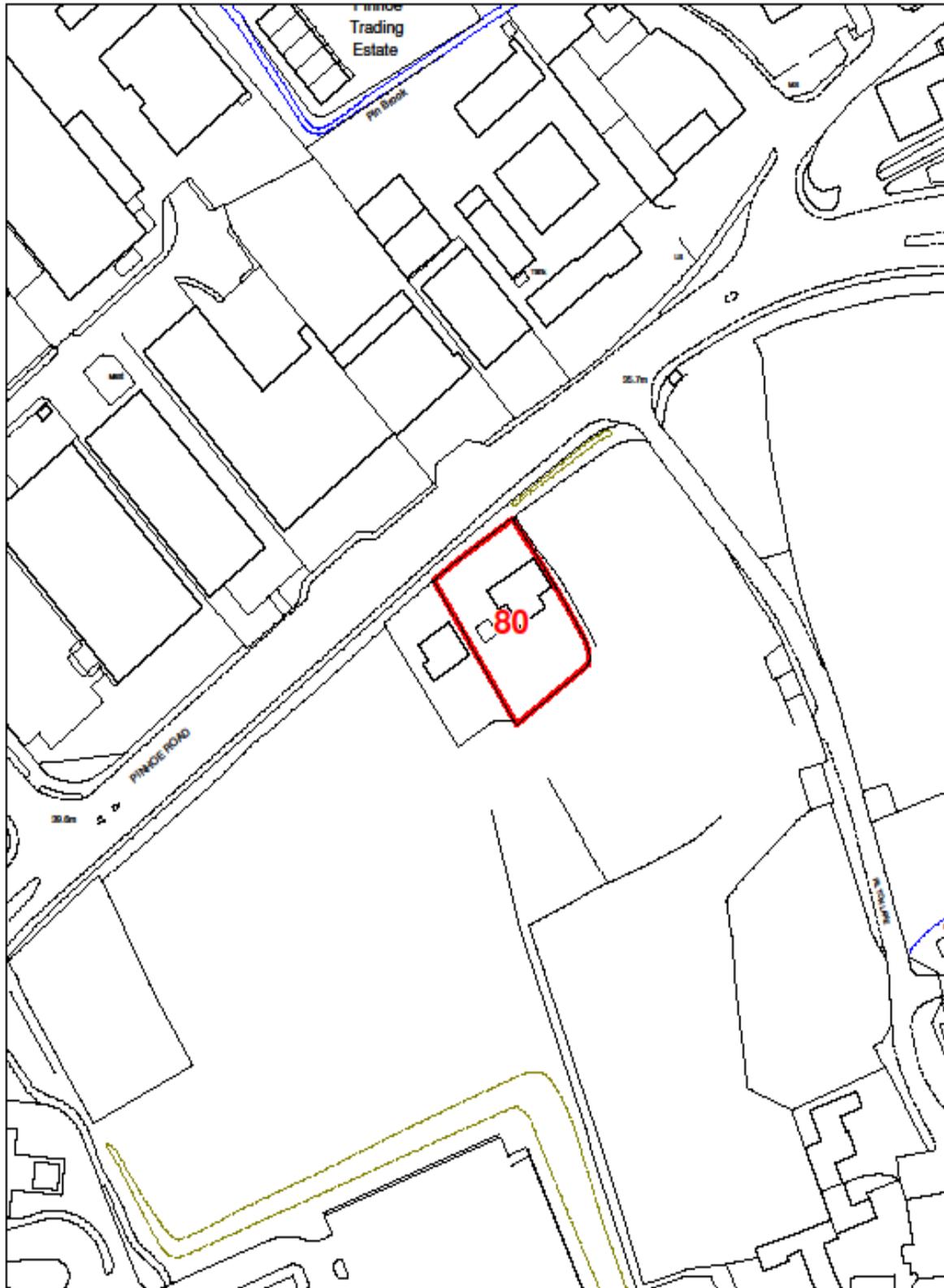
The landowner advises that the site is immediately available for development, although it is not currently for sale/being marketed.

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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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. Adjoining to the west is a second bungalow, but otherwise the site is immediately surrounded by fields. Areas to the north and west are 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 six 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 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. 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

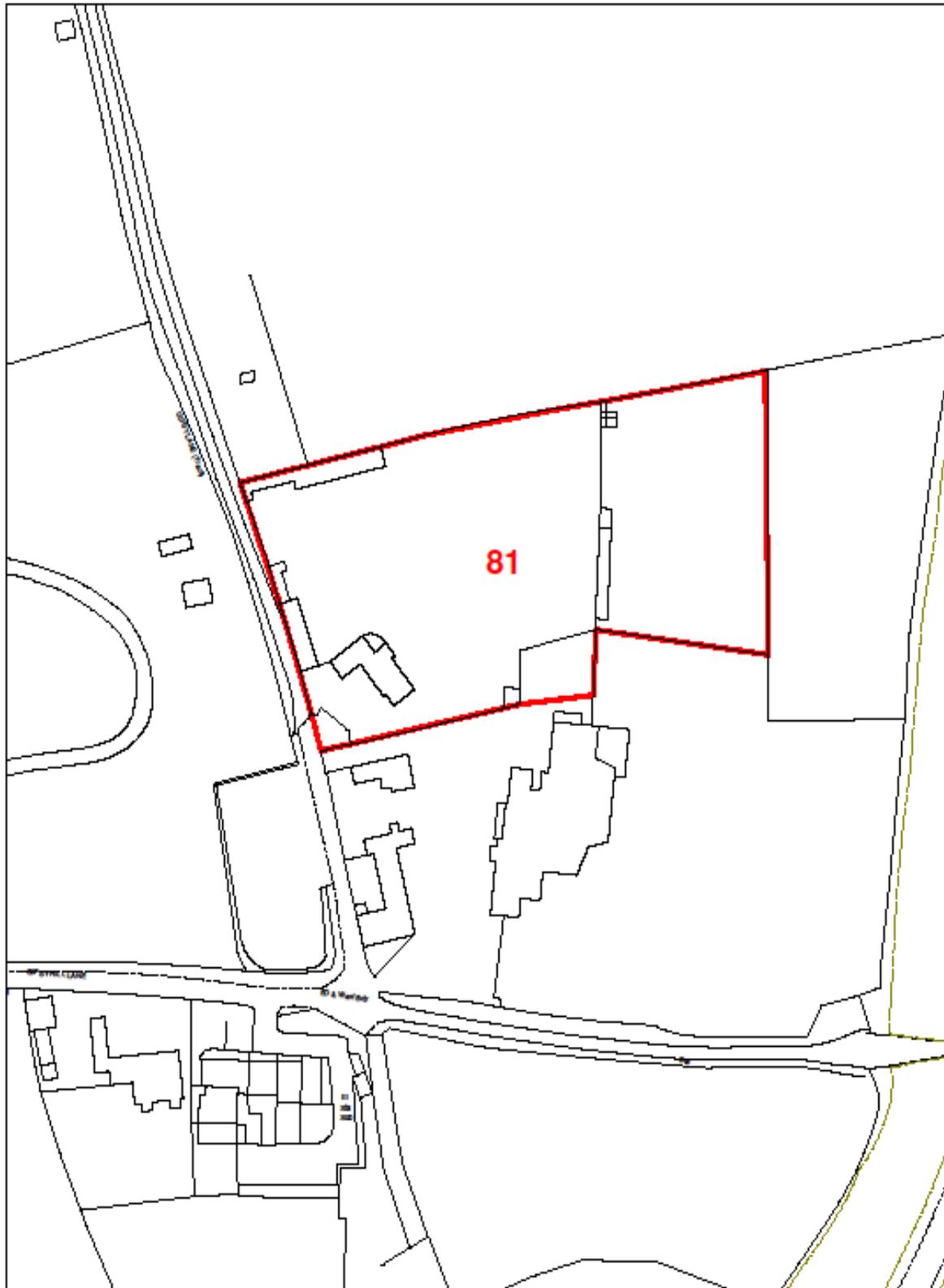
The landowner advises that the site is immediately available for development, although it is not currently for sale/being marketed.

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 was 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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Site Ref:	81
Address:	The Vines, Gipsy Hill Lane, Exeter
Gross site area:	0.77 ha
Net developable area:	0 ha
Density range:	NA
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential use

Site description

The western part of this site is occupied by a mid-20th Century house (The Vines) and its large garden, which is walled and contains a number of trees and outbuildings. The eastern part of the site comprises a field, bound by hedgerows and some mature trees. The site is accessed along Gipsy Hill Lane, which is unmade, and is located on an east-west ridge line. Adjoining to the south is a hotel and to the west is a nursery (Sites 37a and b). Immediately adjoining to the north and east are open fields (Site 35), beyond which at lower level is the M5 motorway.

Planning permission to erect three dwellings within the garden of The Vines was refused in 2005, on grounds that this would i) be harmful to the City's landscape setting and result in incremental urban sprawl; ii) be visually intrusive and harmful to the area's rural character; 3) result in the loss of a large number of trees and shrubs which add to the visual, environmental and ecological quality of the area; and (iv) have inadequate vehicular access.

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 six 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

Although the site itself has no known biodiversity or geodiversity interest of note, Gipsy Hill Lane to the south west is a SLINC on the Exeter Local Plan First Review Proposals Map. 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

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 more than 1 km from the nearest primary school, but less than 1 km from a secondary school, food superstore and post office. Access to existing services and facilities is therefore good and would improve further through comprehensive development of the Monkerton/Hill Barton area.

Land Status

The site is greenfield.

Constraints to Delivery

The Vines is currently occupied by a tenant.

Public foul and surface water drainage is not available. A geotechnical assessment of ground conditions would be required as part of any planning application, to determine suitability for SUDS.

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 has potential to contain archaeological remains, which may affect its development capacity. Preliminary work could be required to identify and clarify constraints.

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'. Therefore the site is discounted from having any development potential.

Highways Access

Achieving 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

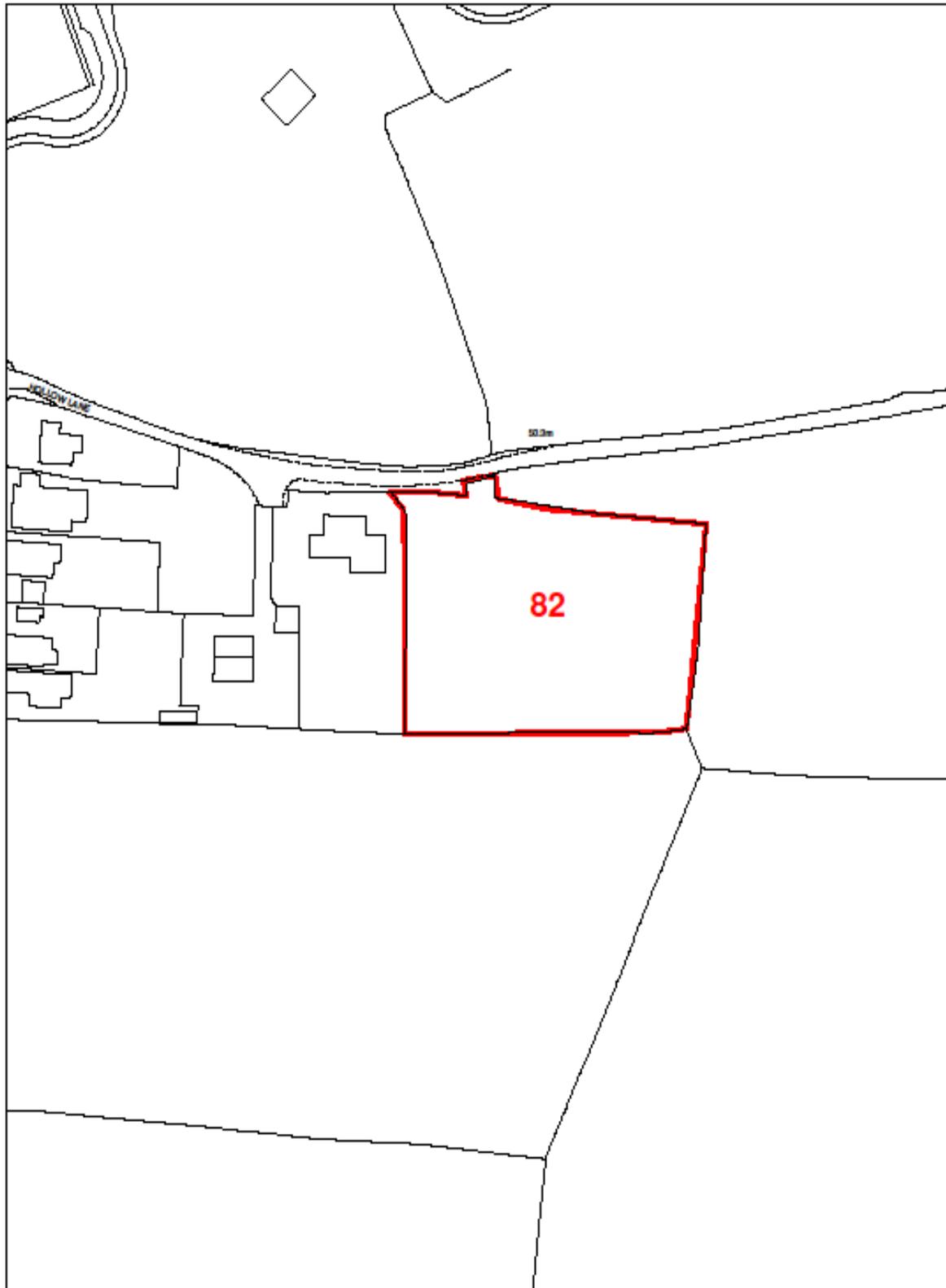
Existing links are poor, but development could help to fund improvements.

Compatibility

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

Conclusion

Site 81 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 82: Clyst View, Hollow Lane, Exeter. Scale: 1:1250

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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 six 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 Local Plan First Review Proposals Map identifies the northern boundary hedgerow as forming part of a SLINC. The site is therefore of biodiversity value. Proposals would need to include an ecological survey and planning permission could be subject to a condition or planning obligation seeking to minimise impact and secure effective mitigation and compensatory measures.

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

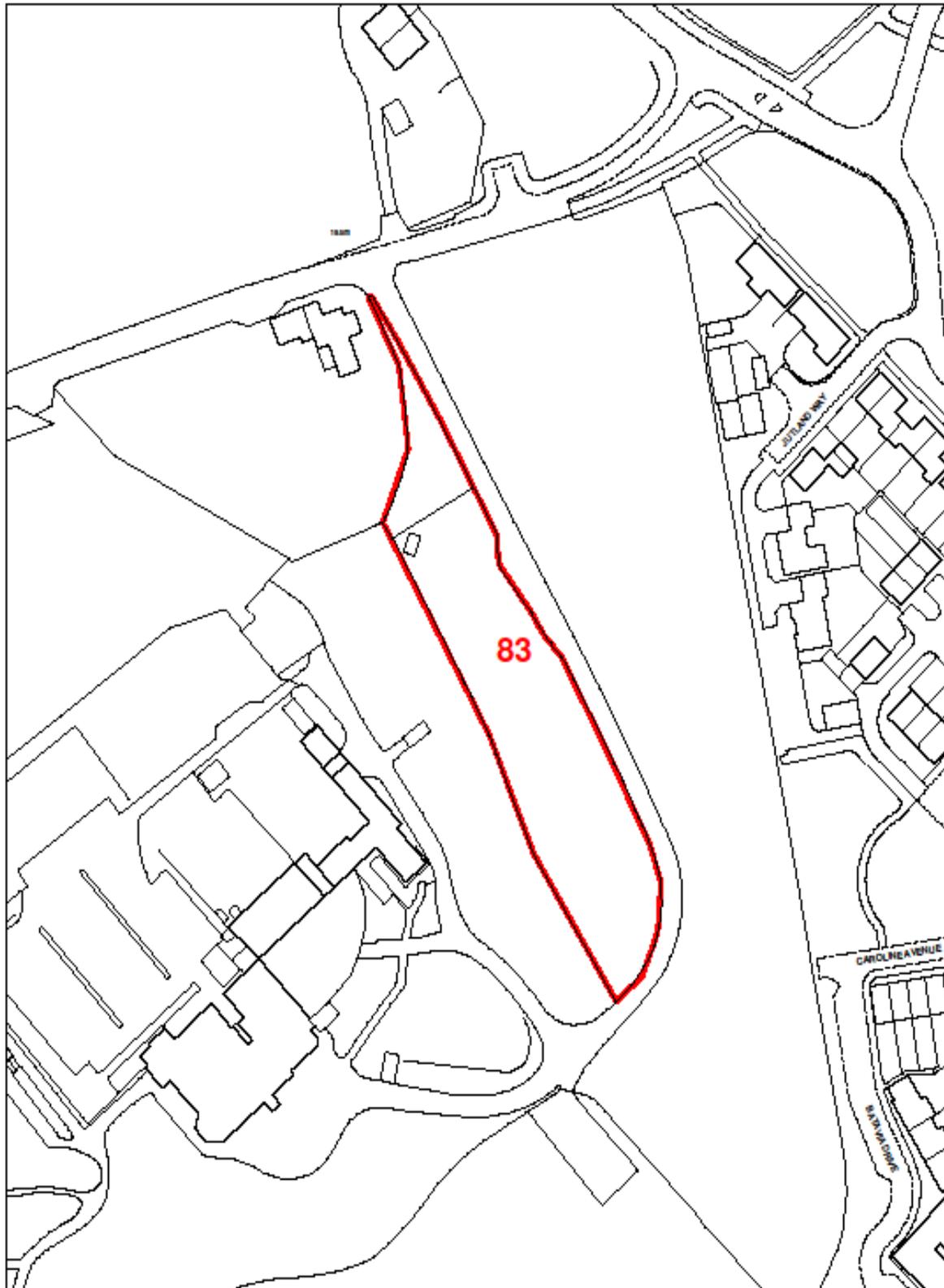
Existing links are poor, but development could help to fund improvements.

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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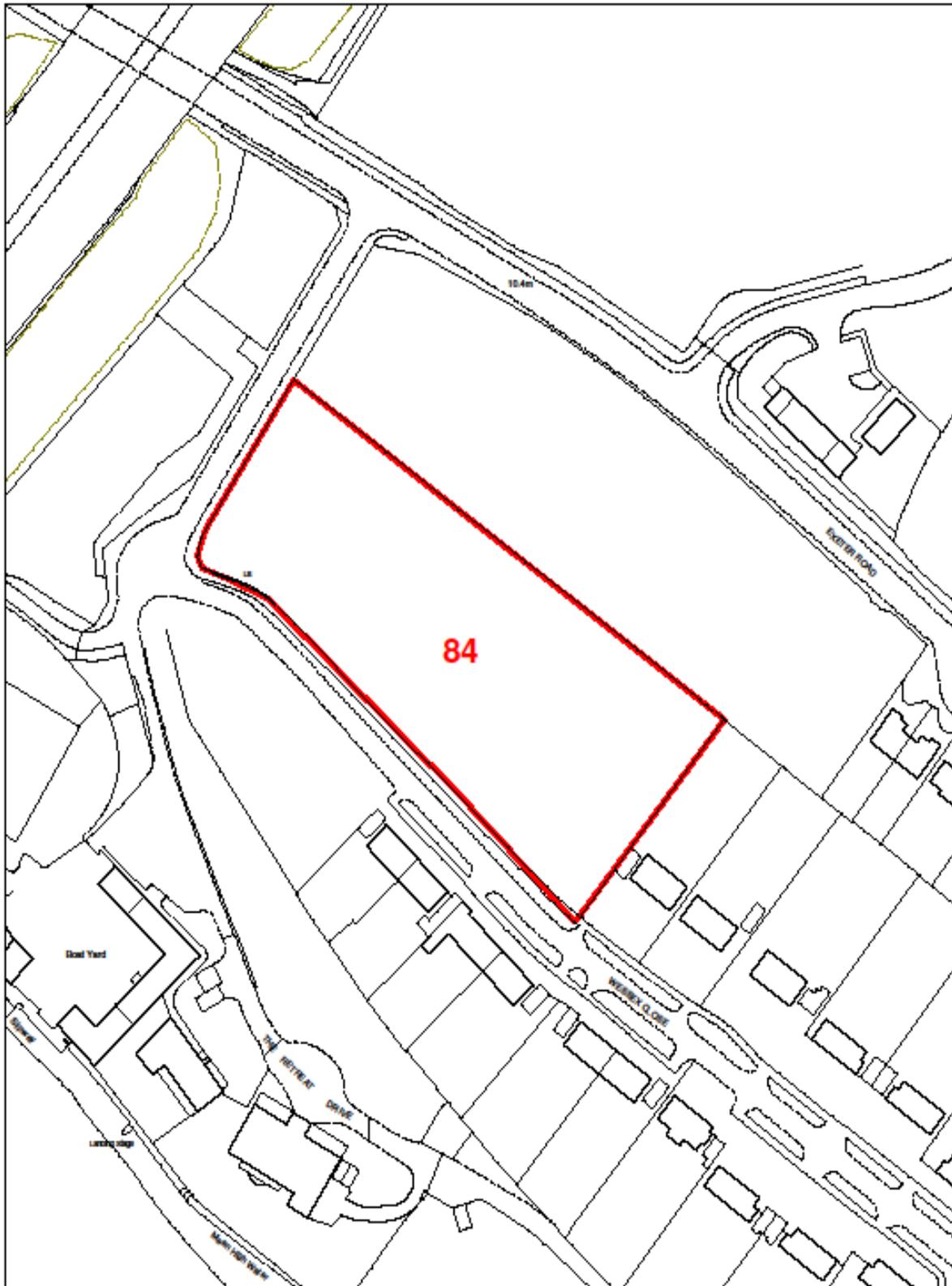
Site Ref:

83

Address:

Land east of Newcourt House, Old Rydon Lane, Exeter

Site has planning permission for residential development.



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

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Site Ref:	84
Address:	Land north of Wessex Close, Topsham
Gross site area:	0.6 ha
Net developable area:	0.4 ha
Density range:	Departure from standard
Min yield:	8
Max yield:	8
Potential land uses:	Promoted for residential use

Site description

This flat site comprises a field bound by hedgerows and mature trees, located at the western edge of Topsham. A number of trees are contained within the site and Wessex Close abuts to the south-west/west. Surrounding land-uses include late 20th Century residential to the south and east, boatyards to the south-west, and a grassland to the north (Site 66b), beyond which is Topsham Road and a playing field. The M5 lies in close proximity to the west, elevated above the site.

The density of nearby residential development along Topsham Road is around 20 dph. The yield above reflects a similar density of development.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of Core Strategy identifies six strategic locations for growth at Exeter, one being land within the existing urban area. Given its location on the otherwise developed southern side of Exeter Road, the site is considered to lie within the existing urban area of Topsham. In principle, its development for housing 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.

All trees on the site are protected by TPO (602). Therefore part of the site is discounted from having any residential development potential (around 0.2 ha).

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

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 lies within the area of 'landscape setting' defined in the Exeter Local Plan First Review, which also includes a sizeable area of largely undeveloped land on the northern side of Exeter Road. The southern side of Exeter Road is for the most part residential – Site 66b (together with adjoining Site 84) forms only a small area of undeveloped land within it. It is not considered that development of this small area would significantly harm the landscape setting of Exeter or Topsham. Therefore the site is not discounted on landscape grounds.

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. The AQA would also need to explore the affect upon any development of traffic pollution from nearby Exeter Road and the M5.

Access to Services/Facilities

The mid-point of the three blocks is 0.8 km from a primary school, 0.9 km from a GP surgery and local foodstore and 1.1 km from a post office. The nearest secondary school is 3.3 km away. Apart from the latter, the site is within relatively easy walking/cycling distance of existing services and facilities.

Land Status

The site is greenfield.

Constraints To Delivery

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

Traffic noise from Exeter Road and the M5 could 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.

There is no public foul or surface water sewerage available. A stand-alone treatment plant/system may be the only solution, at the developer's cost. A rising main also crosses this part of site. This may need diverting, subject to the layout of development. Combined sewerage is available to serve the central and eastern blocks. There is no surface water sewer here, but there is potential for a future connection reasonably close by, at the developer's cost. Surface water flow would need to be restricted to greenfield runoff.

There is a high potential for the site to contain archaeological remains, which may affect its capacity for development and potential layout. Preliminary work would be required to identify and clarify potential constraints at an early stage, with the results included in any proposed 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 open space facilities, in accordance with the Council's adopted Local Plan (or superseding) standards.

Highways Access

Highways access should be achievable from Wessex Close.

Any planning application would need to be accompanied by a Transport Assessment and Travel Plan. Any transport infrastructure improvements arising from the proposals would need to be funded in totality by the developer and/or other non-Highways Agency sources.

Pedestrian and Cycle Links

To be assessed.

Compatibility

Other than noise and air quality considerations, it is unlikely that residential development would raise significant compatibility issues.

Site Availability

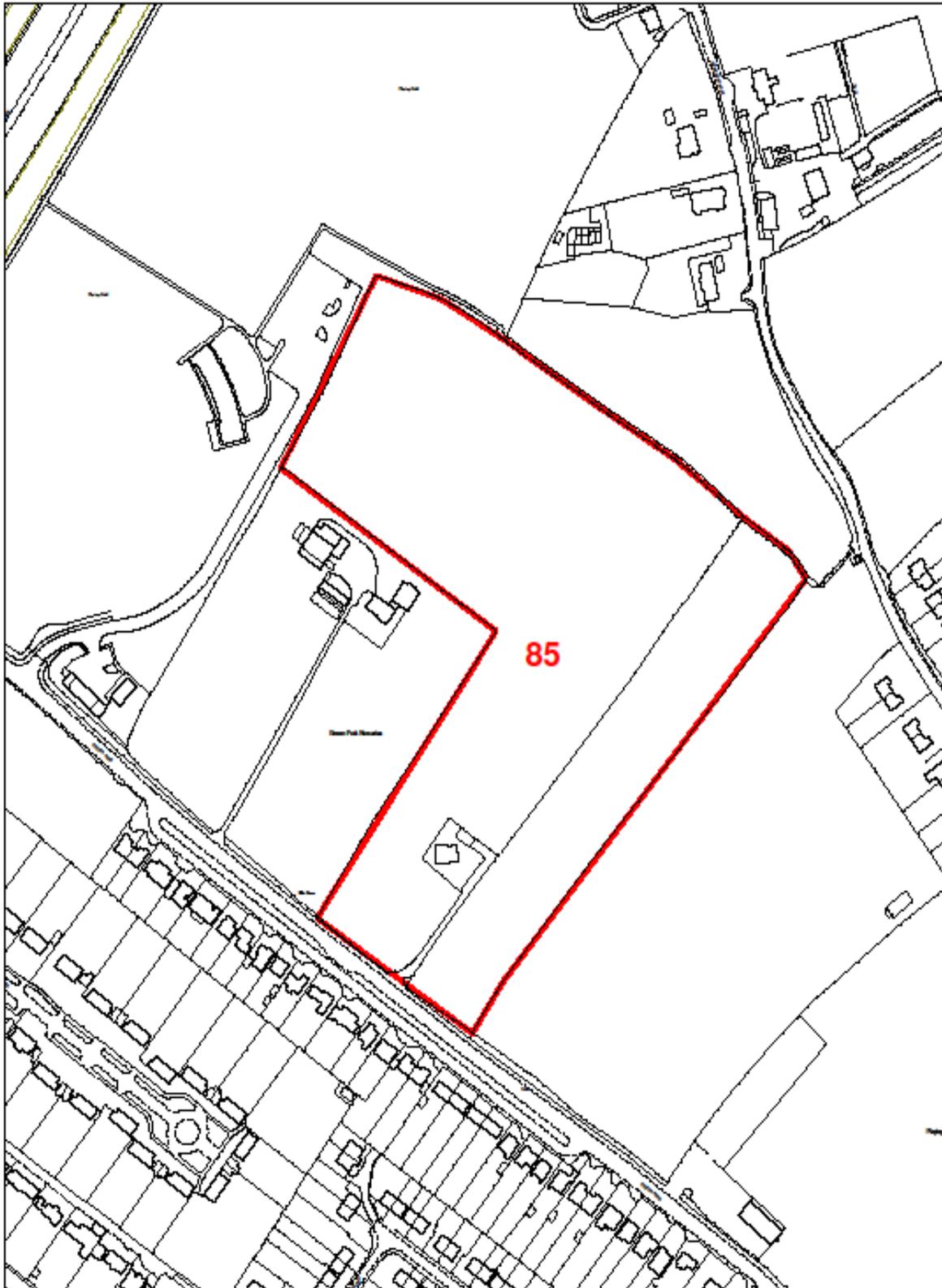
The agent acting for the landowner advises that the site will become available for development between April 2013 and March 2014.

Site Achievability

The SHLAA Panel advises that the site is achievable in Years 1-5.

Conclusion

The site is suitable and available for potential residential development. Development of the site could commence in Years 1-5.



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

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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.

The site forms part of the strategic gap between Topsham and Exeter, which is clearly protected as part of the City's 'landscape setting' in the Core Strategy's Key Diagram.

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

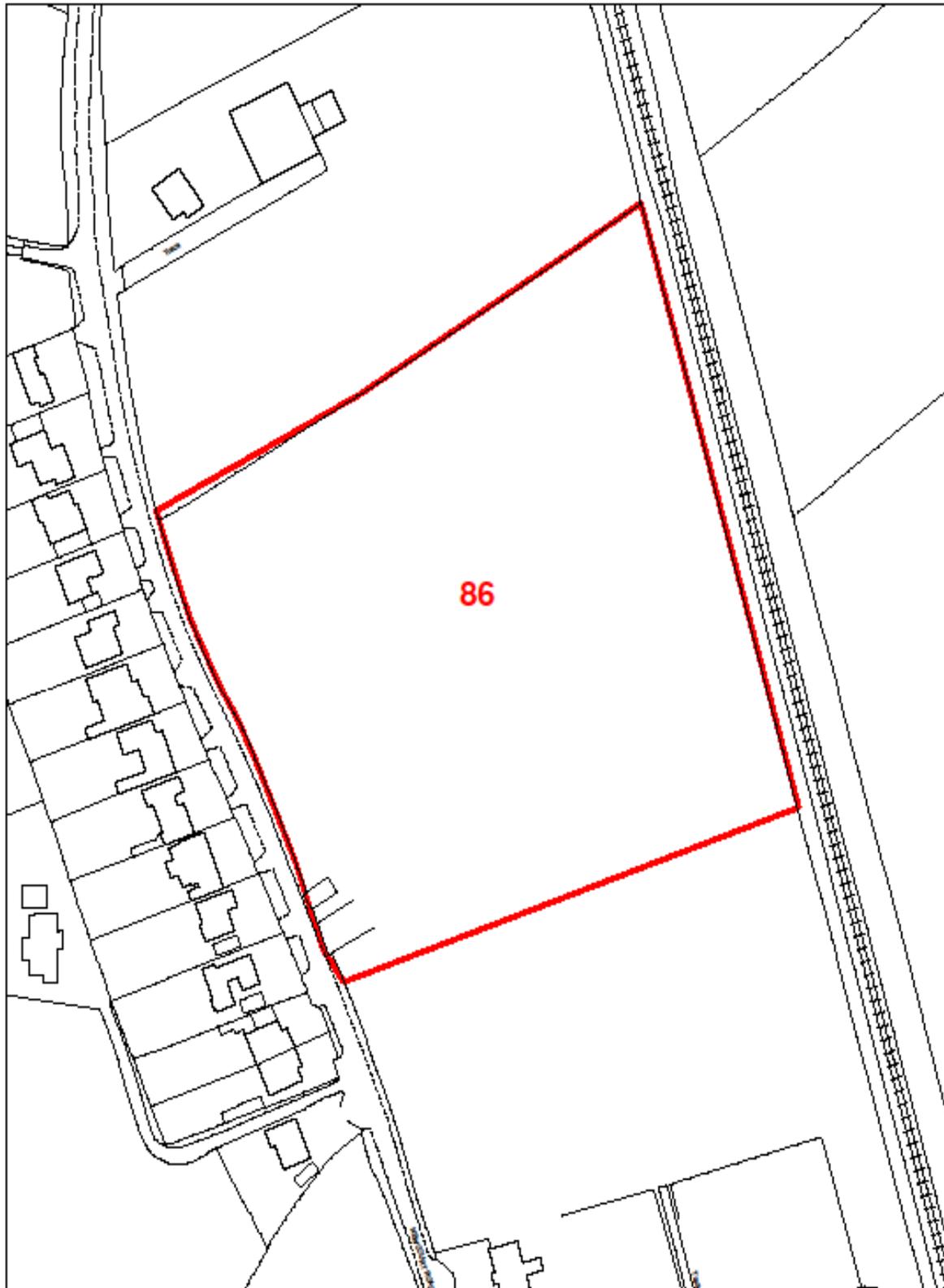
The site does not include areas formally designated for their biodiversity or geodiversity value. However, the site does consist of Green Space Tier B and a 'Habitats of Principle Importance' (see Exeter Biodiversity Reference Map). It is therefore of biodiversity value and development proposals would be need to include an ecological survey. Planning permission could be subject to a condition or planning obligation seeking to minimise and secure effective mitigation and compensatory measures.

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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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.

The site forms part of the strategic gap between Topsham and Exeter, which is clearly protected as part of the City's 'landscape setting' in the Core Strategy's Key Diagram.

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

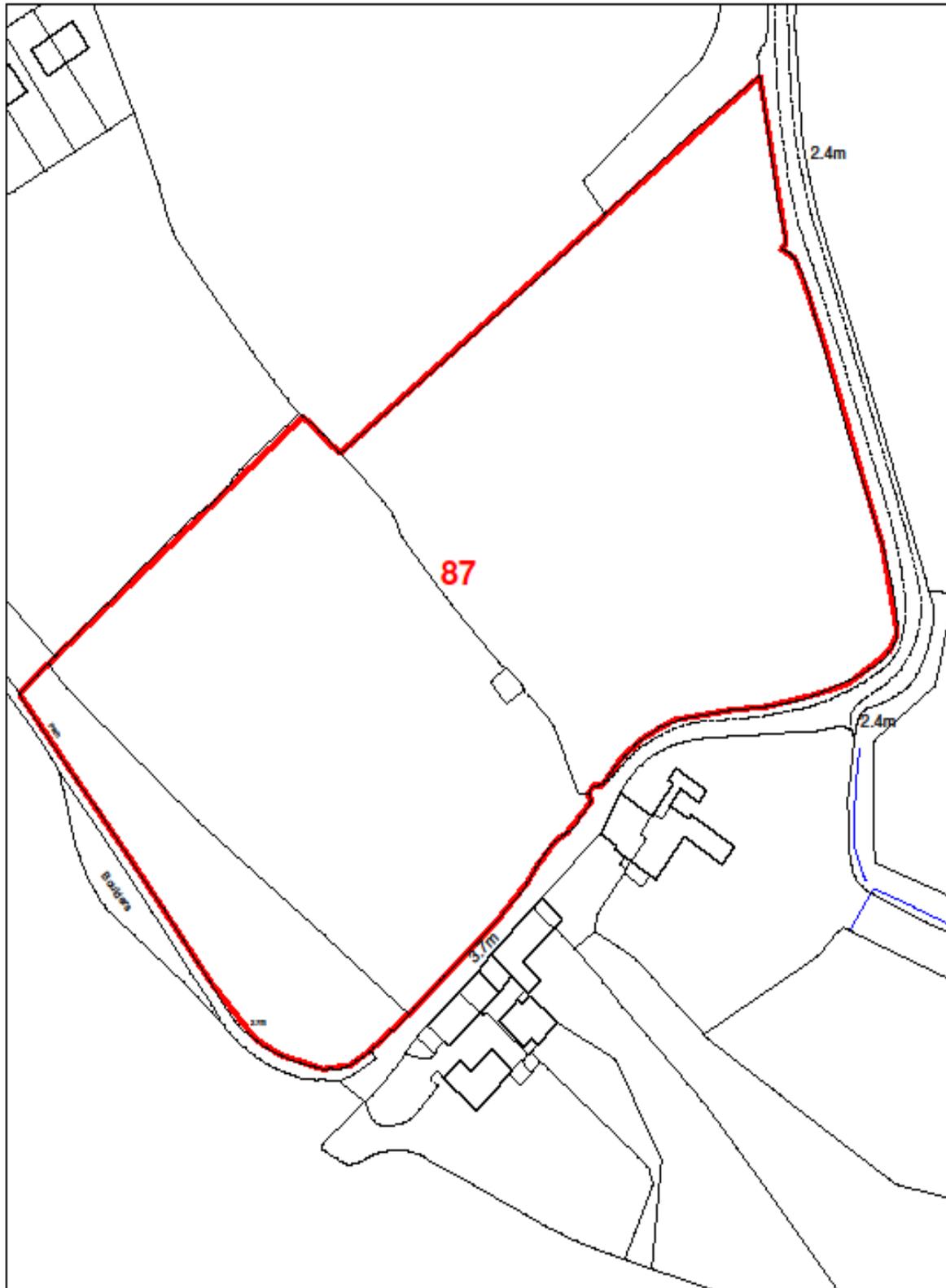
The site does not include areas formally designated for their biodiversity or geodiversity value. However, the site does consist of Green Space Tier B and a 'Habitats of Principle Importance' (see Exeter Biodiversity Reference Map). It is therefore of biodiversity value and development proposals would be need to include an ecological survey. Planning permission could be subject to a condition or planning obligation seeking to minimise and secure effective mitigation and compensatory measures.

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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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

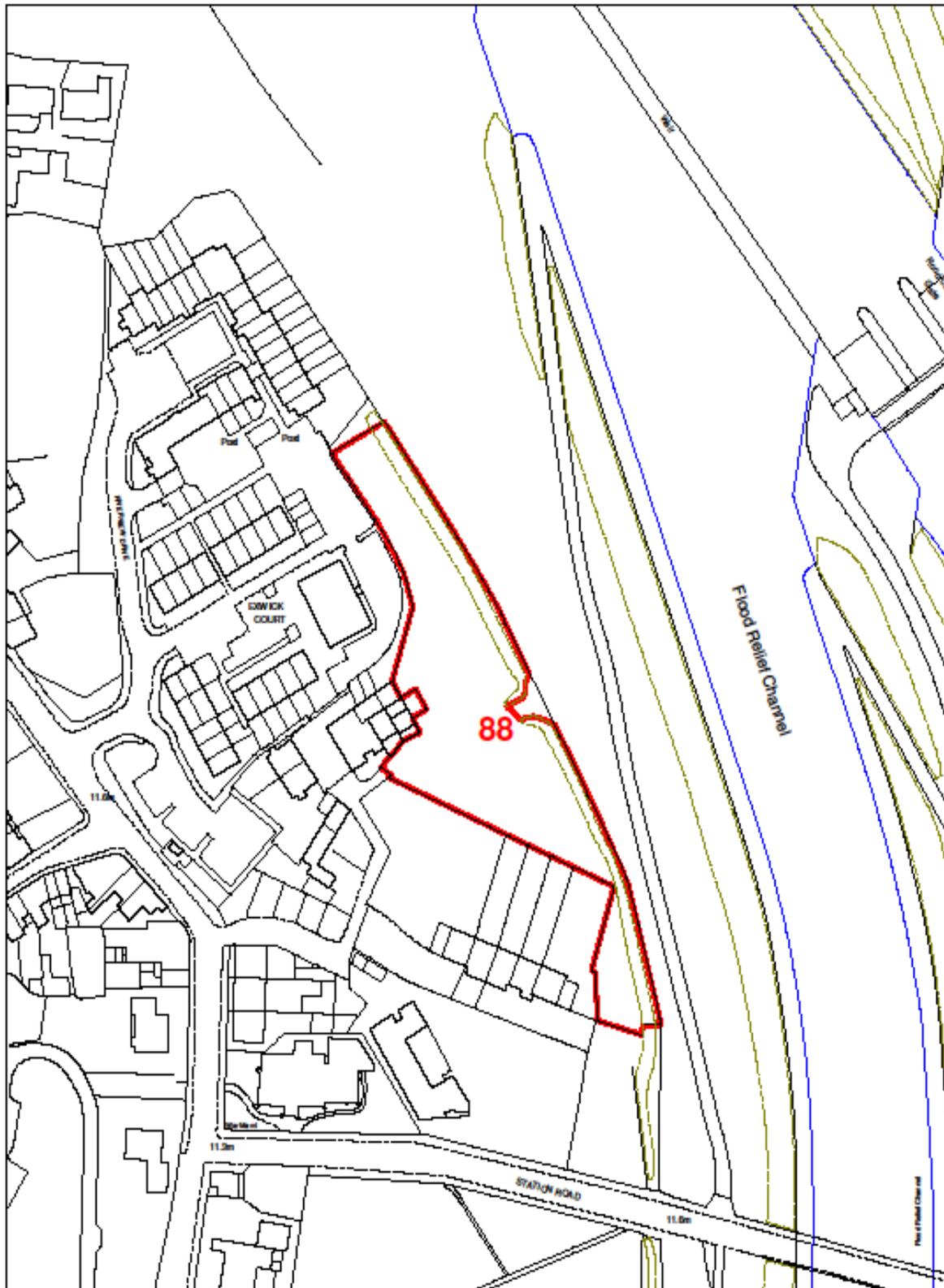
The site has no known biodiversity or geodiversity interest of note. However, an ecological survey would be required as part of any planning application.

Flood Risk

The site 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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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 six 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

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 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, if/when it is implemented. Developer contributions 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

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 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

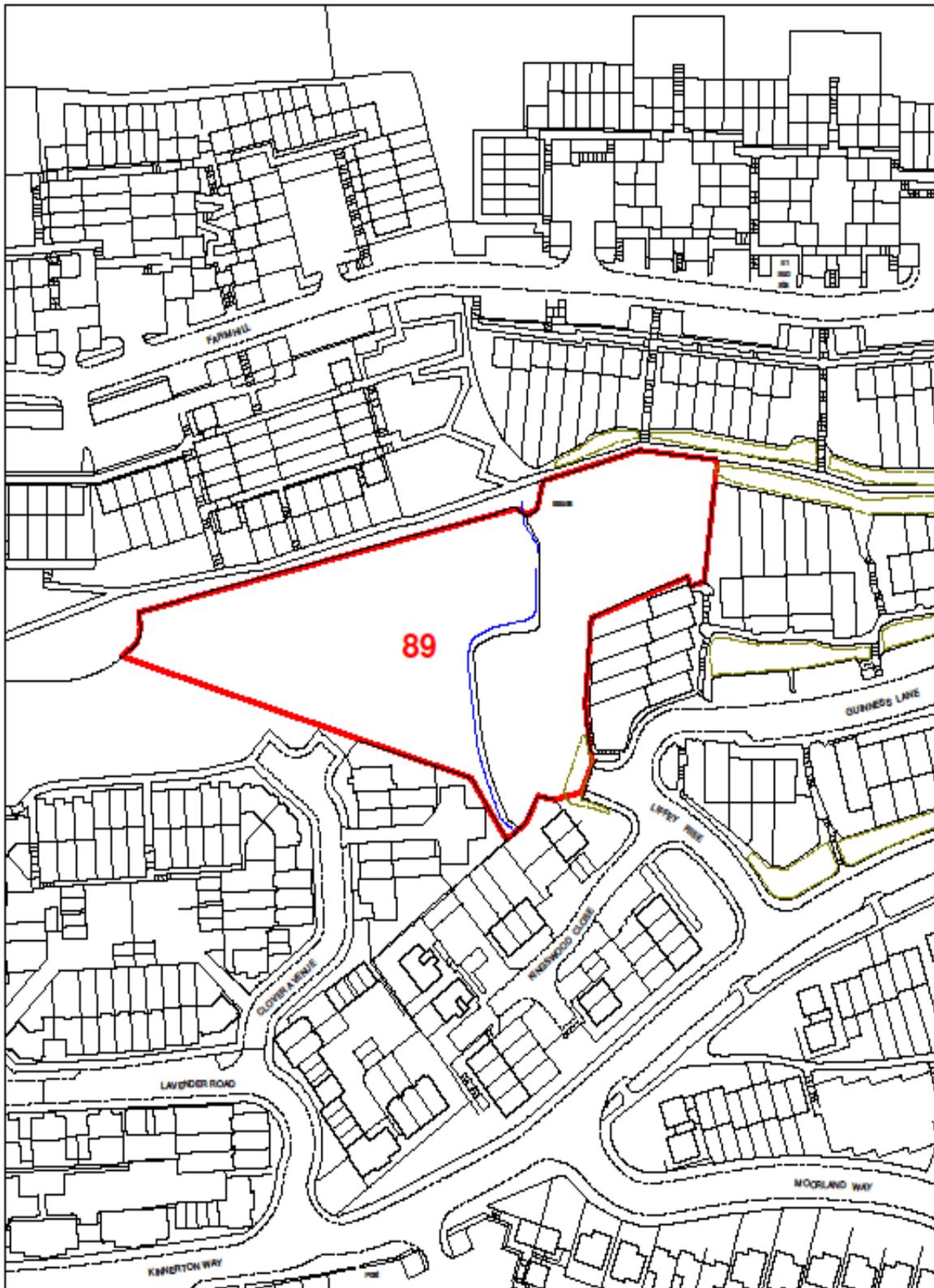
As a backland site, access to footways and cycle ways is currently circuitous.

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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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.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies six 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

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 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. Therefore 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

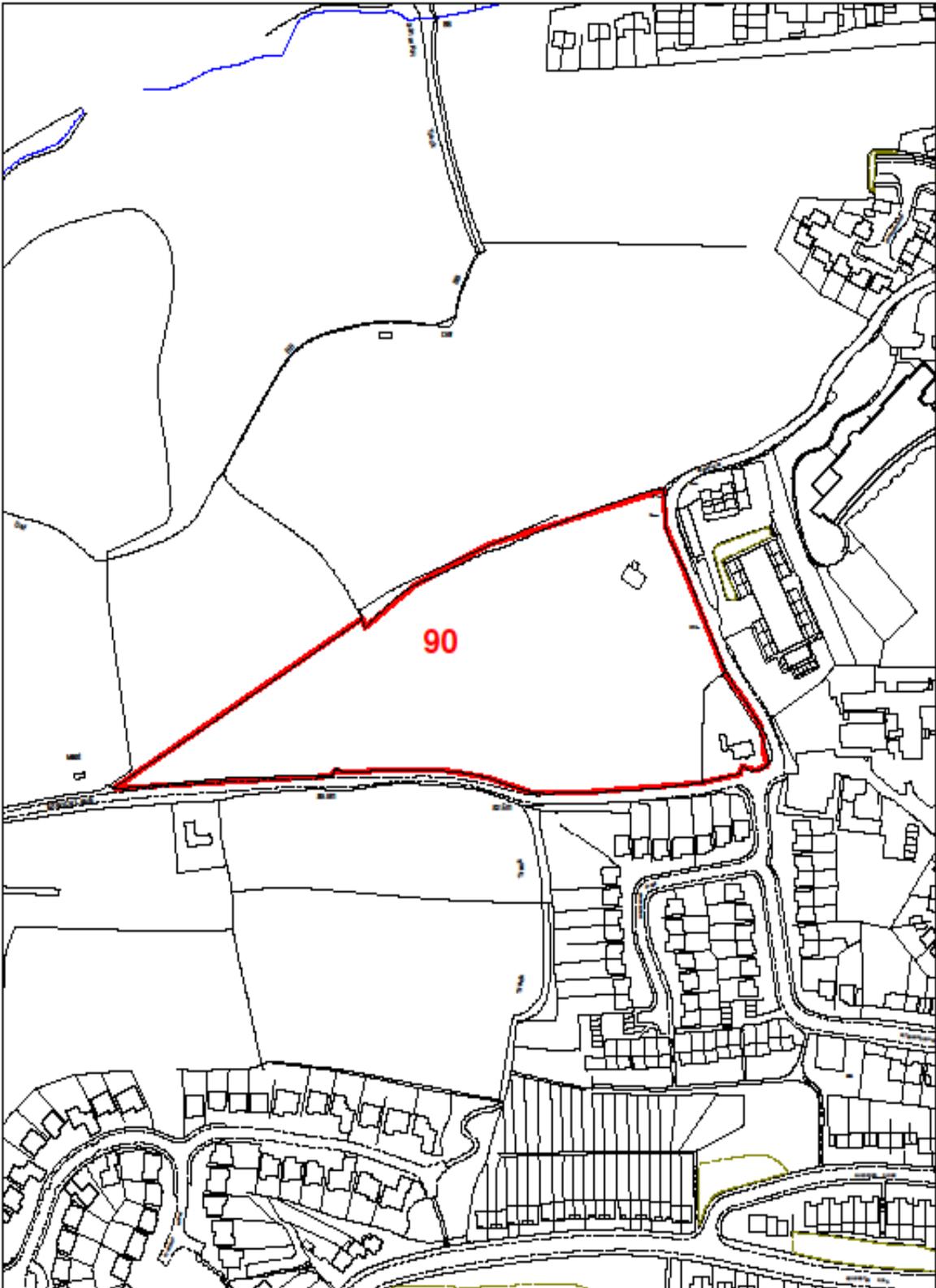
The site's agent advises that the site will become available for development between April 2013 and March 2014.

Site Achievability

The SHLAA Panel advises that the site is achievable in Years 1-5.

Conclusion

The site is suitable and available for potential residential development. Development of the site could commence in Years 1-5,



↑ 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 six 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

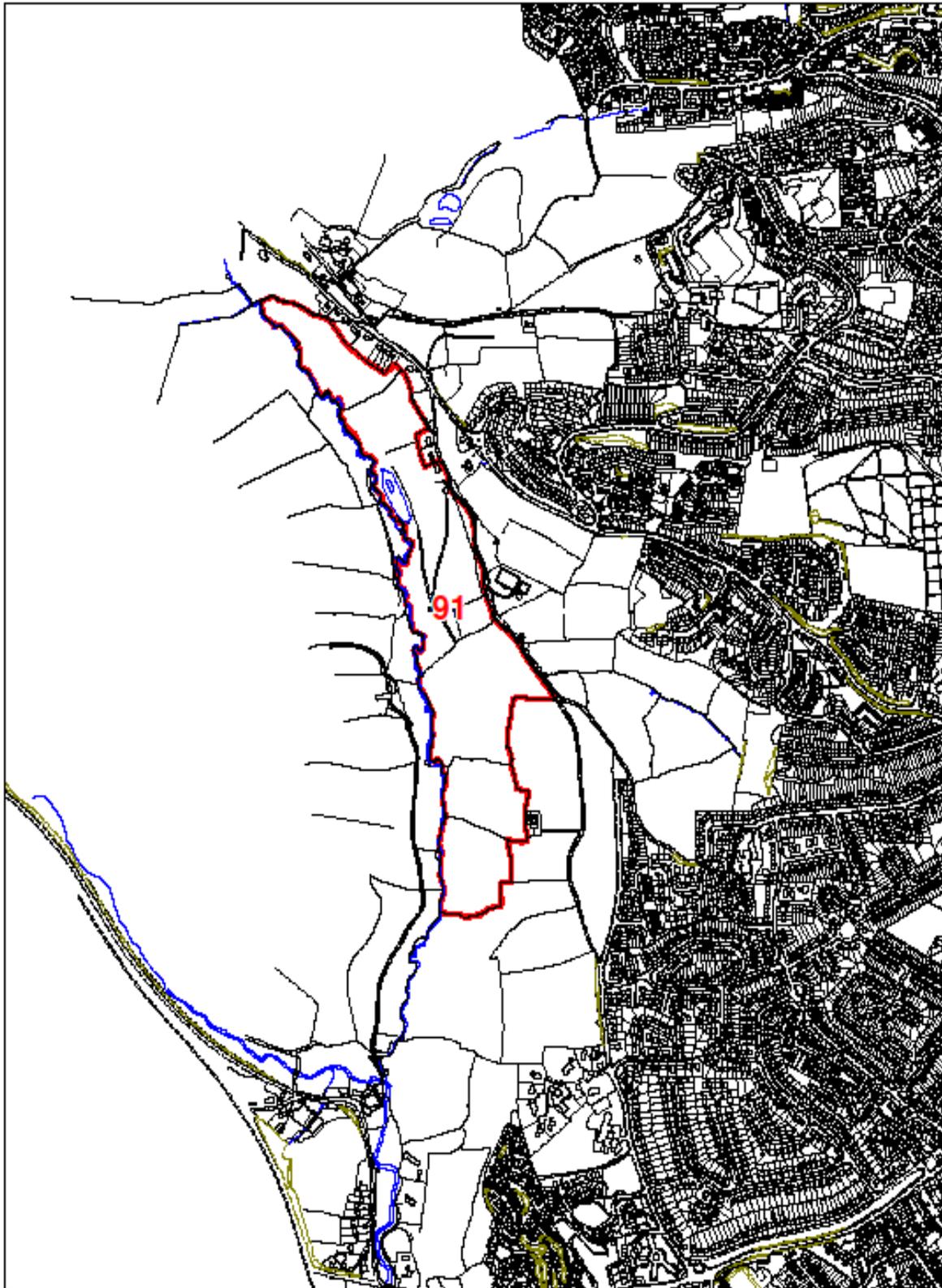
Whilst the site does not include areas formally designated for their biodiversity or geodiversity value, it consists of Green Space Tier B and includes Habitats of Principal Importance' (see Exeter Biodiversity Reference Map). An ecological survey would be required as part of any planning application.

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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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. 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 six 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 SNCI in the Exeter Local Plan First Review and a County Wildlife site, as defined in the draft Development Delivery DPD. It is therefore of known biodiversity interest. Therefore the site is discounted from having any residential development potential.

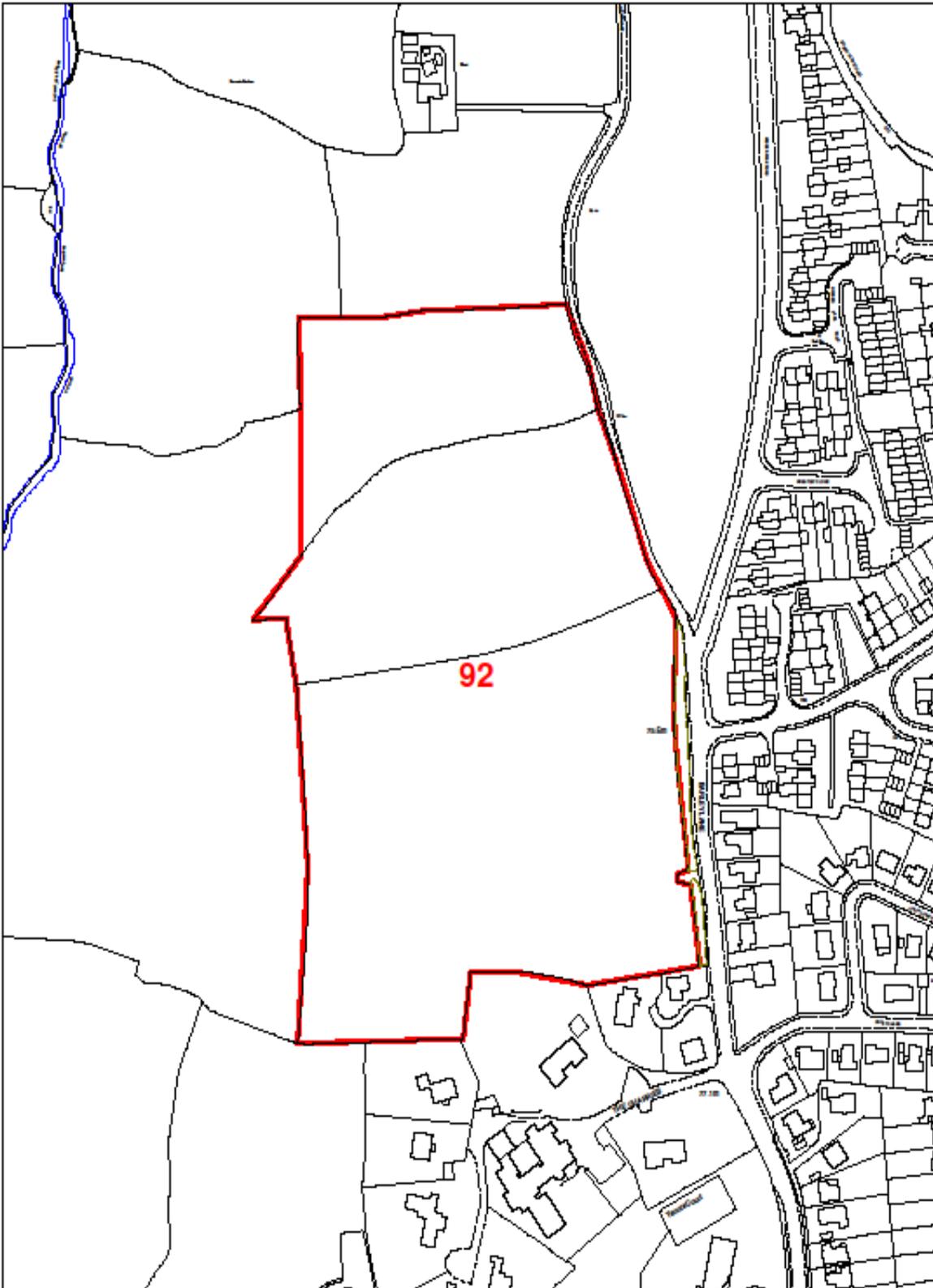
Over half of the site is covered by a woodland TPO.

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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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. 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 six 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

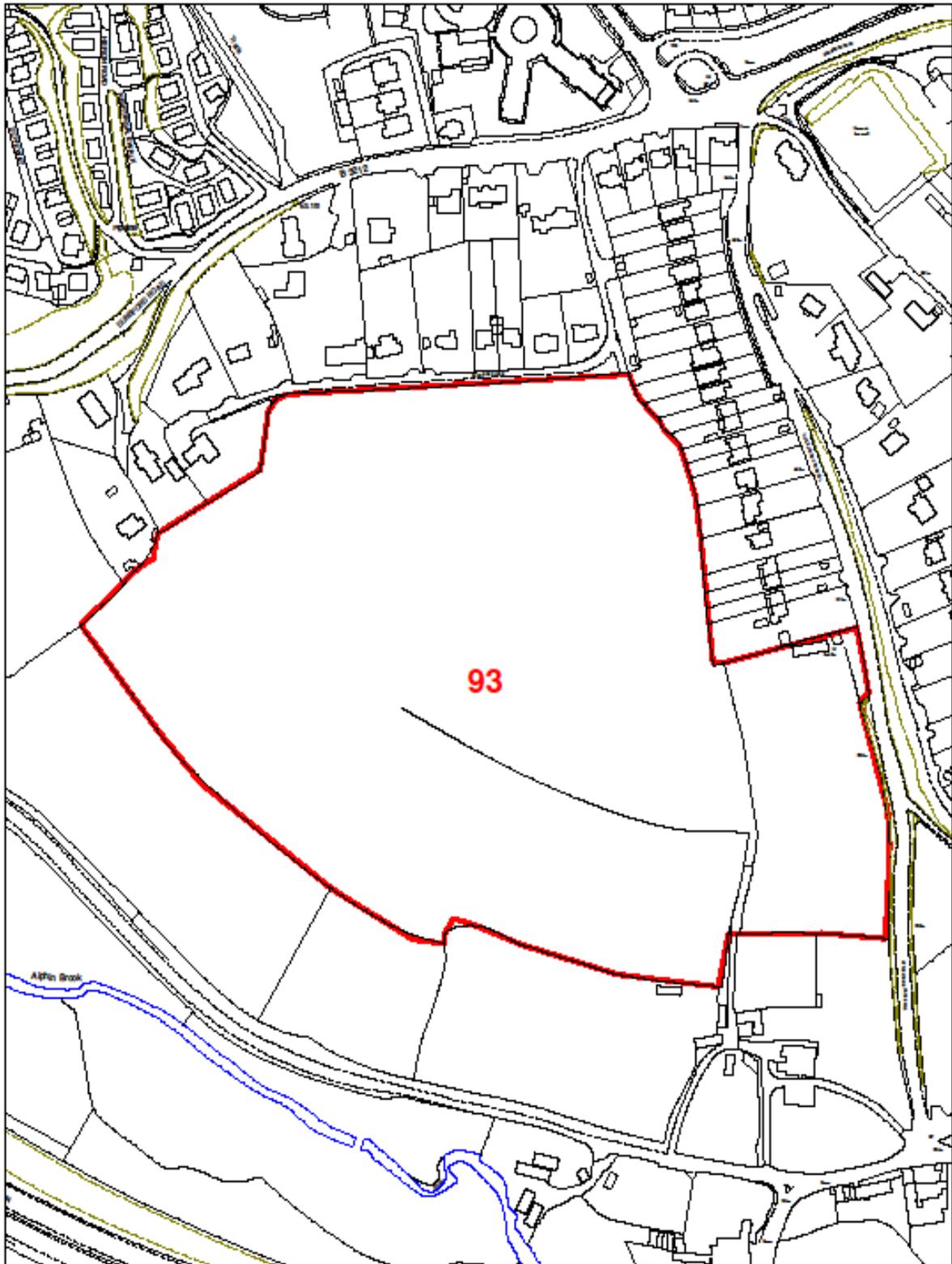
Whilst the site does not contain any areas formally designated for their biodiversity or geodiversity value, it consists of Green Space Tier B, some of which supports wildlife-rich habitats, as well as a number of Habitats of Principal Importance. An ecological survey would be required as part of any 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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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 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 six 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

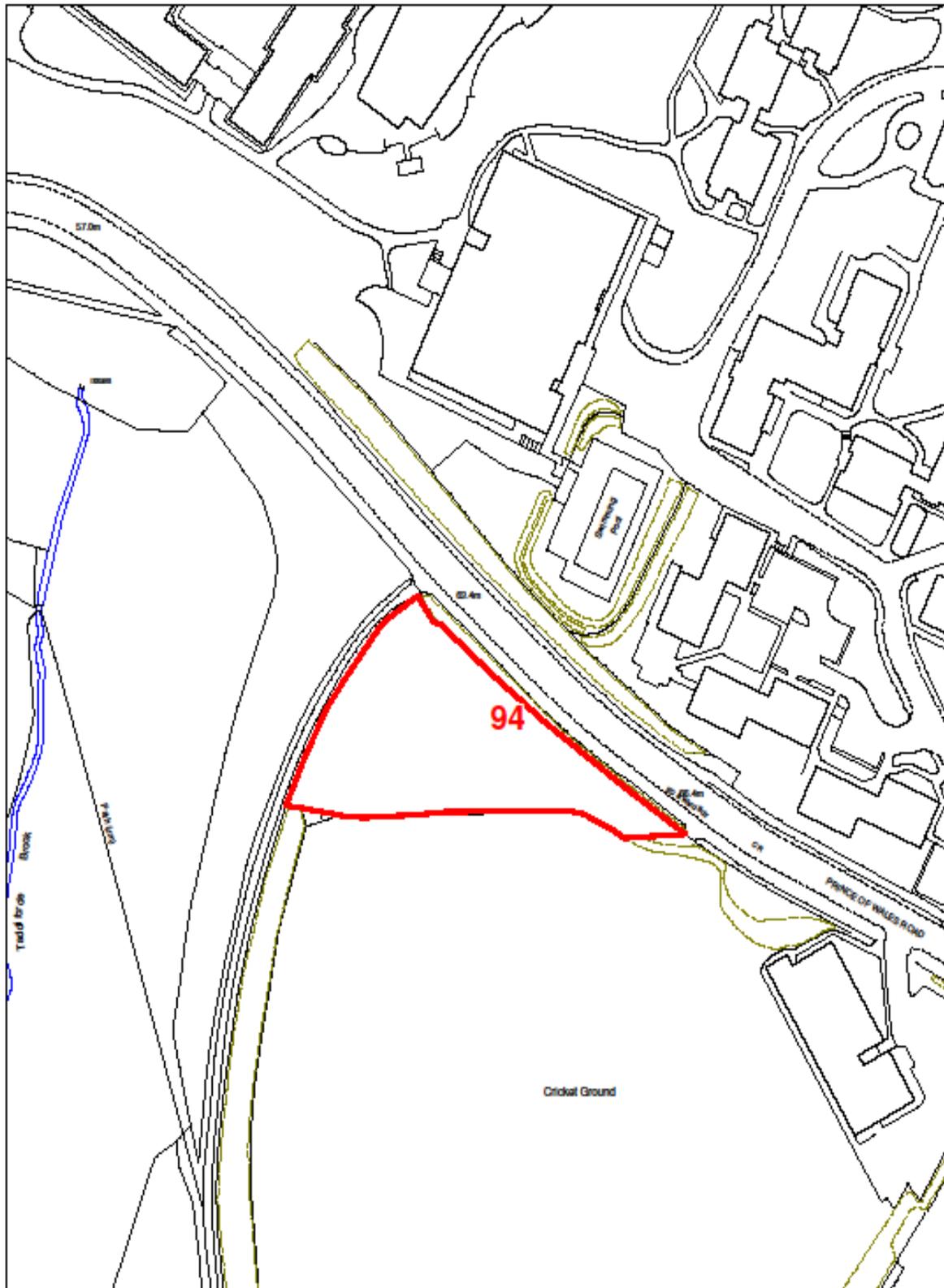
Whilst the site does not include areas formally designated for their biodiversity or geodiversity value, it consists of Green Space Tier B and includes some areas of Habitats of Principal Importance (see Exeter Biodiversity Reference Map). An ecological survey would be required as part of any planning 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. The geotechnical characteristics suggests it may be possible to use SUDs. 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, Exeter
Gross site area:	0.24 ha
Net developable area:	0.24 ha
Density range:	Departure from standard
Min yield:	20
Max yield:	25
Potential land uses:	Promoted for residential use (self-contained student accommodation)

Site description

This relatively flat site forms the northern ‘corner’ of Exeter Cricket Club and the Devon and Exeter Squash and Racket Ball Club. It contains a cricket pavilion/social club, cricket nets and a storage building. Prince of Wales Road runs along the site’s northern boundary and a public footpath abuts to the west, set at a lower level. Adjoining to the east and south is the rest of the Cricket/Squash Club, including a cricket pitch, Squash Club and associated facilities and car park. Beyond this, the area is primarily residential in use. The Hoopern Valley lies to the west and to the north is Exeter University’s main campus.

Policy SD2 of the Exeter St James Neighbourhood Plan (2013) states that development which ensures a long-term and viable future for the Cricket Club will be supported, subject to its impact on landscape and heritage assets and the use of high standards of sustainable design and construction.

Existing student accommodation immediately to the north is 4 storeys in height. Based on this height and gross area, it is estimated that the site could accommodate 20 to 25 student cluster flats.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies six 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

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 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 lies within the Longbrook Conservation Area. Any development would be required to preserve or enhance the Conservation Area’s character and appearance.

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

The site lies 0.3 km from a local foodstore, 0.5 km from a primary school, 0.7 km from a GP surgery and 1.2 km from a secondary school. Overall the site is within relatively easy walking and cycling distance of a range of existing services and facilities.

Land Status

The site is brownfield.

Constraints To Delivery

The site is leased to Exeter Cricket Club. The terms of the lease allow for the development of part of the Cricket Club (see Green Infrastructure below).

Foul and surface water sewerage are available. Surface water disposal would need to be restricted to either the equivalent of greenfield site runoff, or limited to existing runoff less 20-30% to allow for future climate change and any downstream flooding issues. SUDS may be suitable, but this would need confirming through ground investigations.

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

Whilst unlikely to be a statutory nuisance, there is the potential for complaints to arise as a result of noise disturbance from the adjoining cricket ground. Damage by cricket balls etc has also been found to be a common law nuisance in some circumstances.

The site has some potential to be affected by archaeological issues. A planning condition requiring a programme of works 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

The site forms part of an area of open space designated in the Exeter Local Plan First Review. 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 fulfil 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.

However, the landowner advises that residential development of the site is necessary to preserve the future and viability of the adjoining Cricket/Squash clubs. The landowner has been advised by the Sports Council and English Cricket Club that the site could be developed and still leave sufficient outfield for County cricket to be played at the Ground. Therefore 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

The proforma proposes a new access off Prince of Wales Road. Significant engineering works would be necessary to provide a residential access drive or road to acceptable standards in terms of width and gradient.

Pedestrian and Cycle Links

The site adjoins existing footways and is adjacent to the cycle network.

Compatibility

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

Site Availability

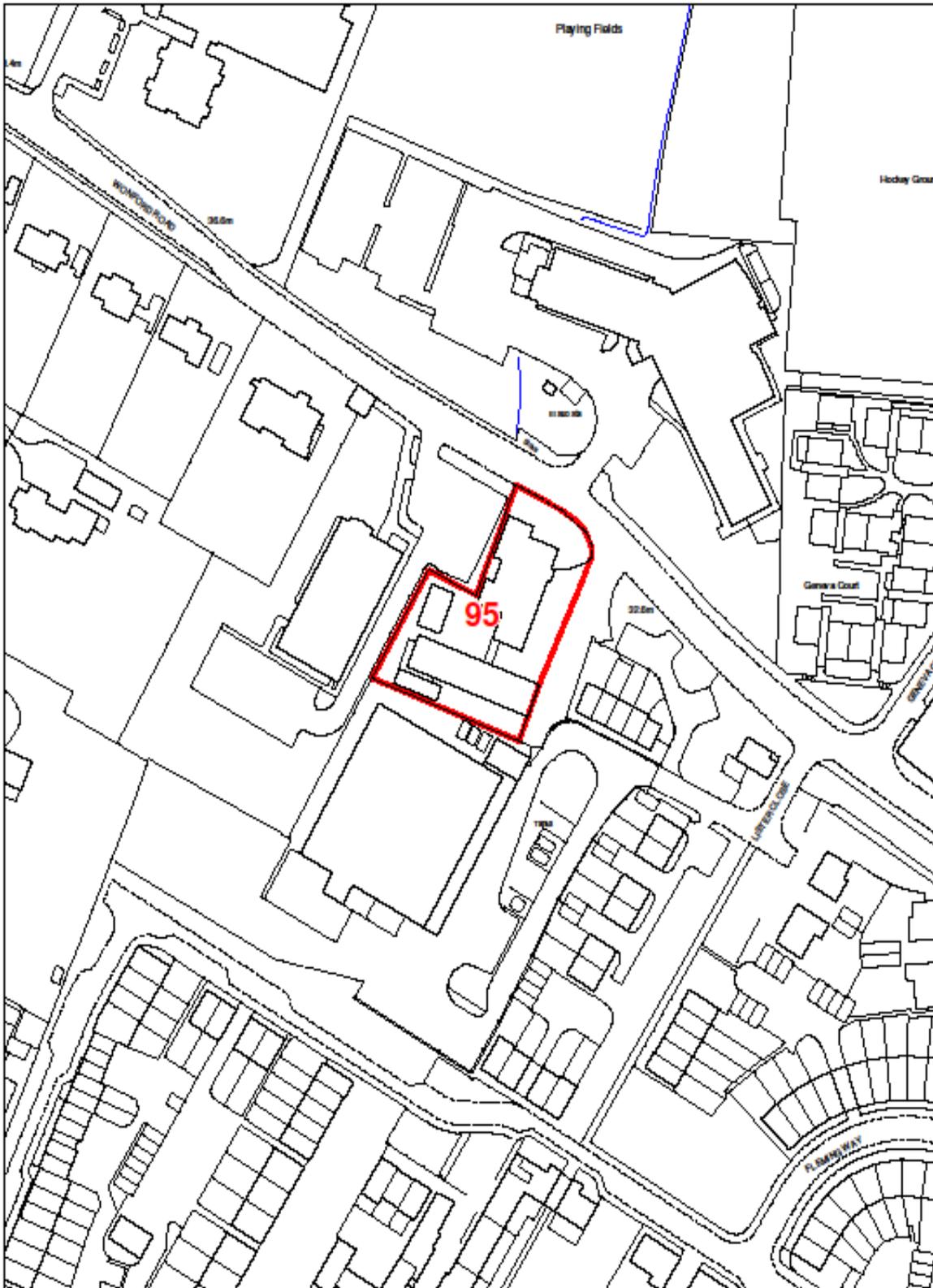
The agent acting for the landowner advises that the site is immediately available for development.

Site Achievability

The SHLAA Panel advises that the site is achievable in Years 1-5, subject to resolution of any issues relating to the lease.

Conclusion

The site is suitable and available for potential residential development. Development of the site could commence in Years 1-5, subject to resolution of any issues relating to the lease.



↑ Site 95: Land adjoining Exeter Mobility Centre, Wonford Road, Exeter. Scale: 1:1250

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Exeter City Council

Site Ref:	95
Address:	Land adjoining Exeter Mobility Centre, Wonford Road, Exeter
Gross site area:	0.18 ha
Net developable area:	0.18 ha
Density range:	40 – 50 dph
Min yield:	7
Max yield:	9
Potential land uses:	Promoted for mixed use or residential development

Site description

This flat site is occupied by single storey utilitarian mid-20th Century buildings, together with a small amount of car parking and some landscaping along the road frontage. Wonford Road runs along the site's northern boundary, on the opposite side of which is the Nuffield Hospital. Recent residential development adjoins to the east and to the west is a modern Church, plus associated parking. To the south is the Exeter Mobility Centre.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies six 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.

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 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 brownfield.

Constraints to Delivery

The site is currently owned by the NHS, which advises that it is surplus to their requirements. It 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

Devon County Highways preferred means of access is to use and extend Lister Close, creating an access in the south-eastern corner of the site. However, the site boundary is approximately 33 metres from the adopted section of Lister Close and if the intervening land is in different ownership, a ransom situation could arise. Alternative access directly off Wonford Road would require significant improvements to comply with current visibility recommendations. A 'build out', which may require construction into the existing carriageway of Wonford Road, combined with a footway to provide a landing area to accommodate pedestrian movements, would be essential to provide a safe means of access. The existing access onto Wonford Road would need to be closed, to prevent a conflict of turning movements.

Pedestrian and Cycle Links

Development would provide an opportunity to improve pedestrian access along Wonford Road.

Compatibility

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

Site Availability

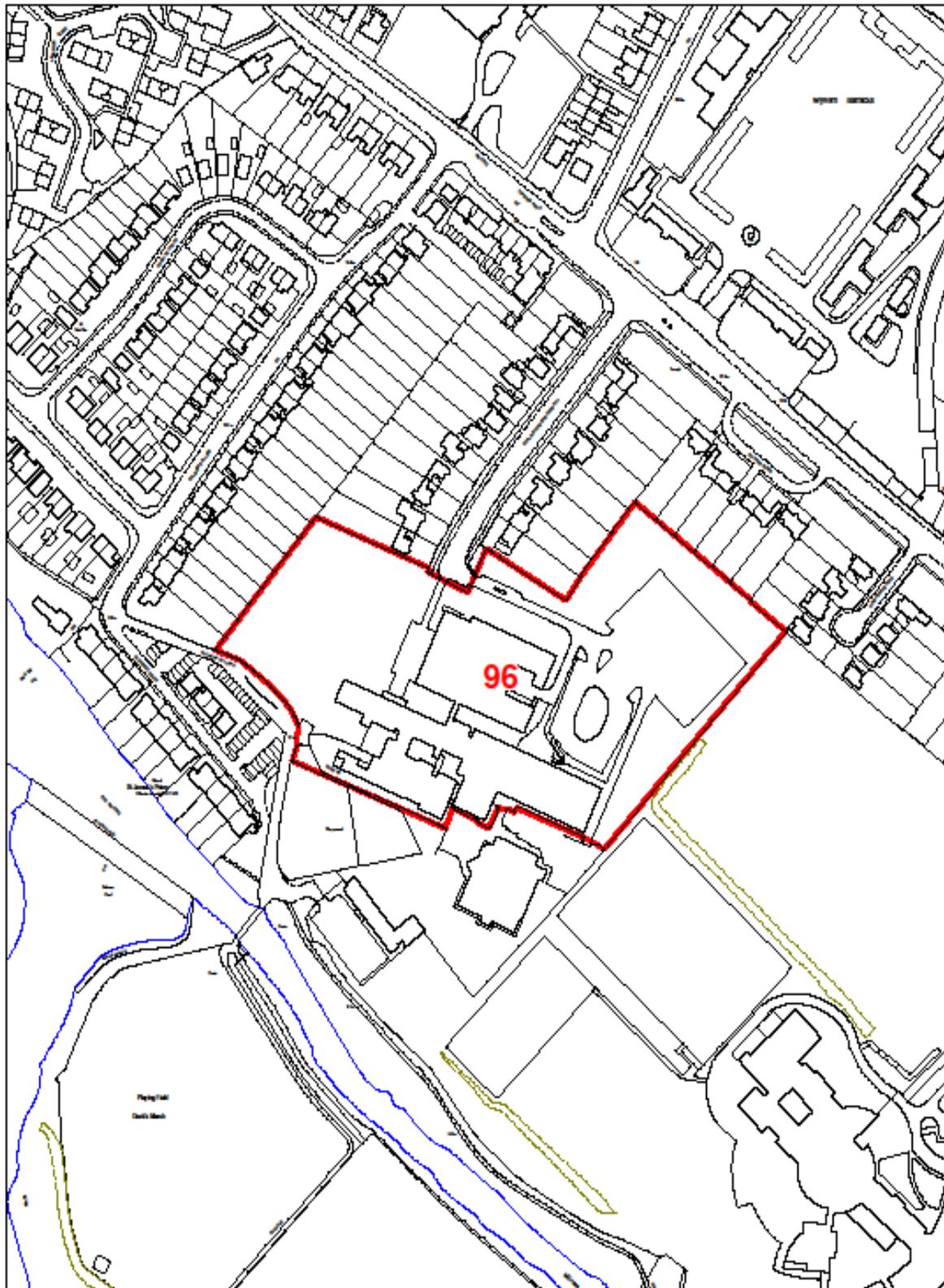
The landowner advises that the site will become available for development between April 2014 and March 2015.

Site Achievability

Given the uncertainty surrounding highways access to the site, the SHLAA Panel advise that it 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 96: University Site, Earl Richards Road, Exeter. Scale: 1:2500

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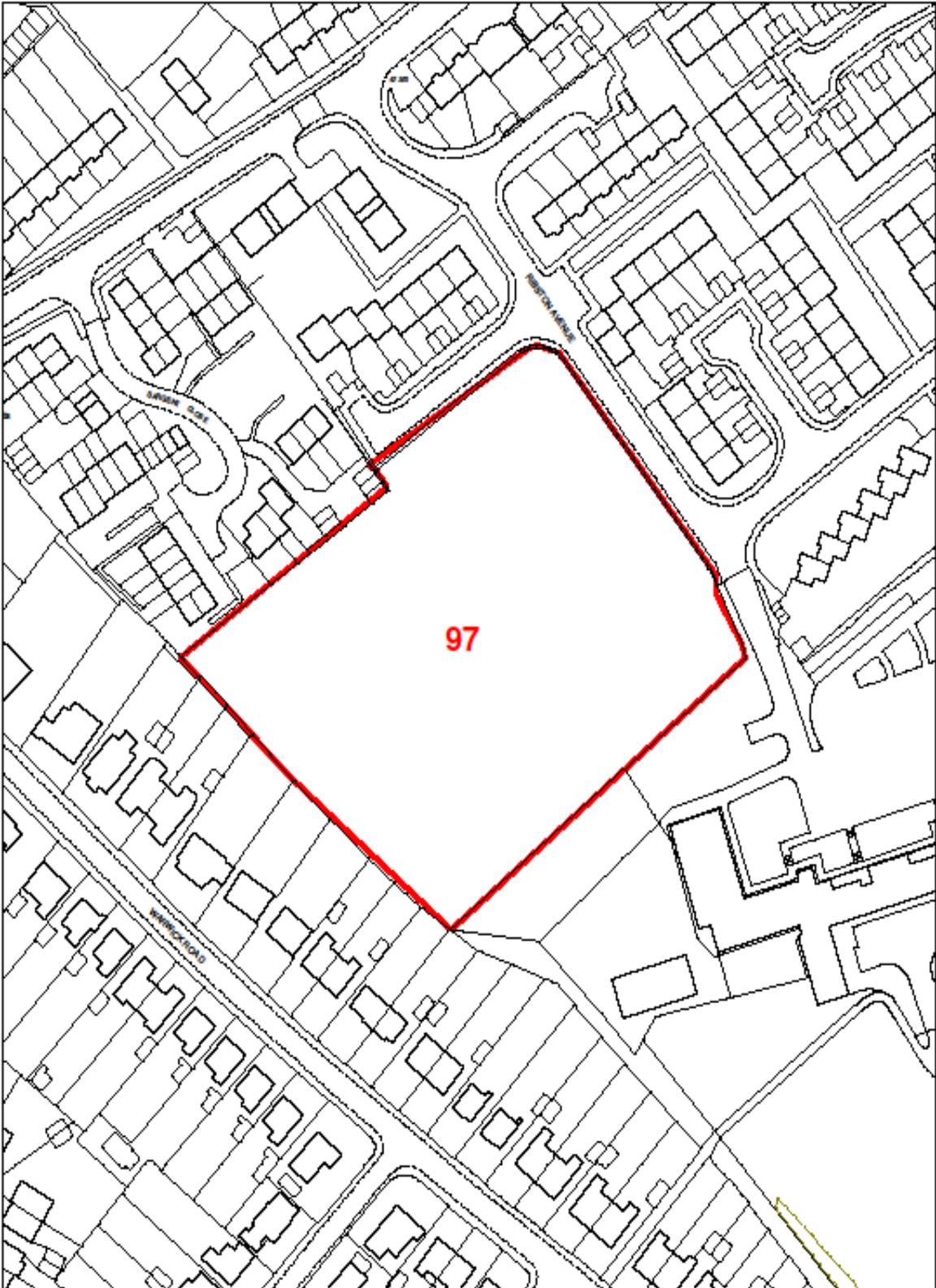
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Site Ref: 96
Address: University site, Earl Richards Road North, Exeter

Site had planning permission for residential use.



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

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Site Ref:	97
Address:	Land at Ringswell Campus, Bramley Avenue, Exeter
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 six 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

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 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

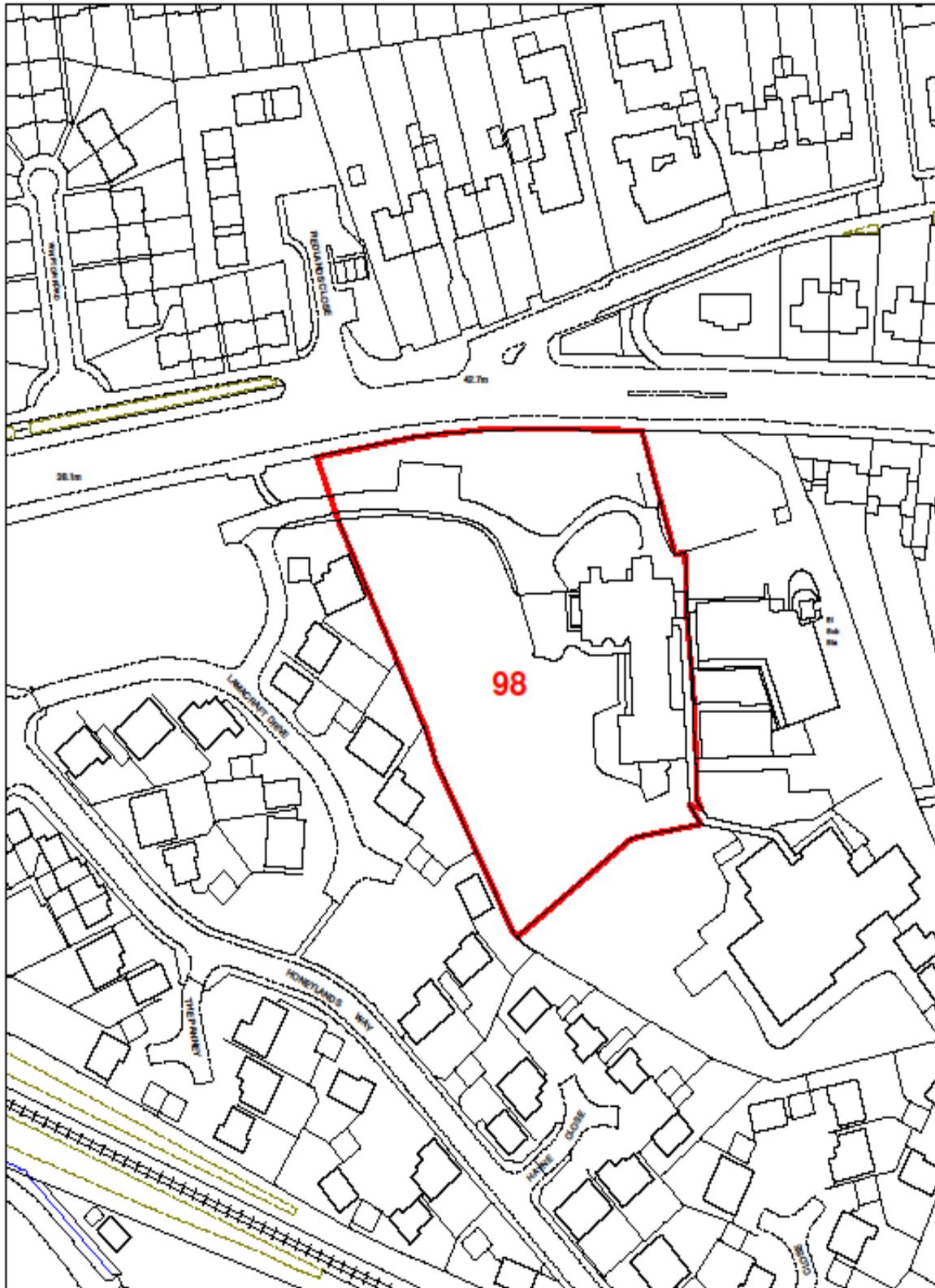
The site adjoins existing footways in the surrounding area.

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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Exeter City Council

Site Ref:	98
Address:	Honeylands Hospital, Pinhoe Road, Exeter
Gross site area:	0.68 ha
Net developable area:	Grade II Listed Building
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 utilitarian 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 six 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

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 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

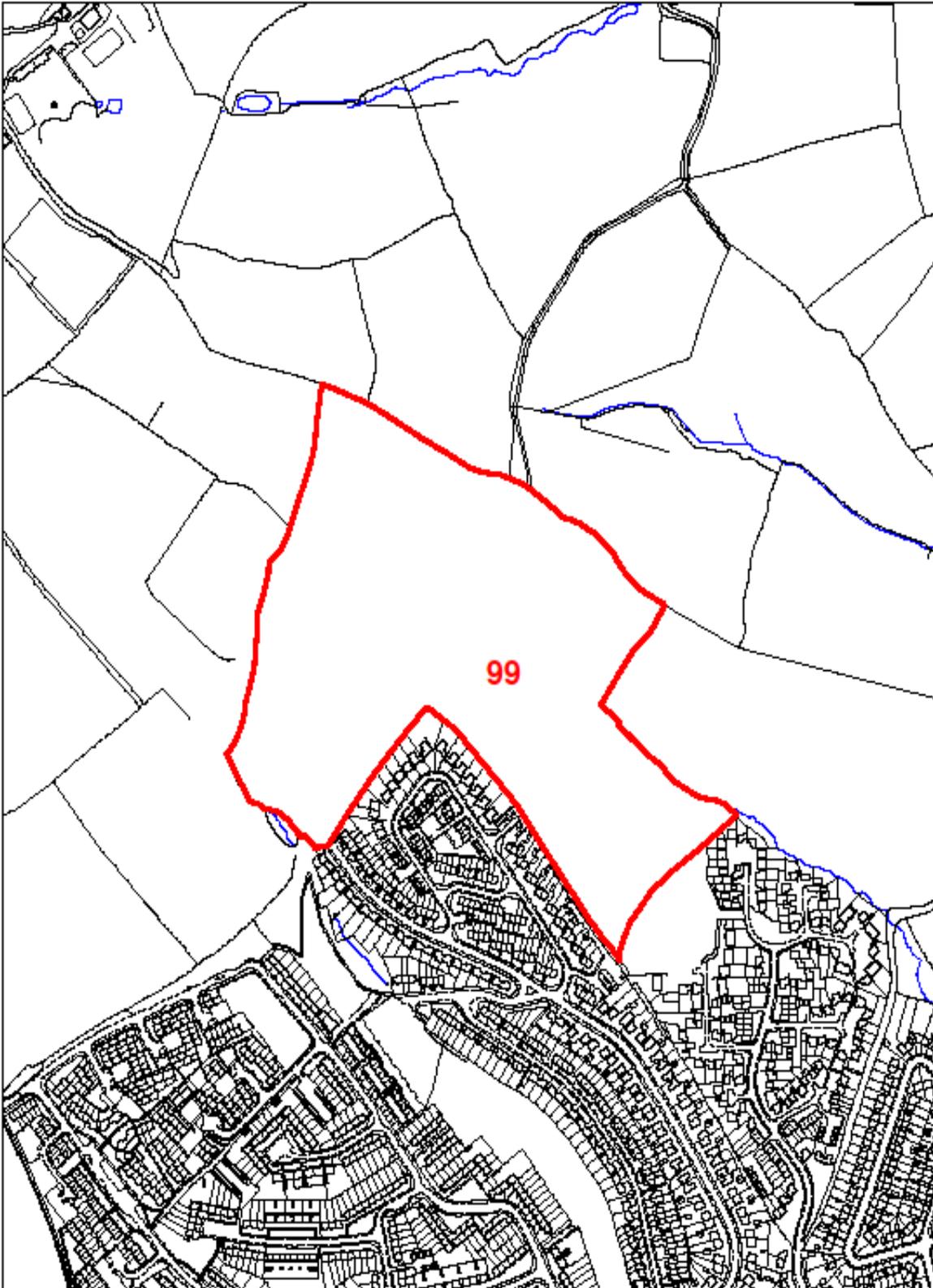
The landowner advises that the site will become available for development between April 2014 and March 2015.

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, beyond the built-up area and is on 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 six 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 Local Plan First Review Proposals Map identifies significant parts of the site as SNCI and the draft Development Delivery DPD includes the site within a proposed Biodiversity Enhancement Area. The Exeter Biodiversity Reference Map classifies most of the site as Green Space Tier A, with various 'Habitats of Principal Importance'. The site is therefore of biodiversity interest and any planning application would need to include an ecological survey. Were planning permission to be granted, it could be subject to a condition or planning obligation seeking to minimise impact and secure effective mitigation and compensatory measures.

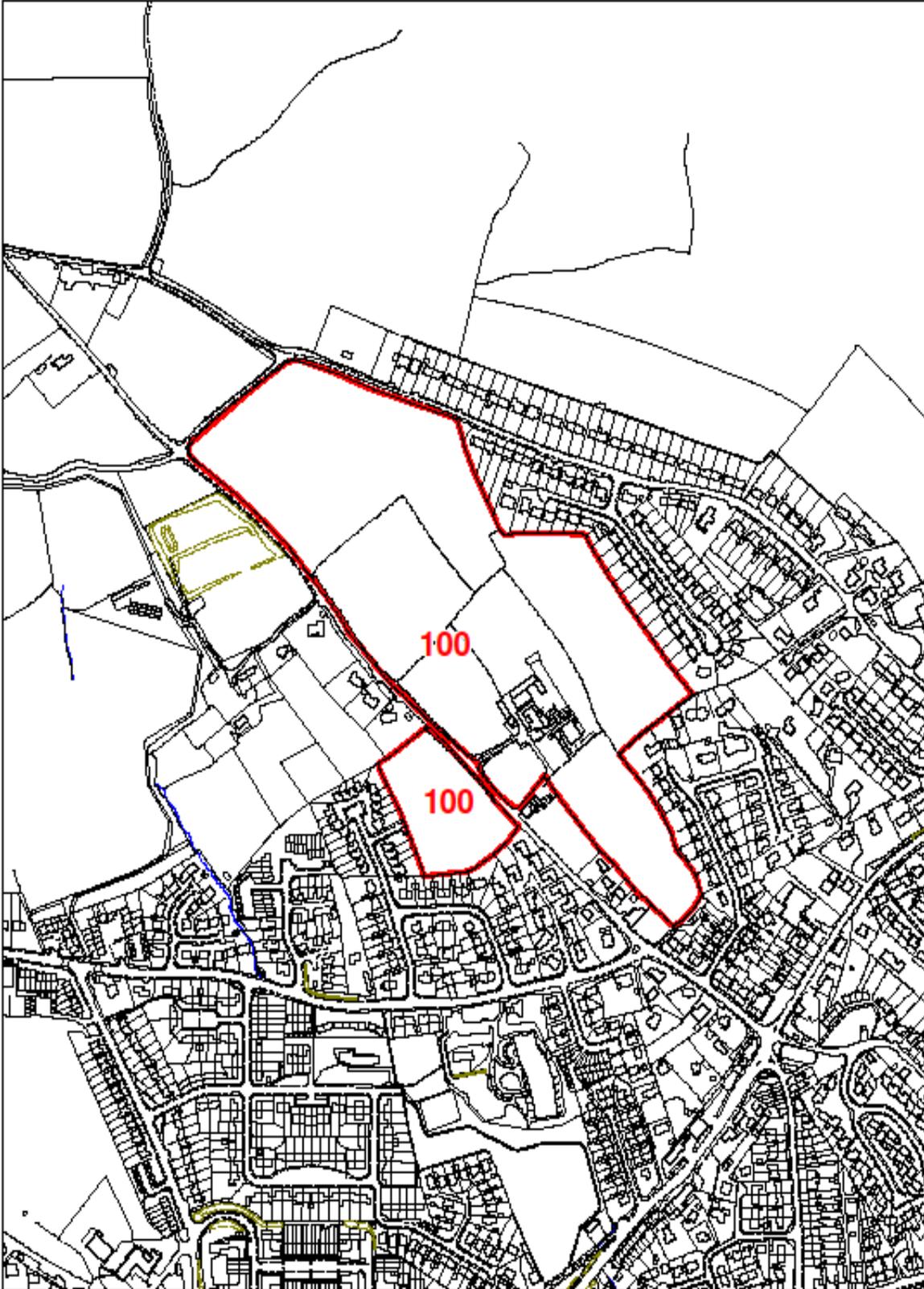
Various trees along the site's southern boundary with Celia Crescent are protected by TPO. These would need to be safeguarded in any development.

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.



↑ Site 100: Land north & south of Church Hill, Exeter. Scale: 1:5000

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Site Ref:	100
Address:	Land north and south of Church Hill, Exeter
Gross site area:	12 ha
Net developable area:	0 ha
Density range:	N/A
Min yield:	0
Max yield:	0
Potential land uses:	Promoted for residential or mixed use

Site description

This large site lies on the north-eastern fringe of the City and lies on either side of Church Hill. For the most part it comprises a number of south-west facing fields in agricultural use, bound and divided by hedgerows and some mature trees. It also contains Home Farm, which consists of a dwelling and a number of farm buildings. The site abuts residential development to the east and south. In 2011, planning permission was granted to develop a flood alleviation scheme on that part of the site which lies to the south of Church Hill.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies six 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

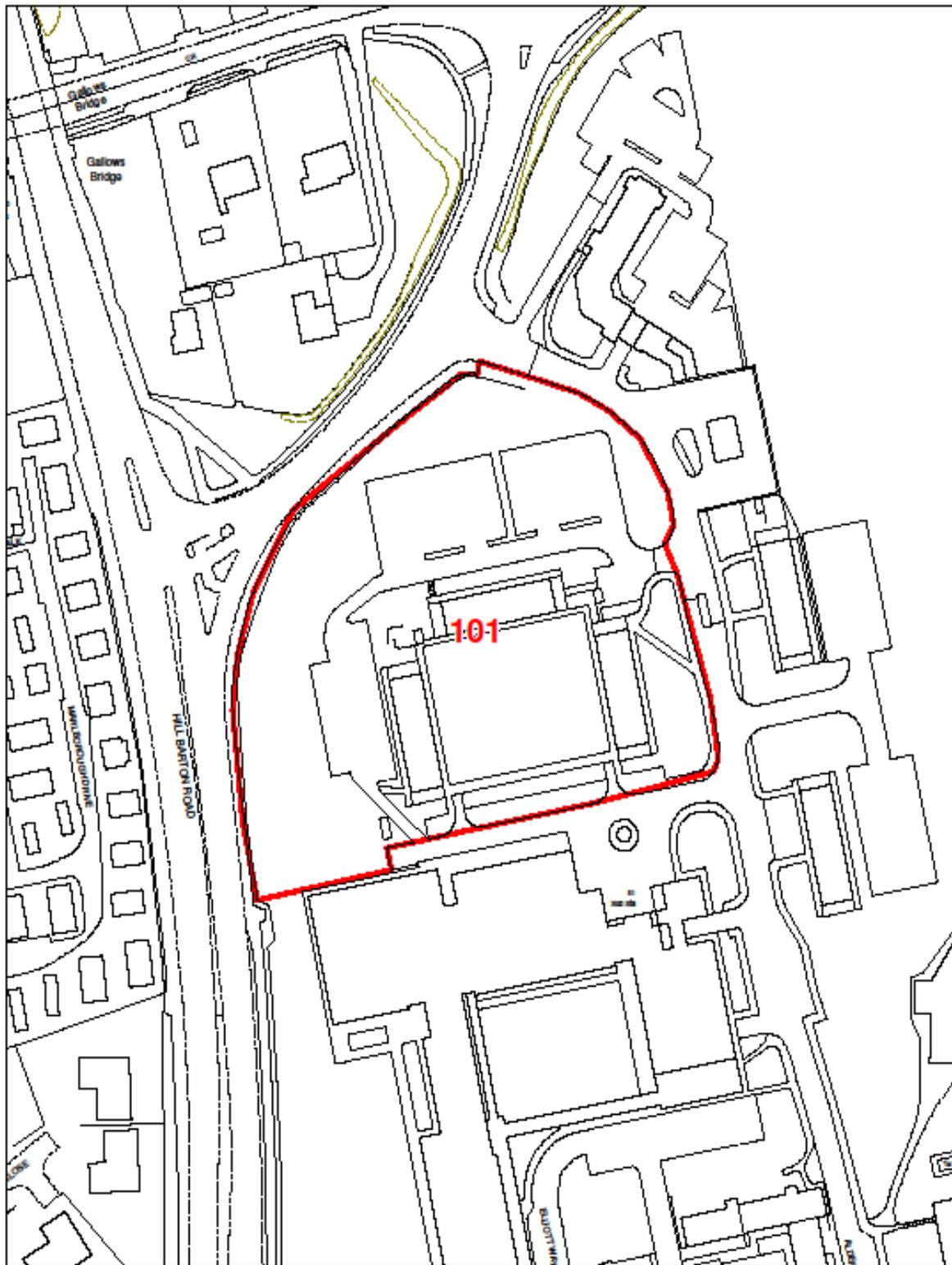
The site does not include areas formally designated for their biodiversity or geodiversity value. However, the site consists of greenspace and includes a number of 'Habitats of Principle Importance' (see Exeter Biodiversity Reference Map). An ecological survey would be required as part of any planning application.

Flood Risk

Whilst the site lies within Flood Zone 1, there are known surface water flooding issues. The natural run-off from the catchment results in a surface water flood risk. The geotechnical characteristics are not conducive to SUDs. Development would be required to address the known flood issues, reducing the overall level of flood risk in the area and beyond.

Conclusion

Site 100 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 101: Middlemoor HQ Site A, Greenwood Drive, Exeter. Scale: 1:1250

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Site Ref:	101
Address:	Middlemoor HQ Site A, Alderson Drive, Exeter
Gross site area:	0.9 ha
Net developable area:	N/A
Density range:	Departure from standard
Min yield:	34
Max yield:	34
Potential land uses:	Promoted for residential use

Site description

This flat site comprises part of the Devon & Cornwall Police Authority HQ. The site is currently occupied by three 3-storey buildings currently in office use, together with car parking and landscaped areas/lawns, including a number of trees along the northern boundary. The A379 adjoins to the north and west.

Following pre-application discussions, an outline planning application to develop Sites 101 and 102 to provide 34 and 49 dwellings respectively has been submitted to the Council (13/4067). This is reflected in the yield above.

The above application forms part of more comprehensive redevelopment proposals at Middlemoor, designed primarily to fund the provision of a new police custody centre. A concurrent planning application to develop adjoining land at Middlemoor to provide the custody centre and a supermarket is also being considered by the City Council (13/4073). The Police Authority advises that delivery of the custody centre is reliant for funding upon the grant of planning permission for the residential use of Sites 101 and 102 and the supermarket.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies six 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

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 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 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 developability.

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, which may identify the need for remediation.

The site is close to a busy road. A noise risk assessment will be required prior to any planning application, to determine whether the site is suitable for residential use.

Source Protection Zone

The site is not in a groundwater source protection zone.

Employment Land

The Police Authority proposes to transfer the functions carried out at the buildings on the site to other buildings at Middlemoor. Therefore, 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 current planning application proposes highways access to the site from Alderson Drive. Devon County Highways are satisfied with this arrangement, although Alderson Drive is currently a private highway and would need to be brought up to adoptable standard. Alderson Drive would also continue to provide a primary vehicle access to the policy accommodation at Middlemoor.

Pedestrian and Cycle Links

Development would provide an opportunity to improve links in the area.

Compatibility

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

Site Availability

The agent acting for the landowner advises that the site will become available for development between April 2013 and March 2014, subject to planning permission also being granted for the aforementioned supermarket at Middlemoor.

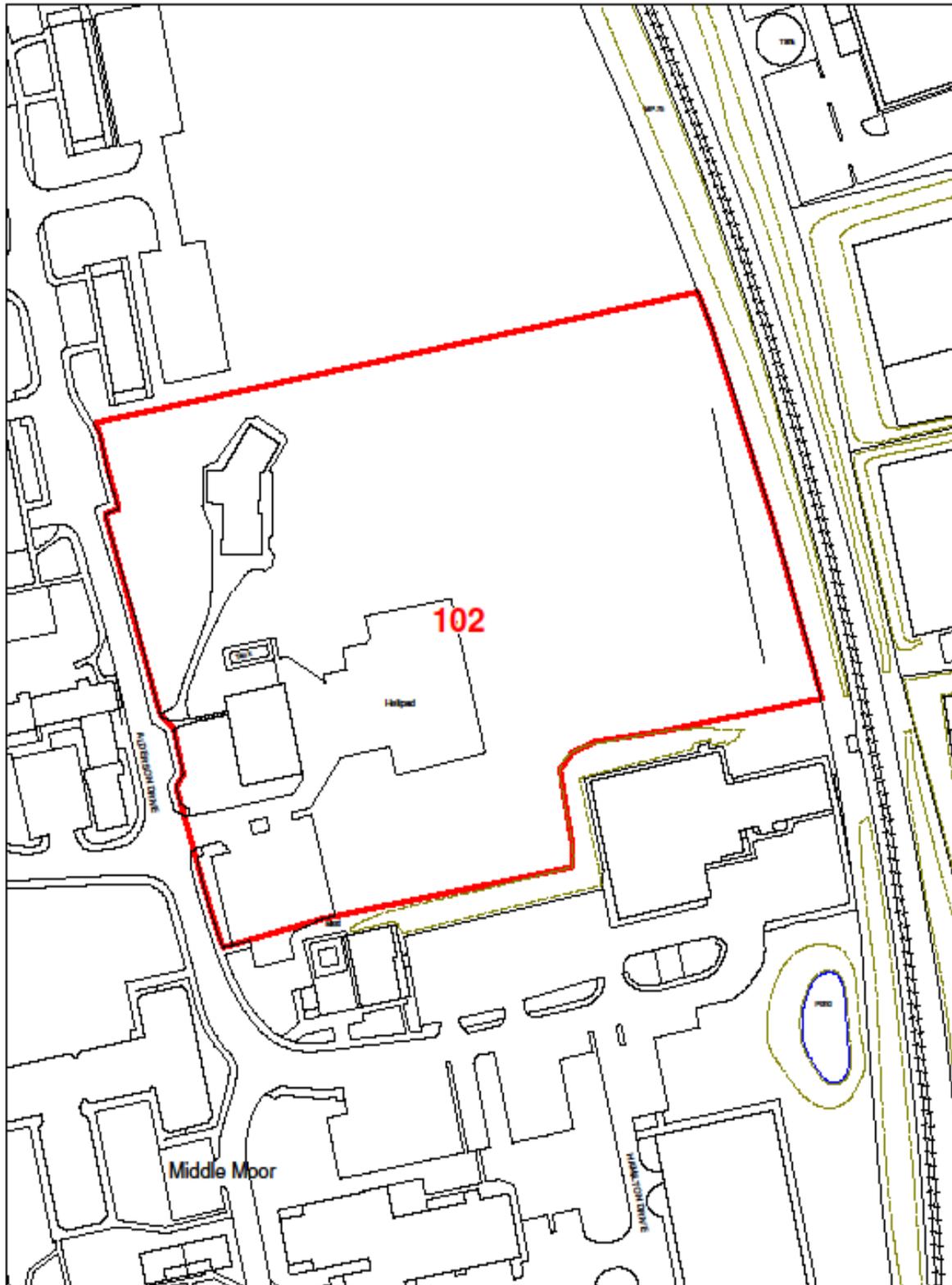
Site Achievability

The applicant advises that the economic viability of the proposed custody centre is dependent upon the disposal of Sites 101 and 102 for housing and of additional land at Middlemoor for a supermarket. The suitability of Middlemoor for retail development must be considered against the sequential test and in the context of proposals for an alternative potential new supermarket on Site 16 (ERADE). It is not yet possible to determine which, if either, supermarket will be granted planning permission.

Given the applicant's advice that delivery of Site 101 for housing is directly related to the delivery of a supermarket at Middlemoor, it is not possible to conclude that Site 101 will come forward in Years 1-5.

Conclusion

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



↑ Site 102: Middlemoor HQ, Site B, Alderson Drive, Exeter. Scale: 1:1250

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Site Ref:	102
Address:	Middlemoor HQ Site B, Alderson Drive, Exeter
Gross site area:	1.77 ha
Net developable area:	N/A
Density range:	Departure from standard
Min yield:	49
Max yield:	49
Potential land uses:	Promoted for residential use

Site description

This flat site comprises part of the Devon & Cornwall Police Authority HQ and contains a helicopter flight facility and car parking. The site's eastern and western boundaries feature a number of trees and the rail line to Exmouth adjoins to the east.

Following pre-application discussions, an outline planning application to develop Sites 101 and 102 to provide 34 and 49 dwellings respectively has been submitted to the Council (13/4067). This is reflected in the yield above.

The above application forms part of more comprehensive redevelopment proposals at Middlemoor, designed primarily to fund the provision of a new police custody centre. A concurrent planning application to develop adjoining land at Middlemoor to provide the custody centre and a supermarket is also being considered by the City Council (13/4073). The Police Authority advises that delivery of the custody centre is reliant for funding upon the grant of planning permission for the residential use of Sites 101 and 102 and the supermarket.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies six 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

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 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 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 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 brownfield.

Constraints to Delivery

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

The helicopter flight facility currently occupying the site is to be transferred elsewhere.

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 current planning application proposes highways access to the site from Alderson Drive. Devon County Highways are satisfied with this arrangement, although Alderson Drive is currently a private highway and would need to be brought up to adoptable standard. Alderson Drive would also continue to provide a primary vehicle access to the policy accommodation at Middlemoor.

Pedestrian and Cycle Links

Development would provide an opportunity to improve links in the area.

Compatibility

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

Site Availability

The agent acting for the landowner advises that the site will become available for development between April 2013 and March 2014, subject to planning permission also being granted for the aforementioned supermarket at Middlemoor.

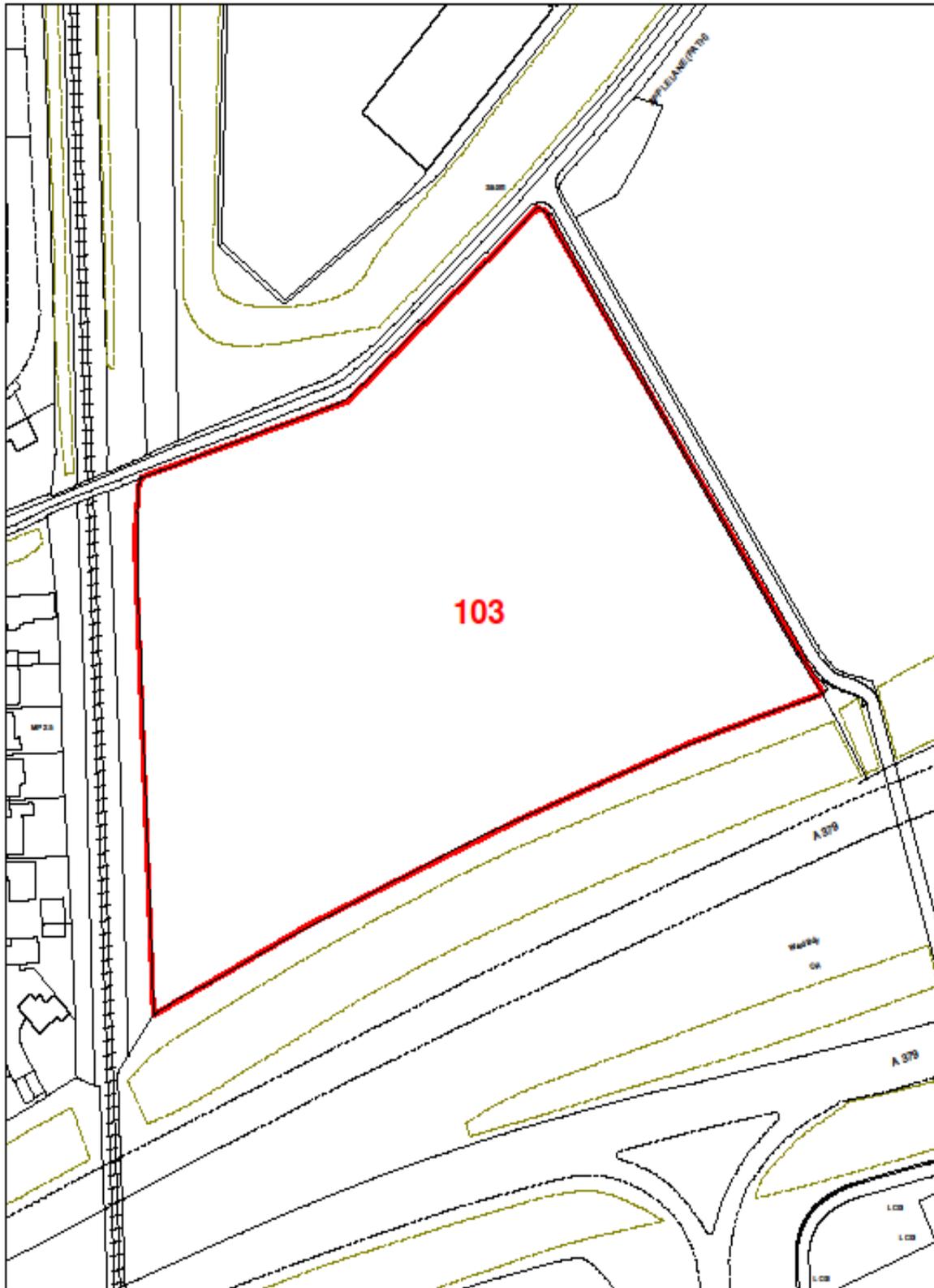
Site Achievability

The applicant advises that the economic viability of the proposed custody centre is dependent upon the disposal of Sites 101 and 102 for housing and of additional land at Middlemoor for a supermarket. The suitability of Middlemoor for retail development must be considered against the sequential test and in the context of proposals for an alternative potential new supermarket on Site 16 (ERADE). It is not yet possible to determine which, if either, supermarket will be granted planning permission.

Given the applicant's advice that delivery of Site 101 for housing is directly related to the delivery of a supermarket at Middlemoor, it is not possible to conclude that Site 101 will come forward in Years 1-5.

Conclusion

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



↑ **Site 103: Land south of Apple Lane, Exeter. Scale: 1:1250**

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Exeter City Council

Site Ref:	103
Address:	Land south of Apple Lane, Exeter
Gross site area:	2.25 ha
Net developable area:	N/A
Density range:	Departure from standard
Min yield:	54
Max yield:	74
Potential land uses:	Promoted for residential use

Site description

This greenfield site lies within the urban area, to the north of the A379. It is bound by hedgerows and trees, including a number of mature specimens along the western and southern boundaries. Public footpaths run along the northern and eastern boundaries and there is a footbridge to the south-east linking to new development within the Newcourt Strategic Allocation. Residential development lies to the west and to the north are retail outlets. A sand quarry (Site 56) with planning permission for residential development adjoins to the east.

The yield above is based on a gross density range of 24-33 dph, which reflects densities that have been achieved on recently permitted schemes in the nearby Newcourt and Monkerton/Hill Barton Strategic Allocations.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies six 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

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 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 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

The site lies within a Minerals Consultation Area. However, Devon County Council advises that minerals within the site (sand) are of low quality and uneconomic to work. It therefore raises no objection to residential development of the site, subject to prior extraction of some of the underlying sand if feasible.

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

Source Protection Zone

The site is not in a groundwater source protection zone.

Employment Land

The site is allocated for employment use in the Exeter Local Plan First Review. However, the site is landlocked, effectively rendering the allocation obsolete. As it will only become accessible to vehicles once the adjoining site (Site 56) is developed for residential use (the planning consent for Site 56 provides for a means of highways access into Site 103), the site is not discounted on employment grounds.

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 currently landlocked. However, future highways access is provided for in the S106 Agreement associated with Site 56, to the north-east.

Pedestrian and Cycle Links

Development would provide an opportunity to improve links in the area.

Compatibility

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

Site Availability

The agent acting for the landowner advises that the site will become available for development between April 2015 and March 2016.

Site Achievability

The SHLAA Panel advises that the site is achievable in Years 11-15. Earlier achievability is discounted given the aforementioned highways access constraints.

Conclusion

The site is suitable and available for potential residential development. Development of the site could commence in Years 11-15.



Golf Course

↑ **Site 104: Land west of Newcourt House, Old Rydon Lane, Exeter. Scale: 1:1250**

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Exeter City Council

Site Ref:	104
Address:	Land west of Newcourt House, Old Rydon Lane, Exeter
Gross site area:	1.4 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 comprises part of the landscaped gardens to Newcourt House, a Listed Building which lies to the south-east along with some car parking. The site contains a large number of mature trees and is otherwise laid to lawn. The site also adjoins a golf course to the west and south and a field to the north (Site 61). Land to the east is currently being developed for residential use.

The site forms part of the Newcourt Strategic Allocation in the Core Strategy. A Masterplan has been prepared by consultants, on behalf of the Council, to help deliver comprehensive and sustainable development of the Strategic Allocation. The Masterplan proposes that Site 103 should be retained as greenspace.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies six strategic locations for growth at Exeter, one being the Newcourt Strategic Allocation. As the site lies within the Strategic Allocation, 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.

There are a large number of mature trees on the site. None are currently protected by TPO, but they contribute significantly to the setting of the nearby Listed Building.

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

Newcourt House is a Grade II Listed Building. Development of the site would result in the loss of the Listed Building's landscaped gardens, which would have a significantly harmful impact upon its setting. Therefore the site is discounted from having any residential development potential.

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

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

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

Public foul and surface water sewerage systems are available, but would probably require a sewer requisition (over third party land) to be undertaken by South West Water. SUDs may be suitable, but this would need to be determined through ground investigations, this dictating the drainage strategy for the site. In term of the disposal of surface water, the discharge rate to the public sewer would be limited to the equivalent of that of a greenfield site.

The site has medium but unknown potential to be affected by archaeological issues. This may require some investigation at pre-application or pre-determination stage, 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 site, as submitted, is land-locked. However, if the existing access that serves Newcourt House is improved to an appropriate standard, together with off-site works in Old Rydon Lane, a satisfactory means of access may be possible.

Pedestrian and Cycle Links

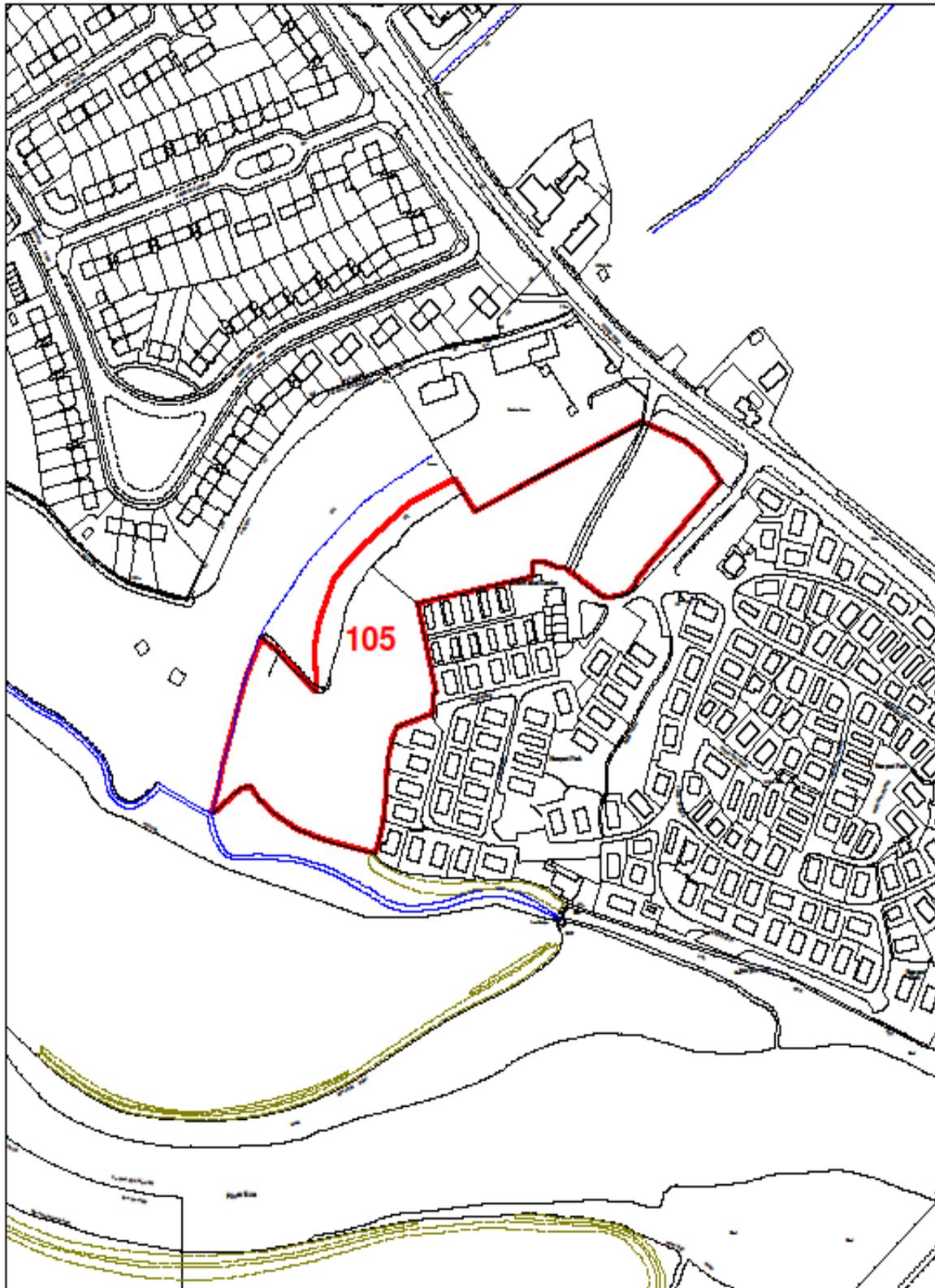
Development could help to fund a proposed cycle route along Old Rydon Lane.

Compatibility

Development of the site would be incompatible with the need to preserve the setting of the adjoining Listed Building.

Conclusion

Site 104 is unsuitable for housing, having failed the Stage B suitability test on impact on built environment and compatibility grounds. Assessments of availability and achievability are not required.



↑ Site 105: Land west of Newport Park, Topsham Road, Exeter. Scale: 1:2500

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Site Ref:	105
Address:	Land west of Newport Park, Exeter
Gross site area:	1.6 ha
Net developable area:	0.7 ha
Density range:	Departure from standard
Min yield:	20
Max yield:	24
Potential land uses:	Promoted for residential use (mobile home park) with associated open space and landscaping

Site description

This fairly flat site is bound largely by hedgerows and trees, some mature. It is primarily grassland, although also contains a small area of hardstanding and is crossed by a public right of way. Seabrook, a small stream, runs along part of the site's western boundary. A plant nursery and Topsham Road adjoin the site to the north and to the east is a mobile home park. To the south is scrubland, beyond which is the River Exe.

The site is promoted as an extension to the adjoining mobile home park which has been developed at around 35 dph.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies six 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 Exeter Local Plan First Review Proposals Map identifies a significant part of the site as a SNCI. The site is therefore of biodiversity interest and any planning application would need to include an ecological survey. Were planning permission to be granted, it could be subject to a condition or planning obligation seeking to minimise impact and secure effective mitigation and compensatory measures.

A number of trees along the site's eastern boundary are protected by TPO. The need to prevent harm being caused to these trees is likely to reduce the density of any development below that of the adjoining mobile home park. It is estimated that the site could deliver around 20 park homes, on this basis.

Flood Risk

The majority of the site appears to lie within Flood Zone 1, according to the Environment Agency's latest flood plain maps. However, given the proximity of the Seabrook, a detailed Flood Risk Assessment would be required to assess any flood risk.

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 lies within the area of 'landscape setting' defined in the Exeter Local Plan First Review. However, the site adjoins existing and proposed major residential development to the north and east. Its future role in providing landscape setting to the City is therefore limited. Therefore the site is not discounted on landscape grounds.

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, to confirm that there are no unacceptable risks.

The site is close to a busy road and may be affected by noise from Exeter airport, particularly if flight movements increase significantly. A risk assessment will therefore be required prior to any planning application, to determine whether the site is suitable for residential use.

No public sewerage systems are available. Foul drainage would need to be pumped into an existing rising main by means of a new sewage pumping station. Surface water disposal could discharge into the Seabrook watercourse, subject to the runoff rate being restricted to the equivalent of a greenfield site. A requisition sewer over third party land could be required. SUDS are not likely to be suitable for year-round use. Ground investigations would be needed to determine a drainage strategy. It is likely that on-site attenuation would be required.

The site has the potential to be affected by archaeological issues. This may require investigation at pre-application or pre-determination stage, 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. However, the Green Infrastructure Strategy (produced by consultants on behalf of the City Council) recognises the value of the southern part of the site and adjoining open space to the west in terms of providing a green infrastructure link between Seabrook Orchards to the north and the Exe Valley Park to the south. The southern part of the site would also provide a natural extension to the Valley Park, as proposed in the draft Development Delivery DPD. For these reasons, the southern part of the site is discounted (around 0.9 ha) from having any residential development potential.

Highways Access

Devon County Highways has assessed the site on the basis that any development would be an extension to the adjoining site mobile home park. As traffic generation associated with this use is low when compared with general residential development, the existing access to Topsham Road is considered acceptable to accommodate the increase in use.

Pedestrian and Cycle Links

A cycleway and existing footway run along the site's northern boundary, providing access eastwards to shops and facilities in Topsham and westwards towards Exeter. A footpath/cycleway link through the site, between Topsham Road and the River Exe footpath, would be beneficial.

Compatibility

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

Site Availability

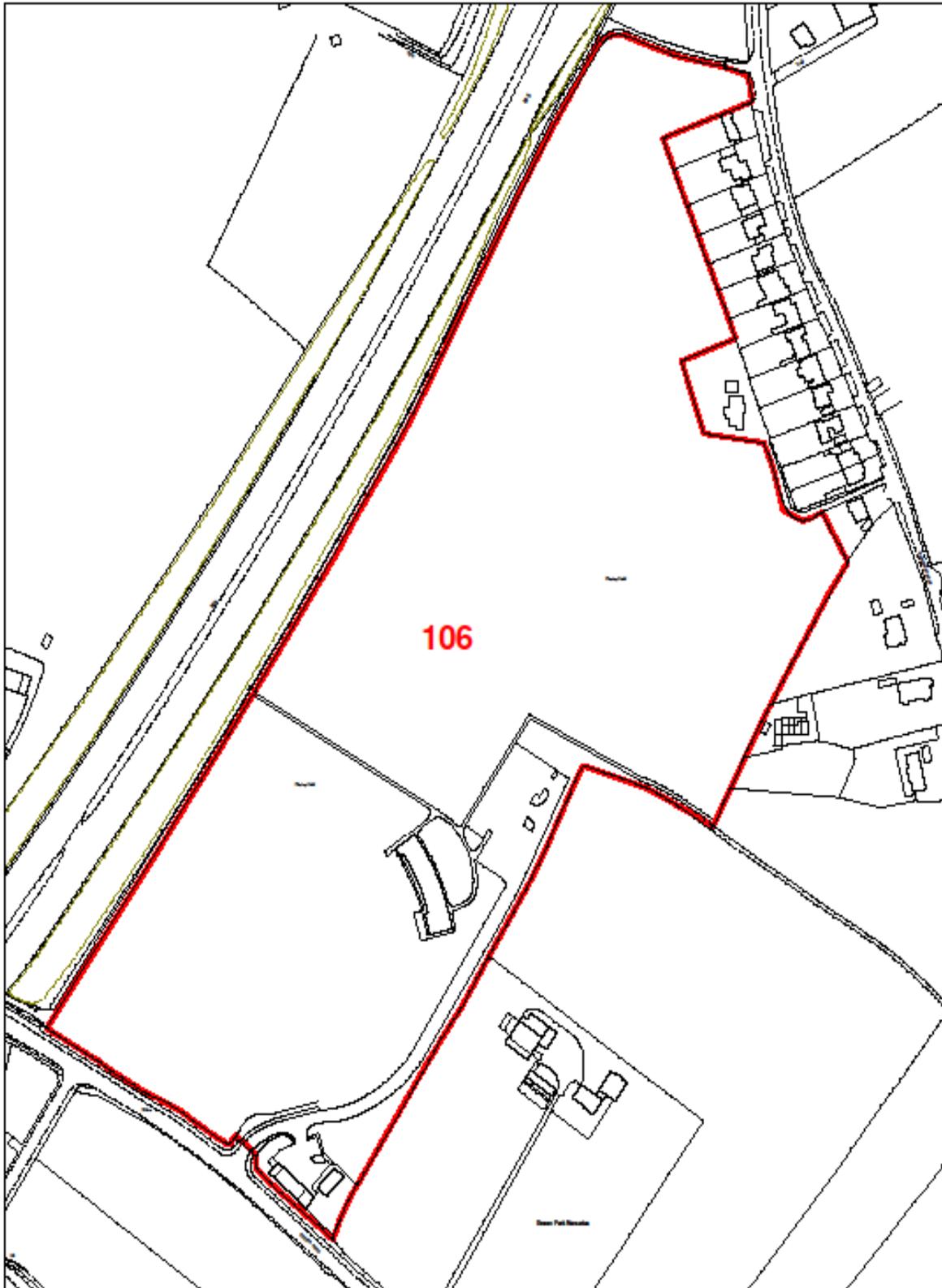
The agent acting for the landowner advises that the site is immediately available for development.

Site Achievability

The SHLAA Panel advises that the site is achievable in Years 1-5.

Conclusion

The site is suitable and available for potential residential development. Development of the site could commence in Years 1-5.



↑ Site 106: Exeter University Playing Fields, Exeter Road, Topsham. Scale: 1:2500

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Site Ref:	106
Address:	University of Exeter Playing Fields, Exeter Road, Topsham
Gross site area:	9.13 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 lies comprises a number of playing pitches owned and used by the University of Exeter, together with modern ancillary facilities and a small amount of car parking. Exeter Road adjoins to the north and the M5 motorway abuts to the west, up an embankment. The site is bound primarily by hedgerows, with some mature trees located along the eastern boundary.

The site forms part of the strategic gap between Topsham and Exeter, which is clearly protected as part of the City's 'landscape setting' in the Core Strategy's Key Diagram.

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

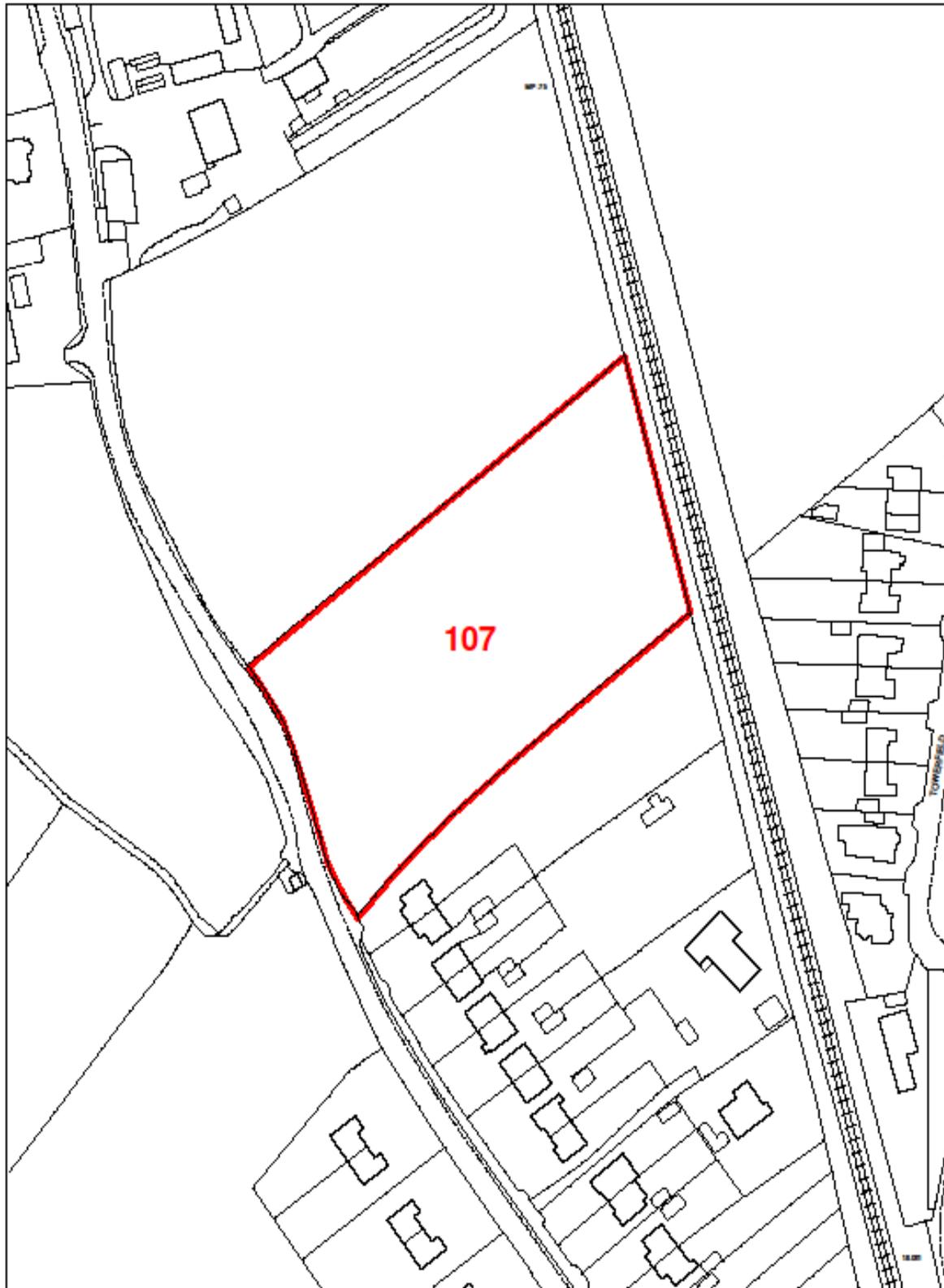
The site does not include areas formally designated for their biodiversity or geodiversity value. However, the site does consist of Green Space Tier B and a 'Habitats of Principle Importance' (see Exeter Biodiversity Reference Map). It is therefore of biodiversity value and development proposals would be need to include an ecological survey. Planning permission could be subject to a condition or planning obligation seeking to minimise and secure effective mitigation and compensatory measures.

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 106 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 107: Land adjoining 46 Newcourt Road, Topsham. Scale: 1:1250**

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Site Ref: 107
Address: Land adjoining 46 Newcourt Road, Topsham
Gross site area: 1.67 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 lies on the north-west fringe of Topsham, at the northern end of ribbon development along Newcourt Road. It comprises a field and is bound by hedgerows. Adjoining to the east is the rail line to Exmouth. To the north and west are fields.

The site forms part of the strategic gap between Topsham and Exeter, which is clearly protected as part of the City's 'landscape setting' in the Core Strategy's Key Diagram.

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

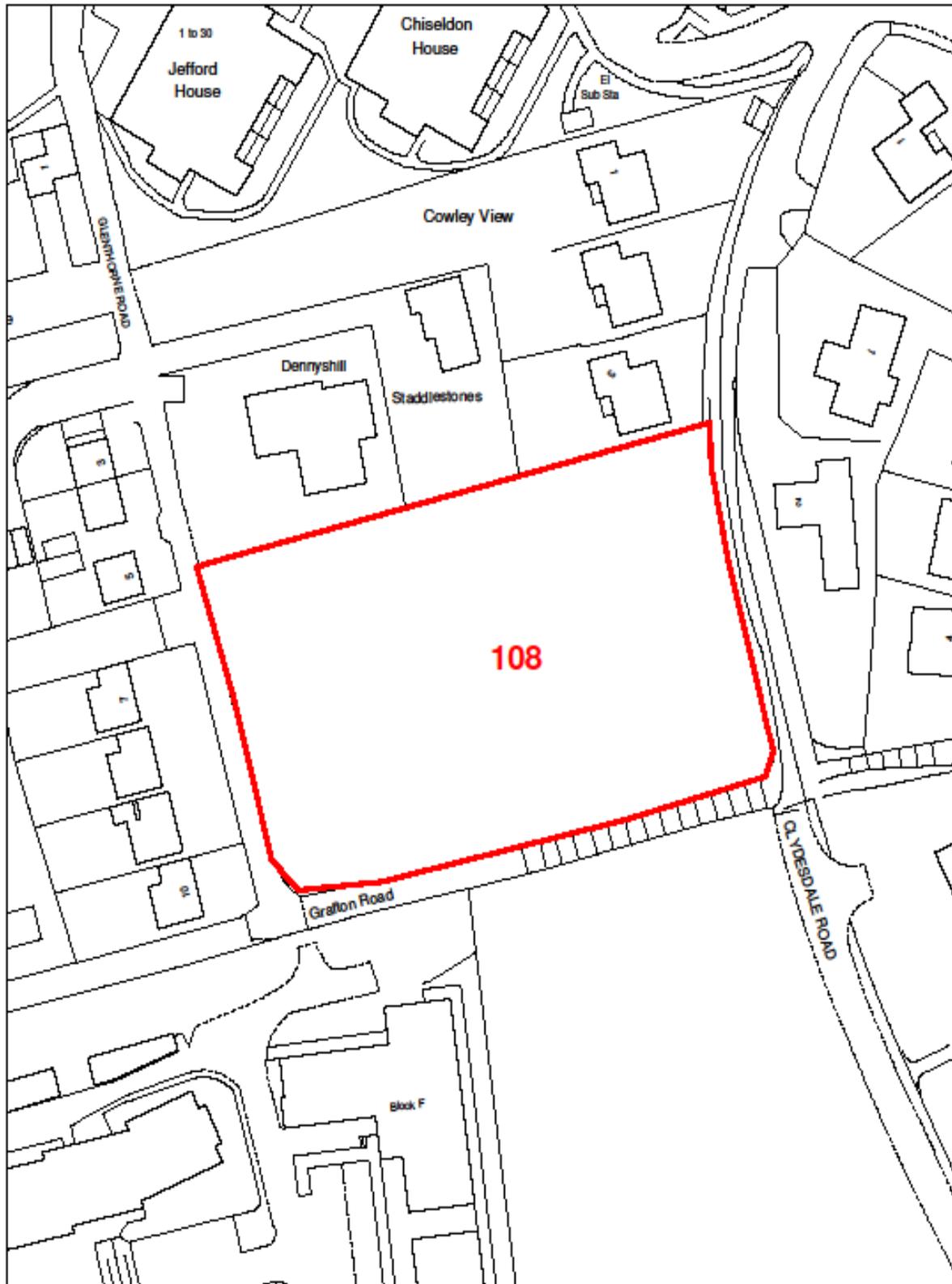
The site does not include areas formally designated for their biodiversity or geodiversity value. However, the site does consist of Green Space Tier B and a 'Habitats of Principle Importance' (see Exeter Biodiversity Reference Map). It is therefore of biodiversity value and development proposals would be need to include an ecological survey. Planning permission could be subject to a condition or planning obligation seeking to minimise and secure effective mitigation and compensatory measures.

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 107 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 108: Land opposite 7-10 Glynthorne Road - Not to scale.

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Exeter City Council

Site Ref:	108
Address:	Land opposite 7-10 Glenthorne Road
Gross site area:	0.5 ha
Net developable area:	0.5 ha
Density range:	Departure from standard
Min yield:	12
Max yield:	17
Potential land uses:	Promoted for residential use

Site description

This site comprises an old orchard/garden land and slopes gently downhill in a westerly direction. The eastern half of the site is covered by trees. The site is bound to the west by Glenthorne Road and to the east by Clydesdale Road. A public right of way (Grafton Road) runs along the southern boundary. The grounds of the University of Exeter and associated Halls of Residence lie to the south. Otherwise the site is surrounded by 20th/21st Century residential development.

The yield above is based on a gross density range of 24-33 dph. This reflects the gross densities of schemes recently permitted in the City.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies six 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, as the site adjoins a SLINC, an ecological survey would be required as part of any planning application.

The trees on the site are not protected by TPO.

Flood Risk

The site lies within Flood Zone 1, with little or no risk of flooding. However, any overland flows would need to be intercepted, given the site's steeply sloping nature. 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 site is not in a Conservation Area and does not lie in close proximity to any Listed Buildings. The site adjoins the grounds of Exeter University, which is a Historic Park and Garden. Development must not detract from the setting of this asset.

Impact on Landscape Character

The site does not lie within the area of 'landscape setting' defined in the Exeter Local Plan First Review.

Mineral Resources

The site is not in a minerals consultation area.

Air Quality

If the site is developed for 15 dwellings or more and incorporates parking, a Green Travel Plan will be required.

Access to Services/Facilities

To be determined.

Land Status

The site is greenfield.

Constraints to Delivery

The site has no known contamination issues. However, there are several potentially contaminative land uses within 150 metres of the site (a petrol station and builders yard). Planning permission would therefore be conditioned for unsuspected contamination.

There are no apparent noise issues on this site.

Off-site sewerage works would be required. Requisitioning via South West Water could be necessary. Run-off would be restricted to greenfield rates.

The site has the potential to be affected by archaeological issues. This may require investigation at pre-application or pre-determination stage, 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

Glenthorne Road is a private highway. Development of the site to provide more than 3 dwellings would require improvements to the road junction with Cowley Bridge Road, at the developer cost, under a S278 agreement. Devon County Council would seek to formalise a priority junction and improve the pedestrian crossing. A full length drop kerb may help to improve pedestrian connectivity and reduce vehicle speeds.

Pedestrian and Cycle Links

Improvements to pedestrian links would be required. See Highways Access above.

Compatibility

Residential development of the site should not give rise to any insurmountable amenity issues

Site Availability

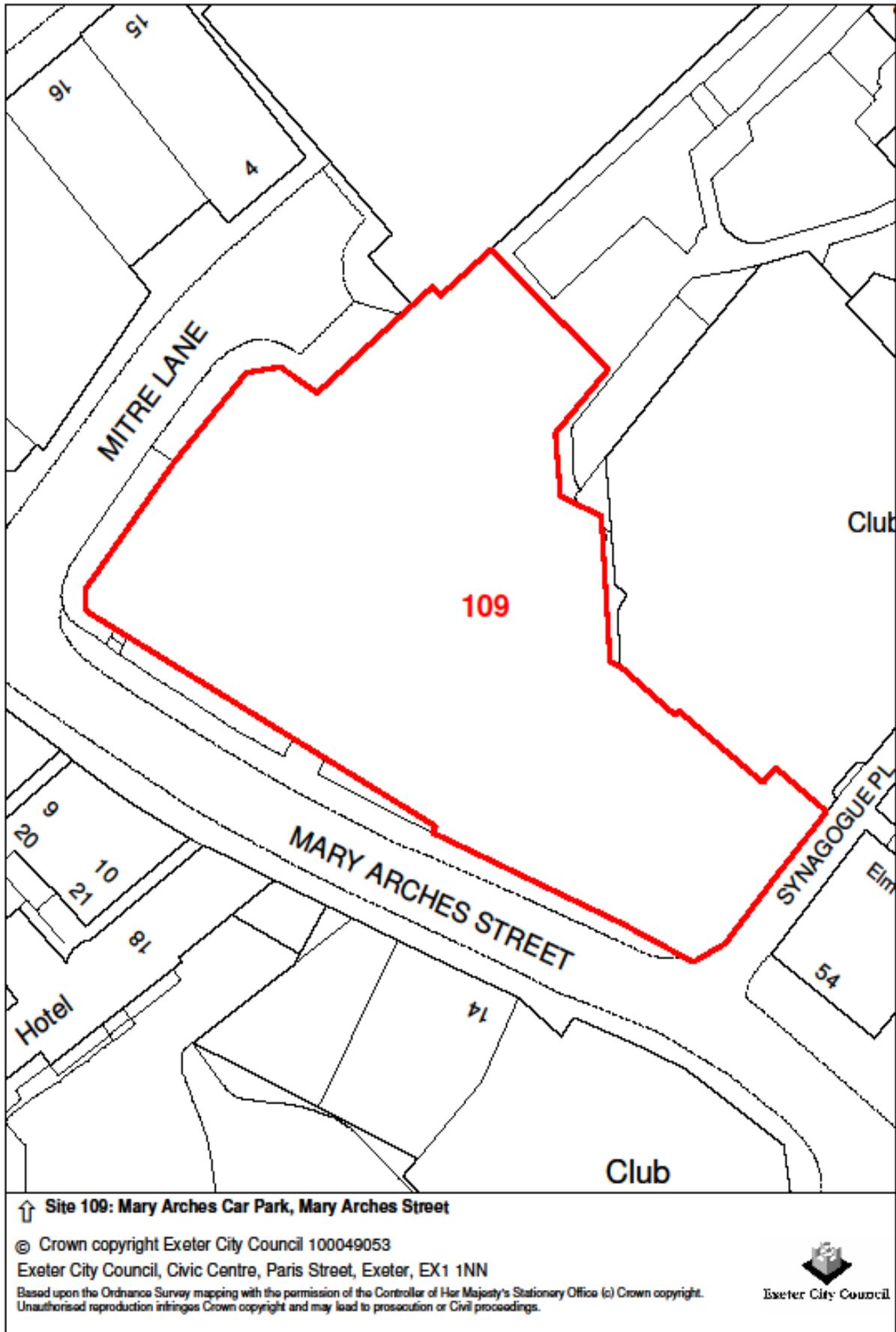
The landowner advises that the site is immediately available for development.

Site Achievability

The SHLAA Panel advises that the site is achievable in Years 1-5.

Conclusion

The site is suitable and available for potential residential development. Development of the site could commence in Years 1-5.



Site Ref:	109
Address:	Mary Arches Car Park, Mary Arches Street
Gross site area:	0.2 ha
Net developable area:	0.2 ha
Density range:	Departure from standard
Min yield:	50
Max yield:	50
Potential land uses:	Promoted for residential use

Site description

This flat site comprises a local authority surface car park, on the northern side of Mary Arches Street. Mitre Lane demarcates the site's western boundary and Synagogue Place runs along part of the eastern boundary. The site lies in the City Centre, in a mixed use area which includes leisure, retail, office, residential and multi-storey car parking.

A pre-application inquiry has been submitted to develop around 50 flats on the site.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies six 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 biodiversity designation and no known biodiversity value.

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 site lies within the Central Conservation Area. The site is also adjacent to The Mecca Club on Synagogue Lane, which is Grade II* Listed; and in close proximity to a number of other listed buildings along Mary Arches Street. Any scheme will be required to preserve or enhance the character and appearance of the Conservation Area; and preserve the Listed Buildings in terms of their setting and any features of historic or architectural importance that they possess.

Impact on Landscape Character

The site does not lie within the area of 'landscape setting' defined in the Exeter Local Plan First Review.

Mineral Resources

The site is not in a minerals consultation area.

Air Quality

A Green Travel Plan will be required. This would need to take into account the removal of the car parking facility, which will place additional pressure upon other car parks near by. Depending upon the number of parking places provided as part of the scheme, development could also add pressure to roads in the area and impact upon air quality.

Access to Services/Facilities

The site lies within the City Centre and is therefore in close proximity to a range of facilities.

Land Status

The site is brownfield.

Constraints to Delivery

There are no known contamination issues for this site on the City Council's database. However, there are numerous potentially contaminative former land uses in close proximity to the site (e.g a former clothing factory and a cemetery). Therefore any planning application would need to be accompanied by a condition for unsuspected contamination.

The site lies in close proximity to several potentially noisy bars/nightclubs and roads. Any prospective applicant will be required to undertake a noise assessment to satisfy the requirements of (former) PPG24, to ensure that the site is suitable for residential use. Noise mitigation measures may be necessary. The prospective applicant should aim to achieve at least the 'reasonable' standards for internal noise level specified in BS8233:1999 Sound Insulation and Noise Reduction for Buildings – Code of Practice.

Drainage: awaiting comments from ECC Drainage officer, but highly unlikely to be a showstopper.

It is reasonable to predict that the site contains the best preserved and most extensive archaeological remains now to survive in the City, bar the Cathedral Green. The site is located within a Roman legionary fortress of international importance. There is also evidence of a substantial medieval and later building on the site. Substantial or unnecessary damage to and removal of these remains would be contrary to national and local planning policy and would also have considerable cost implications (i.e. in terms of proper excavation, long term conservation, storage and display of significant artefacts). However, development could take place subject to the following:

- Ground disturbance should be kept to a minimum;
- The least intrusive form of foundation should be used, such as a raft or very carefully placed augured piles;
- The top level of surviving archaeology should be established. This level, or one just above, should be used as the lowest formation level for the foundations. This is likely to mean building up from near the level of the current car park surface;
- A detailed archaeological desk top study, followed by a site investigation, should be undertaken as early as possible in the design process and the results taken into full account in the design of the scheme.

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

Residential development of the site would result in the loss of public car parking in the City centre, unless parking were to be re-provided at ground floor level within the scheme. Devon County Council would have concerns about any substantial loss of car parking at Mary Arches car park, although this would not be a reason for refusing planning permission for development.

The site may be suitable for development that is either car-free or makes only minimal provision for cars.

Pedestrian and Cycle Links

Existing links to services and facilities are good.

Compatibility

Residential development may be compatible with the surrounding area, subject to issues relating to amenity raised above (e.g. noise).

Site Availability

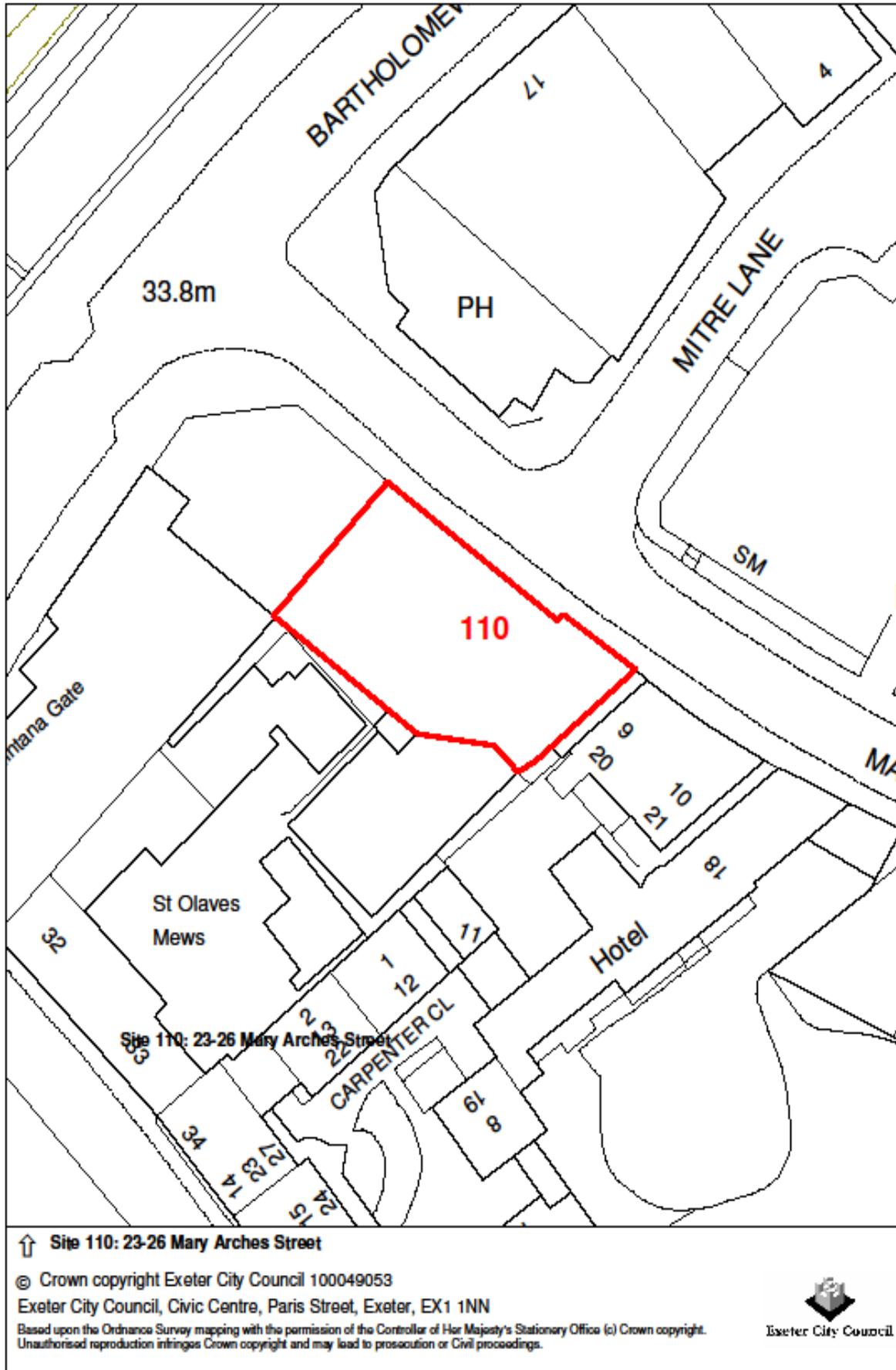
The landowner advises that the site is immediately available for development.

Site Achievability

The SHLAA Panel are split in their views on site achievability, with some considering that it could come forward in Years 1-5 and others advising Years 6-10. On balance, given the site's archaeological constraints, it is considered 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 Ref:	110
Address:	23-26 Mary Arches Street
Gross site area:	0.04 ha
Net developable area:	0.04 ha
Density range:	Departure from standard
Min yield:	12
Max yield:	15
Potential land uses:	Promoted for conversion to residential use, but with potential for mixed use

Site description

The site comprises three buildings joined together to form one large unit of around 930sq ms on 3 floors. No.23 is a 19th Century Grade II Listed Building of brick. The buildings are currently vacant and have most recently been occupied as offices (Use Class B1). The ground floor of no. 26 comprises a large garage.

The site lies in the City Centre, in a mixed use area which includes leisure, retails, office, residential and car parking (including Site 109).

Planning permission was granted in the 1980s to demolish the existing buildings and replace with 24 sheltered flats. The flats would not comply with the City Council's new internal space standards, set out in the Residential Design Guide SPD. The permission has lapsed.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies six 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 biodiversity designation and no known biodiversity value.

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 site lies within the Central Conservation Area. Any scheme would be required to preserve or enhance the character and appearance of the Conservation Area.

Development would be required to preserve no.23 and its setting, as it is a Listed Building. The site is also in close proximity to a number of other Listed Buildings, the setting of which would need to be taken into account in the design of any scheme.

Impact on Landscape Character

The site does not lie within the area of 'landscape setting' defined in the Exeter Local Plan First Review.

Mineral Resources

The site is not in a minerals consultation area.

Air Quality

A Green Travel Plan will be required if development is for 15 or more dwellings and incorporates parking.

Access to Services/Facilities

The site lies within the City Centre and is therefore in close proximity to a range of facilities.

Land Status

The site is brownfield.

Constraints to Delivery

There are no known contamination issues for this site on the City Council's database. However, there are numerous potentially contaminative former land uses in close proximity to the site (e.g a former clothing factory and a cemetery). Therefore any planning application would need to be accompanied by a condition for unsuspected contamination.

The site fronts Mary Arches Street and lies in close proximity to a hotel and two nightclubs. The surrounding area can therefore be noisy into the early hours or the morning. Environmental Health considers that noise issues are surmountable subject to design. However, double glazing at no.23 is unlikely to be suitable, given its listed status. Therefore this part of the site is discounted from having any residential development potential. In terms of the rest of the site, the prospective applicant will be required to undertake a noise assessment to satisfy the requirements of (former) PPG24, to ensure that the site is suitable for residential use. Noise mitigation measures may be necessary. The prospective applicant should aim to achieve at least the 'reasonable' standards for internal noise level specified in BS8233:1999 Sound Insulation and Noise Reduction for Buildings – Code of Practice.

Public sewerage systems are available.

It is reasonable to predict that the site contains the best preserved and most extensive archaeological remains now to survive in the City, bar the Cathedral Green. The site is located within a Roman legionary fortress of international importance. There is also evidence of a substantial medieval and later building on an adjoining site. Substantial or unnecessary damage to and removal of these remains would be contrary to national and local planning policy and would also have considerable cost implications (i.e. in terms of proper excavation, long term conservation, storage and display of significant artefacts). However, development could take place subject to the following:

- Ground disturbance should be kept to a minimum;
- The least intrusive form of foundation should be used, such as a raft or very carefully placed augured piles;
- The top level of surviving archaeology should be established. This level, or one just above, should be used as the lowest formation level for the foundations. This is likely to mean building up from near the level of the current car park surface;
- A detailed archaeological desk top study, followed by a site investigation, should be undertaken as early as possible in the design process and the results taken into full account in the design of the scheme.

Drainage: awaiting comments from ECC Drainage officer, but highly unlikely to any showstoppers.

Source Protection Zone

The site is not in a groundwater source protection zone.

Employment Land

Development would result in the loss of land in employment use. However, the change of use of nos. 24-26 from B1 (office) to C3 (residential) could take place under the new permitted development rights.

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 may be suitable for development that is either car-free or makes only minimal provision for cars.

Pedestrian and Cycle Links

Existing links to facilities and services are generally good.

Compatibility

Apart from along the front elevation, the outlook from the existing buildings is generally poor, with windows facing towards other buildings or at a high level. The ground floor is particularly dark. There is no external space. On balance it is considered that the ground floor will not provide suitable amenity and therefore this part of the site is discounted from residential use. However, the 1st and 2nd floors have potential for residential use. The yields above are based on converting the 1st and 2nd floors of the non-listed parts of the site to residential use, with alternative uses in the rest of the building.

Site Availability

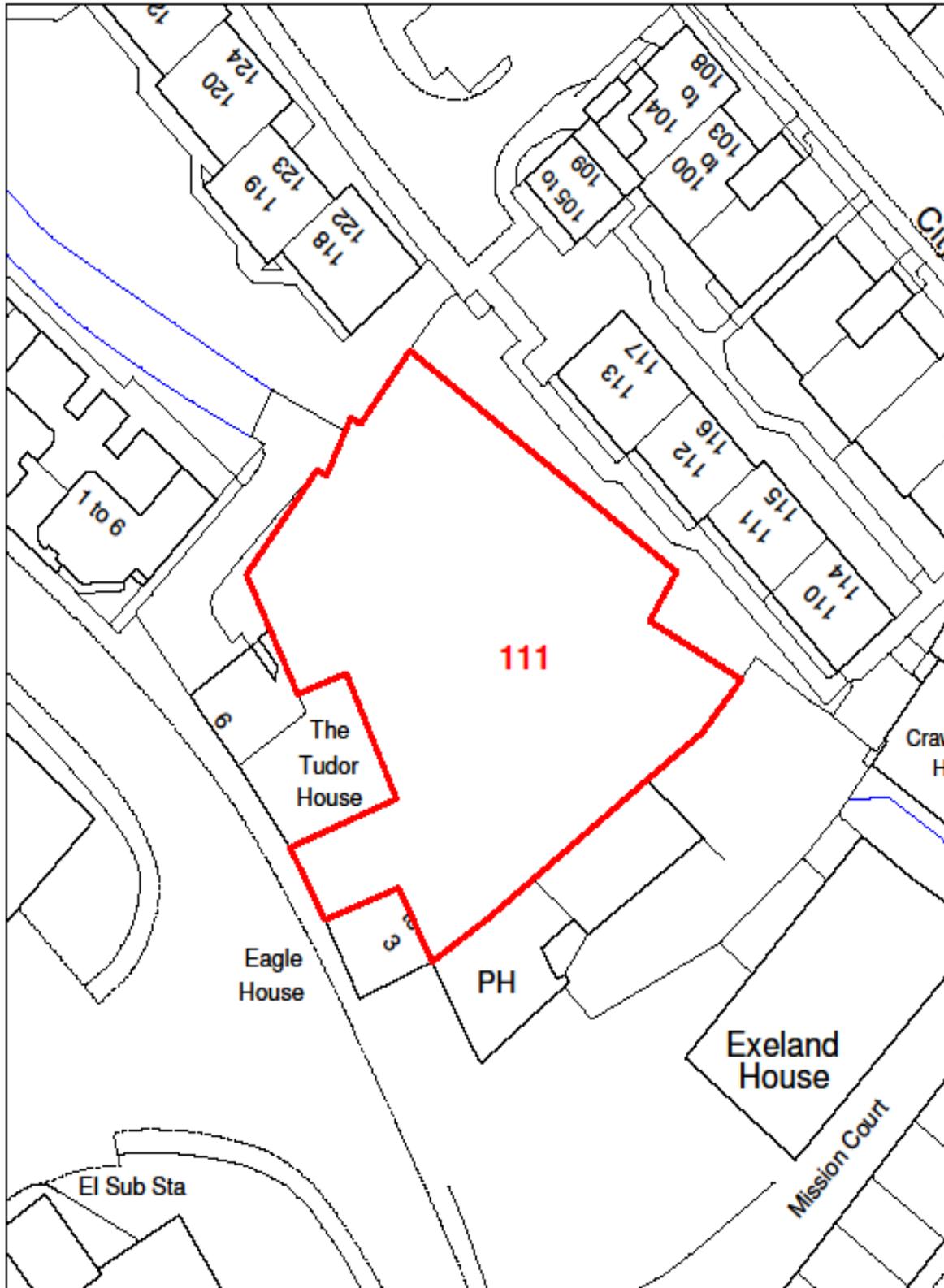
The landowner advises that the site is immediately available for development.

Site achievability

The majority view of the SHLAA Panel is that the site is achievable in Years 1-5. The City Council concur with this view, on the basis that conversion (as opposed to demolition and rebuild) of the existing buildings at nos. 24-26 would avoid the need to address the site's archaeological constraints.

Conclusion

The site is suitable and available for potential residential development. Development of the site could commence in Years 1-5.



↑ **Site 111: Eagle Yard, Tudor Street**

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Site Ref:	111
Address:	Eagle Yard, Tudor Street
Gross site area:	0.1 ha
Net developable area:	0.1 ha
Density range:	Departure from standard
Min yield:	10
Max yield:	10
Potential land uses:	Promoted for demolition of existing and redevelopment for residential use

Site description

This flat site comprises an L-shaped range of workshops of varying ages, plus hardstanding, built partially over the Higher Leat. It is located towards the southern edge of the City Centre in a mixed use area which includes residential, office space, retail and leisure. The site is accessed through an archway off Tudor Street, between the Tudor House and Eagle House.

Planning permission for the demolition of existing buildings and replacement with 16 sheltered flats, parking and landscaping was granted in 1993 (93/0334). The flats would not comply with the City Council's new internal space standards, set out in the Residential Design Guide SPD. The permission has lapsed. In the absence of a more detailed scheme for the site, it is given a nominal yield of 10.

The site was allocated in for offices, housing and/or leisure in the Exeter Local Plan First Draft Alteration, produced in the early 1990s. This allocation was not carried forward to the Adopted Local Plan, due to the aforementioned grant of planning permission.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies six 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.

Flood Risk

The site currently lies within Flood Zone 3a (high risk of flooding). Residential development is only appropriate in Zone 3a if both the sequential and exceptions test are passed. If passed, development proposals would need to be accompanied by a FRA; and seek opportunities to reduce the overall level of flood risk in the area and beyond.

However, the site will have greater potential for development once the Exeter Flood Risk Management Scheme is constructed (planned for completion in 2017). Flood resilience would nonetheless need to be built into the development.

Site Suitability: Stage B

Impact on Built Environment

The site lies within a Conservation Area. Development would need to preserve or enhance the character and appearance of the Conservation Area. The site also adjoins and is accessed between Eagle House and The Tudor House, which are both Listed Buildings. Development should not harm the setting or structure of these Buildings.

Impact on Landscape Character

The site does not lie within the area of 'landscape setting' defined in the Exeter Local Plan First Review.

Mineral Resources

The site is not in a minerals consultation area.

Air Quality

The site is adjacent to the AQMA. A Green Travel Plan will therefore be required if the site is developed for more than 15 dwellings and parking is incorporated (however, see Highways Access below).

Access to Services/Facilities

The site lies close to a wide of range of facilities and services in the City Centre.

Land Status

The site is brownfield.

Constraints to Delivery

The site has previously been used as a foundry and there are numerous other potentially contaminative former land uses within 100 metres (in particular a former abbatoir and a former gas works). These uses mean that there is a possibility of heavy metal contamination, sulphates and PAH. Therefore planning permission will need to be conditioned such that no development takes place until a full investigation of the site is undertaken to determine the extent of, and risk posed by, any contamination of the land and the results, together with any remedial work necessary, are agreed by the City Council (etc.).

Road noise from Western Way, to the south, may be an issue at this site. Any prospective applicant will be required to undertake a noise assessment to satisfy the requirements of (former) PPG24, to ensure that the site is suitable for residential use. Noise mitigation measures may be necessary. The prospective applicant should aim to achieve at least the 'reasonable' standards for internal noise level specified in BS8233:1999 Sound Insulation and Noise Reduction for Buildings – Code of Practice.

The Higher Leat passes through the site. It will be necessary to retain the flow/man-made watercourse.

The site lies within an Area of Archaeological Importance. The almost certain presence of buried remains does not preclude appropriate redevelopment, but is very likely to influence its form and design in terms of layout and foundation design, and thus of formation levels and potentially the height of buildings. Archaeological implications will need to be addressed as early in the planning process as possible, in order to avoid as far as possible the impact on/destruction of any particularly significant remains of standing historic structure. This will also help to minimize the scope and cost of the necessary archaeological work to the developer.

Source Protection Zone

The site is not in a groundwater source protection zone.

Employment Land

Development would result in the loss of land in employment use. However, the City Council have in the past accepted this loss.

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

Devon County Council advises that Traffic Regulation Orders or Restrictions may be required to accommodate development of the site, but major mitigation work is highly unlikely.

Pedestrian and Cycle Links

Given the site's proximity to cycle routes at Riverside, Devon County Council would wish to promote travel by bike.

Compatibility

It should be possible to develop the site in a way which affords adequate residential amenity.

Site Availability

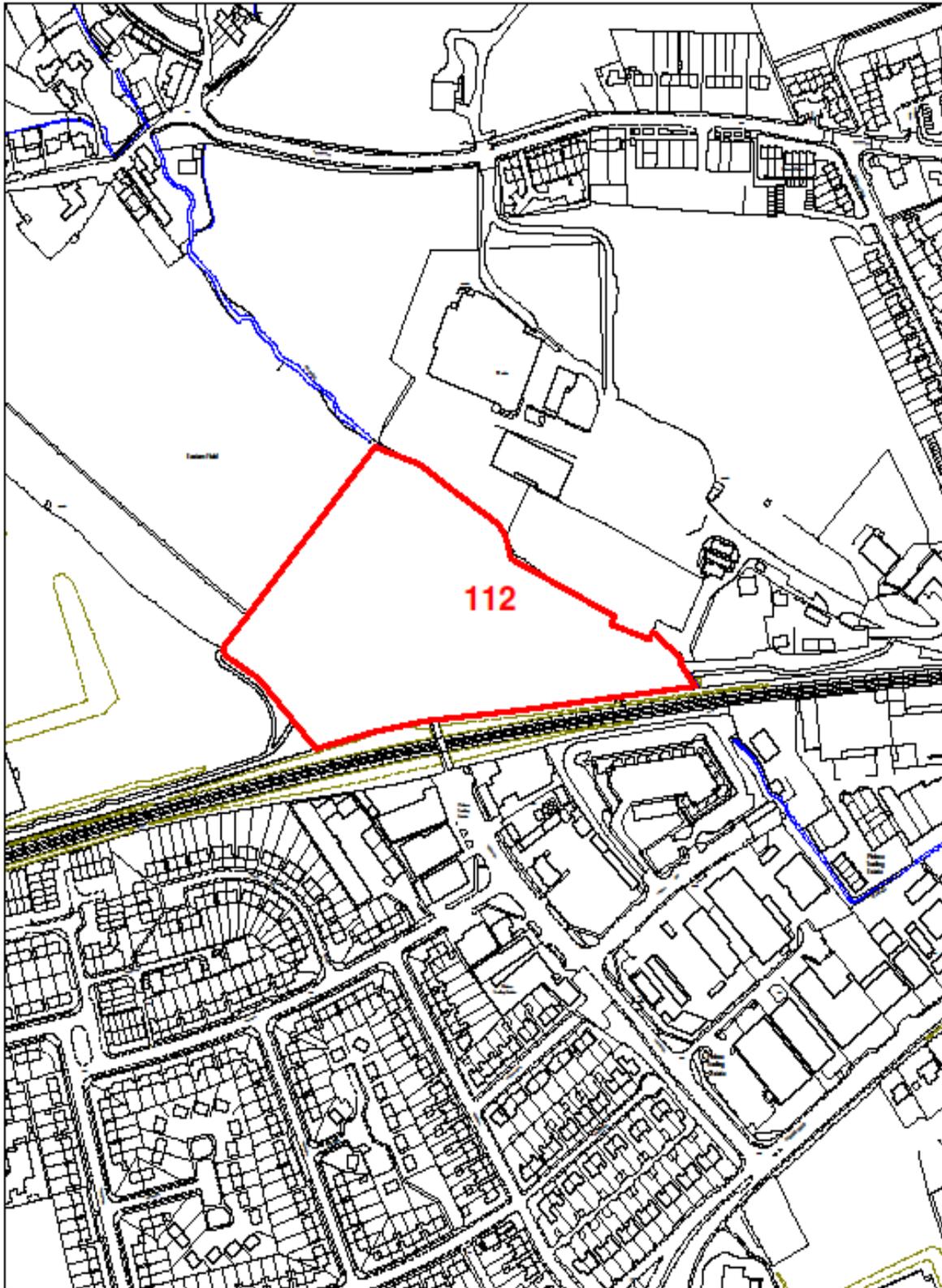
The landowner advises that the site is immediately available for development.

Site achievability

The majority view of the SHLAA Panel is that the site is achievable in Years 1-5.

Conclusion

The site is suitable and available for potential residential development. Development of the site could commence in Years 1-5.



↑ **Site 112: Land at Eastern Fields, Exhibition Way**

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Site Ref:	112
Address:	Land at Eastern Fields, Exhibition Way
Gross site area:	3.3 ha
Net developable area:	1.7 ha
Density range:	Departure from standard
Min yield:	46
Max yield:	65
Potential land uses:	Promoted for residential use

Site description

This site largely comprises grassland, with a wide belt of trees towards the north-eastern boundary and an area of hardstanding towards the south-western boundary. The Pinbrook flows along the north eastern boundary, beyond which lies Site 30 (currently being developed for housing). A public right of way runs across the site, leading to Beacon Heath to the north.

Public open space adjoins the site to the north-west and Exeter Arena/associated playing fields lie to the west. A railway line abuts to the south down an embankment, beyond which is the Pinhoe Trading Estate. The site is accessed via a bridge over the railway line, leading from Exhibition Way to the south. The bridge is to be upgraded and a link road constructed across the site, in order to serve the new housing developments at Site 30, 29 and 70. The road, the desirability of preserving the existing tree belt and the need to retain the public right of way, are taken into account in the net developable area above.

The yields above are based on a net density range of 27 to 38 dph, reflecting the net densities of recently permitted schemes in the City.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies six 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 Exeter Local Plan First Review identifies the stream running along the site's northern boundary as a SLINC. The site is therefore of biodiversity or value and an ecological survey would be required as part of a planning application. Planning permission could be subject to a condition or planning obligation seeking to minimise the impact of development and ensure that effective mitigation and compensatory measures are carried out.

The site contains a tree belt. Although not protected by TPO, the trees contribute to the character an appearance of the area and would need to be retained in any development. This part of the site is discounted from having any residential development potential.

Flood Risk

A small part of the site lies within the flood plain of the Pinbrook. The area coincides with the aforementioned tree belt. This area should not be developed for housing and this is taken into account in the net developable area above.

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 does not lie within the area of 'landscape setting' defined in the Exeter Local Plan First Review.

Mineral Resources

The site is not in a minerals consultation area.

Air Quality

The site is adjacent to the AQMA. A Green Travel Plan will therefore be required if the site is developed for more than 15 dwellings.

Access to Services/Facilities

The site lies around 1km of a supermarket, primary and secondary schools and a GP surgery. There it is within relatively easy walking and cycling distance of a range of existing services and facilities.

Land Status

The site is greenfield.

Constraints to Delivery

There are no apparent contamination issues associated with the site itself. However, the site borders the former Ibstock Brickworks (Site 30, with planning permission for housing) and as such a contaminated land assessment would be required (via planning condition). Potentially pervasive PAH contamination and landfill gas generation have been identified on the Ibstock site, hence the precautionary approach.

The site is in a potentially noise location next to a railway. An acoustic assessment to satisfy the requirements of (former) PPG24 will be required, with sufficient monitoring to characterise the background noise from different wind directions (generally involving an extended period of monitoring of at least 1 week). The results would need to be calculated/analysed using the methodology set out in Calculation of Railway Noise (CRN) 1995. Noise mitigation measures may be necessary. The prospective applicant should aim to achieve at least the 'reasonable' standards for internal noise level specified in BS8233:1999 Sound Insulation and Noise Reduction for Buildings – Code of Practice.

Public sewerage systems are available. Run-off would be restricted to greenfield rate.

There is potential for the site to contain archaeological remains, which may affect its capacity for development and potential layout. Preliminary work would be required to identify and clarify any constraints, with the results reflected in any proposed development.

Source Protection Zone

The site is not in a groundwater source protection zone.

Employment Land

The site is identified for employment development in the Core Strategy. However, the employment land proposed in the sub-region exceeds the evidenced requirement and recent take up has significantly diminished. Furthermore, the Pinhoe area is not Exeter's most attractive prospective employment location. For these reasons, the City Council considers that alternative residential development on this site may be appropriate.

Green Infrastructure

The site has recently been the subject of an unsuccessful Village Green application, although this decision is now subject to legal challenge. On the basis of original Village Green decision, 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

Devon County Council have raised concerns over how the new link road (planned for construction in 2016), the Exhibition Way junction and the key radial corridor of Pinhoe Road will handle additional traffic generated by residential development of the site. However, the traffic impact of residential development will not differ significantly from employment development, were the existing allocation to be developed.

Pedestrian and Cycle Links

To be assessed.

Compatibility

Residential development of the site would be more compatible with existing and developing uses in the surrounding area than would employment use.

Site Availability

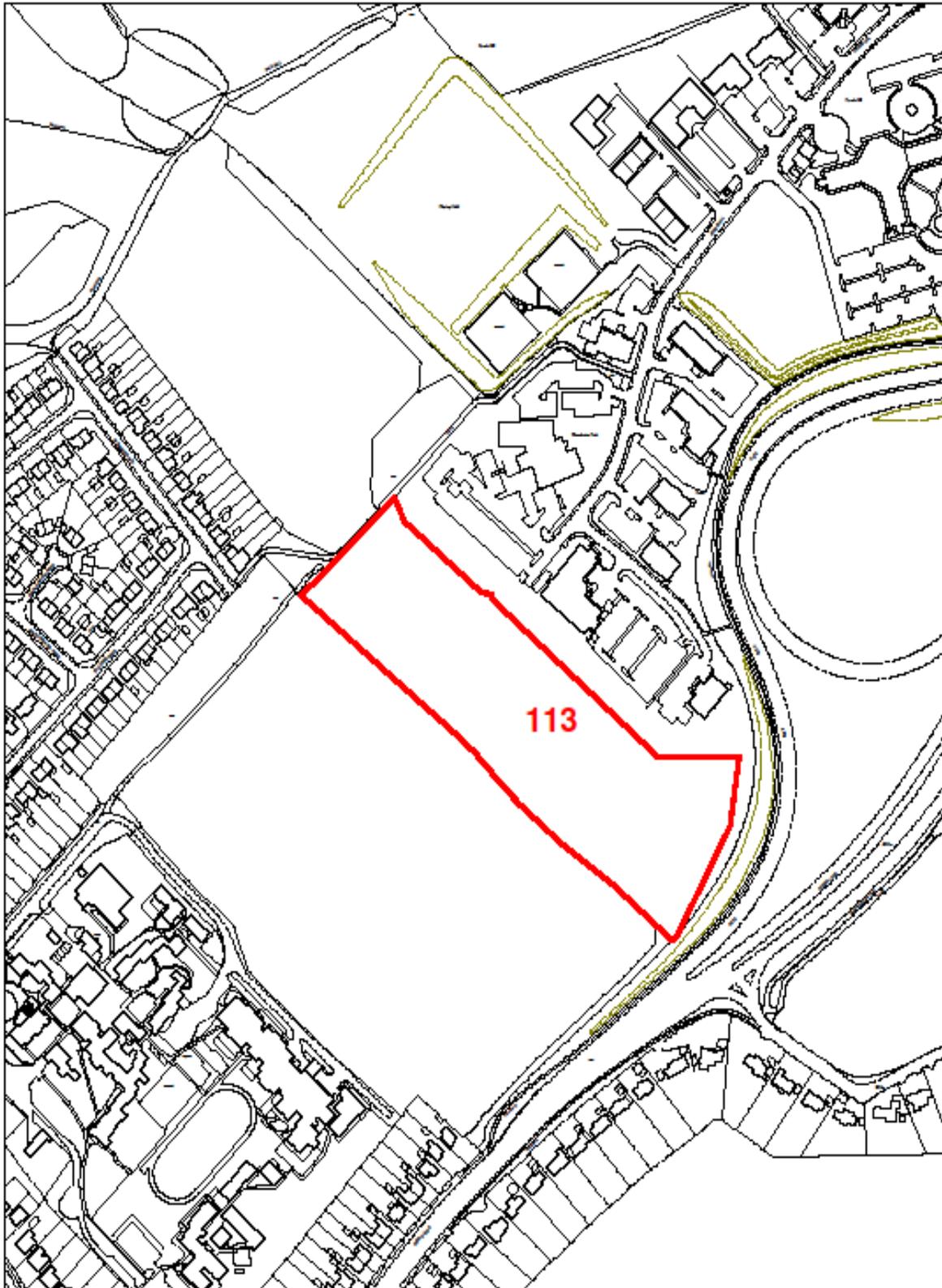
The landowner advises that the site is immediately available for development.

Site achievability

The majority view of the SHLAA Panel is that the site is achievable in Years 6-10, given the legal challenge against the Village Green ruling.

Conclusion

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



↑ **Site 113: Land south of Woodwater Lane**

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Site Ref:	113
Address:	Land south of Woodwater Park
Gross site area:	2.7 ha
Net developable area:	0.9 ha
Density range:	Departure from standard.
Min yield:	24
Max yield:	32
Potential land uses:	Promoted for residential use and green infrastructure

Site description

This site forms part of the south-eastern corner of Ludwell Valley Park. It is grassed and slopes gently downhill in a south-westerly direction. A belt of trees runs along the north-eastern/east boundaries and a hedge demarcates the south-western boundary. An access track runs just within and forms the site's north-western boundary.

The site is accessed from the east via a track leading off Tollards Road, from the north via a track leading from Woodwater Park and from the south via a track leading off the access road to the West of England School (part of Site 53). Rydon Lane runs abuts the site to the south-east. The surrounding area is in mixed use, including an office park, residential, education and Ludwell Valley Park.

Recent permissions for housing in the adjoining Newcourt area of the City have a net density range of 27-35 dph. This density range has been applied to the site's net developable area to determine its potential yield.

Site Suitability: Stage A

Strategic Planning Policy

Policy CP3 of the Core Strategy identifies six strategic locations for growth at Exeter, one being land within the existing urban area. Although it forms part of a Valley Park, the site lies within the urban area. Therefore development for housing would technically not be contrary to strategic planning policy.

Biodiversity & Geodiversity

The site is identified as an SNCI on the Exeter Local Plan Proposals Map and as a County Wildlife Site in the draft Development Delivery DPD. In the past it has provided a habitat for Cirl Buntings which are a protected species. It is therefore of known biodiversity value, which, due to its south west facing aspect and proximity to other habitats in the rest of the Valley Park, could be further enhanced if appropriate management were instigated. Mitigation measures could not adequately address the harm that would be caused if the entire site were to be developed. However, see Green Infrastructure below.

Although not protected, the tree belt along the north-eastern/eastern boundaries contributes towards the character and appearance of the area and would need to be protected in any development. This part of the site is discounted from having any residential development potential and this is taken into account in the net developable area above.

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 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 does not lie within the area of 'landscape setting' defined in the Exeter Local Plan First Review.

Mineral Resources

The site is not in a minerals consultation area.

Air Quality

The site is adjacent to the AQMA. A Green Travel Plan will therefore be required if the site is developed for more than 15 dwellings.

Access to Services/Facilities

The centre of the site is 0.8 km from a GP surgery, 1.4 km from a food superstore and 1.7 km from a post office. The nearest primary and secondary schools are 1.5 km and 1.6 km away respectively. The site is therefore a significant walking/cycling distance from existing services and facilities.

Land Status

The site is greenfield.

Constraints to Delivery

No contamination issues other than two storage tanks on the north-west border of the site. The City Council's data does not indicate what the tanks have been used for and, as such, a Phase 1 and possibly a Phase 2 site investigation will be required prior to any development. Remediation works may be necessary, depending upon the results.

Any dwellings constructed close to the boundary with Rydon Lane may be affected to a small extent by traffic noise, although this is unlikely to warrant a full noise survey. However, developers would need to consider mitigation of traffic noise during the design stage and should have regard to WHO guidance on general daytime outdoor noise levels.

Public sewerage systems are available. There is potential for using SUDs, although this would need to be determined via a geotechnical survey. Run-off would be restricted to greenfield rate.

There is potential for the site to contain archaeological remains, which may affect its capacity for development and potential layout. Preliminary work would be required to identify and clarify any constraints, with the results reflected in any proposed 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

The site forms part of the south-eastern corner of Ludwell Valley Park, which is an extremely valuable resource in Exeter, providing informal recreation and landscape/wildlife enjoyment. It has significant value as part of the City's strategic green infrastructure network. Development of the whole site would cause visual harm to the Valley Park.

However, the site is currently not accessible to the public. Development of part of the site would open up the remainder for public use. On balance, the benefits of enabling public access to the Valley Park are considered to outweigh the visual harm to the Valley Park caused by developing part of the site. In the absence of more detailed analysis, it is estimated that around 1.8 ha of the site should be retained as Valley Park, which could be managed in a way to enhance its biodiversity value. Part of the site is therefore discounted from having any residential development potential.

Development would also be required to contribute towards the provision and/or enhancement of open space facilities, in accordance with the Council's adopted Local Plan (or superseding) facilities.

Highways Access

Devon County Council advises that, as a preference, the site should be served by a new access onto Pynes Gill, as the junction of Pynes Hill and Rydon Lane has spare capacity. If access were to be provided in this way, a pedestrian/cycle connection through to Tollards Road would be required.

Alternatively, the site could be served off Tollards Road. However, the existing signalised junction of Tollards Road and Topsham Road would need to be upgraded.

Development could also be served via Site 53 to the south, if and when it comes forward for development.

In each case, access roads would need to be taken over 3rd party land.

Pedestrian and Cycle Links

Development would be expected to contribute towards a high quality walking/cycling route between Newcourt and Priory Ward/the RD&E Hospital, for which early proposals are being considered.

Compatibility

No particular compatibility issues.

Site Availability

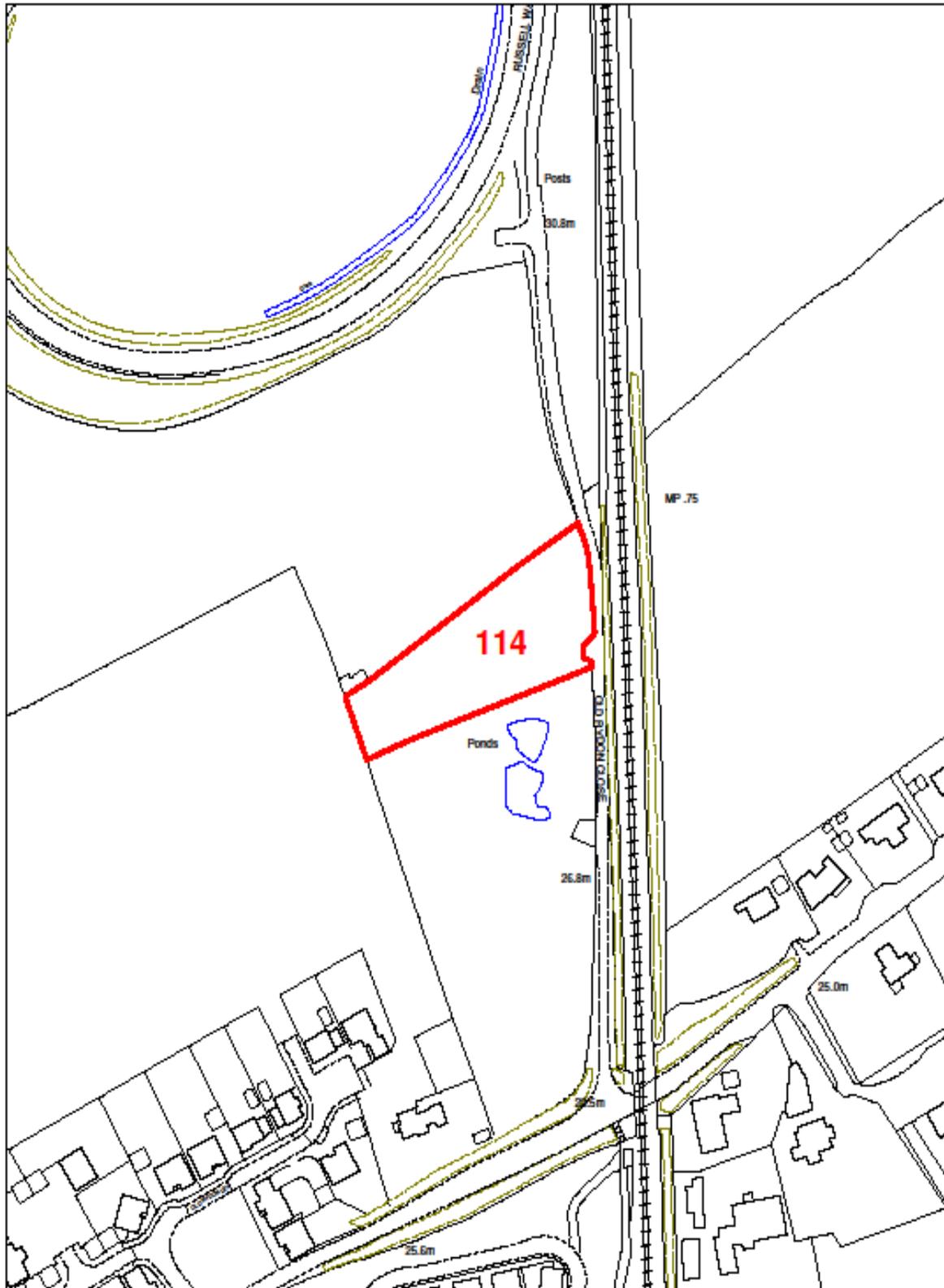
The landowner advises that the site is immediately available for development.

Site achievability

The majority view of the SHLAA Panel is that the site is achievable in Years 6-10, given that access would require the purchase of 3rd party land.

Conclusion

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



↑ **Site 114: Beech Cottage, Old Rydon Close**

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Site Ref:	114
Address:	Beech Cottage, Old Rydon Close
Gross site area:	0.3 ha
Net developable area:	0.3 ha
Density range:	Departure from standard.
Min yield:	3 (net)
Max yield:	3 (net)
Potential land uses:	Promoted for residential use and green infrastructure

Site description

This site comprises a 2 storey 20th Century dwelling with outbuildings and associated garden. The garden contains a number of ornamental trees. The site is bound to the north by a wall, to the west by some relatively mature trees and to the south and east by established hedgerows. It is access via Old Rydon Close to the east. A railway line also runs close to the site's eastern boundary.

The site forms part of the Newcourt Strategic Allocation in the Core Strategy. Land adjoining to the west and south has planning permission for residential development (Site 59). Land adjoining to the north is the subject of current pre-application discussions for residential and retail use (Site 58). Site 60 lies to the east, across the railway line.

There is a current pre-application inquiry to develop 4 dwellings (3 net) on the site, which is reflected in the site yields above.

Site Suitability: Stage A

Strategic Planning Policy

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

Biodiversity & Geodiversity

Old Rydon Close, adjoining, is defined as a SLINC on the Exeter Local Plan. The site therefore has potential biodiversity interest and any planning application would need to be accompanied by an ecological survey. Were planning permission to be granted, it could be subject to a condition or planning obligation seeking to minimise impact and secure effective mitigation and compensatory measures.

None of the existing trees on the site are protected by TPO.

Flood Risk

The site is in Flood Zone 1, with little or no risk of flooding. Development proposals would need to be accompanied by 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 in a Minerals Consultation Area, Devon County Council may consider safeguarding the site's resource for prior extraction of sand in advance of development, if feasible and appropriate, through the emerging Minerals Local Plan.

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 assessed.

Land Status

The site is part greenfield, part brownfield.

Constraints to Delivery

The site is not believed to have been occupied by potentially contaminative land uses. However, contamination by fuel spills, fly-tipping etc may have occurred and therefore the need for remediation cannot be ruled out.

The site adjoins a railway line. 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, such as to afford a satisfactory standard of amenity to residents, with no unacceptable risks to human health.

Public sewerage is available.

The site may contain archaeological remains, which may affect its capacity for development and potential layout. Preliminary work would be required to identify and clarify any constraints, with the results reflected in any proposed 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. Development would also be required to contribute towards the provision and/or enhancement of open space facilities, in accordance with the Council's adopted Local Plan (or superseding) facilities.

Highways Access

Planning permission 12/0920 relating to Site 59 to the south includes provision for an access road to serve this site. In principle, the site could also be accessed directly from Old Rydon Close.

Pedestrian and Cycle Links

Development would be expected to contribute towards the provision and enhancement of pedestrian and cycle links in the Newcourt area.

Compatibility

No particular compatibility issues.

Site Availability

The landowner advises that the site is immediately available for development.

Site achievability

The majority view of the SHLAA Panel is that the site is achievable in Years 1-5.

Conclusion

The site is suitable and available for potential residential development. Development of the site could commence in Years 1-5.

Glossary of terms

AQA	Air Quality Assessment: Where development is proposed inside or adjacent to an air quality management area (AQMA), could result in the designation of an AQMA, or would conflict with Exeter City Council's air quality action plan, planning applications should be supported by such information as is necessary to allow a full consideration of the impact of the proposals on the area's air quality.
AQMA	Air Quality Management Area: Exeter City Council monitors and reviews air quality in the city, recording the levels of carbon monoxide, sulphur dioxide, ozone, oxides of nitrogen and small particles. Based on this work, the Council has designated an area in very close proximity to some of the main routes into Exeter as an 'air quality management area', in order to tackle emissions of nitrogen dioxide associated with motor vehicles.
Compatibility	Whether or not residential development would be compatible with existing and/or proposed surrounding uses.
dph	Dwellings per hectare.
FRA	Flood Risk Assessment: Required for development proposals of 1 ha+ in Flood Zone 1 and for all proposals in Flood Zones 2 and 3, as identified in Exeter City Council's Strategic Flood Risk Assessment (SFRA). The FRA should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. The FRA should identify opportunities to reduce the probability and consequences of flooding. It should include the design of surface water management systems including Sustainable Drainage Systems (SUDs) and address the requirement for safe access to and from the development in areas at risk of flooding.
Green Infrastructure	A network of natural ecosystems, with an emphasis on connectivity to support long term sustainability. Helps to create high quality, attractive and functional places that will provide a setting for day-to-day living, enhance the character and diversity of the landscape and protect heritage assets that contribute to the area's unique sense of place and cultural identity. It enriches the area's wildlife value by addressing the negative impact of habitat loss and fragmentation by promoting habitat enhancement and linkage. It also helps to connect people to places by linking residents and visitors to leisure and work destinations along a network of safe and clearly defined routes.
RIGs	Regionally Important Geological/Geomorphological Site: Areas of significant Earth Science importance that are considered worthy of protection other than those that are on statutorily protected land such as Sites of Special Scientific Interest (SSSIs).
S106	Section 106 Agreement: A binding legal agreement entered into by the local planning authority and applicant when planning permission is granted, whereby the latter agrees to certain contributions, arrangements and restrictions.
SA	Sustainability Appraisal: An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow planning decisions to be made that accord with <u>sustainable development</u> .
SFRA	Exeter Strategic Flood Risk Assessment (2008): Produced by Exeter City Council and Pell Frischmann. Provides an overview of flood risk in Exeter, giving general guidance to planners, developers and other interested parties about areas where there is a potential flood risk.
SLINC	Site of Local Interest for Nature Conservation: A site with nature conservation value at a local level.
SNCI	Site of Nature Conservation Importance: site with nature conservation value at a regional/county or city level.

SRN	Strategic Road Network.
SUDS	Sustainable Urban Drainage Systems: Drainage systems that replicate natural drainage systems. SUDS have a low environmental impact, draining away dirty and <u>surface water</u> run-off through collection, storage, and cleaning before allowing it to be released slowly back into the environment, such as into water courses. This is to counter the effects of conventional drainage systems that often allow for <u>flooding</u> , <u>pollution of the environment</u> - with the resultant harm to <u>wildlife</u> - and <u>contamination of groundwater</u> sources used to provide drinking water. Examples are reed beds and other <u>wetland</u> habitats that collect, store, and filter dirty water along with providing a <u>habitat</u> for wildlife.
TPO	Tree Preservation Order: An Order made by a local planning authority under S198 of the Town and Country Planning Act 1990, to protect selected trees and woodland if their removal would have a significant impact on the environment and its enjoyment by the public.
Transport Statement	A Transport Assessment for a development with fewer transport implications that would require a Transport Assessment (see below).
Transport Assessment	National planning policy on transport (contained in PPG13: Transport) advises that a transport assessment should be submitted as part of any planning application where the proposed development would have a significant transport implications. The coverage and detail of the assessment should reflect the scale of the development and the extent of its transport implications. Further guidance can be found in Guidance on Transport Assessment (March 2007), published by the Department for Transport.