Site Ref: 100
Address: Land north and south of Church Hill, Exeter

Site has planning permission subject to completion of a S106 Agreement (13/4802/01).
Site Ref: 101
Address: Middlemoor HQ Site A, Alderson Drive, Exeter

Site has planning permission for residential development (13/4067/01).
Site Ref: 102
Address: Middlemoor HQ Site B, Alderson Drive, Exeter

Site has planning permission for residential development (13/4067/01).
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: 41
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.

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

Site Suitability: Stage A

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

Biodiversity & Geodiversity
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 due to the site’s highways access constraints. However, since Site 56 is under construction and due to be completed by 2018/19, the City Council conclude 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: 104
Address: Land west of Newcourt House, Old Rydon Lane
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.

Site Suitability: Stage A

Strategic Planning Policy
Policy CP3 of the Core Strategy identifies four 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. 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. Therefore the site is discounted from having any residential development potential.
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

Site has planning permission for residential development (13/3185/01).
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 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.

Site Suitability: Stage A

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

Biodiversity & Geodiversity
The site is of biodiversity value and development proposals would need to include an ecological survey.

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

Conclusion
Site 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 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.

Site Suitability: Stage A

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

Biodiversity & Geodiversity
Development proposals would be need to include an ecological survey.

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

Conclusion
Site 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 Ref: 108  
Address: Land opposite 7-10 Glenthorne Road  
Gross site area: 0.5 ha  
Net developable area: 0.4 ha  
Density range: Departure from standard  
Min yield: 12  
Max yield: 25  
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 treed. 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. University of Exeter Halls of Residence lie to the south. Otherwise the site is surrounded by 20th/21st Century residential development.

The yield above is based on an 80% net developable area and a density range of 30-50 dph, as per the SHLAA methodology.

Site Suitability: Stage A

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

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

The site currently contains Japanese Knotweed, the disposal of which should be undertaken in accordance with relevant legislation

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 builder’s 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. However, there has been no progress made in bringing the site forward. Therefore the Council considers that the site is more likely to come forward 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: 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: 20+
Max yield: 20+
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.

The above yield is based on a 100% developable area and a 101+dph density of development, as per the SHLAA methodology.

Site Suitability: Stage A

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

Biodiversity & Geodiversity
The site lies within an area identified on the Exeter Biodiversity Records Map as being within 2 kms of a Great Crested Newt Record. An ecological survey would therefore 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 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 nearby. Depending upon the number of parking places provided within 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. 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.

The site is likely to contain 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

Site has planning permission for residential redevelopment (14/1134/03, 14/1140/07, 14/1141/40).
Site Ref: 111
Address: Eagle Yard, Tudor Street

Site has planning permission (14/1166/01) subject to completion of a S106 Agreement.
Site Ref: 112
Address: Land at Eastern Fields, Exhibition Way
Gross site area: 3.3 ha
Net developable area: 1.98 ha
Density range: Departure from standard
Min yield: 59
Max yield: 99
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 Sites 29, 30 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 60% net developable area and a density range of 30 to 50 dph, as per the SHLAA Methodology.

Site Suitability: Stage A

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

Biodiversity & Geodiversity
An ecological survey would be required as part of a planning application.

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.

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, currently being developed 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 the 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 has 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 achievable
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 Ref: 113
Address: Land south of Woodwater Park

The site is no longer available for development.
Site Ref: 114
Address: Beech Cottage, Old Rydon Close

Site has planning permission for residential development.
Site Ref: 115
Address: Former Nursery to rear of nos. 2-20 Locarno Road
Gross site area: 0.23 ha
Net developable area: 0.23 ha
Density range: Departure from standard
Min yield: 7
Max yield: 14
Potential land uses: Promoted for residential use

Site description
Flat site containing two 20th Century buildings, together with some hardstanding and landscaping including a number of mature trees. The site is currently occupied by a children’s nursery. Public open space adjoins to the north and west. To the south and west, the site abuts the rear gardens of terrace houses.

The max site yield above is based on advice of a City Council DM Officer. The minimum site yield equates to 30 dph. The site has been the subject of recent pre-application discussions, which have related to a scheme of residential development.

Site Suitability: Stage A

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

Biodiversity & Geodiversity
The site contains no known biodiversity or geodiversity features of note. However, an ecological survey may 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 proposals must seek opportunities to reduce the overall level of flood risk in the area and beyond, through layout, design and the appropriate use of sustainable drainage techniques (SUDS).

Site Suitability: Stage B

Impact on Built Environment
Not in Conservation Area or within setting of Listed Building.

Impact on Landscape Character
Not within the area of ‘landscape setting’ defined in either the Exeter Local Plan First Review, or the proposed Development Delivery Development Plan Document (DPD).

Mineral Resources
The site is not in a Minerals Consultation Area.

Air Quality
No known issues.

Access to Services/Facilities
Within walking/cycling distance of Cowick Local Centre.
**Land Status**  
Brownfield.

**Constraints To Delivery**  
Loss of community facility. Site would need to be marketed for an adequate period, to demonstrate that community use is no longer viable.

Residential use is significantly more sensitive to land contamination than the existing use of the site. Therefore, a contamination risk assessment will be required. This should follow a phased approach, starting with a phase 1 ‘desk study’ assessment and progressing to site investigation if required.

Off-site foul and surface water sewerage available, but will require requisition sewers over third party land.

Low to non-existent potential for significant archaeological remains to be present and/or where, even if present, they are unlikely to affect layout or capacity.

**Source Protection Zone**  
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, in accordance with the Council’s adopted Local Plan (or superseding) standards.

**Highways Access**  
Highways access can be achieved from Merrivale Road, but relies upon the purchase of a small strip of land from a 3rd party, with implications for viability. The 3rd party landowner has agreed to sell the land required.

**Pedestrian and Cycle Links**  
Pedestrian/cycle access will be required onto Locarno Road.

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

**Site Availability**  
Landowner has confirmed site will become available for development during 2015.

**Site Achievability**  
The SHLAA Panel advises that the site is achievable in Years 1-5, subject to highways access issues not rendering delivery unviable. However, given the highways access issues and the need to market the site first for community use, the City Council consider 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: 116  
Address: Land at St Thomas Court  
Gross site area: 0.05 ha  
Net developable area: 0.05 ha  
Density range: Departure from standard  
Min yield: 3  
Max yield: 5  
Potential land uses: Promoted for residential use

Site description
Flat site within the urban area. Tarmac surface and currently used as a private car park associated with a neighbouring business. Electricity sub-station located in northern corner. Residential development adjoins to the south and west (flats). Adjoining to the north are terraced properties in (largely) retail use, forming part of Cowick Street Local Centre. St Thomas rail station lies to east, elevated above ground level.

The site yield above is based on advice of a City Council DM Officer and the SHLAA Panel. The site has been the subject of recent pre-application discussions, which have related to a scheme of residential development.

Site Suitability: Stage A

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

Biodiversity & Geodiversity
The site contains no known biodiversity or geodiversity features of note. However, an ecological survey may be required as part of any planning application.

Flood Risk
Site lies within Flood Zone 3. Any planning application will be required to comply with the City Council’s flooding policy contained in the Core Strategy, including undertaking a FRA at the pre-application stage to determine which areas of the site are suitable for residential development. Residential development in Flood Zone 3a is only appropriate if the Sequential and Exceptions Tests are first passed. Residential development in Flood Zone 3b will not be permitted. Development proposals would be required to seek opportunities to reduce the overall level of flood risk in the area and beyond, through layout, design and the appropriate use of sustainable drainage techniques (SUDS).

Site Suitability: Stage B

Impact on Built Environment
Not in Conservation Area or within setting of Listed 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 proposed Development Delivery Development Plan Document (DPD).

Mineral Resources
The site is not in a Minerals Consultation Area.
Air Quality
No known issues.

Access to Services/Facilities
Site is within Cowick Local Centre.

Land Status
The site is brownfield.

Constraints To Delivery
Electricity sub-station will need to be retained, but occupies only a very small part of the site.

Several over-heard wires traverse the site.

Residential use is significantly more sensitive to land contamination than the existing use of the site. Therefore, a contamination risk assessment will be required. This should follow a phased approach, starting with a phase 1 ‘desk study’ assessment and progressing to site investigation if required.

This site is adjacent to a railway. Ambient noise levels may make the site unsuitable for residential use without mitigation measures. A noise assessment will be required to evaluate the existing levels, and the need for mitigation.

Potential S106 contribution required to help fund improvements to St Thomas Station. DCC Highways to advise at SHLAA Panel meeting.

Off-site foul and surface water sewerage available, but requisition sewers may be required over third party land.

Potential medieval remains, as site is at rear of medieval planned tenements fronting Cowick Street. Less likely to influence layout and volume, but the possibility of this cannot be ruled out. Will require pre-application consultation and pre-application survey work by the developer, prior to determining an application.

Source Protection Zone
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, in accordance with the Council’s adopted Local Plan (or superseding) standards.

Highways Access
Highways access can be achieved.

Pedestrian and Cycle Links
To improve permeability, the creation of pedestrian/cycle access from the site onto Church Road would be ideal. However, this would involve 3rd party land.
Compatibility
Residential amenity and noise issues will need to be addressed.

Site Availability
Agent acting for the landowner has confirmed that the site is available.

Site Achievability
The SHLAA Panel advises that the site is achievable in Years 1-5, subject to the results of an FRA. However, given that the results of the FRA are not yet known, the City Council considers that the site may not be achievable in Years 6-10.

Conclusion
The site is suitable and available for potential residential development. Development of the site could commence in Years 6-10.
Site Ref: 117
Address: Land north of Grange House, Pocombe Bridge
Gross site area: 0.4 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
Flat paddock in valley outside the urban area, within the Alphington/Whitestone Valley Park. A driveway serving 3 existing dwellings runs along the site’s western boundary, beyond which is the Alphin Brook and Tedburn Road. The site also contains a number of mature trees, located along the western and northern boundaries.

The surrounding area contains a small amount of low density residential development, but is essentially rural in character and appearance.

Site Suitability: Stage A

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

Biodiversity & Geodiversity
An ecological survey would be required as part of any planning application. The site currently contains Japanese Knotweed, the disposal of which should be undertaken in accordance with relevant legislation.

Trees along the northern and western site boundaries are protected under a Group TPO. These parts of the site are discounted from having any residential development potential.

Flood Risk
Environment Agency flood maps indicate that the site lies within Flood Zone 3. The topography of the site and area would suggest that the site in fact forms part of the Alphin Brook floodplain and therefore lies within Flood Zone 3b. Residential development in Flood Zone 3b will not be permitted. The site is therefore discounted from having any residential development potential.

Site Availability
Confirmed as immediately available for development by landowner.

Site Achievability
The SHLAA Panel advise that this is not an achievable development site.

Conclusion
The site has failed the suitability test and therefore has no potential for residential development.
Site Ref: 118
Address: Frickers Yard, Willeys Avenue, Exeter
Gross site area: 0.12 ha
Net developable area: 0.12 ha
Density range: Departure from standard
Min yield: 10
Max yield: 12
Potential land uses: Promoted for residential use

Site description
Flat vacant site, containing a number of single storey utilitarian (trade) warehouse buildings in a poor state of repair. Rear access lane serving dwellings along Isca Road runs along the site’s eastern boundary. A residential care home adjoins to the north and a flatted development to the west. Willeys Avenue runs along the southern boundary, beyond which is the rail line to Plymouth.

Planning permission to develop 13 flats at the site was granted in 2006 (06/0452/03). This permission has lapsed and would not now comply with the City Council’s Residential Design Guide space standards. The yields reflect the advice of the SHLAA Panel that a scheme of at least 10 units is required to render viable the development of the site. A new planning application to develop 13 flats on the site has recently been submitted (15/0279/03).

Site Suitability: Stage A

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

Biodiversity & Geodiversity
The site contains no known biodiversity or geodiversity features of note. However, an ecological survey may be required as part of any planning application.

Flood Risk
Site lies within Flood Zone 3. Any planning application will be required to comply with the City Council’s flooding policy contained in the Core Strategy, including undertaking a FRA at the pre-application stage to determine which areas of the site are suitable for residential development. Residential development in Flood Zone 3a is only appropriate if the Sequential and Exceptions Tests are first passed. Residential development in Flood Zone 3b will not be permitted. Development proposals would be required to seek opportunities to reduce the overall level of flood risk in the area and beyond, through layout, design and the appropriate use of sustainable drainage techniques (SUDS).

Site Suitability: Stage B

Impact on Built Environment
Not in a Conservation Area or within setting of Listed 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 proposed Development Delivery Development Plan Document (DPD).

**Mineral Resources**
The site is not in a Minerals Consultation Area.

**Air Quality**
No known issues.

**Access to Services/Facilities**
Site is within 550m walking/cycling distance of Cowick Local Centre.

**Land Status**
Brownfield.

**Constraints To Delivery**
Residential use is significantly more sensitive to land contamination than the existing use of the site. Therefore, a contamination risk assessment will be required, starting with a phase 1 'desk study' assessment and progressing to site investigation if required.

This site is adjacent to a railway. Ambient noise levels may make the site unsuitable for residential use without mitigation measures. A noise assessment is required to evaluate the existing levels, and the need for mitigation.

Off-site foul and surface water sewers are available.

Low to non-existent potential for significant archaeological remains to be present and/or where, even if present, they are unlikely to affect layout or capacity.

**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, in accordance with the Council’s adopted Local Plan (or superseding) standards.

**Highways Access**
Highways access can be achieved.

**Pedestrian and Cycle Links**
To be assessed.

**Compatibility**
Residential amenity and noise issues will need to be addressed.
Site Availability

The site’s agent advises that the site will be delivered in Years 5-10.

Site Achievability

The SHLAA Panel advises that the site is achievable in Years 1-5, subject to the results of an FRA. However, given that the results of the FRA are not yet known, the City Council considers that the site may not be achievable in Years 6-10.

Conclusion

The site is suitable and available for potential residential development. Development of the site could commence in Years 6-10.
Site Ref: 119
Address: Social Club to south of no.6 Monitor Close, Exeter
Gross site area: 0.05 ha
Net developable area: 0.05 ha
Density range: Departure from standard
Min yield: 6
Max yield: 8
Potential land uses: Promoted for residential use

Site description
Flat site currently occupied by a single storey flat-roofed building and hardstanding. Water Lane runs along the southern site boundary. A large car park lies to the east and land in industrial adjoins to the south. Late 20th Century residential development abuts to the north and west, including 3 storey flats.

The site yields above reflect a density range of 120–160 dph, roughly equating to the density of an adjoining area of 2 and 3 storey housing.

Site Suitability: Stage A

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

Biodiversity & Geodiversity
The site contains no known biodiversity or geodiversity features of note. However, an ecological survey may be required as part of any planning application.

Flood Risk
Site lies within Flood Zone 3. Any planning application will be required to comply with the City Council’s flooding policy contained in the Core Strategy, including undertaking a FRA at the pre-application stage to determine which areas of the site are suitable for residential development. Residential development in Flood Zone 3a is only appropriate if the Sequential and Exceptions Tests are first passed. Residential development in Flood Zone 3b will not be permitted. Development proposals would be required to seek opportunities to reduce the overall level of flood risk in the area and beyond, through layout, design and the appropriate use of sustainable drainage techniques (SUDS).

Site Suitability: Stage B

Impact on Built Environment
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 proposed Development Delivery Development Plan Document (DPD).

Mineral Resources
The site is not in a Minerals Consultation Area.
Air Quality
No known issues.

Access to Services/Facilities
Site is within 750ms walking/cycling distance of Cowick Local Centre.

Land Status
Brownfield.

Constraints To Delivery
Loss of community facility. Site would need to be marketed for an adequate period, to demonstrate that community use is no longer viable.

Residential use is significantly more sensitive to land contamination than the existing use of the site. Therefore, a contamination risk assessment will be required. This should follow a phased approach, starting with a phase 1 'desk study' assessment and progressing to site investigation if required.

This site is adjacent to noisy land uses. Ambient noise levels may make the site unsuitable for residential use without mitigation measures. A noise assessment is required to evaluate the existing levels, and the need for mitigation.

Existing foul and surface water sewerage is available.

Low to non-existent potential for significant archaeological remains to be present and/or where, even if present, they are unlikely to affect layout or capacity.

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, in accordance with the Council’s adopted Local Plan (or superseding) standards.

Highways Access
Highways access can be achieved.

Pedestrian and Cycle Links
Development should include a footway along the southern site boundary.

Compatibility
Residential amenity and noise issues will need to be addressed.

Site Availability
The landowner (a house developer) has confirmed that the site is immediately available for development.

Site Achievability
The SHLAA Panel advises that the site is achievable in Years 6-10, given the need to first undertake a marketing exercise for community use.

**Conclusion**

The site is suitable and available for potential residential development. Development of the site could commence in Years 6-10.
Site Ref: 120
Address: Units 1 & 2 Gabriels Wharf, Water Lane, Exeter
Gross site area: 0.7 ha
Net developable area: N/A
Density range: Departure from standard
Min yield: 35
Max yield: 39
Potential land uses: Promoted for residential use

Site description
Flat site occupied by a large 20th Century warehouse, together with hardstanding. Industrial uses adjoin to the north and south. The Plymouth rail line runs along the site’s western boundary. Water Lane adjoins to the east, beyond which is the Exe Canal and River Exe Valley Park.

The site forms part of the Water Lane Regeneration Area, which is identified in the Core Strategy for mixed use redevelopment during the plan period, including residential. The site yield above equates to a gross density range of 50 – 55 dph. This reflects the density range applied used to an existing SHLAA site – Site 17, Isca House, Water Lane – which lies immediately to the north-east.

Site Suitability: Stage A

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

Biodiversity & Geodiversity
The site adjoins an area of floodplain grazing marsh, as defined on the Exeter Biodiversity Reference Map. An ecological survey would be required as part of any planning application.

Flood Risk
Site lies within Flood Zone 3. Any planning application will be required to comply with the City Council’s flooding policy contained in the Core Strategy, including undertaking a FRA at the pre-application stage to determine which areas of the site are suitable for residential development. Residential development in Flood Zone 3a is only appropriate if the Sequential and Exceptions Tests are first passed. Residential development in Flood Zone 3b will not be permitted. Development proposals would be required to seek opportunities to reduce the overall level of flood risk in the area and beyond, through layout, design and the appropriate use of sustainable drainage techniques (SUDS).

Site Suitability: Stage B

Impact on Built Environment
Not in a Conservation Area or within setting of Listed Building

Impact on Landscape Character
Not within the area of ‘landscape setting’ defined in either the Exeter Local Plan First Review, or the proposed Development Delivery Development Plan Document (DPD).

Mineral Resources
The site is not in a Minerals Consultation Area.
Air Quality
This is a large site, which if changed to residential use would generate a large number of trips. An assessment will be required to determine the air quality impact of this additional traffic.

Access to Services/Facilities
Site is within 1.5km walking/cycling distance of Cowick Local Centre. Comprehensive masterplanning of the Water Lane Regeneration Area could help to deliver additional services/facilities.

Land Status
Brownfield.

Constraints To Delivery
Residential use is significantly more sensitive to land contamination than the existing use of the site. Therefore, a contamination risk assessment will be required. This should follow a phased approach, starting with a phase 1 ‘desk study’ assessment and progressing to site investigation if required.

This site is adjacent to noisy neighbouring uses. Even with mitigation measures, it would be necessary to place unreasonable noise restrictions upon neighbouring uses in order to make the site suitable for residential development. The site is only suitable for residential development if it comes forward as part of the comprehensive redevelopment of the Water Lane Regeneration Area.

Surface water sewerage system available. No on-site foul sewerage available. Off-site sewer required.

Low to non-existent potential for significant archaeological remains to be present and/or where, even if present, they are unlikely to affect layout or capacity.

Source Protection Zone
The site is not in a groundwater source protection zone.

Employment Land
Residential development would result in the loss of land in employment use. The 2009 Exeter Employment Land Review indicates that the area within which the site lies is a medium/poor quality location for employment, which could be considered for alternative types of development.

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
DCC Highways have significant concerns over access into the Haven Banks area. A second point of vehicular access and planned public transport improvements in the vicinity are likely to be required if the area is to come forward for significant redevelopment.

Pedestrian and Cycle Links
Improvements to the footway along the eastern site boundary will be required.
**Compatibility**
There are a number of un-neighbourly uses in the surrounding area, which could have an impact on the amenity of residents. The suitability of the site for residential development is dependent upon it coming forward as part of the comprehensive redevelopment of the Water Lane Regeneration Area.

**Site Availability**
The landowner has confirmed that the site is immediately available for development.

**Site Achievability**
The SHLAA Panel advises that the site is achievable in Years 11+, given the site’s highways access and amenity constraints.

**Conclusion**
The site is suitable and available for potential residential development. Development of the site could commence in Years 11+.
Site Ref: 121  
Address: Land off Wreford’s Lane, Exeter  
Gross site area: 2.73 ha  
Net developable area: 0 ha  
Density range: N/A  
Min yield: 0  
Max yield: 0  
Potential land uses: Promoted for residential use  

Site description  
Site is located on the northern fringes of Exeter, outside the main urban area and towards the western end of a raised spur of land jutting towards the Exe Valley. Site comprises a field sloping gently downhill in a north-westerly direction. It is bound by hedgerows and mature trees. Part of the site’s southern boundary abuts residential development along Wrefords Lane. However, the site is essentially surrounded by countryside, comprising either open fields or woodland.

Site Suitability: Stage A  

Strategic Planning Policy  
Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter. The site lies outside the strategic locations for growth and is therefore discounted from having any residential development potential.

Biodiversity & Geodiversity  
The site lies within an area identified as ‘Devon Redlands’ on the Exeter Biodiversity Reference Map. A number of legally protected species (Eurasian Badger, Grass Snake, Spotted Flycatcher and Bullfinch) and rare species (Primrose, Corky-Fruited Water Dropwort, Lesser Centaury and Green Woodpecker) have been recorded within and around the site. An ecological survey would be required as part of any planning application and mitigation works undertaken as necessary.

The site contains Japanese Knotweed, the disposal of which should be undertaken in accordance with relevant legislation.

Trees located within the site, towards its western boundary, are protected by individual TPOs. This part of the site is discounted from having any residential development potential. A number of other trees lying just outside site’s northern boundary are also TPO’d and would need to be safeguarded in any development.

Flood Risk  
The site lies within Flood Zone 1, with little or no risk of flooding. Development proposals must seek opportunities to reduce the overall level of flood risk in the area and beyond, through layout, design and the appropriate use of sustainable drainage techniques (SUDS).

Site Availability  
Confirmed by the landowner as immediately available for development.

Site Achievability  
Site is unsuitable and therefore assessment is not required. Notwithstanding this, the SHLAAA Panel advises that the site is a viable development site in Years 1-5.
Conclusion

The site has failed the suitability test and therefore has no potential for residential development.
Site Ref: 122
Address: Land rear of Lower Argyll Road, Exeter
Gross site area: 4.92 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
Large greenfield site that forms part of Duryard Valley Park. The site is traversed centrally from east to west by a small watercourse. Topographically, ground levels slope downhill from the northern and southern boundaries towards the watercourse. The site is bound by and contains a large number of trees, many mature. Residential development adjoins to the north and south and Halls of Residence lie to the south-west. Land to the west has planning permission for the development of a Steiner School. Land to the east forms part of the Valley Park.

Site Suitability: Stage A

Strategic Planning Policy
Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter. The site lies outside the strategic locations for growth and is therefore discounted from having any residential development potential.

Biodiversity & Geodiversity
The site lies within an area identified as ‘Lowland Meadow’ on the Exeter Biodiversity Reference Map. A legally protected species (European Otter) and rare species (Corky-Fruited Water Dropwort) have been recorded within the site. An ecological survey would be required as part of any planning application and mitigation works undertaken as necessary.

Trees located along part of the site’s eastern boundary are protected by TPOs. This part of the site is discounted from having any residential development potential. Trees lying just outside site’s western boundary are also TPO’d and would need to be safeguarded in any development.

Flood Risk
The site lies predominantly within Flood Zone 1, with little or no risk of flooding. However, part of the site is discounted from having any residential development potential, as if comprises part of the flood plain of the watercourse traversing the site.

Development proposals must seek opportunities to reduce the overall level of flood risk in the area and beyond, through layout, design and the appropriate use of sustainable drainage techniques (SUDS).

Site Availability
Confirmed by the landowner as immediately available for development.

Site Achievability
Site is unsuitable and therefore assessment is not required. Notwithstanding this, the SHLAA Panel advises that the site is unlikely to be viable for development due to its topography.

**Conclusion**

The site has failed the suitability test and therefore has no potential for residential development.
Site Ref: 123
Address: Nos. 15-16 Richmond Road, Exeter
Gross site area: 0.05 ha
Net developable area: 0.05 ha
Density range: Departure from standard
Min yield: 10
Max yield: 10
Potential land uses: Promoted for residential use

Site description
Site contains a four storey Georgian terrace building, which fronts onto the southern side of Richmond Road and is currently used as an hotel. A swimming pool lies to the rear of the main building and a single storey building fronts onto the rear access lane, which runs along the southern site boundary.

The main building was originally constructed as two dwellings. A number of dwellings on Richmond Road (e.g. no.6) have already been, or have extant planning permission to be, converted to 5 flats. The site yield above is above reflects this.

Site Suitability: Stage A

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

Biodiversity & Geodiversity
The site contains no known biodiversity or geodiversity features of note. However, an ecological survey may 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 proposals must seek opportunities to reduce the overall level of flood risk in the area and beyond, through layout, design and the appropriate use of sustainable drainage techniques (SUDS).

Site Suitability: Stage B

Impact on Built Environment
The site lies within the St David’s Conservation Area, the character and appearance of which must be preserved or enhanced.

Nos. 1 to 24 Richmond Road (i.e. including the site) are Grade 2 Listed. Their historic and architectural importance must not be harmed.

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 proposed Development Delivery Development Plan Document (DPD).

Mineral Resources
The site is not in a Minerals Consultation Area.

Air Quality
No known issues.
Access to Services/Facilities
Within walking/cycling distance of a range of facilities.

Land Status
Brownfield.

Constraints To Delivery
Site lies within an "Article 4 Direction" Area, within which permitted development rights to use properties as houses in multiple occupation (HMOs) are restricted.

Foul and surface water sewerage available.

Low to non-existent potential for significant archaeological remains to be present and/or where, even if present, they are unlikely to affect layout or capacity.

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, in accordance with the Council's adopted Local Plan (or superseding) standards.

Highways Access
Site lies within an area where no new residents parking permits are being issues. Therefore car parking would need to be provide on site. Highways access to the site can be achieved from the rear of the property.

Pedestrian and Cycle Links
Cycle parking can be provided to the rear of the property.

Compatibility
Residential amenity will need to be addressed.

Site Availability
The landowner has confirmed that the site may become available later in the Plan period.

Site Achievability
The SHLAA Panel advises that development of the site is achievable.

Conclusion
The site is suitable and available for potential residential development. Development of the site could commence in Years 6-10.
Site Ref: 124
Address: No. 23 Cathedral Yard & nos.55-56 High Street (upper floors only)

Site has planning permission
Site Ref: 125
Address: Exeter City Football Club Fountain Centre, St James Road

Site is no longer available.
Site Ref: 126
Address: Land at Exeter City Football Club, Old Tiverton Road
Gross site area: 0.26 ha
Net developable area: 0.26 ha
Density range: Departure from standard
Min yield: 37 (student housing)
Max yield: 37 (student housing)
Potential land uses: Promoted for mixed use development including residential (student accommodation)

Site description
Irregular shaped brownfield site, located within a mixed use area dominated by Exeter City Football Ground. The site is bound to the north by the rail line to Waterloo, which is located down an embankment. The site is flat and currently used as a car park by the Football Club and accessed from Stadium Way to the south. The rear wall of the ‘Big Bank’ – one of the football stadium’s stands – forms the south-western boundary.

Given the SHLAA Panel’s advice on achievability, the indicative yields above reflect the site’s potential capacity if developed to provide student housing.

Site Suitability: Stage A

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

Biodiversity & Geodiversity
A number of legally protected species and rare species have been recorded in the vicinity of the site. An ecological survey would be required as part of any planning application.

A number of other trees lying just outside site’s northern boundary are TPO’d and would need to be safeguarded in any development.

Flood Risk
The site lies within Flood Zone 1, with little or no risk of flooding. Development proposals must seek opportunities to reduce the overall level of flood risk in the area and beyond, through layout, design and the appropriate use of sustainable drainage techniques (SUDS).

Site Suitability: Stage B

Impact on Built Environment
Site lies within the St Sidwells Conservation Area, the character and appearance of which must be preserved or enhanced.

Nos. 21-30 Old Tiverton Road, adjoining to the south-east, are Grade 2 Listed. Their historic and architectural value must be preserved.

Impact on Landscape Character
Not within the area of ‘landscape setting’ defined in either the Exeter Local Plan First Review, or the proposed Development Delivery Development Plan Document (DPD).

**Mineral Resources**
Not in a Minerals Consultation Area.

**Air Quality**
The site is adjacent to a busy road with existing air pollution levels that may make it unsuitable for residential use without mitigation measures. An air quality assessment will be required to evaluate the existing levels, and the need for mitigation.

This is a large site, which if changed to residential use would generate a large number of trips. An assessment will be required to determine the air quality impact of this additional traffic.

**Access to Services/Facilities**
Site is within walking/cycling distance of a range of facilities.

**Land Status**
Brownfield.

**Constraints To Delivery**
The site lies within the St James ward. Policy C2 of the Exeter St James Neighbourhood Plan allows for the development of large scale (i.e. 10+ beds) purpose-built student accommodation on sites where it can be properly integrated into the urban area. However, Policy SD1 of the Plan states that proposals that secure the continued vitality and viability of the Football Club will be supported, provided that development (amongst other things) helps to improve the balance of the community (i.e. does not result in an increase in the ratio of students to ‘non-student’ in the local population). The SHLAA Panel has advised that development of the site is only viable if it comprises student accommodation.

Residential use is significantly more sensitive to land contamination than the existing use of the site. Therefore, a contamination risk assessment will be required. This should follow a phased approach, starting with a phase 1 ‘desk study’ assessment and progressing to site investigation if required.

The site is adjacent to a busy road, railway and other noisy site (St James Football Ground). Ambient noise levels may make the site unsuitable for residential use without mitigation measures. A noise assessment will be required to evaluate the existing levels, and the need for mitigation.

Foul and surface water sewerage available.

Theoretical potential for archaeological remains, due to proximity to Old Tiverton Road (a possible minor Roman road), but compromised by deep fill on west part of the site and development elsewhere. Any remains are unlikely to affect layout or capacity.

**Source Protection Zone**
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, in accordance with the Council’s adopted Local Plan (or superseding) standards.

Highways Access
Highways access can be achieved. If the site is developed to provide student accommodation, two points of access would be desirable to help minimise congestion during ‘student drop-off’.

Pedestrian and Cycle Links
Two points of pedestrian/cycle access into the site would be required. A contribution towards provision of the University-City Centre cycle route will be required, if the site is developed to provide student housing.

Compatibility
Residential amenity, air quality and noise issues will need to be addressed.

Site Availability
The landowner has confirmed that the site is available for development.

Site Achievability
The SHLAA Panel has advised that redevelopment of the site for non-student housing is unviable. Redevelopment of the site for student housing is assessed as viable, but not until Years 6-10 given the stipulations of the Neighbourhood Plan.

Conclusion
The site is suitable and available for potential (student) residential development. Development of the site could commence in Years 6-10.
Site Ref: 127  
Address: Pyramids Leisure Centre, Heavitree Road, Exeter  
Gross site area: 0.17 ha  
Net developable area: N/A  
Density range: Departure from standard  
Min yield: 20  
Max yield: 30  
Potential land uses: Promoted for residential use

Site description
Flat site currently occupied by a leisure centre built in the mid 20th Century. The building includes a basement. Site is located on the edge of the City Centre, in largely residential area.

The site yield above is based on the advice of a City Council DM Officer and the SHLAA Panel.

Site Suitability: Stage A

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

Biodiversity & Geodiversity
No known value.

Flood Risk
The site lies within Flood Zone 1, with little or no risk of flooding. Development proposals must seek opportunities to reduce the overall level of flood risk in the area and beyond, through layout, design and the appropriate use of sustainable drainage techniques (SUDS).

Site Suitability: Stage B

Impact on Built Environment

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 proposed Development Delivery Development Plan Document (DPD).

Mineral Resources
The site is not in a Minerals Consultation Area.

Air Quality
This site is adjacent to a busy road with existing air pollution levels that may make it unsuitable for residential use without mitigation measures. An air quality assessment will be required to evaluate the existing levels, and the need for mitigation.

Access to Services/Facilities
Site is within walking/cycling distance of a range of facilities.
Land Status
Brownfield.

Constraints To Delivery
Site is currently in leisure use. A replacement facility is proposed on the nearby Bus Station redevelopment site.

Residential use is significantly more sensitive to land contamination than the existing use of the site. Therefore, a contamination risk assessment will be required. This should follow a phased approach, starting with a phase 1 ‘desk study’ assessment and progressing to site investigation if required.

This site is adjacent to a busy road. Ambient noise levels may make the site unsuitable for residential use without mitigation measures. A noise assessment will be required to evaluate the existing levels, and the need for mitigation.

Existing development is built partly over the Larkbeare culvert and a 15” combined sewer. Both sewers are subject to surcharge.

No archaeological remains known from vicinity and any survival is compromised by current development on the site. Therefore, even if remains are present, they are unlikely to affect layout or capacity.

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 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
Highways access required and can be achieved off Athelstan Road. Potential for car-free scheme, given proximity to a range of services. S106 contribution may be required for any necessary works to signals on Heavitree Road, unless covered by CIL.

Pedestrian and Cycle Links
No known requirements.

Compatibility
Residential amenity, air quality and noise issues will need to be addressed.

Site Availability
Landowner has confirmed that the site is available, although not until a replacement leisure facility is constructed as part of the Bus Station redevelopment scheme (from 2018).

Site Achievability
The SHLAA Panel advises that conversion of the existing building to residential use is not a viable option. The Panel advises that the site will be viable for residential development in Years 6-10 if the landowner covers the cost of site clearance and resolves existing drainage issues.

**Conclusion**

The site is suitable and available for potential residential development. Subject to the landowner covering the costs of site clearance and addressing drainage issues, development could commence in Years 6-10.
Site Ref: 128
Address: Royal Devon & Exeter Hospital (Heavitree Campus), Gladstone Road
Gross site area: 2.55 ha
Net developable area: 1.53 ha
Density range: 30–50 dph
Min yield: 46
Max yield: 77
Potential land uses: Promoted for residential use

Site description
Flat site currently occupied by hospital buildings and associated car parking. Gladstone Road runs along the northern site boundary and Polstoe Road along the eastern boundary. The surrounding area contains a mix of uses – residential to the east and west, a dry ski slope to the north and a supermarket to the south.

The yield above is based on a 60% net developable area and a density range of 30-50 dph, as per the SHLAA methodology.

Site Suitability: Stage A

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

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

Trees located just outside site’s western boundary are TPO’d and would need to be safeguarded in any development.

Flood Risk
The site lies within Flood Zone 1, with little or no risk of flooding. Development proposals must seek opportunities to reduce the overall level of flood risk in the area and beyond, through layout, design and the appropriate use of sustainable drainage techniques (SUDS).

Site Suitability: Stage B

Impact on Built Environment
Site adjoins the Mont Le Grand Conservation Area, the character and appearance of which must be preserved or enhanced. A number of Listed Buildings adjoin to the north- and south-east. Their settings must not be harmed.

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 proposed Development Delivery Development Plan Document (DPD).

Mineral Resources
The site is not in a Minerals Consultation Area.
Air Quality
This is a large site, which if changed to residential use would generate a large number of trips. An assessment will be required to determine the air quality impact of this additional traffic.

Access to Services/Facilities
Site is within walking/cycling distance of a range of facilities.

Land Status
Brownfield.

Constraints To Delivery
Existing facilities on the site would be re-provided elsewhere within the City. Therefore development would not result in the loss of community facilities.

The existing land use has the potential to have caused contamination. As such, there is a need for risk assessment.

The site is adjacent to a noisy site (adjoining supermarket). Ambient noise levels may make the site unsuitable for residential use without mitigation measures. A noise assessment will be required to evaluate the existing levels, and the need for mitigation.

Reduction required in surface water discharge, to equivalent of Greenfield, or by around 30% of existing flow rate.

Foul sewer available, but will require possible upsizing downstream to Heavitree Road.

This is a site of a former 18th Century workhouse. Although this was largely destroyed by post war development, there is some potential for buried remains to survive within the apparent undeveloped area fronting Polsloe Road and perhaps some under the car park. The possibility of any remains influencing the layout and volume of development cannot be ruled out. Will require pre-application consultation and pre-application survey work by developer, prior to determining an application.

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, in accordance with the Council’s adopted Local Plan (or superseding) standards.

Highways Access
Highways access achievable. Two points of highways access will be required.

Pedestrian and Cycle Links
Potential requirement for land and S106 contribution towards provision of strategic cycle link along Gladstone Road.
Compatibility
Residential amenity, air quality and noise issues will need to be addressed.

Site Availability
Landowner has confirmed that site will become available in Years 6-10.

Site Achievability
The SHLAA Panel advise that the site is viable for residential development.

Conclusion
The site is suitable and available for potential residential development. Development of the site could commence in Years 6-10.
Site Ref: 129
Address: No. 79 Heavitree Road
Gross site area: 0.27 ha
Net developable area: 0.27 ha
Density range: Departure from standard
Min yield: 12
Max yield: 30
Potential land uses: Promoted for residential use (conversion of existing building)

Site description
Flat site, occupied by a vacant 2-3 storey red-brick Victorian building that until recently accommodated the Occupational Health services of the RD&E Hospital. The southern part of the site is laid to lawn and contains a number of attractive mature trees. Heavitree Road runs along the southern site boundary. The surrounding area is of mixed use – residential adjoins to the east, a supermarket to the north and St Lukes Campus (Exeter University) to the south.

The site yield above is based on advice of a City Council DM Officer. The site has been the subject of recent pre-application discussions for conversion to residential use.

Site Suitability: Stage A

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

Biodiversity & Geodiversity
The site lies within an area identified on the Exeter Biodiversity Records Map as being within 2 kms of a Great Crested Newt Record. A legally protected species (Bat) has been recorded in the vicinity of the site. An ecological survey would be required as part of any planning application.

Trees located within the site, along its southern boundary, are protected by TPO. This part of the site is discounted from having any development potential.

Flood Risk
The site lies within Flood Zone 1, with little or no risk of flooding. Development proposals must seek opportunities to reduce the overall level of flood risk in the area and beyond, through layout, design and the appropriate use of sustainable drainage techniques (SUDS).

Site Suitability: Stage B

Impact on Built Environment
The existing building is not listed, but has townscape value and also historic and social/community significance due to its original use. The starting point should therefore be the retention of the building, in order to preserve the character of the Mont Le Grand Conservation Area.

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 proposed Development Delivery Development Plan Document (DPD).

**Mineral Resources**
The site is not in a Minerals Consultation Area.

**Air Quality**
The site is adjacent to a busy road with existing air pollution levels that may make it unsuitable for residential use without mitigation measures. An air quality assessment will be required to evaluate the existing levels, and the need for mitigation.

**Access to Services/Facilities**
Site is within walking/cycling distance of a range of facilities.

**Land Status**
Brownfield.

**Constraints To Delivery**
Existing facilities on the site would be re-provided elsewhere within the City. Therefore development would not result in the loss of community facilities.

Residential use is significantly more sensitive to land contamination than the existing use of the site. Therefore, a contamination risk assessment will be required. This should follow a phased approach, starting with a phase 1 ‘desk study’ assessment and progressing to site investigation if required.

This site is adjacent to a busy road. Ambient noise levels may make it unsuitable for residential use without mitigation measures. A noise assessment will be required to evaluate the existing levels, and the need for mitigation.

Foul and surface water sewerage available.

Low to non-existent potential for significant archaeological remains to be present, and/or where, even if present, they are unlikely to affect layout or capacity.

**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, in accordance with the Council’s adopted Local Plan (or superseding) standards.

**Highways Access**
Highways access achievable. Minimal car parking a requirement.

**Pedestrian and Cycle Links**
Site frontage along Heavitree Road will be required to help deliver a pedestrian-cycle link into the City centre.
**Compatibility**
Residential amenity, air quality and noise issues will need to be addressed.

**Site Availability**
Site is 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: 130
Address: Land adjacent Wonford House, Royal Devon & Exeter Hospital (Wonford Campus), Dryden Road

Gross site area: 1.5 ha
Net developable area: N/A
Density range: N/A
Min yield: 0
Max yield: 0
Potential land uses: Promoted for residential use

Site description
Greenfield site laid to lawn and containing a large number of mature trees, which forms part of the RD&E Wonford campus. The site fronts onto Dryden Road, which runs along the southern boundary, beyond which is residential development. Otherwise, the site is surrounded by the hospital campus.

Site Suitability: Stage A

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

Biodiversity & Geodiversity
The site lies within an area identified on the Exeter Biodiversity Records Map as being within 2 kms of a Great Crested Newt Record. A legally protected species (West European Hedgehog) has been recorded within the site. An ecological survey would be required as part of any planning application.

Mature and attractive trees cover the majority of the site (all excepting the eastern ‘corner’, which measures around 0.19 ha). The trees are currently not protected, but have been assessed by the City Council’s Tree Officer as being worthy of protection. Part of the site (the tree’d area, measuring around 1.31 ha) is therefore discounted from having any residential development potential.

Flood Risk
The site lies within Flood Zone 1, with little or no risk of flooding. Development proposals must seek opportunities to reduce the overall level of flood risk in the area and beyond, through layout, design and the appropriate use of sustainable drainage techniques (SUDS).

Site Suitability: Stage B

Impact on Built Environment
Site is not in a Conservation Area.

Wonford House, to the north-west of the site, is Grade II Listed. The site forms part of the landscape setting of Wonford House. Any development would harm this setting. As such, the site is discounted on grounds of impact on the built environment.

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 proposed Development Delivery Development Plan Document (DPD).

**Mineral Resources**
The site is not in a Minerals Consultation Area.

**Air Quality**
This is a large site, which if changed to residential use would generate a large number of trips. An assessment will be required to determine the air quality impact of this additional traffic.

**Access to Services/Facilities**
Site is within walking/cycling distance of a range of facilities.

**Land Status**
Greenfield.

**Constraints To Delivery**
Policy CS1 of the Exeter Local Plan reserves the RD&E Wonford campus, including this site, for future health related development. The site is therefore discounted from having any residential development potential.

The site’s current use has the potential to have caused contamination. As such, there is a need for risk assessment.

No foul drainage available. Surface water sewerage available.

In a favourable topographic location for prehistoric remains. The possibility of remains influencing layout and volume of development cannot be ruled out.

**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, in accordance with the Council’s adopted Local Plan (or superseding) standards.

**Highways Access**
Highways access can be achieved.

**Pedestrian and Cycle Links**
Development could help deliver the planned strategic cycle link from Newcourt to the City Centre.

**Compatibility**
Residential amenity and air quality will need to be addressed.
**Site Availability**

Landowner has confirmed that the site is available.

**Site Achievability**

Assessment not required, as site is unsuitable. Notwithstanding this, the SHLAA Panel have advised that residential development of the site is viable.

**Conclusion**

The site has failed the suitability test and therefore has no potential for residential development.
Site Ref: 131
Address: Nos. 91-97 Wonford Street
Gross site area: 0.08 ha
Net developable area: 0.08 ha
Density range: Departure from standard
Min yield: 9 (net)
Max yield: 9 (net)
Potential land uses: Promoted for residential use

Site description
The site comprises an area of land bound by Salters Road, Wonford Street and Coronation Road. The site presently contains 2 semi-detached dwellings (2 storey in height) flanked by single storey structures on either side, one of which is vacant (formerly the Post Office), and the other that contains a takeaway food outlet.

Planning permission was granted in 2009 to demolish the existing dwellings and replace with 11 flats (affordable housing scheme). This is reflected in the site yield above. The scheme was not implemented, due to lack of funding.

Site Suitability: Stage A

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

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

Flood Risk
The site lies within Flood Zone 1, with little or no risk of flooding. Development proposals must seek opportunities to reduce the overall level of flood risk in the area and beyond, through layout, design and the appropriate use of sustainable drainage techniques (SUDS).

Site Suitability: Stage B

Impact on Built Environment
Not in a Conservation Area and not a Listed 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 proposed Development Delivery Development Plan Document (DPD).

Mineral Resources
The site is not in a Minerals Consultation Area.

Air Quality
No known issues.

Access to Services/Facilities
Site is within walking/cycling distance of a range of facilities.
Land Status
Brownfield.

Constraints To Delivery
The site’s current use has the potential to have caused land contamination. As such, there is a need for a risk assessment.

This site is adjacent to a busy road. Ambient noise levels may make the site unsuitable for more intensive residential use without mitigation measures. A noise assessment will be required to evaluate the existing levels, and the need for mitigation.

Foul and surface water sewerage available.

Site lies within the core of the medieval settlement of South Wonford and adjacent to a medieval moated site lying under Birch Court, to the south. However, any buried remains have already been substantially disturbed by the current development. Any planning permission would be conditional upon no development taking place until a written scheme of archaeological work has been submitted and approved in writing by the Local Planning Authority. The scheme will need to include on-site work, and off-site work such as the analysis, publication, and archiving of the results. All works will need to be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.

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, in accordance with the Council’s adopted Local Plan (or superseding) standards.

Highways Access
Highways access can be achieved.

Pedestrian and Cycle Links
DCC Highways have advised that a contribution towards links would not be sought.

Compatibility
Residential amenity and noise issues will need to be addressed.

Site Availability
Landowner has confirmed that the site is available for development.

Site Achievability
The SHLAA Panel have advised that the site is viable for demolition and new build, or conversion, both in Years 1-5. However, given that no progress has been made in
bringing the site forward, the City Council consider that development in 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: 132
Address: Land to the north east of Newcourt Drive
Gross site area: 1.2 ha
Net developable area: N/A
Density range: Departure from standard
Min yield: 26
Max yield: 26
Potential land uses: Promoted for residential use

Site description
Flat grassy site to the south of Old Rydon Lane. Boundaries include a number of mature trees. Site lies within the Newcourt strategic allocation, identified in the Core Strategy. Land adjoining to the north and east has been, or is currently being, developed for residential use. Newcourt House (NHS Offices) lies to the west and a golf driving range adjoins to the south.

The site is the subject of a current full planning application made by a house builder, for the erection of 26 homes. The application has been made following pre-application discussions. The yield above reflects the housing numbers of the application. The site also has extant outline planning permission for residential development.

Site Suitability: Stage A

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

Biodiversity & Geodiversity
The site contains no known biodiversity or geodiversity features of note. However, an ecological survey may be required as part of any planning application.

Trees along the site’s eastern and western boundaries are protected by TPO. These trees will constrain the site’s development capacity. They are shown for retention in the currently proposed planning application.

Flood Risk
The site lies within Flood Zone 1, with little or no risk of flooding. Development proposals must seek opportunities to reduce the overall level of flood risk in the area and beyond, through layout, design and the appropriate use of sustainable drainage techniques (SUDS).

Site Suitability: Stage B

Impact on Built Environment
Not in a Conservation Area. Newcourt House, to the west, is Grade II Listed. Its setting must not be harmed.

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 proposed Development Delivery Development Plan Document (DPD).

**Mineral Resources**
The site is not in a Minerals Consultation Area.

**Air Quality**
Residential use would generate a large number of trips. An assessment to determine the air quality impact of this additional traffic will be required.

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

**Land Status**
Greenfield.

**Constraints To Delivery**
Residential use is significantly more sensitive to land contamination than the existing use of the site. Therefore, a contamination risk assessment will be required. This should follow a phased approach, starting with a phase 1 ‘desk study’ assessment and progressing to site investigation if required.

Adequate sewerage will need to be provided.

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

**Source Protection Zone**
The site is not in a groundwater source protection zone.

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

**Green Infrastructure**
Development would not result in the loss of public open space and/or recreation facilities. Development must 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**
DCC Highways to advise at SHLAA Panel meeting.

**Pedestrian and Cycle Links**
Development could also help to fund a proposed cycle route along Old Rydon Lane, which would link to the existing network.

**Compatibility**
Residential amenity will need to be addressed.
Site Availability

Landowner (housing developer) advises that the site is available.

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: 133  
Address: Land adjacent Lakeside Avenue, Exeter  
Gross site area: 0.3 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  
Flat grassy open space, part of a larger area of public open space that adjoins to the east. The site contains a number of trees and is bound by Lakeside Avenue to the north and Glasshouse Lane to the west. Countess Wear 'local centre' lies to the west and a church adjoins to the south.

Site Suitability: Stage A

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

Biodiversity & Geodiversity  
The site contains no known biodiversity or geodiversity features of note. However, an ecological survey may 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 proposals must seek opportunities to reduce the overall level of flood risk in the area and beyond, through layout, design and the appropriate use of sustainable drainage techniques (SUDS).

Site Suitability: Stage B

Impact on Built Environment  
Not in a Conservation Area and does not contain 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 proposed Development Delivery Development Plan Document (DPD).

Mineral Resources  
The site is not in a Minerals Consultation Area.

Air Quality  
No issues.

Access to Services/Facilities  
Site is within walking/cycling distance of a range of facilities.

Land Status  
Greenfield.

Constraints To Delivery

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Foul and surface water sewerage available. Public sewers cross the northern corner of the site.

Prehistoric remains have been recorded in the vicinity, therefore there is potential for the site to contain similar. The possibility of remains influencing the layout and volume of development cannot be ruled out. Pre-application consultation and pre-application survey work will be required prior to the determination of any planning application.

**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 public open space. In accordance with Policy L3 of the Exeter Local Plan and emerging open space policies in the 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 can be achieved.

**Pedestrian and Cycle Links**
Footway required along northern site boundary as part of any development.

**Compatibility**
Residential amenity will need to be addressed.

**Site Availability**
The site's agent has confirmed that it is available for development.

**Site Achievability**
Assessment not required, as site is unsuitable. Notwithstanding this, the SHLAA Panel advises development of the site is achievable.

**Conclusion**
The site has failed the suitability test and therefore has no potential for residential development.
Site Ref: 134
Address: Land adjacent Gullpit Cottages, Glasshouse Lane
Gross site area: 0.2 ha
Net developable area: NA
Density range: NA
Min yield: 0
Max yield: 0
Potential land uses: Promoted for residential use

Site description
Grassy/overgrown site located within the Riverside Valley Park. The site slopes in a southerly direction away from Glasshouse Lane which runs along the northern boundary. The River Exe runs just outside the southern boundary. Gullpit Cottages (2 dwellings) lie to the east. Land to the west is undeveloped.

Site Suitability: Stage A

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

Biodiversity & Geodiversity
A legally protected species (Eurasian Common Shrew) has been recorded within the site. An ecological survey would be required as part of any planning application.

Flood Risk
Site lies within Flood Zones 2 and 3. Any planning application will be required to comply with the City Council’s flooding policy contained in the Core Strategy, including undertaking a FRA at the pre-application stage to determine which areas of the site are suitable for residential development. Residential development in Flood Zone 2 is only appropriate if the Sequential Test is first passed. Residential development in Flood Zone 3a is only appropriate if the Sequential and Exceptions Tests are first passed. Residential development in Flood Zone 3b will not be permitted. Development proposals would be required to seek opportunities to reduce the overall level of flood risk in the area and beyond, through layout, design and the appropriate use of sustainable drainage techniques (SUDS).

Site Availability
Landowner has confirmed that the site is available.

Site Achievability
Assessment not required, as site is unsuitable. Notwithstanding this, the SHLAA Panel advises that development of the site is not achievable. The site contains lime kilns, which would need to be retained. The potential net site area would be too small to develop viably.

Conclusion
The site has failed the suitability test and therefore has no potential for residential development.
Site Ref: 135
Address: Land at Highfield Farm, Clyst Road, Topsham
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 use

Site description
Large site comprising a number of fields in agricultural use. Clyst Road runs along part of the site’s eastern boundary and the Exeter-Exmouth rail line forms part of the western boundary. The M5 motorway lies a short distance to the north and Topsham to the south.

Site Suitability: Stage A

Strategic Planning Policy
Policy CP3 of the Core Strategy identifies four strategic locations for growth at Exeter, one being land within the existing urban area. The site lies outside the strategic locations for growth and is therefore discounted from having any residential development potential.

Biodiversity & Geodiversity
Part of the site lies within an area identified on the as Floodplain Grazing land on the Exeter Biodiversity Records Map. A rare species (Horned Pondweed) has been recorded in the vicinity of the site. 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 proposals must seek opportunities to reduce the overall level of flood risk in the area and beyond, through layout, design and the appropriate use of sustainable drainage techniques (SUDS).

Site Availability
Landowner has confirmed that the site is available.

Site Achievability
Assessment not required, as site is unsuitable. Notwithstanding this, the SHLAA Panel did debate achievability. The Highways Agency advised that development on this scale would necessitate a major upgrade to Junction 30 of the M5. This would affect site viability, although the cost could be shared by other potential development sites in the area.

Conclusion
The site has failed the suitability test and therefore has no potential for residential development.
ASSESSMENT OF BROAD LOCATIONS

1. Policy CP3 of the Core Strategy broadly sets out how the target to deliver at least 12,000 dwellings over the plan period will be achieved. In addition to completions, permissions and identified sites within the urban area (i.e. SHLAA sites), it sets out the predicted contribution from 5 specific areas – Newcourt, Monkerton/Hill Barton, South West Alphington and 2 Regeneration Areas (Water Lane and the Grecian Quarter).

2. As set out in paragraph 5.10 of the main 2015 SHLAA Report, the DCLG’s SHLAA Practice Guidance (2008) defined broad locations as areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. The residential development potential of Monkerton/Hill Barton and South West Alphington is fully assessed in the 2015 SHLAA in terms of specific sites. Whilst the 2015 SHLAA also identifies specific sites in Newcourt and the 2 Regeneration Areas, the City Council considers that these 3 areas have the capacity to deliver more homes. As such, the 2015 SHLAA treats the 3 areas as broad locations. Further justification for this approach, and assessments of the quantity of housing that might come forward within the 3 areas, is set out below.

Water Lane Regeneration Area

3. The Water Lane area of the City (see Plan A below, not to scale) is identified as a ‘Regeneration Area’ in the Policy CP3 of the Core Strategy. The area is located just outside the City Centre, to the west of the River Exe/Canal and north-east of the mainline railway to Plymouth. It is previously developed and currently largely in employment use.

4. The Water Lane area is identified as a broad location for the following reasons:

   • it forms part of a larger area (the ‘Quay/Canal Basin Area’, the remainder of which has been recently redeveloped or has planning permission) allocated for comprehensive mixed-use development in the Exeter Local Plan First Review;
   • the Exeter Employment Land Review\(^1\) concludes that the area offers a poor quality location for employment and that alternative uses (e.g. residential) could be considered provided there are no good operational reasons for existing businesses to remain and no evidence of a need to retain employment in the area. The landowners of two existing employment sites in the area have expressed a desire to vacate elsewhere and to release their land for housing (see below);
   • as a location for housing, it is highly sustainable and its redevelopment could provide significant regeneration benefits to the City; and
   • provision of a significant number of new dwellings in the area forms part of the Exeter and East Devon New Growth Point Delivery Plan (2007).

5. The SHLAA has already identified a potential supply of 50 dwellings (mid-point yield) from 2 specific sites in Water Lane during the plan period (Sites 17 and 120). To assess the broad housing potential of the rest of Water

\(^1\) Exeter City Council (2009) Exeter Employment Land Review

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Lane, it is assumed that the only areas not available for redevelopment during the plan period are those already in residential use, together with existing highways. Once this land is discounted, it is considered that around 8.47 ha of land in the Water Lane area could come forward for housing. Based on the SHLAA Methodology (i.e. 60% net developable area and density of 51-100 dph), it is assumed that the Water Lane Regeneration Area could yield between 259 and 508 dwellings, or a mid-point yield of 384 dwellings.

6. The Council is committed to preparing a Masterplan for the Water Lane Regeneration Area, in order to promote comprehensive development that is supported by the required infrastructure. It is known, for example, that there is a need to significantly improve highways access into the area. Given the scale of the infrastructure requirements, it is assumed that the Water Lane Regeneration Area will not come forward as a Broad Location until the very end of the plan period. Based on the SHLAA Methodology build rate, it is assumed that only 25 of these dwellings will come forward during the plan period.

**Grecian Quarter Regeneration Area**

7. The Grecian Quarter (see Plan B below, not to scale) is also identified in Policy CP3 of the Core Strategy as a ‘Regeneration Area’. It comprises an area of previously developed land in the centre of Exeter, bound by Sidwell Street to the west, Western Way to the east and Paris Street to the south. It currently incorporates a variety of land uses, including the City’s Bus and Coach Station, employment, retail, leisure, car parking and housing.

8. The Grecian Quarter area is identified as a broad location for the following reasons:

- the City Council has a long standing commitment to deliver comprehensive redevelopment in the Grecian Quarter. The Local Plan allocates the southern part of the site for development. A planning application to deliver leisure and retail development on a significant proportion of this part of the site is expected to be submitted to the Council in 2015;
- the area as a whole is highly sustainable and offers the opportunity to deliver significant regeneration benefits to the City;
- 215 dwellings (including 148 units of student accommodation) have been completed within the Grecian Quarter since the start of the plan period and planning permission exists for a further 231 units (Sites 330 and 350).

9. The SHLAA has already identified a potential supply of 364 dwellings (mid-point yield) from a specific site in the Grecian Quarter during the plan period (Site 15). Based on a broad assessment of the rest of the Grecian Quarter, it is conservatively considered that around 0.4 ha could also come forward for residential development. Based on applying the SHLAA Methodology’s standard minimum density for City centres of 101 dph and an upper limit of 560 dph (which reflects the density of a non-student flatted development permitted on Site 350, which lies within the Grecian Quarter), it is considered that the area could yield an additional 40 to 224 dwellings, or a mid-point yield of 132 dwellings.
10. Given that there are no significant infrastructure issues to resolve, the Grecian Quarter, as a broad location, could start to come forward from Year 6 of the plan period.

**Newcourt**

11. Newcourt (see Plan C below, not to scale) is a Strategic Allocation identified in Policies CP1 and CP3 of the *Core Strategy*. It is defined by the A379 to the north, Rydon Lane to the west, Topsham Road to the south and the M5 motorway to the east. It currently incorporates a range of land-uses, including recreational, residential, employment and greenfield land.

12. 731 dwellings were completed at Newcourt between the start of the plan period and 31 March 2015. Planning consent exists for a further 1,227 dwellings (Sites 308a, 308c, 333a, 333b, 341, 347, 353 and 2140) and a further 455 dwellings are the subject of a resolution to approve outline consent (Sites 362S and 366S). In terms of additional specific sites, the SHLAA identifies a potential mid-point yield of 241 dwellings (Sites 60a, 62 and 132).

13. It is considered that around 14 ha of additional land at Newcourt could come forward for residential development during the plan period. Based on the *SHLAA Methodology* (i.e. 60% net developable area and density of 30-50 dph), it is assumed that this area could yield between 252 and 420 dwellings, or a mid-point yield of 336 dwellings. Given that there are no significant infrastructure issues to resolve, it is considered that this area, as a broad location, could start to come forward from Year 6 of the plan period.