

Agenda for Planning Committee Tuesday, 17th December, 2024, 10.00 am

Members of Planning Committee

Councillors B Bailey, I Barlow, K Bloxham, C Brown,
J Brown, S Chamberlain, M Chapman,
O Davey (Chair), P Faithfull, S Gazzard,
D Haggerty, A Hall, M Hall (Vice-Chair),
M Howe, S Smith and E Wragg



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(or group number 01395 517546)

Issued: Friday, 6 December 2024

This meeting is being recorded for subsequent publication on the Council's website and will be streamed live to the [East Devon District Council Youtube Channel](#)

Speaking on planning applications

In order to speak on an application being considered by the Planning Committee you must have submitted written comments during the consultation stage of the application. Those that have commented on an application being considered by the Committee will receive a letter or email detailing the date and time of the meeting and instructions on how to register to speak. The letter/email will have a reference number, which you will need to provide in order to register. Speakers will have 3 minutes to make their representation.

The number of people that can speak on each application is limited to:

- Major applications – parish/town council representative, 5 supporters, 5 objectors and the applicant or agent
- Minor/Other applications – parish/town council representative, 2 supporters, 2 objectors and the applicant or agent

The revised running order for the applications being considered by the Committee and the speakers' list will be posted on the council's website (agenda item 1 – speakers' list) on the Friday before the meeting. Applications with registered speakers will be taken first.

Parish and town council representatives wishing to speak on an application are also required to pre-register in advance of the meeting. One representative can be registered to speak on behalf of the Council from 10am on Tuesday, 10 December 2024 up until 12 noon on Friday, 13 December 2024 by leaving a message on 01395 517525 or emailing planningpublicspeaking@eastdevon.gov.uk.

Speaking on non-planning application items

A maximum of two speakers from the public are allowed to speak on agenda items that are not planning applications on which the Committee is making a decision (items on which you can register to speak will be highlighted on the agenda). Speakers will have 3 minutes to make their representation. You can register to speak on these items up until 12 noon, 3 working days before the meeting by emailing planningpublicspeaking@eastdevon.gov.uk or by phoning 01395 517525. A member of the Democratic Services Team will contact you if your request to speak has been successful.

1 Speakers list for the planning applications

Speakers' list removed.

2 Minutes of the previous meeting (Pages 4 - 7)

Minutes of the Planning Committee meeting held on 19 November 2024.

3 Apologies

4 Declarations of interest

Guidance is available online to Councillors and co-opted members on making [declarations of interest](#)

5 Matters of urgency

Information on [matters of urgency](#) is available online

6 Confidential/exempt item(s)

To agree any items to be dealt with after the public (including press) have been excluded. There are no items that officers recommend should be dealt with in this way.

7 Housing Monitoring Update to year ending 31 March 2024 (Pages 8 - 89)

This report provides a summary of house building monitoring information to the year ending 31 March 2024.

8 Planning appeal statistics (Pages 90 - 109)

Update from the Development Manager

Applications for Determination

9 24/2049/MFUL (Major) BROADCLYST (Pages 110 - 147)

Land to the south of Shercroft Close, Station Road, Broadclyst.

10 14/2945/MOUT (Major) CRANBROOK (Pages 148 - 227)

Farlands, London Road, Whimple, EX5 2PJ.

- 11 **24/1816/FUL (Minor) NEWTON POPPLEFORD & HARPFORD** (Pages 228 - 248)

Homefield Farm, Newton Poppleford, EX10 0BY.

- 12 **24/0371/FUL (Minor) NEWTON POPPLEFORD & HARPFORD** (Pages 249 - 265)

Bridgend, Harpford, EX10 0NG.

Under the Openness of Local Government Bodies Regulations 2014, members of the public are now allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media). No prior notification is needed but it would be helpful if you could let the democratic services team know you plan to film or record so that any necessary arrangements can be made to provide reasonable facilities for you to report on meetings. This permission does not extend to private meetings or parts of meetings which are not open to the public. You should take all recording and photography equipment with you if a public meeting moves into a session which is not open to the public.

If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You may not make an oral commentary during the meeting. The Chair has the power to control public recording and/or reporting so it does not disrupt the meeting.

[Decision making and equalities](#)

For a copy of this agenda in large print, please contact the Democratic Services Team on 01395 517546

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 19 November 2024

Attendance list at end of document

The meeting started at 10.01 am and ended at 4.55 pm

220 Minutes of the previous meeting

The minutes of the Planning Committee held on 22 October 2024 were confirmed as a true record.

221 Declarations of interest

Minute 229: 23/2166/MOUT (Major) WOODBURY & LYMPSTONE

In accordance with the Code of Good Practice for Councillors and Officers dealing with planning matters as set out in the constitution, the Chair, Councillor Olly Davey, on behalf of Committee Members advised lobbying in respect of this application.

222 Matters of urgency

There were none.

223 Confidential/exempt item(s)

There were none.

224 Planning appeal statistics

The Committee noted the appeals statistics report.

225 24/0721/FUL (Minor) WOODBURY & LYMPSTONE

Applicant:

Mr I White

Location:

Land North East of Grange Close Lymptone EX8 5LD

Proposal:

The erection of two detached dwellings with integral double garages, to include associated hard and soft landscaping.

RESOLVED:

Refused contrary to officer recommendation for the follow reasons:

The design, scale and massing of the proposed development is out of character with the area contrary to Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan, 2015 to 2031 and Policies 6 and 7 of the Lymptone Neighbourhood Plan and the provisions of the National Planning Policy Framework, 2023, in particular paragraph 135.

226 **24/1278/FUL (Minor) OTTERY ST MARY**

Applicant:

Tim and Libby Read

Location:

Land Adjacent Upper Spilsby, Exeter Road, Ottery St Mary

Proposal:

Construction of a new dwelling and associated landscaping

RESOLVED:

Refused contrary to officer recommendation for the following reasons:

1. The proposed development would result in the creation of an isolated dwelling in the countryside without ready access to services and where occupiers would be reliant on use of the private car contrary to Strategies 1 (Spatial Strategy, for Development), 5B (Sustainable Transport) and 7 (Development in the Countryside) and Policy TC2 (Accessibility of New Development) of the East Devon Local Plan 2013 to 2031. The development does not meet any of the exception criteria set out in paragraph 84 of the National Planning Policy Framework, in particular the design is not truly outstanding, does not reflect the highest standards in architecture and would not help to raise standards of design more generally in rural areas. Furthermore, it would not significantly enhance its immediate setting, nor would it be sensitive to the defining characteristics of the local area. As such there are no exceptional circumstances that justify approving this unsustainable development in the countryside contrary to the Development Plan and the provisions of the National Planning Policy Framework, 2023, in particular paragraph 84.
2. It has not been demonstrated that the development would not attract wildlife to the area which could result in a health and safety hazard to users of Exeter Airport contrary to Policy TC12 (Aerodrome Safeguarded Areas and Public Safety Zones) of the East Devon Local Plan, 2015 to 2031

227 **24/1491/FUL (Minor) BUDLEIGH & RALEIGH**

Applicant:

Mr & Mrs Wastenage

Location:

Site of Penny Park Kersbrook Lane, Kersbrook

Proposal:

Demolition of existing dwelling and replace with 1no new dwelling, extension of domestic amenity space, creation of a new driveway off an existing access to the highway, and associated landscaping and parking.

RESOLVED:

Approved contrary to officer recommendation with powers delegated to the Development Manager to agree conditions in consultation with the Chair and Ward Members. Members considered that the proposal would not cause harm to the National Landscape and would have minimal impact on the rural characteristics of the site.

228 **24/0632/FUL (Minor) BEER & BRANSCOMBE**

Applicant:

Mr Leighton Chumbley

Location:

Sea Chimneys Southdown Road Beer Devon EX12 3AE

Proposal:

Demolition and replacement dwelling and garage with associated landscaping.

RESOLVED:

Approval with conditions in accordance with officer recommendation.

229 **23/2166/MOUT (Major) WOODBURY & LYMPSTONE**

Applicant: Mr Nick Yeo (3West Group, BE Giles, DJC Dyball & CGS Dybal)

Location:

Land South of Gilbrook House Woodbury

Proposal:

Outline application for the construction of up to 60 dwellings including affordable housing seeking approval for new vehicular access and pedestrian access, with matters of layout, scale, appearance and landscaping reserved for future consideration.

RESOLVED:

1. ADOPT the Appropriate Assessment.
2. APPROVE the application in accordance with officer recommendation subject to a S106 legal agreement and conditions.

230 **24/0301/MOUT (Major) WOODBURY & LYMPSTONE**

Applicant:

Mr Nick Yeo

Location:

Land South of Meeting Lane Lympstone

Proposal:

Outline application (with all matters reserved apart from access) for the erection of up to 42 dwellings, affordable housing and associated infrastructure.

RESOLVED:

1. Adopt the appropriate assessment forming part of the report
2. Approve the application in accordance with officer recommendation subject to a S106 legal agreement and conditions including an additional HMMP (BNG) condition.

Attendance List

Councillors present:

B Bailey
I Barlow
K Bloxham
C Brown
J Brown
M Chapman
O Davey (Chair)
P Faithfull
D Haggerty
A Hall
M Hall (Vice-Chair)
M Howe
S Smith
E Wragg

Councillors also present (for some or all the meeting)

A Bailey
B Ingham
V Johns
G Jung

Officers in attendance:

Liam Fisher, Senior Planning Officer
Jill Himsworth, Planning Officer
Damian Hunter, Planning Solicitor
Debbie Meakin, Democratic Services Officer
Wendy Ormsby, Development Manager
Jamie Quinton, Senior Planning Officer
Amanda Coombes, Democratic Services Officer
Lynne Shwenn, Senior Development Control Officer

Councillor apologies:

S Chamberlain
S Gazzard

Chair

Date:

Report to: Planning Committee

Date of Meeting 17th December 2024

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A



Housing Monitoring Update to year ending 31 March 2024

Report summary:

This report provides a summary of house building monitoring information to the year ending 31 March 2024. The report confirms that, looking forward, we have a 4.15 years Housing Land Supply.

The report was considered by Strategic Planning Committee on the 29th November 2024 where they resolved:

That Planning Committee have sight of the Housing Monitoring Update to year ending 31 March 2024 report to remind Committee of the importance of granting consents to help achieve the Council's five-year housing land supply at the point of the adoption of the Local Plan.

Is the proposed decision in accordance with:

Budget Yes ☒ No ☐

Policy Framework Yes ☒ No ☐

Recommendation:

That Planning Committee:

1). Note the residential dwellings completion data, future projections for the district and the 5 year housing land supply position that results and the need to bolster the Council's 5 year housing land supply position.

Reason for recommendation:

To keep members informed of housing completions and forward projections.

Officer: Ed Freeman – Service Lead - Planning Strategy and Development Management (Tel: 01395 517519; e-mail: efreeman@eastdevon.gov.uk)

Officer: Joseph Dunnett – Technical Support & Monitoring Officer - Planning Policy (email: Joseph.Dunnett@eastdevon.gov.uk)

[Click here to enter report writer, including contact e-mail address and direct dial number.](#)

Portfolio(s) (check which apply):

☐ Climate Action and Emergency Response

- ☐ Coast, Country and Environment
- ☐ Council and Corporate Co-ordination
- ☐ Communications and Democracy
- ☐ Economy
- ☐ Finance and Assets
- ☒ Strategic Planning
- ☐ Sustainable Homes and Communities
- ☐ Culture, Leisure, Sport and Tourism

Equalities impact Low impact;

Climate change Low Impact;

Risk: Low Risk;

Links to background information <https://eastdevon.gov.uk/planning/planning-policy/monitoring>

Link to [Council Plan](#)

Priorities (check which apply)

- ☒ Better homes and communities for all
- ☐ A greener East Devon
- ☐ A resilient economy

1. Introduction

- 1.1 Through the Planning Policy team East Devon District Council (EDDC) produces an annual Housing Monitoring Update (HMU), the latest version of which is attached. This report to Committee forms the monitoring report for the year ending 31 March 2024. This document largely focuses on whether the Council can demonstrate a five year housing land supply for the purposes of NPPF paragraph 74, detailed below.
- 1.2 It is explicitly drawn to committee attention that this paper is drafted on the basis of, and in respect of, housing requirement figures set out by the previous Government. The previous Government housing requirements remain in place and formally applicable until they may be formally replaced with new numbers. The new Government that came into power in July 2024 issued a consultation on revised numbers in the summer of 2024, these would see an increase in housing requirements in East Devon. A final Government decision on new numbers has not yet been issued, it may be in late 2024 or early 2025. For the time being it is appropriate to use and apply the formally relevant numbers, but should revisions be published an early review of five-year land supply may be appropriate. If requirements from Government do go up then the five-year land supply figure that we report will go down. Furthermore, rules around being able to base determination of planning applications on a four-year land supply, rather than five years, may change and therefore avoidance of application of the so called 'tilted-balance' may well change in the near future.

2. Housing Need and Supply in East Devon

- 2.1 The East Devon Local Plan, specifically in respect of housing supply and monitoring purposes, covers the 18 years from 01 April 2013 to 31 March 2031 (however it is relevant to note that the new plan, currently in draft form, will supersede the current plan long before

this end date). For this 18 year period the plan establishes an objectively assessed need for 17,100 new homes to be created in East Devon. This averages out at 950 homes per year. However, as the current plan was now adopted more than five years ago, we now need to use the latest Government guidance to calculate our baseline figure, which is 893 homes per year. Note that in consultation that started in summer 2025 the Government proposed changes, an increase, in housing numbers but the outcomes of the consultation are yet to be published. At the current time the consultation numbers are not used, rather we rely on formally published levels.

- 2.2 The table below breaks down the net completions recorded in the ten years running from 2013 to 2024.

Table 1: Net Total Completions 2013 to 2024

Year	Apr 13 to Mar 14	Apr 14 to Mar 15	Apr 15 to Mar 16	Apr 16 to Mar 17	Apr 17 to Mar 18	Apr 18 to Mar 19	Apr 19 to Mar 20	Apr 20 to Mar 21	Apr 21 to Mar 22	Apr 22 to Mar 23	Apr 23 to Mar 24
Annual TOTAL	830	1,029	1,027	724	866	929	1,065	872 Revised to 867 after taking the net loss of 9 care home bed- rooms into account	1,047 Revised to 1,039 after taking the net loss of 15 care home bedroo ms into account	961 Expecte d to be revised to 998 after taking the net gain of 67 care home bedroo ms into account	634 Expecte d to be revised to 623 after taking the net Loss of 20 care home bedroo ms into account

* The Housing Delivery Test measurement results published by Government is the source for confirming the revised figures (taking into account care home moderations), The 2022 HDT measurement was published in January 2023. However, the 2023 HDT measurement is still awaited at the time of preparing this document. See also 4.1 to 4.9.

- 2.4 There were **9,984** net total dwelling completions in East Devon (including dwelling equivalents from care home accommodation) from 1 April 2013 to 31 March 2024, **634** were in the 2023/24 monitoring year.
- 2.5 Including the 2023/24 figures, the average level of completions over the last five years is now **918**, which is below the adopted local plan housing requirement of 950.
- 2.6 The annual average since the start of the plan period is **907.6** dwelling completions which is below the annualised requirement of 950. The increased delivery rate in the last five years has not yet mitigated the slower delivery rate in the first five years. It has not been sufficient to result in a surplus or “oversupply” at the 2024 Monitoring Point.

3. Windfalls

- 3.1 At the time of reporting the previous housing monitoring update at Members meeting of the 3rd October 2023 Members raised concerns that the number of windfalls was being

underestimated and sought a further report on this issue. On the 9th January a report was brought covering the issues related to housing windfall sites which included options for how the baseline windfall allowance was calculated which at that time was 138 dwellings per year calculated as an average of the previous 5 years supply. Members deferred endorsement of this approach so that Members could better understand the approach.

- 3.2 In this monitoring report the baseline windfall allowance has dropped to 120 dwellings per year as the average number of windfalls delivered over the preceding 5 years has reduced. The agreed HELAA methodology excludes windfall completions on sites of 20 or more dwellings as these larger sites generally come forward when a local plan is out of date and a 5-year housing land supply position cannot be demonstrated. This should be a short-term position and cannot be relied on in the future and many of these sites are future allocations and so won't be windfalls at the time of their delivery. Windfall sites of 1-9 dwellings are also excluded as there is concern as to whether these provide a reliable source of supply as evidence is limited and the cumulative impact on the density and character of local areas if these continue to come forward. The methodology also subtracts windfall plots that are known about and included in the projected completions in order to avoid double counting. The result of all of this is that the calculated windfall is a relatively low figure of **386 homes**, but this is all that can be counted based on the evidence available and the agreed methodology.
- 3.3 The report in January set out options for increasing the windfall allowance. The only realistic option included was to include garden land windfall sites of 1 to 9 dwellings provided these could be relied on as a reliable source. At the time this would have increased the allowance rate by 39 dwellings/year. Members resolved to include these to inform the council's plan making because as part of the new Local Plan it was agreed to draw settlement boundaries more loosely which would facilitate more windfall sites and these could therefore be relied on more readily as a source of supply. Once the local plan is adopted and this approach is in effect, the approach could be adopted in the housing monitoring update but until then it is proposed to maintain the current approach.

4. Five Year Housing Land Supply Assessment

- 4.1 The Council is required to examine its five year housing land supply annually. This is an assessment of whether the projected levels of future house building, taking into account what has been built in the past, is sufficient to meet the levels of housing required by the local plan for the next five years.
- 4.2 The equations below, with associated explanation, establish the calculated housing land supply in East Devon at a base position of 1 April 2024.

Table 2: Five year requirement plus buffer calculations

East Devon housing requirement and buffer for 01 April 2024 to 31 March 2029			
	Calculation	No. of dwellings	Item
A		893	Basic annual requirement *
B	Ax5	4,465	Basic five year requirement (excluding buffer)

C	B/5	893	Annual target
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Table 3: Five year supply calculations

Supply sources at 31 March 2024 with realistic prospects of delivering dwellings 1st April 2024 to 31st March 2029			
	Calculation	No. of dwellings	Supply sources
D		2,720	Extant permissions
E		600	Cranbrook Plan DPD expansion zones (allocations) – unconsented **
F		386	Future additional windfalls
G	D+E+F	3,706	Total five years deliverable supply
H	B-G	759	Five year Supply - Shortfall
Five year housing land supply position at 2024 Monitoring Point			
I	G/C	4.15	Years of land supply

* Annual requirement based on Local Housing Need (standard method)

** Planning applications on 3 of the 4 Cranbrook expansion areas received Planning Committee 'Resolution to grant approval' after the 2023 Monitoring Point and stands for the 2024 Monitoring Point.

Five year land supply position conclusion

- 3.4 At 31 March 2024, East Devon District Council can demonstrate (under rules and housing requirements that apply at the point of drafting this report) a **4.15** year housing land supply position against the Local Housing Need of 893 dwellings. The total number of dwellings deemed deliverable in the 5-year period being 3,706 dwellings. Comparing the 3,706 forecast 5 year supply (including dwelling equivalents from care homes) to the 4,465 net dwellings five year requirement indicates a district supply shortfall of **759** dwellings.
- 3.5 Therefore, EDDC cannot demonstrate a five year supply of deliverable sites at 31 March 2024. However, not being able to demonstrate a 5YHLS is, at time of publishing, only relevant to plan adoption.
- 3.6 EDDC is in a transitional period between local plans meaning it satisfies the conditions set out in the currently approved paragraph 226 of the NPPF:

Paragraph 226 sets out criteria where, for a period of two years from the date of publication of the National Planning Policy Framework published on 19 December, an authority only needs, for the purposes of decision-making, to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing (with a buffer, if applicable) against either its housing requirement figure or LHN as appropriate.

- 3.7 Meeting the conditions of paragraph 226, above, results in the council being required to demonstrate a 4 year housing land supply, this is described in paragraph 55:
Where authorities meet the requirements of paragraph 226 of the National Planning Policy Framework, they only need to demonstrate a 4 year housing land supply (for decision making purposes only). References in this guidance to 5 year housing land supply in relation to decision-making will need to be read as relating to 4 year housing land supply, where appropriate. For clarity, this does not apply to the sections of the guidance concerned with Annual Position Statements.
- 3.8 Having a 4.15 housing land supply figure demonstrates the council can demonstrate four year supply of deliverable sites at 31 March 2024. In effect, acting as if a 5YHLS position was able to be demonstrated (in respect of determining planning applications) outside of a transitional period.
- 3.9 The results and conclusions in this document supersede all previous East Devon Housing Monitoring Updates reports regarding the five year housing land supply position.
- 3.10 Finally, for the avoidance of doubt, the five year housing land supply assessment does not prejudice or predetermine the rolling five year housing land supply assessment to be made in the future relating to the emerging East Devon Local Plan, including the five year land supply position at the anticipated point of plan adoption. The rolling five year housing land supply assessment for the Local Plan will need to be consistent with NPPF and PPG specifically regarding plan-making

4. **Housing Delivery Test**

- 4.1 Since November 2018, Councils have also had to pass the new Housing Delivery Test (HDT). Rather than simply looking at what can be achieved over the following five years, the HDT checks what *has* been achieved over the previous three, with delivery of the full amount resulting in a score of 100%.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

- 4.2 The number of net homes delivered is the national statistic for net additional dwellings over a rolling three year period, with adjustments for net student / other communal accommodation.

Net homes delivered in a year

= Net Additional Dwellings National Statistic

PLUS

net increase in bedrooms in student communal accommodation in local authority
average number of students in student only households in England

PLUS

net increase in bedrooms in other communal accommodation in local authority
average number of adults in households in England

4.3 The HDT comprises three elements:

- i) If delivery has been less than 95%, the council should prepare an Action Plan to address the reason for the shortfall;
- ii) If delivery has been less than 85%, the council should also include a 20% buffer in calculating its Five Year Land Supply (rather than 5% or 10%);
- iii) If delivery has been less than 75%, the presumption in favour of sustainable development would then apply.

4.4 The results of the Fifth HDT (covering 2019/20 to 2021/22) were released in December 2023. East Devon District Council passed the test with a score of 126%, meaning no action is required.

4.5 Previous Housing Delivery Test measurement results for East Devon were as follows:

First HDT (2015/16 to 2017/18)	149%
Second HDT (2016/17 to 2018/19)	121%
Third HDT (2017/18 to 2019/20)	122%
Fourth HDT (2018/19 to 2020/21)	123%
Fifth HDT (2019/20 to 2021/22)	126%

4.6 The result of the sixth HDT (covering 2020/21 to 2022/23) are anticipated at time of writing.

4.7 In the absence of the sixth HDT measurement being published by Government, the Council continues to use the previously published fifth Housing Delivery Test. This is consistent with NPPF paragraph 22 which states that “*Until new Housing Delivery Test results are published, the previously published result should be used.*”

4.8 East Devon passed the fifth Housing Delivery Test with a score of 126%. This means that no buffer is required in the five year housing land supply calculation for the 2024 Monitoring Point in this document.

4.9 Figures used in the calculation of the Fifth Housing Delivery Test can be found in the full 2024 HMU report.

5. Five year housing land supply by sub-area

5.2 The table below breaks down the net completions recorded in the ten years running from 2013 to 2024 in both the West End (*Cranbrook and other big strategic housing sites on the Western side of the District*) and the Rest of East Devon excluding adjustments for care homes.

Table 4: Net Total Completions 2013 to 2024

	Apr 13 to Mar 14	Apr 14 to Mar 15	Apr 15 to Mar 16	Apr 16 to Mar 17	Apr 17 to Mar 18	Apr 18 to Mar 19	Apr 19 to Mar 20	Apr 20 to Mar 21	Apr 21 to Mar 22	Apr 22 to Mar 23	Apr 23 to Mar 24
West End	486	531	403	335	326	392	560	455	568	518	358
Rest of East Devon	344	498	624	389	540	537	505	417	479	443	276

5.3 Applying the five year housing land supply calculations in Table 3 with data from Table 4, the two sub areas results in the following five year housing land supply positions:

- West End 3.90 years supply
- Rest of East Devon 4.55 years supply

5.4 The calculation shows the impact of the West End sites on supply. They are the principal reason for the council being unable to demonstrate a district five year housing land supply position for NPPF paragraph 74 purposes. However, action to rectify the sub area position has occurred, namely:

- Planning permissions have been issued in outline for the Treasbeare (1,035 homes) and Cobdens (1,435 homes) expansion areas at Cranbrook;
- There are also resolutions to grant the Bluehayes (870 homes) expansion area and Land west of Gribble Lane (180 homes).

6. Conclusion in respect of current requirements

6.1 At 31 March 2024, East Devon District Council can demonstrate a **4.15** year housing land supply against the Local Housing Need of 893 dwellings, with the total number of dwellings deemed deliverable in the 5-year period being 3,706 dwellings. The supply of 3,706 deliverable homes falls short of the five year housing requirement of 4,465 by 759 dwellings.

6.2 EDDC **can** demonstrate a 4 year housing land supply with a housing land supply of 4.15 years. however, EDDC **cannot** demonstrate a 5 year housing land supply.

- 6.3 The likely withdrawal of the 4 year housing land supply requirement upon publication of the new NPPF will lead to the tilted balance in favour of sustainable development being applied. It is also worth noting that if the housing land supply position is to be calculated using the new housing requirement figures set out in the consultation on the new NPPF in future then the housing land supply position would fall to 3.24 years based on current calculations. Whether this would become the position post publication of the new NPPF will depend on the final transitional arrangements set out in the NPPF when published.

7. Key considerations looking forward

- 7.1 This report majors on five (and four) year land supply considerations applicable at the current point in time. It applies housing numbers set out in policy of the pre-July 2024 elected Government. These figures remain Government policy until they may be formally superseded.
- 7.2 The clear expectation is however that the Government elected in July 2024 will change the Local Housing Requirements for East Devon. The consultation started by the Government in the summer of 2024 showed increased numbers for East Devon, alongside new numbers for across the whole of England. For most local authorities, including for East Devon, numbers were proposed to go up (for England as a whole they go up quite substantially). If higher housing numbers are established by Government for East Devon, then the housing land supply figure would go down. Furthermore if the Government, as may be expected, remove the rules allowing for application of a four-year requirement in the determination of planning applications then the Council will need to review very carefully how planning applications are determined in the absence of an appropriate qualifying number of years of housing land supply.
- 7.3 In the very short-term future there may be a need to attach far more weight to a likely lack of appropriate housing land supply in the determination of planning applications. Looking only slightly longer into the future the Council will need to be able to demonstrate to a planning inspector at plan examination that there will be a five-year land supply at the point of local plan adoption, this is projected to be in late 2026. To get to this position we will be on vulnerable ground if we are to seek to argue that allocated sites, without a planning permission, will rapidly gain permission and start accommodating development at a rapid rate and such make a substantive contribution to the future five-year land supply. As such there is a very real vulnerability in the ability to secure a positive report from an inspector on the local plan, allowing for plan adoption, unless we start to grant additional planning permissions for development.
- 7.4 To illustrate the nature of the concerns we may be facing the housing monitoring report, Table 12, shows the following housing delivery trajectory for future years.

Year	Total projections
2024/25	1,192
2025/26	759
2026/27	660

2027/28	641
2028/29	454
2029/30	813
2030/31	700

7.5 Whilst projected completions may look on the high side for next year, 2024/24, they are significantly below target figures for the six years that follow. Based just on these projections, noting that we would be building up a progressive shortfall up to plan adoption (year ending or part way into 2026/27) and a shortfall for each of the first four years of plan adoption (2027/28 to 2030/31) it is not going to be possible to show a five-year land supply at the point of adoption without taking swift action. To get to the five-year land supply we need to see new local plan allocated sites (or other sites not proposed for allocation) that are ready to develop and with likely early start dates securing planning permission in the near future. It is vital that the Council seeks to bolster its housing supply position by granting consents for new homes where the benefits of doing so are not significantly and demonstrably outweighed by the planning harm that would result.

7.6 The issue of bolstering our housing land supply position was also raised in a report to the committee meeting of the 15th July 2024 where it was resolved:

“That Members advise Planning Committee that in considering planning applications for housing developments that would deliver homes within the next 5 years in a sustainable way, significant weight should be given to the need to bolster the council’s housing land supply position. This is to ensure that the Council has a robust housing land supply and as a result a sound Local Plan in respect of housing land supply for examination of the Local Plan.”

It is clearly important that Planning Committee act on this advise particularly as the Regulation 19 plan moves forward and starts to carry weight.

Financial implications:

There are no specific financial implications impacting the council in this report.

Legal implications:

There is a legal requirement for the Council to monitor housing completions and the impact on the ‘Five Year Housing Land Supply’ of sites for future housing. This report advises Members of the fact that a ‘Five Year Housing Land Supply’ cannot be demonstrated at present but that a ‘Four Year Housing Land Supply’ can be demonstrated in line with the transitional provisions set out within the NPPF. It also advises what actions need to be taken to address the current shortfall. Other than those set out in the report, there are no other legal implications requiring comment (002533/22 November 2024/DH).

Planning policy

Housing Monitoring Update

Up to 31 March 2024



November 2024

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1 Introduction

- 1.1. This document provides the housing monitoring update for East Devon District Council (EDDC) to a base date of **31 March 2024**. It forms part of the district's Authority Monitoring Report for monitoring development and related key indicators in the adopted East Devon Local Plan 2013 to 2031. Section 113 of the Localism Act (2011) removed the requirement for councils to submit an Annual Monitoring Report (AMR) to the Secretary of State but allowed monitoring reports to be produced covering individual indicators which must be published at least once a year. This housing monitoring update complies with that requirement.
- 1.2. One key indicator in the adopted local plan is the number of new dwellings built annually within the district. This document reports on annual completions since 2013.
- 1.3. The adopted local plan also identifies non-delivery of the five year housing land supply as a trigger for policy review and action. In accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), this document also provides the evidence presenting the current five year housing land supply position for East Devon district as at 31 March 2024 for use in the operation of NPPF paragraph 77 for development management purposes. That housing supply position covers the five year period from 1 April 2024 to 31 March 2029. It applies from 1 April 2024.
- 1.4. The East Devon Local Plan 2013 to 2031 is not 'recently adopted' and the council does not have a previous Annual Position Statement. For these reasons, and for the avoidance of doubt, the council will not be submitting this Housing Monitoring Update 2024 as an Annual Position Statement to 'confirm' the five year housing land supply position for the purposes of NPPF Paragraph 78 (and PPG Housing supply and delivery paragraphs 12 to 18 and 60).
- 1.5. The 2024 National Planning Policy Framework can be found on-line at:
https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

The most up to date Planning Policy Guidance, at time of publishing, which is relevant to this report can be found on-line at:

<https://www.gov.uk/guidance/housing-supply-and-delivery>

This report considers the following:

Housing completions since 1 April 2013, and in particular the completions over the last 12 month period (1 April 2023 – 31 March 2024) including:

- Total net completions district wide;
- Gross completions districtwide by parish, settlement, and Built-up Area Boundary;
- Breakdown of completions on brownfield and greenfield sites;

- Affordable housing.

Forecasts future housing completions which provide the housing trajectory from 1 April 2024 to the end of the adopted Local Plan period.

The East Devon four and five year housing land supply position as at 31 March 2024 (for the period 1 April 2024 to 31 March 2029) for NPPF paragraph 77 purposes.

Comparison of past and future forecast housing delivery to the following:

- The key monitoring indicator (17,100 dwellings in the plan period);
- The residential development trajectory illustrating the expected rate of housing delivery over the plan period, and related Appendix 2 in the adopted East Devon Local Plan 2013 to 2031.

- 1.6. At time of writing there is a consultation process active on the NPPF. The consultation period opened in the summer of 2024 and, importantly for this document, looked to change the local housing requirement figures (LHR). To allow the transition between the old and new LHF there is a period of 2 years in which councils, which meet a criteria set out in paragraph 5.6-5.7 of this document, may be judged for planning decision purposes, against a 4 year housing land supply rather than a 5 year housing land supply. This should be taken into consideration when reading this document, especially when considering the housing land supply figure calculated and explained within this HMU.
- 1.7. The latest National Planning Policy Framework (NPPF), published December 2023, requires councils to be able to demonstrate a five year supply of land for housing and depending on the results of the most recent housing delivery test, a 20% buffer requirement. Paragraph 79 of the NPPF states that local planning authorities should:

“To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority’s housing requirement over the previous three years, the following policy consequences should apply:

a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;

b) where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 77 of this framework, in addition to the requirement for an action plan.

c) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.”

- 1.7 In addition to this, paragraph 11 of the revised NPPF states:

“Plans and decisions should apply a presumption in favour of sustainable development.

For **plan-making** this means that:

- a) *all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
- b) *strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For **decision-taking** this means:

- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date*, granting permission unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

**This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years – see paragraphs 1.11 to 1.20 below.*

1.8 This report considers the extent to which extant permissions (including sites currently under construction) and future additional windfalls contribute towards meeting the five year requirement.

1.9 The National Planning Policy Framework (NPPF) can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

Housing Delivery Test

- 1.10 Since November 2018, councils have also had to pass the new Housing Delivery Test (HDT). Rather than simply looking at what *can* be achieved over the following five years, the HDT checks what *has* been achieved over the previous three, with delivery of the full amount resulting in a score of 100%.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

- 1.11 The number of net homes delivered is the national statistic for net additional dwellings over a rolling three year period, with adjustments for net student / other communal accommodation.

Net homes delivered in a year

= Net Additional Dwellings National Statistic

PLUS

$\frac{\text{net increase in bedrooms in student communal accommodation in local authority}}{\text{average number of students in student only households in England}}$

PLUS

$\frac{\text{net increase in bedrooms in other communal accommodation in local authority}}{\text{average number of adults in households in England}}$

- 1.12 Where the latest adopted housing requirement figure is less than five years old, or has been reviewed and does not need updating, the figure used will be the lower of either the latest adopted figure or the minimum annual local housing need figure.
- 1.13 Where the latest adopted housing requirement figure is over five years old, unless the strategic policies have been reviewed and found not to require updating, the figure used for areas with a Local Plan will be the minimum annual local housing need figure.
- 1.14 For more information on the calculations, the HDT Measurement Rule Book can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf
- 1.15 The HDT comprises three elements:

- i) If delivery has been less than 95%, the council should prepare an Action Plan to address the reason for the shortfall;
- ii) If delivery has been less than 85%, the council should also include a 20% buffer in calculating its Five Year Land Supply (rather than 5% or 10% as previous NPPF iterations defined);
- iii) If delivery has been less than 75%, the presumption in favour of sustainable development would then apply.

1.16 The results of the fifth HDT (covering 2019/20 to 2021/22) were released in December 2023. East Devon District Council passed the test with a score of 126%, meaning no 20% buffer is required when calculating the housing land supply figure, the calculations are shown below in table 1.

<https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement>

1.17 Figures used in the calculation of the Fifth Housing Delivery Test.

TABLE 1: Requirement and delivery 2019-2022

Number of homes required			Total number of homes required
2019-20	2020-21	2021-22	
824	618	918	2360
Number of homes delivered			Total number of homes delivered
2019-20	2020-21	2021-22	
1065	867	1039	2971

TABLE 2: Housing Delivery Test calculation and results 2019-2022

Total number of homes required	Total number of homes delivered	Housing Delivery Test: 2022 measurement	Housing Delivery Test: 2022 consequence
2360	2971	126%	None

1.18 Previous results, including the fifth HDT detailed above were:

First HDT (2015/16 to 2017/18)	149%
Second HDT (2016/17 to 2018/19)	121%
Third HDT (2017/18 to 2019/20)	122%
Fourth HDT (2018/19 to 2020/21)	123%
Fifth HDT (2019/20 to 2021/22)	126%

- 1.19 The result of the sixth HDT (covering 2020/21 to 2022/23) are anticipated at the point of drafting.

2 Completions 2023-24

How do we know if a house has been completed?

- 2.1 Housing completions are monitored throughout the year using the Housing Monitoring database (which uses the Microsoft Access platform), which is linked to the main EDDC Uniform database. This includes new builds, change of uses and conversions.
- 2.2 When the Basic Land and Property Unit (BLPU) state of any given dwelling's Unique Property Reference Number (UPRN) changes (to BLPU State 2 – 'In Use' and a Primary Classification of 'Residential') within Uniform (i.e. a property is Council Tax banded), this will feed through to the appropriate planning record on the Housing Monitoring database.

How is a "dwelling" defined?

- 2.3 For the purposes of housing monitoring, generally, a dwelling is defined as being a separately Council Tax banded property. As an example, this would mean that if a house that had previously been a single Council Tax banded dwelling were to be split into four flats, each being separately Council Tax banded, then there would be an assumed three net new dwellings on the site upon completion.
- 2.4 Annexes are not counted as a dwelling unless they become separately Council Tax banded, have the appropriate planning permission and are not tied conditionally to only be used as ancillary to the main dwelling.
- 2.5 In addition to this, the Housing and Economic Land Availability Assessment (HELAA) methodology for the Exeter Housing Market Area (HMA) April 2017 states that care and extra-care homes should contribute towards dwelling numbers despite units not being separately Council Tax banded. The reasoning for this is that as elderly people move into care / extra-care homes they "free up" open market dwellings for others to move into.
- 2.6 The methodology conservatively assumes that one dwelling is freed up by every two nursing or care home beds created. This is based on primary research conducted within the HMA whereby existing care homes were contacted to find out numbers of residents, the proportion that were permanent and the proportion that had previously lived alone. This research suggested that on average 50% of residents were permanent and had previously lived alone which suggests that when they permanently moved to the care home they were leaving an empty house.

n.b. New care/nursing home places in the October 2013-March 2014 monitoring period assumed 1.4:1 as a ratio, whilst from April 2014 to September 2014 1.67:1 was the assumed ratio. The Government's new Housing Delivery Test uses a ratio of 1.8:1; however, gains and losses in communal accommodation are

now reported separately to the main figures, with an assessment made on the number of bedrooms in question.

Net Total completions

- 2.7 A full schedule of completions and projections with planning permission by site from the start of the Local Plan period can be found in Appendix 2 to this report.
- 2.8 As shown in **Error! Reference source not found.** table below, net completions have fluctuated in the period 2013 to 2024. Of these, there have been five years, including the previous two, delivering above the annualised 950 dwellings per year policy requirement in the adopted local plan.
- 2.9 The table below breaks down the district net completions figures into two sub areas: West End and the Rest of East Devon. The West End can be defined as Cranbrook and other big strategic development sites on the Western side of the district, the area not within the West End is defined as the Rest of East Devon. These 2 sub areas are used for monitoring housing delivery.

TABLE 3: Net Total Completions 2013 to 2024 – District and sub areas

	Apr 13 to Mar 14	Apr 14 to Mar 15	Apr 15 to Mar 16	Apr 16 to Mar 17	Apr 17 to Mar 18	Apr 18 to Mar 19	Apr 19 to Mar 20	Apr 20 to Mar 21	Apr 21 to Mar 22	Apr 22 to Mar 23	Apr 23 to Mar 24
West End	486	531	403	335	326	392	560	455	568	518	358
Rest of East Devon	344	498	624	389	540	537	505	417	479	443	276
Annual TOTAL	830	1,029	1,027	724	866	929	1,065	872 Revised to 867 by the MHCLG after taking the net loss of 9 care home bedrooms into account	1,047 Revised to 1,039 by the MHCLG after taking the net loss of 15 care home bedrooms into account	961 Expected to be revised to 998 by the MHCLG after taking the net gain of 67 care home bedrooms into account	634 Expected to be revised to 623 by the MHCLG after taking the net loss of 20 care home bedrooms into account

Key monitoring indicator results

- 2.10 Based on the table above, there were **9,984** net total dwelling completions in East Devon (excluding dwelling equivalents from care home accommodation) from 1 April 2013 to 31

March 2024; **634** of these were in the 2023/24 monitoring year. Resulting in an average of 907.6 dwellings completed each year over the plan period.

- 2.11 Since the start of the plan period the average annual completions (including care homes) is **908** dwellings/dwelling equivalents per year, which is below the adopted local plan housing requirement. The average annual level of completions (including care home dwelling equivalents) has improved over the last five years and is now **918** per year, which is below the adopted local plan housing requirement of 950 per year but above the revised LHN annual target of 893. The increased delivery rate in the last five years has not yet mitigated the slower delivery rate in the first five years. It has not been sufficient to result in a surplus (“oversupply”) at the 2024 Monitoring Point.

Completions by parish

- 2.12 The table below shows gross completions during the 2023/24 monitoring period by parish. Parishes where there were no 2023/24 completions are not listed. Town councils are highlighted in yellow.

TABLE 4: Gross dwelling completions by parish

Parish	Total	Parish	Total
Awliscombe	2	Gittisham	43
Axminster	30	Hawkchurch	1
Axmouth	1	Honiton	24
Aylesbeare	1	Kilminster	3
Beer	4	Monkton	1
Brampford Speke	1	Newton Poppleford and Harpford	2
Broadclyst	224	Ottery St. Mary	6
Broadhembury	6	Plymtree	1
Budleigh Salterton	10	Rewe	4
Chardstock	1	Seaton	23
Clyst Honiton	1	Sheldon	1
Clyst Hydon	5	Shute	1
Colaton Raleigh	1	Sidmouth	11
Colyton	8	Southleigh	1
Cranbrook	135	Sowton	1
Dunkeswell	1	Talaton	1
East Budleigh	1	Uplyme	2
Exmouth	88	Upottery	1
Farway	1	Whimble	2
Feniton	2	Woodbury	2
		Total	654

Completions by settlement

- 2.13 The table below shows gross completions during the 2023/24 monitoring period by settlement. Settlements are identified in the adopted local plan and completions have been sorted into settlements using the built-up area boundaries of the settlements. Settlements where there were no 2023/24 completions are not listed.

TABLE 5: Gross dwelling completions by settlement

Settlement*	Total	Settlement*	Total
Aunk	1	North of Blackhorse	136
Axminster	29	Ottery St Mary	3
Beer	4	Pinhoe	69
Broadclyst	1	Plymtree	1
Budleigh Salterton	10	Rawridge	1
Clyst Honiton	19	Raymond's Hill	1
Colyford	2	Rousdon Estate	1
Colyton	6	Rural areas	33
Cranbrook	135	Seaton	23
East Budleigh	1	Sidmouth	11
Exmouth	87	Talaton	1
Feniton	2	Uplyme	2
Honiton	66	Whimble	1
Kilminster	2	Wilmington	1
Monkton	1	Woodbury	2
Newton Poppleford	2	Total	654
<i>*Settlements as identified in the adopted East Devon Emerging Local Plan settlement hierarchy</i>			

Completions by Built-up Area Boundary (BuAB)

- 2.14 The below table shows gross completions in the 2023/24 monitoring period by BuAB. The table is based on boundaries shown on the Policies Map from Development Plan Documents that were adopted or made as of 31 March 2024. Those BuABs where there were no 2023/24 completions are not listed.

TABLE 6: Gross dwelling completions by BUAB

BuAB	Total	BuAB	Total
Axminster	29	North of Blackhorse	136
Beer	4	Open Countryside	113
Budleigh Salterton	9	Ottery St Mary	3
Colyton	5	Pinhoe	69
Cranbrook	134	Seaton	23
East Budleigh	1	Sidmouth	11
Exmouth	87	Uplyme	2
Feniton	1	Whimble	1
Honiton	24	Woodbury	2
		Total	654

Completions split by Greenfield / brownfield

- 2.15 The table below shows the breakdown of gross completions between greenfield and brownfield sites during the 2023/24 monitoring period.

TABLE 7: Gross dwelling completions by Greenfield/Brownfield

		Dwgs	%
Greenfield	General	498	76.1%
	Agricultural / Forestry Building Conversion	20	3.1%
	Garden Sites	26	4.0%
	TOTAL	544	83.2%
Brownfield	Redevelopment	35	5.4%
	Conversions / COUs	75	11.5%
	Brownfield unclassified	0	0%
	TOTAL	110	16.8%
	GRAND TOTAL	654	100%

- 2.16 Greenfield describes any site on land which has not previously been developed. Brownfield therefore describes sites of previously developed land, the definition of which can be found within the glossary of the NPPF but is reproduced below for ease of reference:

“Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”

- 2.17 The table above shows that just over 80% of completions in the district during the 2023/24 monitoring period were on greenfield sites, which is 5% more than during the 2022/23 monitoring period.

Affordable completions

- 2.18 The Housing Strategy and Enabling team report a total of 96 affordable units delivered during 2023/24, including 15 for social rent, 28 for affordable rent and 53 shared ownership.

Key facts for the year

- EDDC acquired 8 properties from the open market this year using Right to Buy receipts and LAHF (Local Authority Housing Fund) Round 2 funding to add to council stock;
- 12 affordable homes have completed at Cranbrook – Phase Six;
- 12 affordable homes completed at Exmouth – Buckingham Heights;
- 21 market units were purchased and converted to affordable with Homes England funding.

Net Windfall completions

- 2.19 Windfalls refer to sites built-out which are the result of planning applications on sites which have not been allocated in the Local Plan.
- 2.20 The table below shows that over the past 12 months 197 of the 634 net completions have been windfalls. This equates to 31.1% of net completions in the last year. However, of these 197 net windfall completions, only 42 were in the West End with the remaining 155 in the Rest of East Devon. Resulting in 21.3% being in the West End and 78.7% in the Rest of East Devon.

**TABLE 8:
windfall**

Gross site capacity	1-2 dwellings*	3-5 dwellings*	6-9 dwellings*	10-20 dwellings*	21+ dwellings*	TOTAL
RoED	55	17	31	25	27	155
West End	1	5	6	30	0	42
TOTAL	56	22	37	55	27	197
Percentage	28.43%	11.17%	18.78%	27.92%	13.71%	100%

Net**completions (excluding garden-greenfield sites)**

*Dwellings (excluding garden-greenfield sites)

Net communal accommodation completions

- 2.21 Gains and losses of Use Class C2 (Residential Institutions) are reported to the Ministry of Housing, Communities & Local Government (MHCLG) through the annual Housing Flow Reconciliation Return. These figures are separate from the figures reported for gains and losses of dwellings. However, when converted to net dwelling equivalents, the change in communal accommodation is reported via the net supply figures used by Government to calculate housing supply delivery used for the Housing Delivery Test. They are reported in the Government's live tables on dwelling stock.
- 2.22 One new care home has been reported as closing in the 2023/24 monitoring year in East Devon district: Cranford Residential Home, Exmouth (20 bedrooms). It is anticipated this will result in a net loss of the equivalent of 11 dwellings once confirmed by the MHCLG.
- 2.23 No gains of care home accommodation occurred in the 2023/24 monitoring year.

3 Projections 2024-2029

- 3.1 This section is an assessment of forecast and projected completions for the remainder of the plan period from 1 April 2024 to 31 March 2031. The forecasts and projections can be broken down into:
- Sites with extant permissions at the 2024 Monitoring Point:
 - These are sites that already have planning permission (either detailed or outline, and including sites that are already under construction / sleeping) that are expected to be built-out.
 - Windfalls:
 - These are the adjusted allowance for completions on windfall sites, with the projection based on historic windfall completions (to avoid double counting, the adjusted allowance discounts small windfall sites with extant planning permission at the 2024 Monitoring Point).
 - Cranbrook expansion zones:
 - These are forecast completions on the four Cranbrook expansion areas – Treasbeare, Bluehayes, Cobdens and Grange (allocated in the Cranbrook Plan DPD adopted 19 October 2022, but without planning permission as at 31 March 2024). These include sites with recent Planning Committee resolutions to grant planning approval subject to completion of S106 agreements.
- 3.2 The planned housing development in the Axminster Masterplan area (including the adopted local plan allocation) is not forecast for delivery. The Council considers that due to the issues of nutrient neutrality, and the lack of funding to deliver the relief road this land is currently not deliverable. Although some areas in previous plans did not see development, it is expected that some sites still have potential and will be reallocated in the new local plan. If reallocation does not occur the site, if developed, will be a windfall.
- 3.3 The National Planning Policy Framework (NPPF) defines a “deliverable” site as follows:
- To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

- 3.4 The HELAA Methodology 2021, shown in the table below, was agreed between the four local authorities (East Devon District Council, Exeter City Council, Mid Devon District Council, and Teignbridge District Council) in 2022. It is reproduced as part of the East Devon Housing and Economic Land Availability Assessment 2022. (Appendix A is the HELAA Methodology 2021) This is available online at:

<https://eastdevon.gov.uk/media/3724867/appendix-a-helaa-methodology-may-2021.pdf>

TABLE 9: HELAA Methodology for calculating build-out rates

Size of site (no. of dwellings)	Commencement of sites			Build-out rate	
	Sites where dwellings are under construction	Sites where dwellings have planning permission	Suitable sites without planning permission	Years 1-5	Years 6+
1-15 dwellings (assumes one developer)	Commence in Year 1	Commence in Year 1	Commence in Year 3	1st year - 12 dwellings maximum. 2nd year onward - 25 dwellings per year maximum	1st year - 25 dwellings maximum. 2nd year onward - 50 dwellings per year maximum
16-500 dwellings (assumes one developer)	Commence in Year 1	Commence in Year 2	Commence in Year 3	1st year - 12 dwellings maximum. 2nd year onward - 25 dwellings per year maximum	1st year - 25 dwellings maximum. 2nd year onward - 50 dwellings per year maximum
501-1,000 dwellings (assumes two developers)	Commence in Year 1	Commence in Year 3	Commence in Year 4	1st year - 12 dwellings maximum. 2nd year onward - 50 dwellings per year maximum	1st year - 25 dwellings maximum. 2nd year onward - 100 dwellings per year maximum
1001+ dwellings (assumes three developers)	Commence in Year 1	Commence in Year 3	Commence in Year 4	1st year - 12 dwellings maximum. 2nd year onward - 75 dwellings per year	1st year - 25 dwellings maximum. 2nd year onward - 150 dwellings per year

Small site projections (1-9 Dwellings total)

- 3.5 Projections are based on the status of sites and extant planning permissions at 01 April 2024. Projected build-out rates for small sites (1-9 dwellings in total) generally follow the approach advocated by the Exeter Housing Market Area (HMA) Housing and Economic Land Availability Assessment (HELAA) methodology market conditions model, unless we are aware of an alternative build-out rate.

Large site projections (10+ Dwellings total)

- 3.6 Projected build-out rates for large sites (10+ dwellings in total) have been calculated by consulting with the relevant developer responsible for each planning permission. Each Large site developer was contacted regardless of planning permission progress under

construction to awaiting decision on an outline application. Developer consultation took place in summer 2024.

Windfall projections

- 3.7 As mentioned, paragraph 72 of the NPPF allows for future additional windfall completions to be taken into account so long as historic windfall delivery is considered and with the implication that sites on gardens are not counted.
- 3.8 The Exeter HMA HELAA methodology sets out a clear process by which windfalls will be calculated assessing delivery of windfalls (excluding gardens and sites of more than 20 gross dwellings) over the last five full years. That being the case, the assessment below shows net windfall completions (excluding gardens) over the last five full years (1 April 2019 to 31 March 2024).
- 3.9 Net completed windfall dwellings are split into the gross capacity of the site on which they came forward in order to be able to analyse the types of windfalls that might come through in the future:

TABLE 10: Windfall completion analysis 2019-2024

Gross site capacity	Apr 2019 to Mar 2020	Apr 2020 to Mar 2021	Apr 2021 to Mar 2022	Apr 2022 to Mar 2023	Apr 2023 to Mar 2024	Average per year
1-2 dwgs	69	50	58	43	35	51
3-5 dwgs	29	30	19	17	25	24
6-9 dwgs	17	35	3	26	14	19
10-20 dwgs	18	22	47	32	11	26
Totals	133	137	127	118	85	120

- 3.10 The table above identifies a basic net average windfall projection of 120 dwellings. The methodology then requires this figure to be tempered by subtracting projected windfall completions on sites with planning permission or resolution to grant permission subject to S106. The table below shows how this figure is tempered accordingly to identify the adjusted windfall projection for each forecast year:

TABLE 11: Adjusted windfall projections 2024-2029

Final projected windfall allowance	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	Total
Total windfalls with permission (A)	817	279	143	24	107	1,370
<i>Of which windfalls that are on sites of 20 or less dwellings and not on garden-greenfield land (B)</i>	413	8	0	1	85	507
Basic windfall projection (C)	120	120	120	120	120	600
<i>Total eligible net windfalls (D)</i>	120	8	0	1	85	214
Adjusted windfall projection (E) (C-D)	0	112	120	119	35	386

- 3.11 Row B in the table above shows the projected year of completion and sum total of projected completions of sites which have extant planning permission, on sites of 20 or less dwellings, not on garden-greenfield land, and also remaining incomplete as of the 31st March 2024. These sites are forecast for completion in the five year period 1st April 2024 to 31 March 2029 and total 507 dwellings.
- 3.12 Because there are more permissions (total eligible net windfalls) than the basic windfall projection (the 120 per year in row C in the table above) in 2024/25, we cannot increase our predicted number of completions in that monitoring year. Therefore, the adjusted additional windfall in 2024/25 is nil.
- 3.13 In the periods 2025/26 through to 2028/29, however, the basic windfall projection is more than the total number of permissions – so we can add the difference to these two sets of figures (the adjusted windfall projection in row E) to our predictions for these monitoring periods. This means that using the Exeter HMA HELAA methodology we can include **386** additional dwelling windfalls in the forecast of deliverable housing supply in the next five years.

4 Plan period completions and trajectory 2013-2031

Overall completion forecasts/projections and trajectory

- 4.1. Based on the various elements of future supply considered in Section 3 of this report, the tables below set out the annual forecasts of net housing completions for all housing supply for the remainder of the plan period from 1 April 2024 to 31 March 2031.
- 4.2. This is not intended to give a precise year-on-year prediction of how many new homes will be built each year, but it is the result of applying Planning Practice Guidance on identifying deliverable housing for major and non-major sites, and from applying the HELAA methodology for forecasting windfall development. This gives an overview of the potential future pattern of development.

TABLE 12: Annual projected housing completions for 2024/25 to 2030/31

Year	Extant permissions	Major / Large sites	Non-Major / Small sites	Cranbrook expansion zones projections	Exeter HMA HELAA calculated additional predicted windfalls	Total projections
2024/25	1,192	743	449	0	0	1,192
2025/26	647	647	0	0	112	759
2026/27	460	460	0	80	120	660
2027/28	287	287	0	235	119	641
2028/29	134	128	6	285	35	454
2029/30	291	181	110	402	120	813
2030/31	142	142	0	438	120	700

TABLE 13: Housing Supply – Five Year period and to March 2031

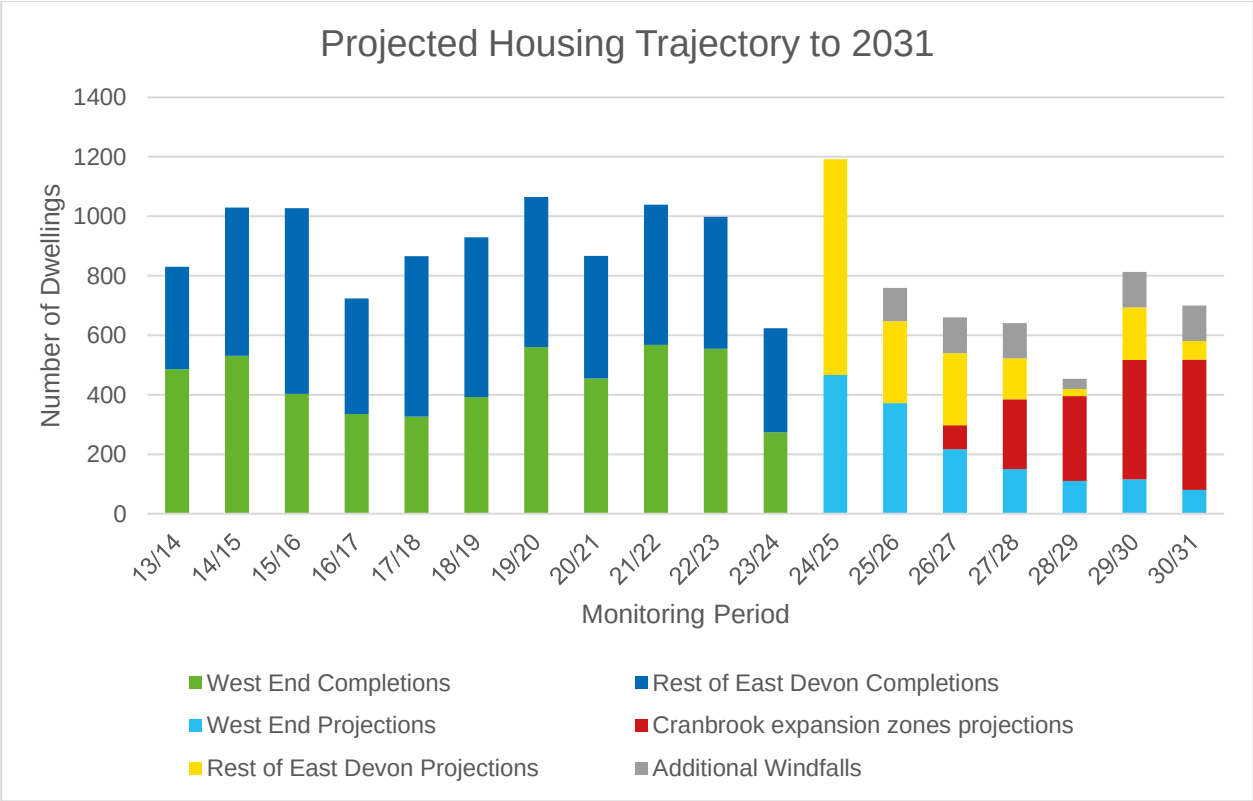
Year	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Totals	1,192	759	660	641	454	813	700
	3,706					Projected five year housing delivery for 2024/25 to 2028/29	

- 4.3. The net number of deliverable dwellings in the five years from 1 April 2024 to 31 March 2029 is **3,706** as shown in above. This is the figure used to calculate the five year housing land supply position at the 2024 monitoring point (see Section 5 of this report). The average yearly deliverable dwellings in the next five years is 741.2.

Forecast/Projected East Devon district housing trajectory to 2031

4.4. The graph below shows the breakdown of different sites making up the housing trajectory projected to 2031. This is not intended to give a precise year-on-year prediction of how many new homes will be built each year, but is output from applying the methodology for calculating development and gives an overview of the potential future pattern of development.

GRAPH 1: Projected housing trajectory to 2031



4.5 The table below shows all the data used for the various components of supply and projections in the graph above.

TABLE 14: Data for overall housing trajectory graph

Period	West End Completions	Rest of East Devon Completions	West End Projections	Cranbrook expansion zones projections	Rest of East Devon Projections	Additional Windfalls	Total Comp/Pro
13/14	486	344					830
14/15	531	498					1,029
15/16	403	624					1,027
16/17	335	389					724
17/18	326	540					866
18/19	392	537					929
19/20	560	505					1,065
20/21	455	412					867*
21/22	568	471					1,039*
22/23	555	443					998*
23/24	274	349					623*
24/25			466	0	726	0	1,192
25/26			372	0	275	112	759
26/27			217	80	243	120	660
27/28			150	235	137	119	641
28/29			110	285	24	35	454
29/30			115	402	176	120	813
30/31			80	438	62	120	700

*After MHCLG adjustments for care home beds have been made

Natural England – River Axe phosphate levels

- 4.6 Due to Natural England advising that we should no longer grant planning permission for development that would increase the discharge of phosphates into the River Axe, several sites with outline / reserved matters planning permissions have been excluded from the forecast deliverable supply calculations. There is, however, potential for permissions to be accepted which show effective mitigation for nutrient neutrality.

- 4.7 The River Axe catchment area is shown below and can be seen to stretch into both Somerset and Dorset, outside of the East Devon District Council boundary.

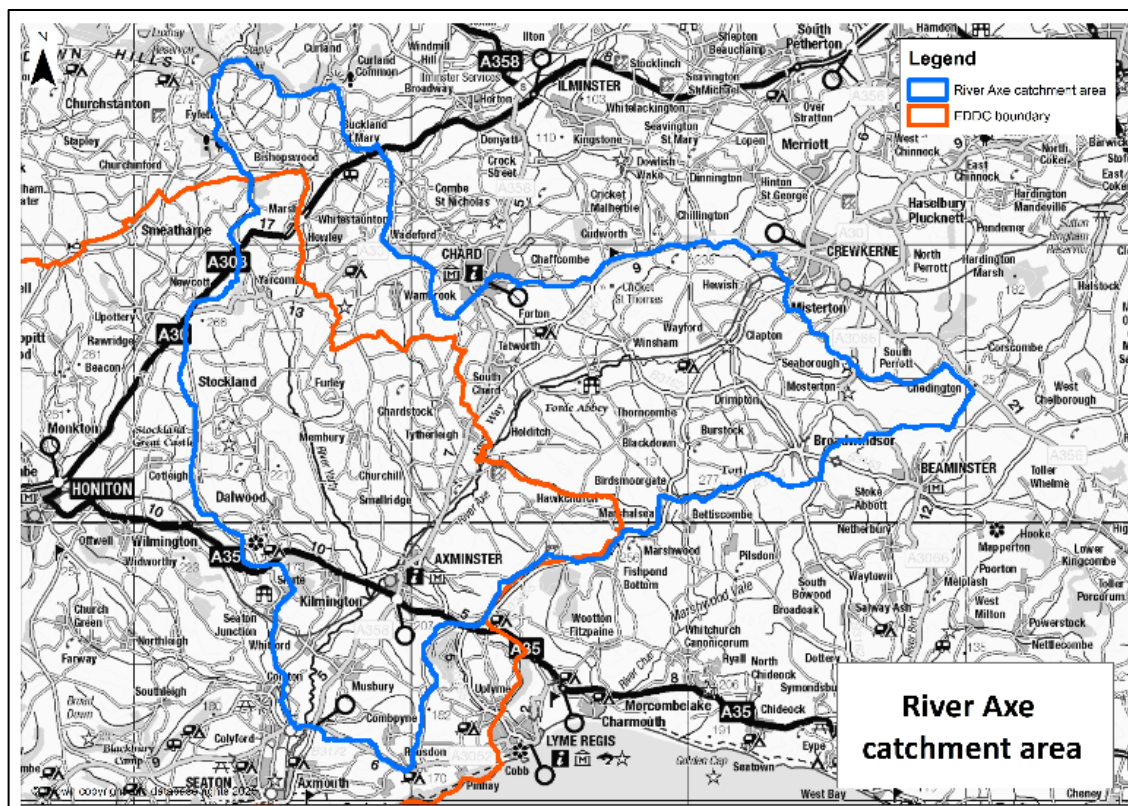


FIGURE 1: Map of River Axe catchment area

- 4.8 Government has signalled the potential for changes to legislation regarding nutrient neutrality and development. The Council will continue to monitor any future changes to legislation, planning policy and guidance regarding this matter.

5 District Four and Five Year Housing Land Supply Position

- 5.1 The aim of demonstrating a five year land supply is to prove that there is enough housing coming forward to meet requirements. On top of this, the current Government is seeking to increase housing delivery in the immediate future by requiring councils to demonstrate a minimum of 20% in places where delivery has persistently been below requirements.
- 5.2 This council does not have a pattern of persistently delivering below housing requirements (when measured against Local Plan targets or, more so, Government Housing Delivery Test numbers).
- 5.3 The adopted Local Plan has a housing requirement of 17,100 new homes for the 2013-2031 plan period, equivalent to an average of 950 dwellings per annum. However, now the plan has been adopted for more than five years, we refer to latest Government guidance. The latest guidance indicates we should be using a baseline figure of **893** dwellings per annum. If adopted, a new version of the NPPF (that was consulted on shortly after the new Government came to power in Summer 2024) would see this baseline figure rise further.

TABLE 15: Five year requirement – Split between West End and Rest of East Devon

East Devon and sub-area housing requirement for 1st April 2024 to 31st March 2029					
	Calculation	Rest of East Devon	West End	EDDC Total	Supply sources
A		341	552	893	Basic annual requirement*
B	Ax5	1,707	2,758	4,465	Five year requirement target
C	B/5	341	552	893	Annual target

TABLE 16: Five year supply – Split West End and Rest of East Devon

Supply sources at 31 March 2024 with realistic prospects of delivering dwellings 1st April 2024 to 31st March 2029					
	Calculation	Rest of East Devon	West End	EDDC Total	Supply sources
D		1,405	1,315	2,720	Extant permissions

E		0	600	600	Cranbrook Plan DPD expansion zones (allocations) - unconsented**
F		148	238	386	Future windfalls
G	D+E+F	1,553	2,153	3,706	Total five years deliverable supply
H	B-G	154	605	759	Five year shortfall or supply figure
		SHORTFALL	SHORTFALL	SHORTFALL	Shortfall or Supply
Five year housing land supply position at 2024 monitoring point					
I	G/C	4.55	3.90	4.15	Years of land supply

* Annual requirement based on Local Housing Need (standard method)

** Planning applications on 3 of the 4 Cranbrook expansion areas received Planning Committee 'Resolution to grant approval' after the 2023 Monitoring Point

Housing land supply position – EDDC Total

- 5.4 At 31 March 2024, East Devon District Council can demonstrate a **4.15** year housing land supply position against the Local Housing Need of 893 dwellings. The total number of dwellings deemed deliverable in the 5-year period being 3,706 dwellings. Comparing the 3,706 forecast 5 year supply (including dwelling equivalents from care homes) to the 4,465 net dwellings five year requirement indicates a district supply shortfall of **759** dwellings.
- 5.5 Therefore, EDDC cannot demonstrate a five year supply of deliverable sites at 31 March 2024. However, not being able to demonstrate a 5YHLS is, at time of publishing, only relevant to plan adoption.
- 5.6 EDDC is in a transitional period between local plans meaning it satisfies the conditions set out in paragraph 226 of the NPPF:

Paragraph 226 sets out criteria where, for a period of two years from the date of publication of the National Planning Policy Framework published on 19 December, an authority only needs, for the purposes of decision-making, to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing (with a buffer, if applicable) against either its housing requirement figure or LHN as appropriate.

- 5.7 Meeting the conditions of paragraph 226, above, results in the council being required to demonstrate a 4 year housing land supply, this is described in paragraph 55:

Where authorities meet the requirements of paragraph 226 of the National Planning Policy Framework, they only need to demonstrate a 4 year housing land supply (for decision making purposes only). References in this guidance to 5 year housing land supply in relation to decision-

making will need to be read as relating to 4 year housing land supply, where appropriate. For clarity, this does not apply to the sections of the guidance concerned with Annual Position Statements.

- 5.8 Having a 4.15 housing land supply figure demonstrates the council can demonstrate four year supply of deliverable sites at 31 March 2024. In effect, acting as if a 5YHLS position was able to be demonstrated outside of a transitional period.
- 5.9 Details on the housing land supply figure calculation and four and five year housing land position can be found online at:
- <https://www.gov.uk/guidance/housing-supply-and-delivery>
- 5.10 The results and conclusions in this document supersede all previous East Devon Housing Monitoring Updates reports regarding the four and five year housing land supply position.
- 5.11 Finally, for the avoidance of doubt, the four or five year housing land supply assessment does not prejudice or predetermine the rolling five year housing land supply assessment to be made in the future relating to the emerging East Devon Local Plan, including the five year land supply position at the anticipated point of plan adoption. The rolling five year housing land supply assessment for the Local Plan will need to be consistent with NPPF and PPG specifically regarding plan-making.

Housing land supply position – West End and Rest of East Devon split

- 5.12 The adopted local plan encompasses a spatial strategy that includes two sub areas – the West End of East Devon and the Rest of East Devon. The 893 annual district basic requirement shown in above is split into the two sub areas, and a five year housing supply position is calculated for the two sub areas as follows.
- The adopted local plan requirement figure of 17,100 is split into the two sub areas:
 - 10,563 dwellings in the West End (61.77% of the total)
This is based on the 10,563 supply-side policy figure in Strategic Policy 2 in the adopted Local Plan. Note the supply forecast in Appendix 2 of the adopted local plan had a NIL windfall allowance for the West End.
 - 6,537 in the Rest of East Devon (38.23% of the total)
This is based on the residue of the district requirement figure after subtracting the West End supply policy figure. Note: The aggregated supply side policy figure of 5,830 for the Rest of East Devon in Strategic Policy 2 in the adopted Local Plan excludes the windfall allowance for the Rest of East Devon that is shown in Appendix 2 of the adopted Local plan).
 - The Sub Area proportions of the district figure of 893 in the table above are therefore:
 - West End 61.77% (i.e. 552 p.a.)
 - Rest of East Devon 38.23% (i.e. 341 p.a.)

- 5.13 Consequently, applying the five year housing land supply calculation in 0 table above split into the two sub areas results in the following five year housing land supply positions:
- West End 3.90 years supply
 - Rest of East Devon 4.55 years supply
- 5.14 The calculation shows the impact of the West End sites on supply. They are the principal reason for the council being unable to demonstrate a district five year housing land supply position for NPPF paragraph 77 purposes. However, action to rectify the sub area position has occurred, namely:
- The Cranbrook Plan DPD was adopted in the monitoring year 2022/23; and
 - In three of the four Expansion Areas, there are recent planning applications where Planning Committee resolved to grant planning approval, subject to S106 agreements, since the 2023 Monitoring Point.
- 5.15 East Devon district council is in the process of adopting a new local plan. A new local plan allows for the Local housing need figure to be adjusted in line with the NPPF. Proposed reforms to the NPPF went out for consultation in September 2024 and the response to consultation is yet to be published. Although, at time of publishing, changes have not been finalised east devon is expected to see an increased local housing need figure. This new LHN figure will likely require an early review of the 5YHLS. Proposed reforms to the NPPF are available online at:
- <https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system#chapter-4--a-new-standard-method-for-assessing-housing-needs>

6 Delivery compared to adopted plan trajectory

- 6.1. **Error! Reference source not found.** table below compares the 2024 monitoring point completions and projections with the adopted East Devon Local Plan 2013 to 2031 housing trajectory over the plan period. The difference in delivery can be seen annually and are cumulatively totalled to show the difference between the local plan trajectory, the completions, and most recent projections.

TABLE 17: Comparison of Local Plan and 2024 trajectories

Period	2024 monitoring point total annual completions and 2024 trajectory Projections	Local Plan 2013 -31 trajectory - Annual Completions / Projections	Over / Under delivery compared to local plan trajectory	Cumulative difference between Local Plan 2013 -31 trajectory and 2024 monitoring point data
13/14	830	824	6	6
14/15	1,029	1,089	-60	-54
15/16	1,027	1,191	-164	-218
16/17	724	1,261	-537	-755
17/18	866	1,455	-589	-1344
18/19	929	1,464	-535	-1879
19/20	1,065	1,287	-222	-2101
20/21	867*	1,553	-686	-2787
21/22	1,039*	1,295	-256	-3043
22/23	998*	1,092	-94	-3137
23/24	623*	1,041	-418	-3555
24/25	1192	1,012	180	-3375
25/26	759	830	-71	-3446
26/27	660	691	-31	-3477
27/28	641	566	75	-3402
28/29	454	551	-97	-3499
29/30	813	551	262	-3237
30/31	700	565	135	-3102
TOTAL	15,216	18,318		

*Assumes MHCLG adjustments for care home beds have been made

- 6.2 The table above clearly shows that the delivery forecasts in the Local Plan trajectory are now not expected to be achieved. Those forecasts were ambitious. They also pre-date the latest Planning Practice Guidance on Housing supply and delivery. The Covid 19 pandemic impacted on delivery in 2020/21. Furthermore, delivery on strategic allocations has been delayed, notably due to:
- the lack of funding for the Axminster relief road and now the nutrients neutrality constraint has prevented the previously forecast early delivery of the strategic allocation at Axminster (in the Rest of East Devon) between 2017/18 and 2025/26;
 - the timing of the Cranbrook Plan DPD inspector's report, and subsequent plan adoption, which has led to longer forecast lead in times for applications in the Expansion Areas.
- 6.3 In producing the trajectory for the 2024 Housing Monitoring Update, the council is aware that work is currently in progress in on the emerging East Devon Local Plan 2020 to 2042. The NPPF requires the Council to demonstrate that the emerging plan has a five year supply at the point of plan adoption.

7 APPENDIX 1 - Local housing need calculation

- 7.1 Government guidance on calculating local housing is set out in the Planning Practice Guide: Housing and economic needs assessment. Please see the guidance for further explanation. The Council has applied this guidance to calculate the local housing need for East Devon for use in the five year housing land supply calculation as at the 2024 monitoring point. The calculations are as follows:

TABLE 18: Average annual increase in households

	EAST DEVON ONS HOUSEHOLD PROJECTIONS	
A	Projected households 2024	66,905
B	Projected households 2034	73,408
C	Projected increase in households 2024-2034 ($B-A$)	6,503
D	Annual projected increase in households 2024-2034 ($C/10$)	650.30

TABLE 19: 2023 affordability ratio

	EAST DEVON ONS AFFORDABILITY RATIO	
	<i>House price to workplace-based earnings ratio (published March 2024)</i>	
E	East Devon median house prices 2023	£350,000
F	East Devon median workplace earnings 2023	£35,058
G	East Devon affordability ratio (E/F)	9.98

TABLE 20: Adjustment Factor Calculations

Calculation of Adjustment Factor (based on PPG standard method)
Adjustment factor is calculated as follows = $((((9.98 - 4) / 4) * 0.25) + 1)$
$9.98 - 4 = 5.98$
$5.98 / 4 = 1.495$
$1.495 * 0.25 = 0.37375$
$0.37375 + 1 = \mathbf{1.37375}$

TABLE 21: 2024 Monitoring Point East Devon Local Housing Need

	EAST DEVON LOCAL HOUSING NEED	
H	Adjustment factor (PPG method)	1.37375
I	Annual projected increase in households 2024-2034 (<i>D</i>)	650.30
J	Local Housing Need (annual) (<i>I</i> * <i>H</i>)	893

Planning policy

Housing Monitoring Update Appendix 2

Up to 31 March 2024



November 2024

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To request this information in an
alternative format or language
please phone 01395 516551 or
email csc@eastdevon.gov.uk

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2 Projections within the plan period 20

1 Gross Completions 2023-24

Planning Ref	UPRN	Adress
14/2933/FUL	010096159248	APARTMENT 2, 3 THE BEACON, EXMOUTH, EX8 2AG
18/1347/FUL	010023103618	2 HIND STREET, OTTERY ST MARY, EX11 1BW
18/1585/FUL	010094724514	APARTMENT 8, PRIORY HOUSE, 10 PATERNOSTER ROW, OTTERY ST MARY, EX11 1ZL
20/0800/VAR	010096159130	THE COTTAGE, FARRANTSHAYES FARM, CLYST HYDON, CULLOMPTON, EX15 2NQ
20/0800/VAR	010094725111	MILL BARN, FARRANTSHAYES FARM, CLYST HYDON, CULLOMPTON, EX15 2NQ
20/0800/VAR	010094725110	ORCHARD BARN, FARRANTSHAYES FARM, CLYST HYDON, CULLOMPTON, EX15 2NQ
21/1508/PDQ	010096159398	OAKTREE LODGE, KERSWELL, CULLOMPTON, EX15 2ES
21/1508/PDQ	010094726050	3 MAGLEA BARN, KERSWELL, CULLOMPTON, EX15 2ES
21/1508/PDQ	010094726051	4 MAGLEA BARN, KERSWELL, CULLOMPTON, EX15 2ES
21/1508/PDQ	010094726049	2 MAGLEA BARN, KERSWELL, CULLOMPTON, EX15 2ES
22/0502/FUL	010096159116	FLAT 4, 8 ROLLE STREET, EXMOUTH, EX8 1HE
22/0502/FUL	010096159113	FLAT 1, 8 ROLLE STREET, EXMOUTH, EX8 1HE
22/2251/PDG	010000250205	FLAT 1, BATH HOUSE, PROSPECT PLACE, SIDMOUTH, EX10 8AS
12/1640/FUL	010024074229	THE OLD CHAPEL, FENITON, HONITON, EX14 3DE
14/2933/FUL	010096159249	APARTMENT 3, 3 THE BEACON, EXMOUTH, EX8 2AG
14/2933/FUL	010096159250	APARTMENT 4, 3 THE BEACON, EXMOUTH, EX8 2AG
17/1877/PDQ	010094724275	THE STABLES, LONG PARK FARM, TALATON ROAD, FENITON, HONITON, EX14 3BU
18/2854/FUL	010000267570	2 SOWTON VILLAGE, SOWTON, EXETER, EX5 2AD
20/0563/VAR	010090911082	WILLOWS BARN, APPLIEDORE FARM, FARWAY, COLYTON, EX24 6EH
22/0596/COU	010023101281	SECOND FLOOR FLAT, SWAN HILL HOUSE, SWAN HILL ROAD, COLYFORD COLYTON, EX24 6QQ
22/2797/PDQ	010096159938	OAK MEADOW, SANCTUARY LANE, WOODBURY SALTERTON, EXETER, EX5 1ET
23/0408/VAR	010023102820	ILEX COTTAGE, HOLLY BALL LANE, WHIMPLE, EXETER, EX5 2QX
23/0503/CPE	010096160097	THE DAIRY, DOWLANDS, ROUSDON, LYME REGIS, DT7 3XP
23/0538/FUL	010096159954	FLAT 1, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/0538/FUL	010096159955	FLAT 2, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/0538/FUL	010096159956	FLAT 3, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/0538/FUL	010096159957	FLAT 4, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/0538/FUL	010096159958	FLAT 5, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/0538/FUL	010096159959	FLAT 6, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/0538/FUL	010096159960	FLAT 7, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/0538/FUL	010096159961	FLAT 8, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/0538/FUL	010096159962	FLAT 9, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/0538/FUL	010096159963	FLAT 10, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/2508/COU	100041128221	THE OLD POST OFFICE, CHARMOUTH ROAD, AXMINSTER, EX13 5SZ
23/2518/CPE	010000247346	WHISTLERS HOLLOW, SHELDON, HONITON, EX14 4QP

13/1230/MFUL	010094723085	27 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/1230/MFUL	010094723052	4 ENGINEERS WAY, EXMOUTH, EX8 2FZ
13/1230/MFUL	010094723095	47 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/1230/MFUL	010094723084	25 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/1230/MFUL	010094723086	29 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/1230/MFUL	010094723087	31 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/1230/MFUL	010094723091	39 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/1230/MFUL	010094723083	23 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/1230/MFUL	010094723082	21 SHIPPENS MEAD, EXMOUTH, EX8 2GA
14/0557/MOUT	010094723450	10 SILK DRIVE, HONITON, EX14 1EZ
14/0557/MOUT	010094723428	4 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723429	6 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723430	8 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723405	52 OLD SHOW FIELD WAY, HONITON, EX14 1EP
14/0557/MOUT	010094723357	1 OLD SHOW FIELD WAY, HONITON, EX14 1EP
14/0557/MOUT	010094723432	12 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723352	1 CRIER STREET, HONITON, EX14 1EN
14/0557/MOUT	010094723406	54 OLD SHOW FIELD WAY, HONITON, EX14 1EP
14/0557/MOUT	010094723403	48 OLD SHOW FIELD WAY, HONITON, EX14 1EP
14/0557/MOUT	010094723404	50 OLD SHOW FIELD WAY, HONITON, EX14 1EP
16/1826/MFUL	010094726105	1 LITTLE WOOD CLOSE, CRANBROOK, EXETER, EX5 7JU
17/1683/OUT	010096159356	5 CLINTON MEWS, CLINTON TERRACE, BUDLEIGH SALTERTON, EX9 6BJ
17/1683/OUT	010096159357	6 CLINTON MEWS, CLINTON TERRACE, BUDLEIGH SALTERTON, EX9 6BJ
17/1683/OUT	010096159354	3 CLINTON MEWS, CLINTON TERRACE, BUDLEIGH SALTERTON, EX9 6BJ
17/1683/OUT	010096159353	2 CLINTON MEWS, CLINTON TERRACE, BUDLEIGH SALTERTON, EX9 6BJ
17/1683/OUT	010096159352	1 CLINTON MEWS, CLINTON TERRACE, BUDLEIGH SALTERTON, EX9 6BJ
17/1683/OUT	010096159355	4 CLINTON MEWS, CLINTON TERRACE, BUDLEIGH SALTERTON, EX9 6BJ
19/0412/FUL	010094726062	4 CEDAR MEWS, LYME CLOSE, AXMINSTER, EX13 5GZ
19/0412/FUL	010094726063	5 CEDAR MEWS, LYME CLOSE, AXMINSTER, EX13 5GZ
19/0412/FUL	010094726061	3 CEDAR MEWS, LYME CLOSE, AXMINSTER, EX13 5GZ
19/2674/FUL	010094725103	1 THE OLD CLUB, BERRY HILL, BEER, SEATON, EX12 3JP
19/2674/FUL	010094725109	FLAT 2, BURROUGH HOUSE, BERRY HILL, BEER, SEATON, EX12 3JP
20/0726/FUL	100040169040	8 FOXHOLES HILL, EXMOUTH, EX8 2DF
20/0753/FUL	010096159324	THE HAY, VICTORIA PLACE, AXMINSTER, EX13 5US
20/0753/FUL	010096159323	THE HAM, VICTORIA PLACE, AXMINSTER, EX13 5US
21/0893/VAR	010000266306	EARLYS, CHARDSTOCK, AXMINSTER, EX13 7BW
21/3346/FUL	010094726199	OLIVE TREE COURT, BROADHEMBURY, HONITON, EX14 3LN
22/0257/FUL	010096159403	BUSHY PARK BARN, KNOWLE HILL, BUDLEIGH SALTERTON, EX9 7AL
22/2130/FUL	010096159480	HOLCOMBE LINHAY, HOLCOMBE LANE, OTTERY ST MARY, EX11 1PH
22/2351/FUL	100041125594	12 CAMBRIDGE TERRACE, SALCOMBE ROAD, SIDMOUTH, EX10 8PL
23/0849/FUL	010023004563	BULVERTON HOUSE ANNEXE, BULVERTON, DEVON EX10 9DW

08/1779/FUL	010000275783	STOCKHAM FARM, SOUTHLEIGH, COLYTON, EX24 6JA
13/1230/MFUL	010094723089	35 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/1230/MFUL	010094723090	37 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/1230/MFUL	010094723094	45 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/2003/FUL	100040173806	24 NORMANDY CLOSE, EXMOUTH, EX8 4PB
14/0557/MOUT	010094723354	3 CRIER STREET, HONITON, EX14 1EN
14/0557/MOUT	010094723414	3 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723415	5 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723416	7 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723417	9 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723418	11 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723419	13 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723420	15 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723421	17 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723424	23 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723425	25 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723434	16 DAIRY CLOSE, HONITON, EX14 1ER
16/1124/FUL	100040160384	WHISPERING PINE, SEATON ROAD, COLYFORD, COLYTON, EX24 6QP
17/1778/FUL	010000271798	BENCHAMS COTTAGE, NEWTON POPPLEFORD, SIDMOUTH, EX10 0DA
18/1779/MFUL	010094722370	APARTMENT 19, LOCKYER LODGE, SOUTH LAWN, SIDFORD, SIDMOUTH, EX10 9FN
19/2046/FUL	010094725918	FLAT 2, 8 HIND STREET, OTTERY ST MARY
19/2674/FUL	010094725104	2 THE OLD CLUB, BERRY HILL, BEER, SEATON, EX12 3JP
19/2674/FUL	010094725108	FLAT 1, BURROUGH HOUSE, BERRY HILL, BEER, SEATON, EX12 3JP
20/0726/FUL	010096159270	8A FOXHOLES HILL, EXMOUTH, EX8 2DF
20/1287/FUL	010000270736	MOOR CREST, THE COMMON, EXMOUTH, EX8 5EE
20/1792/FUL	010000277073	THE BEND, KINGSDON, COLYTON, EX24 6EZ
20/1838/MFUL	010096158314	24 ROLLE GARDENS, EXMOUTH, EX8 2GF
20/1838/MFUL	010096158313	23 ROLLE GARDENS, EXMOUTH, EX8 2GF
20/1838/MFUL	010096158318	28 ROLLE GARDENS, EXMOUTH, EX8 2GF
21/0960/FUL	010096159905	THE LINNEY, CHAPEL STREET, SIDMOUTH, EX10 8ND
21/0960/FUL	010096159903	FLAT 1, ABERDEEN HOUSE, CHAPEL STREET, SIDMOUTH, EX10 8ND
21/0960/FUL	010096159904	FLAT 2, ABERDEEN HOUSE, CHAPEL STREET, SIDMOUTH, EX10 8ND
14/1960/MRES	010096158398	10 DRIFTWOOD CLOSE, SEATON, EX12 2GD
14/1960/MRES	010096158396	8 DRIFTWOOD CLOSE, SEATON, EX12 2GD
17/1941/FUL	010096159367	TREEHAVEN, 54A DOUGLAS AVENUE, EXMOUTH, EX8 2HE
18/2621/FUL	010094726068	21A MALDEN ROAD, SIDMOUTH, EX10 9LX
19/1731/FUL	010096159466	9A TURNER AVENUE, EXMOUTH, EX8 2LF
10/0894/FUL	010090912106	1 BROOKHILL GARDENS, CHARD ROAD, AXMINSTER, EX13 5ED
14/1960/MRES	010096158389	1 DRIFTWOOD CLOSE, SEATON, EX12 2GD
14/1960/MRES	010096158391	3 DRIFTWOOD CLOSE, SEATON, EX12 2GD
14/1960/MRES	010096158392	4 DRIFTWOOD CLOSE, SEATON, EX12 2GD

14/1960/MRES	010096158393	5 DRIFTWOOD CLOSE, SEATON, EX12 2GD
14/1960/MRES	010096158394	6 DRIFTWOOD CLOSE, SEATON, EX12 2GD
14/1960/MRES	010096158395	7 DRIFTWOOD CLOSE, SEATON, EX12 2GD
14/1960/MRES	010096158399	11 DRIFTWOOD CLOSE, SEATON, EX12 2GD
14/1960/MRES	010096158400	12 DRIFTWOOD CLOSE, SEATON, EX12 2GD
18/2261/FUL	010096159669	200 WITHYCOMBE VILLAGE ROAD, EXMOUTH, EX8 3BD
19/0394/FUL	010096159939	ASGARD, PLYMTREE, CULLOMPTON, EX15 2JS
20/0856/FUL	010094724277	SILVER BIRCH, CHURCH ROAD, WHIMPLE, EXETER, EX5 2SY
20/1141/FUL	010096159125	1 LOWERFOLD, WHALLEY LANE, UPLYME, LYME REGIS, DT7 3UP
20/1141/FUL	010096159126	2 LOWERFOLD, WHALLEY LANE, UPLYME, LYME REGIS, DT7 3UP
21/0518/FUL	010096159828	CHERRY TREE HOUSE, CLAREMONT LANE, EXMOUTH, EX8 2LE
21/1279/FUL	010096159746	28 HIGHFIELD, HONITON, EX14 1JD
21/1439/FUL	010096160082	MILLCROFT, GAMMONS HILL, KILMINGTON, AXMINSTER, EX13 7RA
21/2921/FUL	010096160151	QUESTANT HOUSE, SID ROAD, SIDMOUTH, EX10 9AL
22/0942/RES	010096160081	SCHOOL HOUSE, CLYST HONITON, EXETER, EX5 2LZ
22/2704/CPE	010096160220	SEA VIEW CARAVAN, HEATHER DOWN FARM, AYLESBEARE, EXETER, EX5 2DQ
23/1175/FUL	010096160093	ELBURY COTTAGE, SUTHERLAKE, BROADCLYST, EXETER, EX5 3BL
03/P1900	010094725150	12 LONG PARK, CRANBROOK, EXETER, EX5 7JD
03/P1900	010094725149	10 LONG PARK, CRANBROOK, EXETER, EX5 7JD
03/P1900	010094722677	26 LOWER FURLONG CLOSE, CRANBROOK, EXETER, EX5 7HQ
03/P1900	010094725147	6 LONG PARK, CRANBROOK, EXETER, EX5 7JD
03/P1900	010094722456	4 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094725148	8 LONG PARK, CRANBROOK, EXETER, EX5 7JD
03/P1900	010094722457	6 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094722522	8 LONG MEADOW ROAD, CRANBROOK, EXETER, EX5 7HF
03/P1900	010094722520	4 LONG MEADOW ROAD, CRANBROOK, EXETER, EX5 7HF
03/P1900	010094722455	2 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094722635	13 POND CLOSE, CRANBROOK, EXETER, EX5 7HN
03/P1900	010094724160	14 ORCHARD WAY, CRANBROOK, EXETER, EX5 7HY
03/P1900	010094722551	153 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7HG
03/P1900	010094724155	4 ORCHARD WAY, CRANBROOK, EXETER, EX5 7HY
03/P1900	010094722552	155 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7HG
03/P1900	010094724125	7 ORCHARD WAY, CRANBROOK, EXETER, EX5 7HY
03/P1900	010094725388	29 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094725383	19 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094725387	27 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094725384	21 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094725386	25 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094725376	5 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094725309	59 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725307	55 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF

03/P1900	010094725305	51 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725317	16 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725297	35 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725319	20 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725290	21 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725293	27 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725318	18 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725291	23 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725316	14 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725294	29 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725295	31 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725314	10 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725292	25 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725347	2 HORSE FIELD, CRANBROOK, EXETER, EX5 7JG
03/P1900	010094725454	16 ELBOW CLOSE, CRANBROOK, EXETER, EX5 7JN
03/P1900	010094725453	14 ELBOW CLOSE, CRANBROOK, EXETER, EX5 7JN
03/P1900	010094725452	12 ELBOW CLOSE, CRANBROOK, EXETER, EX5 7JN
03/P1900	010094725484	32 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725483	30 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725481	26 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725473	10 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725485	34 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725482	28 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725480	24 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725475	14 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725474	12 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725469	2 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725471	6 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725470	4 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725472	8 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725506	41 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725521	26 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725516	16 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725518	20 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725517	18 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725515	14 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725522	1 LITTLE SANSON, CRANBROOK, EXETER, EX5 7JR
03/P1900	010094725523	3 LITTLE SANSON, CRANBROOK, EXETER, EX5 7JR
03/P1900	010094722523	10 LONG MEADOW ROAD, CRANBROOK, EXETER, EX5 7HF
03/P1900	010094722524	12 LONG MEADOW ROAD, CRANBROOK, EXETER, EX5 7HF
03/P1900	010094725145	2 LONG PARK, CRANBROOK, EXETER, EX5 7JD

03/P1900	010094724159	12 ORCHARD WAY, CRANBROOK, EXETER, EX5 7HY
03/P1900	010094724158	10 ORCHARD WAY, CRANBROOK, EXETER, EX5 7HY
03/P1900	010094724162	18 ORCHARD WAY, CRANBROOK, EXETER, EX5 7HY
03/P1900	010094725146	4 LONG PARK, CRANBROOK, EXETER, EX5 7JD
03/P1900	010094722525	14 LONG MEADOW ROAD, CRANBROOK, EXETER, EX5 7HF
03/P1900	010094722521	6 LONG MEADOW ROAD, CRANBROOK, EXETER, EX5 7HF
09/0022/MOUT	010090914302	12 HERON CRESCENT, SEATON, EX12 2FS
09/0022/MOUT	010090914322	7 SHEARWATER WAY, SEATON, EX12 2FT
09/0022/MOUT	010090914323	9 SHEARWATER WAY, SEATON, EX12 2FT
09/0022/MOUT	010090914298	4 HERON CRESCENT, SEATON, EX12 2FS
09/0022/MOUT	010090914300	8 HERON CRESCENT, SEATON, EX12 2FS
09/0022/MOUT	010090914301	10 HERON CRESCENT, SEATON, EX12 2FS
09/0022/MOUT	010090914299	6 HERON CRESCENT, SEATON, EX12 2FS
10/0816/MOUT	010093124904	9 CHAPEL WAY, AXMINSTER, EX13 5GY
10/0816/MOUT	010093124860	32 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124841	11 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124855	22 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124857	26 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124854	20 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124853	18 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124847	6 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124837	3 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124939	34 CHAPEL WAY, AXMINSTER, EX13 5GY
10/0816/MOUT	010093124931	18 CHAPEL WAY, AXMINSTER, EX13 5GY
10/0816/MOUT	010093124842	13 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124851	14 CURLEW CLOSE, AXMINSTER, EX13 5GW
11/2629/MFUL	010093126644	4 EVANS FIELD, BUDLEIGH SALTERTON, EX9 7AU
12/0795/MOUT	010096158637	80 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010094725607	56 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010094725610	62 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010096158620	25 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158623	31 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158611	44 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010094725629	15 LANG HILL, EXETER, EX1 4AZ
12/0795/MOUT	010094725627	11 LANG HILL, EXETER, EX1 4AZ
12/0795/MOUT	010094725626	9 LANG HILL, EXETER, EX1 4AZ
12/0795/MOUT	010094725622	1 LANG HILL, EXETER, EX1 4AZ
12/0795/MOUT	010094725623	3 LANG HILL, EXETER, EX1 4AZ
12/0795/MOUT	010094725625	7 LANG HILL, EXETER, EX1 4AZ
12/0795/MOUT	010094725651	10 CROUCHER CLOSE, EXETER, EX1 4BA
12/0795/MOUT	010096158621	27 FARLEY GROVE, EXETER, EX1 3YX

12/0795/MOUT	010096158612	46 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158614	50 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158624	33 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158610	42 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158625	35 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158626	37 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010094725599	40 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010094725598	38 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010094725608	58 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010094725606	54 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010094725609	60 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010094725611	64 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010096158622	29 FARLEY GROVE, EXETER, EX1 3YX
12/1016/MFUL	010093128569	33 FLORA CLOSE, EXMOUTH, EX8 4FA
12/1291/MOUT	010094724382	32 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094724369	6 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094723753	38 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723754	40 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723756	44 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723757	46 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723758	48 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723750	32 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723749	30 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723747	26 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723748	28 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723751	34 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723752	36 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094724431	20 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724414	7 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724413	5 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724435	1 IRON ACRE, TITHEBARN, EXETER, EX1 3ZS
12/1291/MOUT	010094724391	50 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094724389	46 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094724381	30 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094724388	44 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094724387	42 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094724367	2 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094724383	34 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094725906	12 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4BD
12/1291/MOUT	010094725905	10 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4BD
12/1291/MOUT	010094725902	4 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4BD

12/1291/MOUT	010094725901	2 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4BD
12/1291/MOUT	010094725881	6 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725898	23 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725897	22 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725899	24 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725900	25 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725879	4 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725880	5 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010096158114	21 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
12/1291/MOUT	010096158123	18 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
13/0001/MOUT	010093125960	2 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010093125961	4 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010093125962	6 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010093125963	8 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722818	20 BLACKMORE DRIVE, EXETER, EX1 4AH
13/0001/MOUT	010094722725	37 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722723	33 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722722	31 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722701	44 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722700	42 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722704	50 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722724	35 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722703	48 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722844	1 CLATWORTHY AVENUE, EXETER, EX1 4AN
13/0001/MOUT	010094722845	2 CLATWORTHY AVENUE, EXETER, EX1 4AN
13/0001/MOUT	010094722846	3 CLATWORTHY AVENUE, EXETER, EX1 4AN
13/0001/MOUT	010094722702	46 MANLEY MEADOW, EXETER, EX1 3GQ
13/2744/MOUT	010093128655	109 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128717	106 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128651	101 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128711	94 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128709	90 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128842	6 HIGHER ASH CLOSE, GITTISHAM, HONITON, EX14 3FU
13/2744/MOUT	010093128840	4 HIGHER ASH CLOSE, GITTISHAM, HONITON, EX14 3FU
13/2744/MOUT	010093128768	31 LONGLANDS WAY, GITTISHAM, HONITON, EX14 3FX
13/2744/MOUT	010093128767	29 LONGLANDS WAY, GITTISHAM, HONITON, EX14 3FX
13/2744/MOUT	010093128756	7 LONGLANDS WAY, GITTISHAM, HONITON, EX14 3FX
13/2744/MOUT	010093128716	104 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128657	113 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128652	103 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128718	108 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH

13/2744/MOUT	010093128715	102 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
14/0330/MOUT	010094726352	11 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726353	13 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726369	18 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726370	20 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726365	10 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726351	9 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726361	2 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726363	6 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726362	4 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726397	2 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/1380/MOUT	010094725659	1 HORNDON FIELD, WOODBURY, EXETER, EX5 1FZ
14/2761/MOUT	010094724860	126 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724984	4 ALDRIDGE PLACE, TITHEBARN, EXETER, EX1 4AS
14/2761/MOUT	010094724851	108 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724853	112 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724875	156 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724850	106 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724852	110 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724864	134 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724862	130 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724858	122 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724983	2 ALDRIDGE PLACE, TITHEBARN, EXETER, EX1 4AS
14/2761/MOUT	010094724985	6 ALDRIDGE PLACE, TITHEBARN, EXETER, EX1 4AS
14/2761/MOUT	010094724986	8 ALDRIDGE PLACE, TITHEBARN, EXETER, EX1 4AS
14/2761/MOUT	010094724855	116 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724874	154 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724992	2 MOORE MEADOW, TITHEBARN, EXETER, EX1 4AT
14/2761/MOUT	010094725039	35 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725044	10 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725031	19 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725037	31 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725029	15 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725033	23 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725035	27 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725030	17 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725032	21 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725034	25 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725022	1 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725023	3 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725024	5 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX

14/2761/MOUT	010094725046	4 NEWBERRY PLACE, TITHEBARN, EXETER, EX1 4AY
14/2761/MOUT	010094725047	6 NEWBERRY PLACE, TITHEBARN, EXETER, EX1 4AY
14/2761/MOUT	010094724841	159 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 3UQ
14/2761/MOUT	010094724861	128 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724863	132 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
15/0269/OUT	010094726614	1 THORNFIELD CLOSE, COLYTON, EX24 6AL
15/0269/OUT	010094726615	2 THORNFIELD CLOSE, COLYTON, EX24 6AL
15/0269/OUT	010094726616	3 THORNFIELD CLOSE, COLYTON, EX24 6AL
15/2028/FUL	010093124651	THE LAURELS, WILMINGTON, HONITON, EX14 9JU
16/1022/MOUT	010093126921	6 BUCKERIDGE ROAD, EXMOUTH, EX8 2FG
16/1022/MOUT	010093126976	19 CHAPMAN ROAD, EXMOUTH, EX8 2FJ
16/1022/MOUT	010093126975	17 CHAPMAN ROAD, EXMOUTH, EX8 2FJ
16/1022/MOUT	010093126925	14 BUCKERIDGE ROAD, EXMOUTH, EX8 2FG
16/1022/MOUT	010093126923	10 BUCKERIDGE ROAD, EXMOUTH, EX8 2FG
16/1022/MOUT	010093126945	18 BUCKINGHAM CLOSE, EXMOUTH, EX8 2JB
16/1022/MOUT	010093126944	16 BUCKINGHAM CLOSE, EXMOUTH, EX8 2JB
16/1022/MOUT	010093126974	15 CHAPMAN ROAD, EXMOUTH, EX8 2FJ
16/1022/MOUT	010093127100	105 PARK DRIVE, EXMOUTH, EX8 2FQ
16/1492/FUL	010096159741	THE TRACTOR SHED, MARSH FARM, KILMINGTON, AXMINSTER, EX13 7DR
18/2799/MOUT	010096158126	15 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
18/2799/MOUT	010096158128	19 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
18/2799/MOUT	010096158124	20 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
18/2799/MOUT	010096158125	22 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
18/2799/MOUT	010096158122	16 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
19/2333/OUT	010096159839	WAVESIDE, 2B EAST BUDLEIGH ROAD, BUDLEIGH SALTERTON, EX9 6HE
19/2333/OUT	010096159838	PEBBLESIDE, 2A EAST BUDLEIGH ROAD, BUDLEIGH SALTERTON, EX9 6HE
22/2782/FUL	010096158226	LAND AND FARM BUILDINGS AT HOLMSLEIGH FARM, MONKTON
03/P1900	010094722553	157 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7HG
03/P1900	010094722556	163 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7HG
03/P1900	010096158830	7 STONES GALLOP, CRANBROOK, EXETER, EX5 7DY
03/P1900	010094725332	46 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725395	61 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7FZ
03/P1900	010094724181	5 APPLE WAY, CRANBROOK, EXETER, EX5 7HZ
03/P1900	010094725296	33 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725299	39 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725333	48 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725334	1 HORSE FIELD, CRANBROOK, EXETER, EX5 7JG
03/P1900	010094725335	3 HORSE FIELD, CRANBROOK, EXETER, EX5 7JG
03/P1900	010094725375	3 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094725390	51 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7FZ
03/P1900	010094725427	104 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7JL

03/P1900	010094725428	106 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7JL
03/P1900	010094725444	7 ELBOW CLOSE, CRANBROOK, EXETER, EX5 7JN
03/P1900	010094725487	3 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725488	5 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725489	7 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725490	9 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725491	11 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725492	13 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725493	15 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725494	17 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725495	19 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725496	21 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725497	23 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725498	25 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725499	27 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725500	29 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725501	31 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725502	33 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725504	37 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725505	39 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725507	43 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725508	45 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725519	22 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725520	24 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725558	33 HOP YARD, CRANBROOK, EXETER, EX5 7JJ
03/P1900	010094725559	1 WHITE GATE, CRANBROOK, EXETER, EX5 7JT
03/P1900	010094725301	43 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725304	49 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725306	53 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725308	57 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725320	22 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725321	24 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725322	26 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725325	32 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725326	34 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725300	41 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725328	38 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725330	42 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725331	44 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725357	7 COUCH FIELD, CRANBROOK, EXETER, EX5 7JH
03/P1900	010094722554	159 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7HG

03/P1900	010094722555	161 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7HG
03/P1900	010096158826	30 STONES GALLOP, CRANBROOK, EXETER, EX5 7DY
03/P1900	010094725360	13 COUCH FIELD, CRANBROOK, EXETER, EX5 7JH
03/P1900	010094725302	45 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725303	47 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725393	57 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7FZ
03/P1900	010094725429	108 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7JL
03/P1900	010094725503	35 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
09/0022/MOUT	010090914297	2 HERON CRESCENT, SEATON, EX12 2FS
09/0022/MOUT	010090914303	14 HERON CRESCENT, SEATON, EX12 2FS
09/0022/MOUT	010090914304	16 HERON CRESCENT, SEATON, EX12 2FS
09/0022/MOUT	010090914305	18 HERON CRESCENT, SEATON, EX12 2FS
09/0022/MOUT	010090914306	20 HERON CRESCENT, SEATON, EX12 2FS
09/0022/MOUT	010090914321	5 SHEARWATER WAY, SEATON, EX12 2FT
10/0816/MOUT	010093124822	12 COVERT CLOSE, AXMINSTER, EX13 5GU
10/0816/MOUT	010093124843	15 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124848	8 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124856	24 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124858	28 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124859	30 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124861	34 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010094724316	25 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010094724313	19 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010094724314	21 CURLEW CLOSE, AXMINSTER, EX13 5GW
12/0795/MOUT	010096158700	6 BARNS CLOSE, EXETER, EX1 4BZ
12/0795/MOUT	010096158613	48 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158615	52 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158616	54 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158617	56 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158618	58 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158619	60 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158627	39 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158628	41 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158629	43 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158645	96 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010096158646	98 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010096158647	100 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010096158648	102 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010096158649	104 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010096158660	55 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010096158661	57 COAKER ROAD, EXETER, EX1 3BH

12/0795/MOUT	010096158692	3 BARNS CLOSE, EXETER, EX1 4BZ
12/0795/MOUT	010096158691	1 BARNS CLOSE, EXETER, EX1 4BZ
12/1291/MOUT	010094724416	11 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094723755	42 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094725903	6 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4BD
12/1291/MOUT	010094725896	21 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725883	8 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725884	9 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725885	10 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725886	11 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725887	12 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725888	13 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725889	14 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725890	15 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725891	16 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725892	17 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725893	18 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725894	19 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725895	20 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725882	7 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094724434	26 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724433	24 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724447	2 IRON ACRE, TITHEBARN, EXETER, EX1 3ZS
12/1291/MOUT	010094724432	22 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724419	17 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724420	19 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724390	48 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094724415	9 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724418	15 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724417	13 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
13/0001/MOUT	010094722813	15 BLACKMORE DRIVE, EXETER, EX1 4AH
13/0001/MOUT	010094722817	19 BLACKMORE DRIVE, EXETER, EX1 4AH
13/0001/MOUT	010094722705	52 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722810	12 BLACKMORE DRIVE, EXETER, EX1 4AH
13/0001/MOUT	010094722812	14 BLACKMORE DRIVE, EXETER, EX1 4AH
13/0001/MOUT	010094722815	17 BLACKMORE DRIVE, EXETER, EX1 4AH
13/2744/MOUT	010093128723	118 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128724	120 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128725	122 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128726	124 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128727	126 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH

13/2744/MOUT	010093128728	128 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128734	140 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128735	142 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128736	144 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128737	146 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128738	148 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128739	150 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128740	152 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128741	154 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128742	156 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128766	27 LONGLANDS WAY, GITTISHAM, HONITON, EX14 3FX
13/2744/MOUT	010093128837	1 HIGHER ASH CLOSE, GITTISHAM, HONITON, EX14 3FU
13/2744/MOUT	010093128843	7 HIGHER ASH CLOSE, GITTISHAM, HONITON, EX14 3FU
13/2744/MOUT	010093128845	9 HIGHER ASH CLOSE, GITTISHAM, HONITON, EX14 3FU
13/2744/MOUT	010093128848	12 HIGHER ASH CLOSE, GITTISHAM, HONITON, EX14 3FU
13/2744/MOUT	010093128838	2 HIGHER ASH CLOSE, GITTISHAM, HONITON, EX14 3FU
13/2744/MOUT	010093128720	112 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128719	110 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128656	111 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128722	116 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128721	114 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128846	10 HIGHER ASH CLOSE, GITTISHAM, HONITON, EX14 3FU
14/0330/MOUT	010096159710	16A FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726364	8 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726366	12 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726367	14 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726368	16 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726371	22 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726380	1 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726381	3 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726382	5 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726383	7 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726384	9 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726385	11 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726386	13 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726387	15 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726398	4 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726399	6 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726400	8 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726401	10 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726402	12 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ

14/0330/MOUT	010094726403	14 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726405	18 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/2761/MOUT	010094725010	21 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725009	19 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725008	17 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725011	23 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725000	1 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725007	15 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725006	13 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725001	3 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725002	5 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725003	7 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725004	9 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725005	11 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725012	25 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725013	27 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725014	29 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725015	31 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725016	33 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725017	1 CLARKE GARDENS, TITHEBARN, EXETER, EX1 4AW
14/2761/MOUT	010094725018	3 CLARKE GARDENS, TITHEBARN, EXETER, EX1 4AW
14/2761/MOUT	010094725019	5 CLARKE GARDENS, TITHEBARN, EXETER, EX1 4AW
14/2761/MOUT	010094725020	7 CLARKE GARDENS, TITHEBARN, EXETER, EX1 4AW
14/2761/MOUT	010094725021	9 CLARKE GARDENS, TITHEBARN, EXETER, EX1 4AW
14/2761/MOUT	010094725025	7 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725026	9 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725027	11 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725028	13 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725036	29 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725038	33 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725040	2 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725041	4 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725042	6 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725043	8 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725045	2 NEWBERRY PLACE, TITHEBARN, EXETER, EX1 4AY
14/2761/MOUT	010094725098	2 CLARKE GARDENS, TITHEBARN, EXETER, EX1 4AW
14/2761/MOUT	010094725099	4 CLARKE GARDENS, TITHEBARN, EXETER, EX1 4AW
14/2761/MOUT	010094725101	8 CLARKE GARDENS, TITHEBARN, EXETER, EX1 4AW
14/2761/MOUT	010094724973	27 ALDRIDGE PLACE, TITHEBARN, EXETER, EX1 4AS
15/0269/OUT	010094726617	4 THORNFIELD CLOSE, COLYTON, EX24 6AL
15/0269/OUT	010094726618	5 THORNFIELD CLOSE, COLYTON, EX24 6AL

16/0787/MOUT	010094726159	1 ORCOMBE GARDENS, EXMOUTH, EX8 2HL
16/0787/MOUT	010094726160	2 ORCOMBE GARDENS, EXMOUTH, EX8 2HL
16/0787/MOUT	010094726162	4 ORCOMBE GARDENS, EXMOUTH, EX8 2HL
16/0787/MOUT	010094726163	5 ORCOMBE GARDENS, EXMOUTH, EX8 2HL
16/0787/MOUT	010094726178	20 ORCOMBE GARDENS, EXMOUTH, EX8 2HL
16/0787/MOUT	010094726179	21 ORCOMBE GARDENS, EXMOUTH, EX8 2HL
16/0787/MOUT	010094726180	22 ORCOMBE GARDENS, EXMOUTH, EX8 2HL
16/1022/MOUT	010093127095	95 PARK DRIVE, EXMOUTH, EX8 2FQ
16/1022/MOUT	010093127097	99 PARK DRIVE, EXMOUTH, EX8 2FQ
18/2799/MOUT	010094726704	5 YEW GARDENS, TITHEBARN, EXETER, EX1 4BP
18/2799/MOUT	010094726703	3 YEW GARDENS, TITHEBARN, EXETER, EX1 4BP
18/2799/MOUT	010094726705	7 YEW GARDENS, TITHEBARN, EXETER, EX1 4BP
18/2799/MOUT	010094726706	9 YEW GARDENS, TITHEBARN, EXETER, EX1 4BP
18/2799/MOUT	010094726707	11 YEW GARDENS, TITHEBARN, EXETER, EX1 4BP
18/2799/MOUT	010094726708	13 YEW GARDENS, TITHEBARN, EXETER, EX1 4BP
18/2799/MOUT	010096158113	19 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
18/2799/MOUT	010096158116	4 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
18/2799/MOUT	010096158117	6 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
18/2799/MOUT	010096158118	8 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
18/2799/MOUT	010096158119	10 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
18/2799/MOUT	010096158120	12 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
18/2799/MOUT	010096158121	14 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
19/2773/FUL	010094725661	3 HORNDON FIELD, WOODBURY, EXETER, EX5 1FZ
16/0894/PDQ	010096159416	THE TALLET, CLYST HYDON, CULLOMPTON, EX15 2NH
18/1464/FUL	010094724324	POUND BARN, LOWER BUDLEIGH, EAST BUDLEIGH, BUDLEIGH SALTERTON, EX9 7DL
18/2410/FUL	010094725996	FAIRWAYS, RAWRIDGE, HONITON, EX14 9QP
19/0972/FUL	010096159392	NORTON FARM, THORVERTON, EXETER, EX5 5JW
20/0451/FUL	010096159453	TEN PENNY OAKS, GITTISHAM, HONITON, EX14 3AU
20/2620/FUL	010096159369	BULLMOOR COTTAGE, AWLISCOMBE, HONITON, EX14 3PR
21/1674/FUL	010096158224	3 DRAKES MEADOW, UP EXE, EXETER, EX5 5ND
21/2215/FUL	010096158156	THE BARN, WHITEHILL, ALFINGTON, OTTERY ST MARY, EX11 1NX
23/0010/FUL	010096158203	SWALLOWFIELD, SOUTHERTON, OTTERY ST MARY, EX11 1SD
15/1867/PDQ	010096159881	HORSESHOE COTTAGE, HAWKCHURCH, AXMINSTER, EX13 5XN
17/2359/PDQ	010093127354	APPLE BARN, REWE, EXETER, EX5 4DX
18/1476/FUL	010096160094	DEER VIEW, WARE VIEW, OTTERY ST MARY, EX11 1PJ
19/0530/OUT	010096159721	BIRCHWOOD HOUSE, SHUTE ROAD, KILMINGTON, AXMINSTER, EX13 7ST
19/1968/FUL	010094722265	KNAP VIEW, DULFORD, CULLOMPTON, EX15 2DG
20/2518/FUL	010096158536	HILLVIEW NURSERY, DUNKESWELL, HONITON, EX14 4SZ
21/0030/FUL	010094725220	LONGMEADOW, AWLISCOMBE, HONITON, EX14 3QB
21/1674/FUL	010096158222	1 DRAKES MEADOW, UP EXE, EXETER, EX5 5ND
21/1674/FUL	010096158223	2 DRAKES MEADOW, UP EXE, EXETER, EX5 5ND

23/0261/FUL	010000271936	MOOR FARM, TALATON, EXETER, EX5 2RF
23/0924/PDQ	010096160166	THE OWLS OAK, PERADON FARM, CLYST HYDON, CULLOMPTON, EX15 2NG

2 Projections within the plan period

Sites where there are projections for the rest of the Local Plan period as recorded by the Housing Monitoring database

Planning Ref	Short Description	Year	projection
23/1217/FUL	Net 3	2024 - 2025	3
22/2774/FUL	Net 1	2024 - 2025	1
23/1684/FUL	Net +1	2024 - 2025	1
22/1723/FUL	Net +1	2024 - 2025	1
22/2720/FUL	Net +1	2024 - 2025	1
23/1158/FUL	COU Net 1	2024 - 2025	1
23/0987/FUL	Conversion of 2 into 1, Net - 1	2024 - 2025	1
23/0087/FUL	net +1	2024 - 2025	1
23/0895/FUL	Net gain of 1	2024 - 2025	1
21/1838/MFUL	20 dwellings @ Phase 3B of Pinn Court Farm	2024 - 2025	20
23/0694/FUL	large hotel awaiting split up of dwellings? Net +1 Change of Use	2024 - 2025	1
22/2410/RES	Net +1	2024 - 2025	1
22/0972/FUL	Net +1	2024 - 2025	1
22/1173/FUL	Net +2 cou from agricultural	2024 - 2025	2
23/2131/FUL	Net+1	2024 - 2025	1
23/2156/FUL	Net +2	2024 - 2025	2

20/2410/MFUL	Net gain of 57	2024 - 2025	12
22/2263/FUL	Net +2	2024 - 2025	2
21/0875/FUL	Net gain of 1	2024 - 2025	1
21/2474/FUL	Net gain of 1	2024 - 2025	1
21/3022/PDQ	Net gain of 3	2024 - 2025	3
18/2608/OUT	Net gain of 2	2024 - 2025	2
23/1902/FUL	Net +1	2024 - 2025	1
23/0592/FUL	Net +1	2024 - 2025	1
23/1147/FUL	Net +1	2024 - 2025	1
23/1659/FUL	Net+1	2024 - 2025	1
23/1536/FUL	Net +1	2024 - 2025	1
23/0513/FUL	Net +1	2024 - 2025	1
22/0975/MFUL	Net + 9	2024 - 2025	9
23/2240/FUL	Net +1	2024 - 2025	1
23/2147/FUL	Net +1	2024 - 2025	1
23/2176/PDQ	Net +1 COU	2024 - 2025	1
22/1761/FUL	Net +8 (2 COU 6 New builds)	2024 - 2025	8
23/1664/PDQ	Net +1	2024 - 2025	1
23/1453/PDQ	Net +1	2024 - 2025	1
23/1713/FUL	Net +1	2024 - 2025	1
23/0991/FUL	Net +4	2024 - 2025	4
24/0018/PDQ	Net + 2	2024 - 2025	2
23/2117/FUL	Net + 2	2024 - 2025	2

21/0005/PDQ	net +1	2024 - 2025	1
23/2134/FUL	Net + 1	2024 - 2025	1
23/2231/FUL	Net +2	2024 - 2025	2
23/1731/OUT	Net + 1	2024 - 2025	1
23/0047/FUL	Net + 5	2024 - 2025	5
23/2616/COU	Net + 1	2024 - 2025	1
19/2773/FUL	Net + 3	2024 - 2025	2
22/2226/PDQ	Net gain of 1	2024 - 2025	1
22/1549/PDQ	Net gain of 1	2024 - 2025	1
22/1058/FUL	Net gain of 1	2024 - 2025	1
22/1472/FUL	Net gain of 1	2024 - 2025	1
22/1773/FUL	Net gain of 1	2024 - 2025	1
22/1070/FUL	Net gain of 1	2024 - 2025	1
22/1719/FUL	Net gain of 1	2024 - 2025	1
22/0383/FUL	Net gain of 1	2024 - 2025	1
20/1234/FUL	Net gain of 6	2024 - 2025	6
21/2174/FUL	Net gain of 2	2024 - 2025	2
22/0757/FUL	Net gain of 1	2024 - 2025	1
21/3201/FUL	Net gain of 1	2024 - 2025	1
22/0269/FUL	Net gain of 1	2024 - 2025	1
22/0549/FUL	Net gain of 3	2024 - 2025	3
21/1860/FUL	Net gain of 1	2024 - 2025	1
22/0251/FUL	Net gain of 1	2024 - 2025	1

22/0653/FUL	Net gain of 5	2024 - 2025	5
22/0178/FUL	Net gain of 5	2024 - 2025	5
22/0547/FUL	Net gain of 1	2024 - 2025	1
22/0440/FUL	Net gain of 1	2024 - 2025	1
21/3350/FUL	Net gain of 8	2024 - 2025	8
22/0459/FUL	Net gain of 1	2024 - 2025	1
21/3293/FUL	Net of 8	2024 - 2025	8
22/2697/FUL	Net gain of 1	2024 - 2025	1
21/0082/FUL	Two properties merged into one (i.e. zero net gain)	2024 - 2025	1
22/1889/FUL	Net gain of 1	2024 - 2025	1
22/1953/FUL	Net gain of 2	2024 - 2025	2
22/2207/FUL	Net gain of 4	2024 - 2025	4
23/1556/FUL	Net +4	2024 - 2025	4
22/2834/FUL	net +1 COU	2024 - 2025	1
23/1872/FUL	Net 1 change of use	2024 - 2025	1
22/1045/FUL	one COU one New build Net +2	2024 - 2025	2
23/1900/FUL	Net +1 Conversion	2024 - 2025	1
22/2115/OUT	Net gain of 1	2024 - 2025	1
22/1923/PDQ	Net gain of 5	2024 - 2025	5
22/0988/FUL	Net gain of 1	2024 - 2025	1
21/1853/FUL	Net gain of 1	2024 - 2025	1
21/0403/FUL	Net gain of 1	2024 - 2025	1
21/0753/FUL	Net gain of 1	2024 - 2025	1

21/1497/FUL	Net gain of 5	2024 - 2025	5
21/1799/FUL	Net gain of 4	2024 - 2025	4
19/0101/FUL	Net gain of 5	2024 - 2025	5
21/0891/FUL	Net gain of 6	2024 - 2025	6
22/2796/PDQ	Net gain of 1	2024 - 2025	1
22/2798/PDQ	Net gain of 1	2024 - 2025	1
22/1168/FUL	Net gain of 5	2024 - 2025	5
03/P1900	Cranbrook new town initial phases of development by EDNCP for 3,487 dwngs - made up of original and subsequent permissions	2024 - 2025	150
21/0817/FUL	Net gain of 2 (Demo Rebuild of 1)	2024 - 2025	3
16/3059/FUL	Construction of detached dwelling at Glenmore, Barline, Beer (net gain of 1)	2024 - 2025	1
16/2255/FUL	Change of Use from redundant chapel to dwelling house at St Anthony's Chapel (on lane to Star Barton), Cowley (net gain of 1)	2024 - 2025	1
16/2290/FUL	Construction of permanent agricultural dwelling at Lower Chelson Farm, Salcombe Regis (net gain of 1)	2024 - 2025	1
16/2368/OUT	Outline application for construction of a detached dwg on land to the rear of Hillbrae, Maer Lane, Exmouth (net gain of 1)	2024 - 2025	1
16/2401/FUL	Alteration/conversion of existing dwg to form 2 dwgs + 4 additional dwgs (net gain of 5) at 3 Westfield Close, Budleigh Salt	2024 - 2025	4
16/2464/OUT	Construction of agricultural workers' dwelling at Higher Park Farm, Dunkswell (net gain of 1)	2024 - 2025	1
17/0421/FUL	Conversion of outbuilding to one bed flat at Utopia, 20 Fore Street, Sidmouth (net gain of 1)	2024 - 2025	1
17/2729/PDO	Prior approval for CoU from office to dwg at Tindle House, South Street, Axminster (net gain of 1)	2024 - 2025	1
05/0943/FUL	Replacement dwelling on land to the east of Hall's Farm near to Metcombe (one deducted, so count as new when complete!)	2024 - 2025	1
06/1204/FUL	Net +3	2024 - 2025	1
18/0436/PDO	Prior approval of proposed CoU from office to residential use at Myrtle Villa, King Street, Honiton (net gain of 1)	2024 - 2025	1
17/2178/PDQ	Prior approval for proposed CoU of agricultural building to a dwg at Kings Farm, Woodbury Lane, Axminster (net gain of 1)	2024 - 2025	1
16/1673/OUT	Proposal for 5 dwgs on land at Frogmore Road (east of Oak Hill), East Budleigh (net gain of 5)	2024 - 2025	5

17/0907/FUL	Construction of new dwelling on land at The Laurels, Whimble (net gain of 1)	2024 - 2025	1
17/0936/FUL	Proposed new dwelling in the garden of The Oaks, Brook Close, Sidford (net gain of 1)	2024 - 2025	1
17/1076/VAR	Permission to allow independent occupation of garage conversion at 15 & 17 Bell Street, Otterton (net gain of 1)	2024 - 2025	1
14/0330/MOUT	Outline application for up to 350 dwgs - now reduced to 298 (net 297) - on land at Goodmores Farm, Dinan Way, Exmouth	2024 - 2025	40
16/1869/FUL	Construction of new dwelling on land adjacent to Dell Cottage, Uplyme (net gain of 1)	2024 - 2025	1
16/1903/FUL	Proposed new dwelling at Quantock, Harepath Road, Seaton; now demolish 1, build 3 new (net gain of 2)	2024 - 2025	3
17/0724/FUL	CoU of 1st & 2nd floors from retail to residential to form 4 flats above Trinity House, Axminster (net gain of 4)	2024 - 2025	4
16/1022/MOUT	Proposal for 268 new homes on land at Plumb Park in Exmouth (net gain of 268)	2024 - 2025	49
16/2517/OUT	Construction of a new dwg on land at Hasta La Vista, West Hill (net gain of 1)	2024 - 2025	1
16/0787/MOUT	Development of 23 age-restricted dwgs on land formerly part of the Rolle College playing pitches at Douglas Avenue, Exmouth	2024 - 2025	16
16/0443/FUL	Conversion/erection of 5 net new dwgs at Merchant House, 19 High Street, Honiton	2024 - 2025	5
16/0503/MRES	Scheme for 90 dwgs on former Racal site, Riverside Way, Seaton to the west of the Axe estuary (net gain of 90)	2024 - 2025	25
16/0032/FUL	Construction of 1 agricultural dwg at Holywell Farm, Whitwell Lane, Colyford (net gain of 1)	2024 - 2025	1
16/0153/MFUL	Demolition of former nightclub and replacement with 10 flats - new application for 18 - at The Q Club, Elm Grove, Exmouth	2024 - 2025	3
15/2655/FUL	Conversion of agricultural buildings to create 4 dwellings at Strete Raleigh Farm, Whimble (net gain of 4)	2024 - 2025	2
15/1490/OUT	Outline application for the construction of single-storey dwelling on land south of Ashcroft (net gain of 1)	2024 - 2025	1
15/0637/PMB	Prior approval of proposed CoU of agricultural building to 2 dwgs at Peradon Farm, Cullompton (net gain of 2)	2024 - 2025	1
15/0959/FUL	Conversion of garage to dwelling at 3 Seaton Down Road, Seaton (net gain of 1)	2024 - 2025	1
14/2927/OUT	Outline application with all matters res for the construction of a dwg at Hills Venmore, Woodbury (net gain of 1)	2024 - 2025	1
14/2761/MOUT	Mixed use development including 900 new homes at Mosshayne (north of Tithebarn Lane and west of the intermodal site)	2024 - 2025	80

14/1960/MRES	Development of land to the rear of 39 Fore Street, Seaton for 13 net new dwellings (net gain of 13)	2024 - 2025	3
14/1380/MOUT	Outline application with all matters reserved for the construction of 5 dwgs & 3 dwgs (originally 10) in two apps	2024 - 2025	2
14/1406/OUT	Demolition of existing bungalow and construction of replacement 2 dwgs on site of Little Field, West Hill (net gain of 1)	2024 - 2025	1
14/1567/OUT	Outline app with all matters res for new detached dwg on land adjacent to 21 Strawberry Hill, Lymptone (net gain of 1)	2024 - 2025	1
14/0557/MOUT	Scheme for 150 homes on land at Ottery Moor Lane (former industrial estate), Honiton	2024 - 2025	20
09/0022/MOUT	Proposal for 230 new dwellings, as part of an overall mixed use development, adjacent to Tesco, Harbour Road, Seaton	2024 - 2025	25
13/2699/OUT	Outline application for the construction of 2 dwellings on land north-west of The Old Workshops, Farringdon (net gain of 2)	2024 - 2025	1
13/2744/MOUT	Scheme for new 291 homes (amended figure) on land west of Hayne Lane, Honiton	2024 - 2025	17
13/1179/FUL	Construction of attached dwelling at 40 Moorfield Road, Exmouth (net gain of 1)	2024 - 2025	1
13/1230/MFUL	Redevelopment scheme at former derelict factory site at Pankhurst Close Trading Estate, Exmouth - new app for 120	2024 - 2025	3
13/1115/FUL	CoU and extension of former workshop to form 2 dwellings to the rear of 118 High Street, Honiton - now 1 (net gain of 1)	2024 - 2025	1
13/0496/MFUL	Construction of 26 dwgs (not 27) including 13 new build, conversion work to form 2 dwgs & 11 in the old manor	2024 - 2025	6
13/2508/MOUT	Development of land off Clapper Lane, Honiton (previously allotments) for 10 dwgs (net gain of 10)	2024 - 2025	10
13/0001/MOUT	Devt at Old Park Farm Phase 2 for 317 homes next to West Clyst and north of Pinhoe (site is north of Old Park Farm Phase 1)	2024 - 2025	31
13/0032/FUL	Construction of 2 two-bedroom flats at 1 Lower Knoll, Douglas Avenue, Exmouth (net gain of 2)	2024 - 2025	1
12/1291/MOUT	Mixed use scheme for 580 + 33 = 613 new homes in East Devon at Redhayes, North of Blackhorse	2024 - 2025	20
12/0453/FUL	Amendments to 83/P0437 [revised scheme to dwelling and garage] (net gain of 1) at Green End House, Dalwood - "Kingsburys"	2024 - 2025	1
12/0795/MOUT	Mixed use scheme including 496 net new dwgs at Pinn Court Farm adjoining Pinhoe (the site abuts and west of the M5 Motorway)	2024 - 2025	55
11/1602/FUL	Construction of 2 thatched cottages and extension to existing cottage (net gain of 2) at Colehayes Cottage, Otterton	2024 - 2025	1
11/1035/FUL	Demolishment of existing property and construction of 4 new dwellings (net gain of 3) at Broomfield View, Rockbeare	2024 - 2025	1

11/0733/FUL	Alteration/extension at 6 Portland Avenue, Exmouth to provide 6 net new flats (in a scheme for 10 gross and four losses)	2024 - 2025	2
10/2179/FUL	Construction of detached bungalow (net gain of 1) at Penryn, Woodbury	2024 - 2025	1
10/0894/FUL	Construction of 2 net new dwellings on land adjacent to Brookhill, Chard Road, Axminster	2024 - 2025	1
21/1963/FUL	Net gain of 1	2024 - 2025	1
21/1530/FUL	Net gain of 1	2024 - 2025	1
21/2379/FUL	Net gain of 1	2024 - 2025	1
20/1436/FUL	Net gain of 2	2024 - 2025	2
21/1150/FUL	Net gain of 1	2024 - 2025	1
21/1692/OUT	Net gain of 1	2024 - 2025	1
21/1565/OUT	Net gain of 1	2024 - 2025	1
21/1365/FUL	Net gain of 3 COU	2024 - 2025	3
20/2746/FUL	Net gain of 1 COU	2024 - 2025	1
18/1653/MOUT	Net gain of 71 (Res Mat - 69)	2024 - 2025	33
21/0960/FUL	Net gain of 3 notes describe why.	2024 - 2025	3
18/1850/MOUT	Net gain of 72	2024 - 2025	15
10/0816/MOUT	Scheme for 400 net new dwellings and employment space at Cloakham Lawns, west of Chard Road, in Axminster	2024 - 2025	25
20/0152/FUL	Net gain of 1	2024 - 2025	1
20/0142/FUL	Net gain of 5	2024 - 2025	5
20/0260/FUL	Net gain of 1	2024 - 2025	1
19/2767/FUL	Net gain of 1	2024 - 2025	1
20/1452/FUL	Net gain of 3	2024 - 2025	3
18/2799/MOUT	Net gain of 147	2024 - 2025	41

19/2246/FUL	Net gain of 3	2024 - 2025	3
20/0934/FUL	Net gain of 1	2024 - 2025	1
20/0753/FUL	Net gain of 3	2024 - 2025	1
20/0842/FUL	Net gain of 1	2024 - 2025	1
19/2674/FUL	Net gain of 6	2024 - 2025	2
20/2165/FUL	Net gain of 1	2024 - 2025	1
20/2427/FUL	Net gain of 1	2024 - 2025	1
20/2062/OUT	Net gain of 1	2024 - 2025	1
20/1963/FUL	Net gain of 1	2024 - 2025	1
21/2813/FUL	Net gain of 1	2024 - 2025	1
20/1758/FUL	Net gain of 1	2024 - 2025	1
20/1052/FUL	Net gain of 2	2024 - 2025	2
20/2256/FUL	Net gain of 1	2024 - 2025	1
20/2600/FUL	Net gain of 1	2024 - 2025	1
20/1456/FUL	Net gain of 2	2024 - 2025	2
20/2509/FUL	Net gain of 1	2024 - 2025	1
20/1726/FUL	Net gain of 1	2024 - 2025	1
21/0518/FUL	Net gain of 2	2024 - 2025	1
21/1043/FUL	Net gain of 1	2024 - 2025	1
20/1039/FUL	Net gain of 1	2024 - 2025	1
21/0383/FUL	Net gain of 1	2024 - 2025	1
21/1446/FUL	Net gain of 1	2024 - 2025	1
21/0316/FUL	Net gain of 1	2024 - 2025	1

21/0796/FUL	Net gain of 1	2024 - 2025	1
21/0943/FUL	Net gain of 2	2024 - 2025	2
19/1801/FUL	Demolition of two flats & one bungalow and construction of one replacement dwg at Sowden Lane, Lympstone (i.e. net loss of 2)	2024 - 2025	1
19/2694/FUL	Demolition of existing agricultural buildings and erection of 4 dwellings at Little Barton Farm, Broadclyst (net gain of 4)	2024 - 2025	3
19/2046/FUL	Conversion of garage/store to two apartments at 8 Mill Street, Ottery St Mary (net gain of 2)	2024 - 2025	1
20/0209/FUL	New dwelling at 10 Ellwood Road, Exmouth (net gain of 1)	2024 - 2025	1
18/1779/MFUL	Equivalent net gain of 28	2024 - 2025	1
18/2537/FUL	Conversion and extension of skittle alley at The Blacksmiths Arms, Plymtree to form 1 dwelling (net gain of 1)	2024 - 2025	1
18/0980/FUL	Change of Use from Seaton Police Station to dwelling (net gain of 1)	2024 - 2025	1
18/0936/OUT	Construction of 5 dwgs on land to the north of Southbrook Court, Whimple (net gain of 5)	2024 - 2025	5
21/2431/FUL	Net gain of 1	2024 - 2025	1
21/3315/OUT	Net gain of 1	2024 - 2025	1
22/0144/FUL	Net gain of 1	2024 - 2025	1
21/2495/FUL	Net gain of 1	2024 - 2025	1
21/2780/FUL	Net gain of 3	2024 - 2025	3
21/3112/FUL	Net gain of 2	2024 - 2025	2
21/3273/PDQ	Net gain of 1	2024 - 2025	1
21/2377/FUL	Net gain of 2	2024 - 2025	2
16/1826/MFUL	Demolition of agricultural buildings and erection of 19 dwellings at South Whimple Farm, Clyst Honiton (net gain of 19)	2024 - 2025	5
21/0372/FUL	Net gain of 1	2024 - 2025	1
20/0550/MOUT	Net gain of 9 but down to 8 in MRES	2024 - 2025	8
20/1838/MFUL	Net gain of 33	2024 - 2025	15

21/2185/FUL	Net gain of 1 - TEMPORARY!	2024 - 2025	1
19/2073/FUL	New dwellings at The Tallet (land east of Broadoak Farm, Clyst Hydon) (net gain of 1)	2024 - 2025	1
21/0806/FUL	Net gain of 1	2024 - 2025	1
21/0970/FUL	Net gain of 1	2024 - 2025	1
20/1316/FUL	Net gain of 3	2024 - 2025	2
20/1170/FUL	Net gain of 1	2024 - 2025	1
19/0590/LBC	Added manually (Nov 2020) - net gain of 9	2024 - 2025	8
19/2208/FUL	Barn conversion to form one new dwg at Strawberry Fields Livery Yard, Lympstone (net gain of 1)	2024 - 2025	1
21/0382/FUL	Two dwgs replacing 1 dwg + 1 holiday let annexe = net gain of 1	2024 - 2025	1
20/2733/FUL	Net gain of 1	2024 - 2025	1
21/0580/FUL	Net gain of 1	2024 - 2025	1
19/2551/FUL	Net gain of 1	2024 - 2025	1
20/0197/OUT	New dwelling at 20 Cranford Avenue, Exmouth (net gain of 1)	2024 - 2025	1
19/0412/FUL	Construction of 8 dwellings at site of former Axminster Police Station (net gain of 8)	2024 - 2025	3
19/0479/FUL	New dwelling at Whimble House Cottage, Whimble (net gain of 1)	2024 - 2025	1
19/1073/OUT	Detached dwelling at 1 Heath Cottages, Broadclyst (net gain of 1)	2024 - 2025	1
19/1065/FUL	Five net new dwellings at Pegasus House, Honiton	2024 - 2025	5
19/1431/COU	Change of use from storage and distribution to dwelling house at The Old Music Room, Berry Hill, Beer (net gain of 1)	2024 - 2025	1
19/1472/FUL	New dwelling at 14 Leas Road, Budleigh Salterton (net gain of 1)	2024 - 2025	1
16/0218/OUT	Net gain of 8 new dwellings at Waterleat, Newton Poppleford	2024 - 2025	9
19/2549/FUL	Net gain of 1	2024 - 2025	1
21/1132/FUL	Net gain of 1	2024 - 2025	1
21/0651/FUL	Net gain of 2	2024 - 2025	2

19/0643/FUL	Replacement of agricultural barn with dwelling at Peradon Farm, Clyst Hydon (net gain of 1)	2024 - 2025	1
19/0251/OUT	Construction of bungalow with garage at 77 Alexandria Road, Sidmouth (net gain of 1)	2024 - 2025	1
18/1169/FUL	Change of Use to form three houses and one flat at 1 Laundry Lane, Sidford (net gain of 4)	2024 - 2025	4
18/1238/FUL	CoU of existing barns at Winslade Barton, Clyst St Mary into four dwellings (net gain of 4)	2024 - 2025	4
18/1346/FUL	Construction of new dwelling on land north of West Park Road (Tarn Hows), Sidmouth (net gain of 1)	2024 - 2025	1
17/2749/FUL	Conversion and extension of telephone repeater station, Whimble to form 1 dwg (net gain of 1)	2024 - 2025	1
18/0783/FUL	Conversion of redundant agricultural buildings to create 3 dwellings at Lower Southwood Farm, Rockbeare (net gain of 3)	2024 - 2025	3
18/0089/FUL	Construction of 9 bungalows on land north of Louis Way, Dunkeswell (net gain of 9)	2024 - 2025	9
18/0721/OUT	Demolition of garages and construction of two dwellings on land opposite 9 Albion Hill, Exmouth (net gain of 2)	2024 - 2025	2
18/2349/FUL	Sub-division of existing property into dwellings at The Coach House, Hele (net gain of 1)	2024 - 2025	1
22/2699/FUL	Net gain of 1	2024 - 2025	1
22/2680/FUL	Net gain of 1	2024 - 2025	1
22/1547/FUL	Net gain of 1	2024 - 2025	1
22/0873/FUL	Net gain of 1	2024 - 2025	1
22/2420/PDQ	Net gain of 1	2024 - 2025	1
22/1996/FUL	Net gain of 1	2024 - 2025	1
22/2296/FUL	Net gain of 1	2024 - 2025	1
22/1492/FUL	Net gain of 1	2024 - 2025	1
22/1580/OUT	Net gain of 1	2024 - 2025	1
22/1819/FUL	Net gain of 1	2024 - 2025	1
22/2758/FUL	Net gain of 1	2024 - 2025	1
22/1498/FUL	Net gain of 1	2024 - 2025	1

23/0046/PDQ	Net gain of 3	2024 - 2025	3
22/2824/OUT	Net gain of 4	2024 - 2025	4
19/2710/MFUL	Allowed on appeal - 59 units	2024 - 2025	12
23/0845/FUL	COU Net +1	2024 - 2025	1
22/2362/FUL	Net +5	2024 - 2025	5
23/0105/FUL	Net +1 COU	2024 - 2025	1
23/1968/FUL	Net +1	2024 - 2025	1
23/0782/FUL	Net +1	2024 - 2025	1
22/2633/FUL	Temp Net +1	2024 - 2025	1
23/1084/PDQ	Net +2 COU	2024 - 2025	2
23/0749/FUL	Net +2	2024 - 2025	2
22/1797/FUL	Net +1	2024 - 2025	1
23/0154/FUL	Net+1 agricultural workers dwelling	2024 - 2025	1
22/2098/FUL	Net +1 redevelopment and new build	2024 - 2025	1
22/2632/FUL	Net +1	2024 - 2025	1
22/2773/FUL	Net +5	2024 - 2025	5
23/0277/FUL	COU Net +1	2024 - 2025	1
23/0075/FUL	Net +2	2024 - 2025	2
23/0443/FUL	Net +3	2024 - 2025	3
19/2710/MFUL	Allowed on appeal - 59 units	2025 - 2026	25
20/1838/MFUL	Net gain of 33	2025 - 2026	15
18/2799/MOUT	Net gain of 147	2025 - 2026	59
10/0816/MOUT	Scheme for 400 net new dwellings and employment space at Cloakham Lawns, west of Chard Road, in Axminster	2025 - 2026	18

18/1850/MOUT	Net gain of 72	2025 - 2026	20
18/1653/MOUT	Net gain of 71 (Res Mat - 69)	2025 - 2026	23
11/0733/FUL	Alteration/extension at 6 Portland Avenue, Exmouth to provide 6 net new flats (in a scheme for 10 gross and four losses)	2025 - 2026	3
12/0795/MOUT	Mixed use scheme including 496 net new dwgs at Pinn Court Farm adjoining Pinhoe (the site abuts and west of the M5 Motorway)	2025 - 2026	29
12/1291/MOUT	Mixed use scheme for 580 + 33 = 613 new homes in East Devon at Redhayes, North of Blackhorse	2025 - 2026	9
13/0001/MOUT	Devt at Old Park Farm Phase 2 for 317 homes next to West Clyst and north of Pinhoe (site is north of Old Park Farm Phase 1)	2025 - 2026	12
13/0496/MFUL	Construction of 26 dwgs (not 27) including 13 new build, conversion work to form 2 dwgs & 11 in the old manor	2025 - 2026	10
13/2744/MOUT	Scheme for new 291 homes (amended figure) on land west of Hayne Lane, Honiton	2025 - 2026	16
09/0022/MOUT	Proposal for 230 new dwellings, as part of an overall mixed use development, adjacent to Tesco, Harbour Road, Seaton	2025 - 2026	22
14/2761/MOUT	Mixed use development including 900 new homes at Mosshayne (north of Tithebarn Lane and west of the intermodal site)	2025 - 2026	80
16/0503/MRES	Scheme for 90 dwgs on former Racal site, Riverside Way, Seaton to the west of the Axe estuary (net gain of 90)	2025 - 2026	40
14/0330/MOUT	Outline application for up to 350 dwgs - now reduced to 298 (net 297) - on land at Goodmores Farm, Dinan Way, Exmouth	2025 - 2026	76
03/P1900	Cranbrook new town initial phases of development by EDNCP for 3,487 dwngs - made up of original and subsequent permissions	2025 - 2026	160
20/2410/MFUL	Net gain of 57	2025 - 2026	30
20/2410/MFUL	Net gain of 57	2026 - 2027	15
22/2120/MFUL	54 retirement living apartments + 6 retirement cottages = 60 units.	2026 - 2027	30
03/P1900	Cranbrook new town initial phases of development by EDNCP for 3,487 dwngs - made up of original and subsequent permissions	2026 - 2027	70
14/0330/MOUT	Outline application for up to 350 dwgs - now reduced to 298 (net 297) - on land at Goodmores Farm, Dinan Way, Exmouth	2026 - 2027	110
16/0503/MRES	Scheme for 90 dwgs on former Racal site, Riverside Way, Seaton to the west of the Axe estuary (net gain of 90)	2026 - 2027	25
16/2460/MOUT	Application for 94 dwgs at the former site of Friends Provident, Clyst St Mary (net gain of 94) *78*	2026 - 2027	10
14/2761/MOUT	Mixed use development including 900 new homes at Mosshayne (north of Tithebarn Lane and west of the intermodal site)	2026 - 2027	110

13/0496/MFUL	Construction of 26 dwgs (not 27) including 13 new build, conversion work to form 2 dwgs & 11 in the old manor	2026 - 2027	10
11/0733/FUL	Alteration/extension at 6 Portland Avenue, Exmouth to provide 6 net new flats (in a scheme for 10 gross and four losses)	2026 - 2027	1
18/1653/MOUT	Net gain of 71 (Res Mat - 69)	2026 - 2027	13
18/1850/MOUT	Net gain of 72	2026 - 2027	20
18/2799/MOUT	Net gain of 147	2026 - 2027	24
CRANTREA	Cranbrook Expansion Zone - TREASBEARE	2026 - 2027	50
19/2710/MFUL	Allowed on appeal - 59 units	2026 - 2027	22
CRANGRAN	Cranbrook Expansion Zone - GRANGE	2026 - 2027	30
CRANTREA	Cranbrook Expansion Zone - TREASBEARE	2027 - 2028	100
CRANCOBD	Cranbrook Expansion Zone - COBDENS [including Farlands application]	2027 - 2028	75
CRANGRAN	Cranbrook Expansion Zone - GRANGE	2027 - 2028	60
18/1850/MOUT	Net gain of 72	2027 - 2028	17
14/2761/MOUT	Mixed use development including 900 new homes at Mosshayne (north of Tithebarn Lane and west of the intermodal site)	2027 - 2028	110
16/2460/MOUT	Application for 94 dwgs at the former site of Friends Provident, Clyst St Mary (net gain of 94) *78*	2027 - 2028	50
14/0330/MOUT	Outline application for up to 350 dwgs - now reduced to 298 (net 297) - on land at Goodmores Farm, Dinan Way, Exmouth	2027 - 2028	40
03/P1900	Cranbrook new town initial phases of development by EDNCP for 3,487 dwngs - made up of original and subsequent permissions	2027 - 2028	40
22/2120/MFUL	54 retirement living apartments + 6 retirement cottages = 60 units.	2027 - 2028	30
16/2460/MOUT	Application for 94 dwgs at the former site of Friends Provident, Clyst St Mary (net gain of 94) *78*	2028 - 2029	18
14/2761/MOUT	Mixed use development including 900 new homes at Mosshayne (north of Tithebarn Lane and west of the intermodal site)	2028 - 2029	110
CRANTREA	Cranbrook Expansion Zone - TREASBEARE	2028 - 2029	100
19/1688/FUL	CoU to dwg at John Wood, Church House, 49 Queen Street, Seaton (net gain of 1)	2028 - 2029	1
CRANCOBD	Cranbrook Expansion Zone - COBDENS [including Farlands application]	2028 - 2029	125

CRANGRAN	Cranbrook Expansion Zone - GRANGE	2028 - 2029	60
19/1143/COU	CoU to six flats at 45 Morton Road, Exmouth (net gain of 4)	2028 - 2029	4
13/1867/FUL	Demolition of existing offices and construction of one new dwelling at 39 Pinn Hill, Exeter (net gain of 1)	2028 - 2029	1
CRANCOBD	Cranbrook Expansion Zone - COBDENS [including Farlands application]	2029 - 2030	160
19/1230/FUL	CoU to dwelling at 28 Raleigh Road, Exmouth (net gain of 1)	2029 - 2030	1
19/1802/FUL	CoU to flat at 27 Exeter Road, Exmouth (net gain of 1)	2029 - 2030	1
CRANGRAN	Cranbrook Expansion Zone - GRANGE	2029 - 2030	60
19/1518/FUL	New dwelling at 36 Longdogs Lane, Ottery St Mary (net gain of 1)	2029 - 2030	1
18/1994/FUL	Demolition of existing hall and construction of 8 two-bed apartments at St John Ambulance, Sidmouth (net gain of 8)	2029 - 2030	8
07/0808/COU	Alterations to pub, shop and restaurant to create 4 net new dwellings at New Commercial Inn, Trinity Square, Axminster	2029 - 2030	4
07/2205/FUL	Barn conversion into dwelling and annexe (1 net new dwelling) on land adjacent to Orchard House, Woodbury Salterton	2029 - 2030	1
17/2882/FUL	CoU of old school rooms and connecting buildings into 2 flats at The Old Chapel, Chapel St, Sidmouth (net gain of 2)	2029 - 2030	2
18/0701/FUL	Two replacement dwellings at The Old Garden, Burgmanns Hill (i.e. zero net gain)	2029 - 2030	2
18/0723/FUL	Conversion and extension of Tarka Barn, Rawridge to form 1 dwg (net gain of 1)	2029 - 2030	1
22/2549/OUT	Net gain of 1	2029 - 2030	1
22/0910/OUT	Net gain of 1	2029 - 2030	1
23/1079/OUT	Net +1	2029 - 2030	1
CRANTREA	Cranbrook Expansion Zone - TREASBEARE	2029 - 2030	110
19/1254/FUL	Net gain of 1	2029 - 2030	1
CRANBLUE	Cranbrook Expansion Zone - BLUEHAYES	2029 - 2030	72
18/1643/FUL	Conversion of barns into 2 dwgs at Synderborough Farm, Sidbury (net gain of 2)	2029 - 2030	2
17/1608/FUL	Conversion of former agricultural buildings to dwelling on land opposite Hillside Farm, Harcombe (net gain of 1)	2029 - 2030	1

18/2668/FUL	Agricultural workers' dwelling at Tarrants Farm, Payhembury (net gain of 1)	2029 - 2030	1
20/0205/RES	Net gain of 1	2029 - 2030	1
18/1957/MOUT	Net gain of 30	2029 - 2030	15
19/1848/FUL	Five barn conversions at Peadon Farm, Clyst Hydon (net gain of 5)	2029 - 2030	5
13/2087/FUL	Conversion of barn to form dwelling at Little Brock, Brockhill, Broadclyst (net gain of 1)	2029 - 2030	1
14/2761/MOUT	Mixed use development including 900 new homes at Mosshayne (north of Tithebarn Lane and west of the intermodal site)	2029 - 2030	110
14/1096/COU	Change of Use of Scout group headquarters to single dwelling on Manor Road, Sidmouth (net gain of 1)	2029 - 2030	1
14/0505/FUL	Conversion of barn to create dwelling at Aller Grove, Combe Raleigh (net gain of 1)	2029 - 2030	1
13/0679/FUL	Demolition of existing property and construction of 3 dwellings at Higher Thatch, Ebford (net gain of 2)	2029 - 2030	1
13/0682/FUL	Redevelopment to provide 3 net new dwellings at 30 Salterton Road , Exmouth	2029 - 2030	3
13/0971/FUL	Construction of 1 new dwelling at Orchard House, Globe Hill, Woodbury (net gain of 1)	2029 - 2030	1
13/0020/FUL	Construction of agricultural workers' dwelling at Blackbury Farm, Southleigh	2029 - 2030	1
13/2649/FUL	Construction of detached dwelling and garage at 10 Cyprus Road, Exmouth (net gain of 1)	2029 - 2030	1
12/1703/FUL	Subdivision of dwelling to form 2 residential units at 24b Salterton Road, Exmouth (net gain of 1)	2029 - 2030	1
12/1805/FUL	Removal of 2 craft workshops and construction of 2 live/work units at Kingsdown Business Park, Salcombe Regis (net gain of 2)	2029 - 2030	1
12/1959/FUL	Construction of dwelling and detached garage at Anglesea, Maer Lane, Exmouth (net gain of 1)	2029 - 2030	1
12/1285/MFUL	Sub-division, extension and new build for 12 net new dwellings at Kerswell Barton Farm near Broadclyst	2029 - 2030	12
21/1313/OUT	Net gain of 1	2029 - 2030	1
09/2220/RES	Construction of two new dwellings at 251b & 251c Exeter Road, Exmouth (net gain of 2)	2029 - 2030	1
08/0382/FUL	Amended design and materials to agricultural workers' dwelling (1 net new dwelling) at Whitwell Farm, Whitwell Lane, Colyford	2029 - 2030	1
08/0872/FUL	Erection of new dwelling (1 net new dwelling) at Sandbanks, Crewkerne Road, Raymonds Hill, Axminster	2029 - 2030	1

10/0806/FUL	Erection of dwelling (1 net gain) next to 36 Ladymead, Sidmouth	2029 - 2030	1
11/1021/MFUL	Scheme for 32 net new dwellings (redevelopment of former farm buildings) on land north of Acland Park, Feniton	2029 - 2030	7
12/0920/FUL	Conversion of dwelling to form three flats (net gain of 2) at 27 Albion Street, Exmouth	2029 - 2030	2
12/1247/FUL	Construction of agricultural dwelling at Furzehill Farm, Hawkchurch (net gain of 1)	2029 - 2030	1
12/0427/FUL	Conversion of dwelling to 5 flats (4 net new units) at 6 St Andrews Road, Exmouth	2029 - 2030	4
11/2496/FUL	Change of use at Axe Vale Club, Chard Street, Axminster to form 7 net new dwellings (8 gains and 1 loss)	2029 - 2030	7
12/0547/VAR	Removal of conditions 2 & 3 of 09/0150/FUL to provide a single residential dwelling (net gain of 1) at The Old Barn, Dulford	2029 - 2030	1
16/0824/FUL	Erection of new dwelling at The Talbot Arms, Uplyme (net gain of 1)	2029 - 2030	1
16/0872/MFUL	Construction of assisted living community at the vacated EDDC offices, Sidmouth	2029 - 2030	22
10/0921/MFUL	New outline app for 10 dwgs (6 affordable and 4 open market) on land at The Fountain Head, Branscombe (net gain of 10)	2029 - 2030	10
14/2609/FUL	Construction of new dwelling at Bidwell Court, Ottery St Mary (net gain of 1)	2029 - 2030	1
15/0628/FUL	Construction of detached dwelling on land adjacent to Stepps House, Axmouth (net gain of 1)	2029 - 2030	1
15/0290/FUL	Erection of detached dwelling on land at Windward, Mare Lane, Beer (net gain of 1)	2029 - 2030	1
15/0301/FUL	Conversion of existing barns to form 3 dwellings at Tuck Mill Barns, Payhembury (net gain of 3)	2029 - 2030	3
14/2883/FUL	Extension & alterations to existing barns to allow CoU to residential unit at Great Ley Farm, Upton Pyne (net gain of 1)	2029 - 2030	1
15/0703/FUL	Change of use of former games room / office / laundry to three-bed dwg at Bussells Farm, Huxham, near Exeter (net gain of 1)	2029 - 2030	1
15/2381/OUT	Construction of agricultural workers' dwelling at New House Farm, Membury (net gain of 1)	2029 - 2030	1
15/1765/OUT	Construction of agricultural workers' dwelling on land at Studhayes Farm, Kilmington (net gain of 1)	2029 - 2030	1
16/0201/FUL	Use of land for four additional caravans and one day room on Greendale Lane, Clyst St Mary (net gain of 4)	2029 - 2030	3
15/2594/PDQ	Prior approval for Change of Use of agricultural building to a dwelling at Orchard Farm, Plymtree (net gain of 1)	2029 - 2030	1
16/2118/FUL	CoU from commercial premises to six apartments (net gain of 6) at The Old Sail Loft, Exmouth	2029 - 2030	6

16/2230/FUL	Construction of attached dwelling on land adjoining Woodbury Post Office (net gain of 1)	2029 - 2030	1
17/2745/FUL	CoU of ground floor of former bank to retail unit / 2 residential flats at former premises of Lloyds, Colyton (net gain of 2)	2029 - 2030	1
17/0809/FUL	Creation of 5 dwgs to the rear of former NatWest premises, Honiton (net gain of 5)	2029 - 2030	5
17/0829/PDQ	Prior approval for CoU of agricultural building to 1 dwg at Cannonwalls Farm, Woodbury Salterton (net gain of 1)	2029 - 2030	1
17/1422/FUL	Agricultural workers dwelling on land west of Lower Burrowton, Broadclyst (net gain of 1)	2029 - 2030	1
22/1386/OUT	Net gain of 4	2029 - 2030	4
17/2870/FUL	Sub-division of existing dwelling into 2 self-contained dwg houses at 4 Coles Lane, Axminster (net gain of 1)	2029 - 2030	1
17/2890/FUL	Construction of a single storey dwelling at Rockshaw, Moorcourt Close, Sidmouth (net gain of 1)	2029 - 2030	1
22/1260/OUT	Net gain of 1	2029 - 2030	1
19/2132/MFUL	Net gain of 10	2029 - 2030	5
21/1077/OUT	Net +5	2029 - 2030	5
23/1897/MOUT	Net + 21	2029 - 2030	12
23/1897/MOUT	Net + 21	2030 - 2031	9
19/2132/MFUL	Net gain of 10	2030 - 2031	5
16/0872/MFUL	Construction of assisted living community at the vacated EDDC offices, Sidmouth	2030 - 2031	42
14/2761/MOUT	Mixed use development including 900 new homes at Mosshayne (north of Tithebarn Lane and west of the intermodal site)	2030 - 2031	36
18/1957/MOUT	Net gain of 30	2030 - 2031	15
CRANBLUE	Cranbrook Expansion Zone - BLUEHAYES	2030 - 2031	83
CRANTREA	Cranbrook Expansion Zone - TREASBEARE	2030 - 2031	110
21/3235/MFUL	Net + 44, new builds	2030 - 2031	44
CRANGRAN	Cranbrook Expansion Zone - GRANGE	2030 - 2031	55
CRANCOBD	Cranbrook Expansion Zone - COBDENS [including Farlands application]	2030 - 2031	190

Ref: 24/0782/VAR **Date Received** 05.11.2024
Appellant: John Slater
Appeal Site: Tritchayne Farm Cottages Colyton EX24 6SP
Proposal: Removal of condition 4 (holiday accommodation restriction) of planning permission 00/P0545 (Conversion of redundant farm buildings to holiday let units)
Planning Inspectorate Ref: APP/U1105/W/24/3355019

Ref: 24/0043/PIP **Date Received** 06.11.2024
Appellant: Mr C Horner
Appeal Site: Land At Ford Farm Woodbury
Proposal: Permission in principle for the erection of 9 no. dwellings
Planning Inspectorate Ref: APP/U1105/W/24/3355106

Ref: 24/1359/FUL **Date Received** 20.11.2024
Appellant: Mr Manu Parpia
Appeal Site: 1 Charles Court Lympstone Exmouth EX8 5EL
Proposal: Installation of solar panels to the front (West) elevation.
Planning Inspectorate Ref: APP/U1105/D/24/3355857

Ref: 24/0641/FUL **Date Received** 20.11.2024
Appellant: Mr M Ward
Appeal Site: Land at Back Lane Newton Poppleford EX10 0DH
Proposal: Construction of 1no new detached dwelling and garage with associated works, and ground mounted solar panels
Planning Inspectorate Ref: APP/U1105/W/24/3355874

Ref: 22/1910/MFUL **Date Received** 21.11.2024
Appellant: Mr Azim Lalani
Appeal Site: Devoncourt Hotel 16 Douglas Avenue Exmouth Devon EX8 2EX
Proposal: Demolition of the existing Devoncourt building and outbuildings, construction of 51 open market and 15 affordable residential apartments and new 65 bed hotel with access via Maer Road car park, associated car parking and landscaping works
Planning Inspectorate Ref: APP/U1105/W/24/3355976

Ref:	24/F0242	Date Received	27.11.2024
Appellant:	Taylor Wimpey Exeter		
Appeal Site:	Land to the south of Tillhouse Road Cranbrook		
Proposal:	Appeal against an enforcement notice served in respect of the siting of a sales centre and associated works.		
Planning Inspectorate Ref:	APP/U1105/C/24/3356288		

**EAST DEVON DISTRICT COUNCIL
LIST OF PLANNING APPEALS DECIDED**

Ref: 23/1050/FUL **Appeal Ref:** 24/00036/REF
Appellant: Mr Steve Richards
Appeal Site: Land South Of 15 Halsdon Avenue Exmouth
Proposal: To erect a 2 storey 2-bed dwelling with associated amenity space.
Decision: **Appeal Dismissed** **Date:** 04.11.2024
Procedure: Written representations
Remarks: Delegated refusal, amenity reasons upheld (EDLP Policies D1, D2, D3 & Strategy 6, NP Policies EN1, EB2).
BVPI 204: **Yes**
Planning APP/U1105/W/24/3345960
Inspectorate Ref:

Ref: 23/1279/FUL **Appeal Ref:** 23/00061/REF
Appellant: Mr Alban Connell
Appeal Site: Land Adjacent Poppins Goldsmith Lane All Saints
Proposal: Conversion of an agricultural barn to form a 1-bedroom dwelling.
Decision: **Appeal Dismissed** **Date:** 06.11.2024
Procedure: Written representations
Remarks: Delegated refusal, accessibility and ecology reasons upheld (EDLP Policies D8, TC2, EN5 & Strategies 3, 5, 5B, 7, 47).
BVPI 204: **Yes**
Planning APP/U1105/W/23/3335680
Inspectorate Ref:

Ref: 23/1978/FUL **Appeal Ref:** 24/00016/REF
Appellant: Mr & Mrs Dan and Claire McCandlish
Appeal Site: Land Adjacent to Park House Plymtree
Proposal: Proposed new dwelling and relocated site access with associated landscaping and parking
Decision: **Appeal Dismissed** **Date:** 07.11.2024
Procedure: Written representations
Remarks: Officer recommendation to refuse, Committee refusal. Accessibility reasons upheld (EDLP Strategies 5B, 7 & Policy TC2).
BVPI 204: **Yes**
Planning APP/U1105/W/24/3341070
Inspectorate Ref:

Ref:	23/2418/PDQ	Appeal Ref:	24/00030/REF
Appellant:	Mr and Mrs Willis		
Appeal Site:	Higher Berry Farm Clyst St Lawrence Cullompton EX15 2NW		
Proposal:	Prior approval application to convert existing farm building to a residential dwelling with associated development		
Decision:	Appeal Allowed	Date:	22.11.2024
	(no conditions)		
Procedure:	Written representations		
Remarks:	Delegated refusal.		

The Council considered that the extent of the works required to convert the building were substantial and did not therefore constitute permitted development.

The Inspector found that the proposed works would be reasonably necessary to carry out the conversion of the building to a dwellinghouse and would not be so extensive as to constitute a rebuilding of the pre-existing structure. The proposal would therefore accord with the provisions of Schedule 2, Part 3, paragraph Q.1(i) of the GPDO.

BVPI 204:	No
Planning	APP/U1105/W/24/3344843
Inspectorate Ref:	

Ref:	24/0605/FUL	Appeal Ref:	24/00039/REF
Appellant:	Mr Nigel Morgan		
Appeal Site:	Clapperentale Farm Escot Park Ottery St Mary Devon EX11 1LU		
Proposal:	Siting of rural workers dwelling (static caravan) in support of rural business (retrospective)		
Decision:	Appeal Allowed (with conditions)	Date:	22.11.2024
Procedure:	Hearing		
Remarks:	Delegated refusal, justification and accessibility reasons overruled (EDLP Policies H4 & TC2 and Strategies 5B & 7, NP Policy NP9).		

The Inspector agreed that there is no proven essential need for the appellant to live at the site and that the site is in an unsustainable location. As such, there is conflict with the Local Plan Policies H4 & TC2, Strategies 5B & 7 and Ottery St Mary NP Policy NP9.

The Inspector considered, however, given that the appellant is currently living in a static caravan, and it seems likely that they have done so for quite some time, there is a reasonable prospect that the appellant would effectively be rendered homeless if the appeal was to be dismissed, particularly as there does not appear to be a realistic fallback option.

The Inspector concluded that the development does not accord with the Council's spatial strategy and found that there would also be conflict with policies that seek to promote the use of sustainable forms of transport. The Inspector agreed with the Council that the siting of the static caravan has not resulted in harm in any other regard and that the material considerations, in this instance, clearly outweighed the conflict with the development plan.

BVPI 204:	Yes
Planning	APP/U1105/W/24/3346991
Inspectorate Ref:	

Ref:	23/1472/FUL	Appeal Ref:	24/00029/REF
Appellant:	Mr Darren Pyne		
Appeal Site:	18 Colleton Way Exmouth Devon EX8 3PX		
Proposal:	Separating existing property into two dwellings including gardens and driveways and addition of front porch.		
Decision:	Appeal Allowed	Date:	27.11.2024
	(with conditions)		
Procedure:	Written representations		
Remarks:	Officer recommendation to approve, Committee refusal. Amenity and parking reasons overruled (EDLP Policies D1 & TC9).		

The Inspector noted that the appeal site is within the urban area of Exmouth, with easy access to services and facilities. The site is also close to a cycle path linking to the town centre. This would reduce the reliance on future occupiers needing to have access to private vehicles. Moreover, the potential addition of one vehicle using the generous on-street parking available in the area would not worsen the existing parking situation to the detriment of highway safety.

The Inspector considered that that the proposal would provide adequate living conditions for future occupiers with regard to internal space, and adequate outlook and daylight.

The Inspector concluded that that the proposed development would not cause unacceptable harm to highway safety with regard to parking provision and would provide adequate living conditions for future occupiers. The proposal is therefore in accordance with Local Plan Policies TC9 and D1 and paragraph 135 of the Framework.

BVPI 204:	Yes
Planning	APP/U1105/W/24/3339709
Inspectorate Ref:	

Ref:	23/2540/VAR	Appeal Ref:	24/00019/NONDET
Appellant:	Mr and Mrs Anthony		
Appeal Site:	Land South of Underhill Close Lymptone		
Proposal:	Variation of conditions 1 (Approved plans), 8 (Privacy screen) and 9 (Void space) of 22/2410/RES (Application for approval of reserved matters (appearance, landscaping, layout and scale) for the construction of a predominantly single storey dwelling following outline application (20/0933/OUT) (pursuant to the grant of outline planning permission appeal ref: APP/U1105/W/21/3282445) to update the house design and drawing reference numbers		
Decision:	Appeal Allowed	Date:	27.11.2024
	(with conditions)		
Procedure:	Written representations		
Remarks:	Appeal against the failure of the Council to decide the application within the prescribed time limit.		

The Council resolved that had a decision been made on the application, it would have been refused as the proposed development would not reflect local distinctiveness resulting in a greater degree of harm than that of the previously approved scheme and would cause harm to the Green Wedge. The proposal was therefore considered to be contrary to Policy D1 and Strategies 7 & 8 of the Local Plan and Policy 3 of the Lymptone Neighbourhood Plan.

The Inspector considered that subject to a condition securing details of external materials to be agreed, the proposed amended design would not increase the visual prominence of the dwelling or detract from local distinctiveness and would have an acceptable effect on the character and appearance of the area, avoiding harm to the character of the Green Wedge. The proposal would therefore accord with Strategies 7 & 8 and Policy D1 of the East Devon Local Plan and Policy 3 of the Neighbourhood Plan.

The Inspector concluded that the appeal should succeed in relation to conditions 1 and 9, however agreed that condition 8 requiring the installation of a privacy screen was justified and necessary. The Inspector granted a new planning permission with the wording of condition 8 amended.

BVPI 204:	No
Planning	APP/U1105/W/24/3341698
Inspectorate Ref:	

Ref: 24/0088/FUL **Appeal Ref:** 24/00035/HH
Appellant: Mrs Sascha Kranen
Appeal Site: 31 Oaklea Honiton EX14 1XH
Proposal: Construction of a two-storey rear extension
Decision: **Appeal Allowed** **Date:** 27.11.2024
(with conditions)
Procedure: Written representations
Remarks: Delegated refusal, amenity reasons overruled (EDLP Policy D1, Strategy 48).

The Inspector considered that the scheme would not lead to an uncomfortable feeling of dominance and neighbours at 33 Oaklea would not suffer from being overly hemmed-in and they would continue to enjoy good quality living conditions.

The Inspector concluded that the appeal proposal would not have unacceptable adverse effects on living conditions for neighbours nor on the character and appearance of the host property or the locality. The proposal is therefore in accordance with Policy D1 and Strategy 48 of the Local Plan which seek to ensure new development is of good design which relates well to context and urban form in terms of street scenes, local character and development spacing.

BVPI 204: **Yes**
Planning APP/U1105/D/24/3345795
Inspectorate Ref:

Ref: 22/1973/MOUT **Appeal Ref:** 24/00002/REF
Appellant: ALD Developments (Mr A Davis)
Appeal Site: Land east of Sidmouth Road Ottery St Mary
Proposal: Outline application with some matters reserved (access) for the residential development of up to 63 dwellings and associated infrastructure.
Decision: **Appeal Dismissed** **Date:** 29.11.2024
Procedure: Written representations
Remarks: Officer recommendation to approve, Committee refusal. countryside protection, landscape, amenity and best and most versatile agricultural land reasons upheld (EDLP Strategies 7 & 46, Policies D1 & EN13, NP Policy NP1).

BVPI 204: **Yes**
Planning APP/U1105/W/24/3336475
Inspectorate Ref:

Ref: 23/0102/FUL **Appeal Ref:** 23/00063/REF
Appellant: Mr Gary Conway
Appeal Site: 9 Tip Hill Ottery St Mary EX11 1BE
Proposal: Erection of a new dwelling in land to the rear of 9 Tip Hill.
Decision: **Appeal Dismissed** **Date:** 02.12.2024
Procedure: Written representations
Remarks: Delegated refusal, amenity and conservation reasons upheld (EDLP Policies D1 & EN10, NP Policies NP2, NP3 & NP22).

BVPI 204: **Yes**
Planning APP/U1105/W/23/3334808
Inspectorate Ref:

East Devon District Council List of Appeals in Progress

App.No: 23/1270/CPE
Appeal Ref: APP/U1105/X/24/3339119
Appellant: Mr and Mrs C M Summers
Address: The Olde Dairy Hunthays Farm Awliscombe Honiton EX14 3QB
Proposal; Application for a Lawful Development Certificate (CLUED) submitted under section 171B(3) of the Town and Country Planning Act 1990 (as amended) for the use of the building known as The Olde Dairy as an independent dwelling.
Start Date: 14 March 2024
Procedure: Written reps.
Questionnaire Due Date: 28 March 2024
Statement Due Date: 25 April 2024

App.No: 23/2262/VAR
Appeal Ref: APP/U1105/W/24/3343375
Appellant: Mr & Mrs Clinch
Address: The Barn and Pinn Cottage Bowd Sidmouth EX10 0ND
Proposal; Removal of occupancy condition no.2 of permission ref: 7/39/02/P1130/00114 to allow use as an unrestricted dwelling
Start Date: 13 June 2024
Procedure: Written reps.
Questionnaire Due Date: 20 June 2024
Statement Due Date: 18 July 2024

App.No: 24/0216/FUL
Appeal Ref: APP/U1105/W/24/3343467
Appellant: Mr Darrol Moss
Address: Brackenrigg Cathole Lane Yawl Devon DT7 3XD
Proposal; Site Log Cabin
Start Date: 25 June 2024
Procedure: Written reps.
Questionnaire Due Date: 2 July 2024
Statement Due Date: 30 July 2024

App.No: 24/0439/TRE
Appeal Ref: APP/TPO/U1105/10189
Appellant: Mr Steven Richards
Address: Land South Of 15 Halsdon Avenue Exmouth Devon EX8 3DL
Proposal; G7.1 and G7.2 Lime:
i) Create high pollard on structural branches, with preferentially nodal pruning at a height of approx. 8m, with target pruning cuts of typically 100mm dia. Establish radial spread of approx. 2.5m.
ii) Repeat management on cycle of not less than 5 years, and not more than 7 years.

Start Date: 26 July 2024

Procedure:
Written reps.

Questionnaire Due Date: 9 August 2024

App.No: 23/0571/MFUL
Appeal Ref: APP/U1105/W/24/3341996
Appellant: Mr Paull (McCarthy and Stone Retirement Lifestyles Ltd)
Address: Former Council Offices Knowle Sidmouth EX10 8HL
Proposal; Redevelopment of site to provide: a) Care home building (Class C2) with associated parking, landscaping, staff and resident facilities and associated works, b) Extra care apartment building (53 units) with associated communal lounge, wellbeing suite, restaurant and care provision (class C2) c) Retirement living apartment building (33 units) with associated communal lounge d) Erection of 4 houses, and 3 townhouses (Class C3) along with accesses; internal car parking, roads, paths, retaining walls, refuse and landscaping associated with development. Retention/refurbishment of building B, erection of habitat building and sub-stations. (Demolition of buildings other than building B) | Former Council Offices Knowle Sidmouth EX10 8HL

Start Date: 9 July 2024

Procedure:
Hearing

Questionnaire Due Date: 16 July 2024

Statement Due Date: 13 August 2024

Hearing Date: 5 November 2024

App.No: 24/0926/FUL
Appeal Ref: APP/U1105/D/24/3347872
Appellant: Mr Justin Wright
Address: 2 The Barnfield Jerrard Close Honiton EX14 1DX
Proposal; Raising of roof and conversion to habitable accommodation.
Start Date: 6 August 2024
Procedure:
Householder
Questionnaire Due Date: 13 August 2024

App.No: 24/0110/FUL
Appeal Ref: APP/U1105/W/24/3347347
Appellant: Mulberry Architectural Services
Address: Branscombe Farm Ebford Lane Ebford EX3 0QX
Proposal; Proposed demolition of existing structures and erection of two dwellings, garages, improvements to existing vehicular access, hardstanding, landscaping and all associated development
Start Date: 13 August 2024
Procedure:
Written reps.
Questionnaire Due Date: 20 August 2024
Statement Due Date: 17 September 2024

App.No: 23/2523/FUL
Appeal Ref: APP/U1105/W/24/3347765
Appellant: Mr & Mrs Eccles
Address: Northcombe Farm Salcombe Regis EX10 0JQ
Proposal; Proposed annexe (conversion of redundant rural building)
Start Date: 19 August 2024
Procedure:
Written reps.
Questionnaire Due Date: 26 August 2024
Statement Due Date: 23 September 2024

App.No: 23/1064/FUL
Appeal Ref: APP/U1105/W/24/3347829
Appellant: Mr and Mrs A Brewer
Address: Bung Ho Southdown Road Beer Devon EX12 3AE
Proposal; Two storey, 5-bed, detached dwelling, with associated parking and amenity space and demolition of existing dwelling and garage.
Start Date: 23 August 2024
Procedure: Written reps.
Questionnaire Due Date: 30 August 2024
Statement Due Date: 27 September 2024

App.No: 23/2774/FUL
Appeal Ref: APP/U1105/D/24/3348516
Appellant: Mr Alex Watson
Address: Bramblecot Gate Hawkchurch Devon EX13 5TZ
Proposal; Addition of detached double garage to property.
Start Date: 29 August 2024
Procedure: Householder
Questionnaire Due Date: 5 September 2024

App.No: 24/0175/FUL
Appeal Ref: APP/U1105/D/24/3348571
Appellant: Miss Clare Humphreys
Address: 58 St Andrews Drive Axminster Devon EX13 5EZ
Proposal; Fencing erected to replace hedging (retrospective)
Start Date: 29 August 2024
Procedure:
Householder
Questionnaire Due Date: 5 September 2024

App.No: 24/0136/FUL
Appeal Ref: APP/U1105/D/24/3349925
Appellant: Mr David Gillingham
Address: Tinkers Barn Payhembury EX14 3JQ
Proposal; Part garage conversion, first floor extension over existing garage and single storey rear extension and the introduction of solar panels
Start Date: 6 September 2024
Procedure:
Householder
Questionnaire Due Date: 13 September 2024

App.No: 23/2725/FUL
Appeal Ref: APP/U1105/W/24/3348938
Appellant: Mr Mark & Lisa Clouter
Address: Kings Arms Farm Nags Head Road Gittisham Honiton EX14 3AP
Proposal; House of multiple occupation (HMO), that provides individual living-rooms for vulnerable people; the facility includes communal areas for socialising, cooking and dining set with private and secure gardens.
Start Date: 10 September 2024
Procedure:
Written reps.
Questionnaire Due Date: 17 September 2024
Statement Due Date: 15 October 2024

App.No: 23/1890/FUL
Appeal Ref: APP/U1105/D/24/3349359
Appellant: Mrs Alison Beresford
Address: Ratclyffe House Clyst Hydon Cullompton EX15 2NQ
Proposal; Reinstatement of main drive lights and gate pillar lights.
Start Date: 17 September 2024
Procedure:
Householder
Questionnaire Due Date: 24 September 2024

App.No: 24/0542/FUL
Appeal Ref: APP/U1105/D/24/3349512
Appellant: Mr Stephen Condell
Address: Littlebrook Venlake End Uplyme DT7 3SF
Proposal; Demolition of existing single storey garage and storeroom, erection of two storey side extension, and new external materials.
Start Date: 17 September 2024
Procedure:
Householder
Questionnaire Due Date: 24 September 2024

App.No: 24/0913/PIP
Appeal Ref: APP/U1105/W/24/3349912
Appellant: Mr Jake Huntley
Address: 2 Lime Grove Exmouth EX8 5NN
Proposal; Permission in principle for 1 no. dwelling.
Start Date: 24 September 2024
Procedure:
Written reps.
Questionnaire Due Date: 1 October 2024
Statement Due Date: 29 October 2024

App.No: 23/2604/FUL
Appeal Ref: APP/U1105/W/24/3350271
Appellant: Mr S Hallett & M Conibear
Address: Lower Sweetcombe Farm Sidbury EX10 0QR
Proposal; Change of use of land from agricultural to holiday/tourism accommodation including the retention of a shepherd's hut, shed (housing a kitchen/store and shower) and toilet (retrospective)
Start Date: 2 October 2024
Procedure: Written reps.
Questionnaire Due Date: 9 October 2024
Statement Due Date: 6 November 2024

App.No: 24/0320/LBC
Appeal Ref: APP/U1105/Y/24/3350909
Appellant: Mr C Smith
Address: 2 School Cottages Woodbury Salterton EX5 1PG
Proposal; Replace 1no. rooflight with Fakro rooflight on rear north west elevation
Start Date: 2 October 2024
Procedure: Written reps.
Questionnaire Due Date: 9 October 2024
Statement Due Date: 6 November 2024

App.No: 23/2506/MFUL
Appeal Ref: APP/U1105/W/24/3350852
Appellant: P Quincey
Address: Winslade Park Clyst St Mary
Proposal; Installation of solar array with associated infrastructure, access and landscaping
Start Date: 3 October 2024
Procedure: Written reps.
Questionnaire Due Date: 10 October 2024
Statement Due Date: 7 November 2024

App.No: 22/1813/LBC
Appeal Ref: APP/U1105/Y/24/3351417
Appellant: Mr Mel Ziziros
Address: Podburys Cottage Higher Way Harpford Devon EX10 0NJ
Proposal; Construction of a Two storey side extension, construction of a detached garage with office space above, retrospective approvals for both the widening of the existing vehicular access to the boundary wall and a greenhouse and reparations to a retaining wall
Start Date: 15 October 2024
Procedure: Written reps.
Questionnaire Due Date: 22 October 2024
Statement Due Date: 19 November 2024

App.No: 24/0164/FUL
Appeal Ref: APP/U1105/W/24/3351943
Appellant: Simon Barry
Address: 15 Harepath Road Seaton EX12 2RP
Proposal; Planning permission and listed building consent for the demolition of a section of boundary wall, creation of access and parking space, construction of retaining walls and installation of an electric car charging unit to the front, east, elevation.
Start Date: 18 October 2024
Procedure: Written reps.
Questionnaire Due Date: 25 October 2024
Statement Due Date: 22 November 2024

App.No: 24/0165/LBC
Appeal Ref: APP/U1105/Y/24/3351944
Appellant: Simon Barry
Address: 15 Harepath Road Seaton EX12 2RP
Proposal; Listed building consent for the demolition of a section of boundary wall, creation of access and parking space, construction of retaining walls and installation of an electric car charging unit to the front, east, elevation.
Start Date: 18 October 2024
Procedure: Written reps.
Questionnaire Due Date: 25 October 2024
Statement Due Date: 22 November 2024

App.No: 24/0673/OUT
Appeal Ref: APP/U1105/W/24/3352696
Appellant: Mr and Mrs Padget
Address: Cory Hill Combe Raleigh EX14 4TQ
Proposal; Outline permission sought (with all matters reserved other than access) for construction of a single storey dwelling
Start Date: 23 October 2024
Procedure:
Written reps.
Questionnaire Due Date: 30 October 2024
Statement Due Date: 27 November 2024

App.No: 22/0508/MFUL
Appeal Ref: APP/U1105/W/24/3351691
Appellant: HB825AXM Limited
Address: Land At Pound Farm Hawkchurch
Proposal; Battery energy storage scheme and associated development.
Start Date: 24 October 2024
Procedure:
Written reps.
Questionnaire Due Date: 31 October 2024
Statement Due Date: 28 November 2024

App.No: 24/0512/FUL
Appeal Ref: APP/U1105/W/24/3352912
Appellant: Teresa Loynd
Address: Woodentop Littledown Lane Newton Poppleford
Proposal; Alteration to design of agricultural building approved under ref. 17/1130/COU (retrospective), change of use of part of the land holding for amenity use including retention of a timber amenity hut.
Start Date: 28 October 2024
Procedure:
Written reps.
Questionnaire Due Date: 4 November 2024
Statement Due Date: 2 December 2024

App.No: 24/1186/FUL
Appeal Ref: APP/U1105/W/24/3352802
Appellant: Mr David Underhay
Address: Bramleys The Orchard Brampford Speke Exeter EX5 5HW
Proposal; Proposed single storey wooden outbuilding in garden
Start Date: 4 November 2024
Procedure:
Written reps.
Questionnaire Due Date: 11 November 2024
Statement Due Date: 9 December 2024

App.No: 24/0892/FUL
Appeal Ref: APP/U1105/W/24/3353308
Appellant: Mr Mathew Swabey
Address: Beachcroft Burrow Road Seaton Devon EX12 2NF
Proposal; Change of use from ancillary accommodation to holiday let (retrospective)
Start Date: 4 November 2024
Procedure:
Written reps.
Questionnaire Due Date: 11 November 2024
Statement Due Date: 9 December 2024

App.No: 24/0066/COU
Appeal Ref: APP/U1105/W/24/3353191
Appellant: Angela Williams
Address: Oak View East Hill Ottery St Mary EX11 1QH
Proposal; Proposed change of use of agricultural land to garden (extension of residential curtilage)
Start Date: 5 November 2024
Procedure:
Written reps.
Questionnaire Due Date: 12 November 2024
Statement Due Date: 10 December 2024

App.No: 24/0556/FUL
Appeal Ref: APP/U1105/W/24/3353376
Appellant: Mr P Groves
Address: Land to west of Marles Close Awliscombe
Proposal; Erection of a dwelling, to include a detached single garage, creation of a driveway and associated soft and hard landscaping.
Start Date: 7 November 2024
Procedure:
Written reps.
Questionnaire Due Date: 14 November 2024
Statement Due Date: 12 December 2024

App.No: 23/2422/FUL
Appeal Ref: APP/U1105/W/24/3353886
Appellant: Mr & Mrs Brinton
Address: Land to rear of Great Halls Aylesbeare EX5 2FD
Proposal; Erection of highly sustainable self-build dwelling with associated landscaping and biodiversity enhancements.
Start Date: 12 November 2024
Procedure:
Written reps.
Questionnaire Due Date: 19 November 2024
Statement Due Date: 17 December 2024

App.No: 24/0640/FUL
Appeal Ref: APP/U1105/W/24/3354532
Appellant: Mr William Pratt
Address: Lily Farm Vineyard Dalditch Lane Budleigh Salterton EX9 7AH
Proposal; Construction of managers' accommodation and extension to Lily Farm Vineyard business premises
Start Date: 12 November 2024
Procedure:
Hearing
Questionnaire Due Date: 19 November 2024
Statement Due Date: 17 December 2024
Hearing Date: 5 February 2025

App.No: 24/0782/VAR
Appeal Ref: APP/U1105/W/24/3355019
Appellant: John Slater
Address: Tritchayne Farm Cottages Colyton EX24 6SP
Proposal; Removal of condition 4 (holiday accommodation restriction) of planning permission 00/P0545 (Conversion of redundant farm buildings to holiday let units)
Start Date: 26 November 2024
Procedure:
Written reps.
Questionnaire Due Date: 3 December 2024
Statement Due Date: 31 December 2024

Enf.No: 24/F0242
Appeal Ref: APP/U1105/C/24/3356288
Appellant: Taylor Wimpey Exeter
Address: Land at Tillhouse Road, Cranbrook EX5 7ET.
Proposal; Appeal against an enforcement notice served in respect of the siting of a sales centre and associated works.
Start Date: 28 November 2024
Procedure:
Hearing
Questionnaire Due Date: 12 December 2024
Statement Due Date: 9 January 2025
Hearing Date: 25 February 2025

App.No: 24/0043/PIP
Appeal Ref: APP/U1105/W/24/3355106
Appellant: Mr C Horner
Address: Land At Ford Farm Woodbury
Proposal; Permission in principle for the erection of 9 no. dwellings
Start Date: 29 November 2024
Procedure:
Written reps.
Questionnaire Due Date: 6 December 2024
Statement Due Date: 3 January 2025

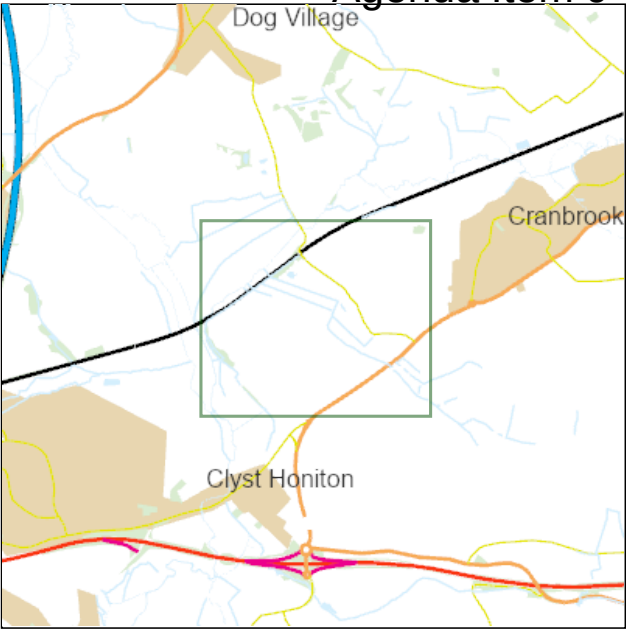
Ward Broadclyst

Reference 24/2049/MFUL

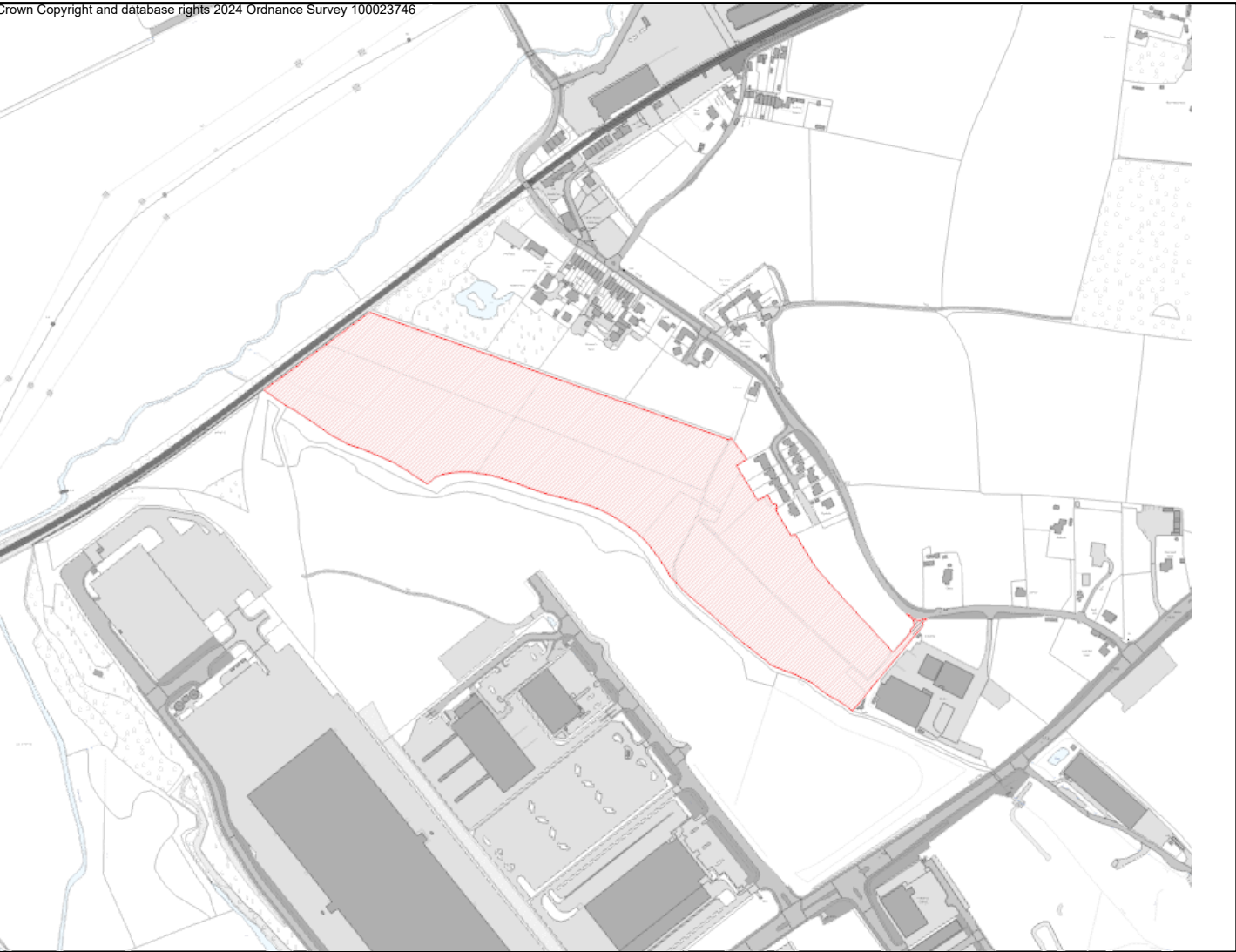
Applicant Mr Paul Osborne (EDDC)

Location Land To The South Of Shercroft Close Station Road Broadclyst

Proposal Construction of a new 16 space car park with access from Station Road and a network of footpaths and the change of use of surrounding land to Country Park (Suitable Alternative Natural Greenspace - SANG)



RECOMMENDATION: Approval with conditions



		Committee Date: 17.12.2024
Broadclyst (Broadclyst)	24/2049/MFUL	Target Date: 08.01.2025
Applicant:	Mr Paul Osborne (EDDC)	
Location:	Land To The South Of Shercroft Close Station Road	
Proposal:	Construction of a new 16 space car park with access from Station Road and a network of footpaths and the change of use of surrounding land to Country Park (Suitable Alternative Natural Greenspace - SANG)	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

This application is before the Planning Committee as the Council is the applicant.

Planning permission is sought for the construction of a 16 space car park, which would be accessed from the existing entrance from Station Road. Additionally, it is proposed to construct a number of paths within the fields along with associated infrastructure such as a covered cycle store near the car park and benches at various points along the paths. This development is to facilitate the change of use of the land to a country park, which will constitute Suitable Alternative Natural Greenspace (SANG) land.

This application relates to four fields situated to the south of Broadclyst Station. The fields in question are flat and boggy in nature, and are situated within land designated as a flood zone by the Environment Agency. There are various small water courses within the site, both around the edges and also through the site in some locations. To the north, the site adjoins a mixture of agricultural land or residential curtilage. To the south, the site adjoins land allocated for commercial development, with some of that having already been developed. On its western edge, the site adjoins the Exeter to London Waterloo railway line, and the eastern site boundary is with further commercial land. The site boundaries, and the field boundaries within the site consist primarily of hedgerow and/or trees. There is currently one access to the site, which is in the south-eastern corner, off Station Road, which is a C Class highway.

The site lies outside of a built-up area boundary designated in the Local Plan, but is within the area designated, under Strategy 10 of the Local Plan, as the Clyst Valley Regional Park. Given that the proposal would make a significant

contribution to the aims of Strategy 10, it is considered that there is in-principle policy support for the proposal.

The proposed car park would utilise an existing entrance off Station Road. The County Highway Authority has assessed the proposal, with particular focus on the car park and its entrance, and has confirmed that the proposal is acceptable from their perspective.

Whilst the site is almost wholly in a flood zone, the Environment Agency has confirmed that it is content with the proposal. The same is true of Devon County Council in its role as the Lead Local Flood Authority, subject to the provision of some clarifications which can be required by condition should this application be approved.

Exeter Airport, whilst not objecting to the proposal, has requested the submission of a Wildlife Hazard Management Plan. This would be to ensure that the development does not result in a risk to aircraft from birds arising. The airport has requested this as a pre-commencement condition, in the event that this application is approved.

The railway which adjoins the site is managed by Network Rail. Whilst not objecting to the proposal, they have requested the installation of a trespass proof fence on the boundary with the site, and have also listed species which can/can't be planted in close proximity to the railway. Again these matters can be dealt with by condition should this application be approved.

The proposal is considered to be acceptable in terms of its impact on the landscape, trees, bio-diversity, neighbour amenity and the historic environment. Although some additional/further information is required relating to some of those matters, this can be sought by condition if the application is approved.

In all other areas, the proposal is considered to be acceptable, and compliant with the relevant policies in both the Local and Neighbourhood Plans. Therefore, it is considered that there is no reason to withhold permission and, subject to the relevant conditions, it is recommended that this application is approved.

CONSULTATIONS

Local Consultations

Parish/Town Council

The Town Council Planning Committee have considered the application as set out on the attached and raise no objection.

If you need any further information, please let me know,
Thank you for consulting Broadclyst Parish Council.

The Planning & Environment Committee met on Monday 28th October 2024. The council supported this planning application.

Technical Consultations

A number of consultation replies have been received in response to this application. These are summarised in the table below, and shown in full in appendix one at the end of this report.

<u>Consultee</u>	<u>Comments.</u>
Active Travel England.	No objection.
Contaminated Land Officer.	No objection.
County Highway Authority.	The proposal will ease on street parking issues and encourage sustainable travel. No objection.
DCC Flood Risk SuDS.	No objection in principle, subject to a pre-commencement condition requiring clarification on some points.
DCC Historic Environment Officer.	No objection subject to a pre-commencement condition requiring the submission of a Written Scheme of Investigation.
EDDC District Ecologist	The proposals are acceptable from an ecological and Biodiversity Net Gain perspective, subject to relevant conditions relating to those matters.
EDDC Landscape Architect.	No objection, subject to pre-commencement condition to pre-commencement condition to clarify some details.
EDDC Trees.	No objection, subject to a pre-commencement condition to secure tree protection details.
Environment Agency.	No objection to the proposal, but recommend that the Flood Risk Assessment is an approved document, and also the inclusion of an additional flood related informative.
Environmental Health.	No objection subject to a condition restricting hours of work and preventing burning on the site.
Exeter and Devon Airport – Airfield Operations and Safeguarding.	No objection in principle, subject to the inclusion of a pre-commencement condition seeking a Wildlife Hazard Management Plan.
Historic England.	No objection.
National Highways.	The proposal will not impact the strategic road network. No objection.
Natural England.	The proposal will not have a detrimental impact on any protected landscapes. No objection.

Network Rail.	No objection in principle. However, a trespass proof fence is required on the boundary with the railway, and advice provided regarding planting which is permitted/not permitted.
Police Architectural Liaison Officer.	No objection, but lack of lighting in the car park, and the potential for the bike shelter to be used for antisocial behaviour are raised.

Other Representations

Two third party representations have been received. These are both in support of the proposal, in the basis that the application seeks to provide new public space for residents to enjoy, and as the car park may reduce the amount of parking on the highway in the vicinity of the site.

PLANNING HISTORY

There is only one planning application which has been considered by East Devon District Council (EDDC) on the land to which this report relates. This is as follows:

- 04/3000/COU - Creation of fishing lake - Approved with conditions 10th February 2005.

Upon visiting the site, it is clear that the fishing lake permitted by the above permission has not been constructed.

In addition to the above, Devon County Council (DCC) consulted EDDC on their application to construct a cycle path through part of the site to which this report relates. Under reference 23/0737/CM, EDDC advised DCC that it had no objections to the proposal. DCC, under their reference DCC/4336/2023 approved their application on 15th December 2023.

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 7 (Development in the Countryside)

Strategy 10 (Green Infrastructure in East Devon's West End)

Strategy 11 (Integrated Transport and Infrastructure Provision at East Devon's West End)

Strategy 46 (Landscape Conservation and Enhancement and AONBs)

Strategy 49 (The Historic Environment)

D1 (Design and Local Distinctiveness)

D2 (Landscape Requirements)

D3 (Trees and Development Sites)

EN5 (Wildlife Habitats and Features)

EN7 (Proposals Affecting Sites which may potentially be of Archaeological Importance)

EN14 (Control of Pollution)

EN13 (Development on High Agricultural Land)

EN21 (River and Coastal Flooding)

EN22 (Surface Run-Off Implications of New Development)

TC2 (Accessibility of New Development)

TC7 (Adequacy of Road Network and Site Access)

TC12 (Aerodrome Safeguarded Areas and Public Safety Zones)

Broadclyst Neighbourhood Plan 2022 - 2031

NE5 (Landscape and Biodiversity)

NE7 (Flood Management)

Government Planning Documents

NPPF (National Planning Policy Framework 2023)

Site Location and Description

This application relates to four fields situated to the south of Broadclyst Station. The fields in question are flat and boggy in nature, and are situated within land designated as a flood zone by the Environment Agency. There are various small water courses within the site, both around the edges and also through the site in some locations. To the north, the site adjoins a mixture of agricultural land or residential curtilage. To the south, the site adjoins land allocated for commercial development, with some of that having already been built. On its western edge, the site adjoins the Exeter to London Waterloo railway line, and the eastern site boundary is with further commercial land. The site boundaries, and the field boundaries within the site consist primarily of hedgerow and/or trees.

There is currently one access to the site, which is in the south-eastern corner, off Station Road, which is a C Class highway.

In policy terms, the site is outside any built-up area boundary designated in the East Devon Local Plan 2013 - 2031 (referred to as 'The Local Plan' for the remainder of this report). However, the Local Plan does allocate the site as being part of the Clyst Valley Regional Park.

The site lies within the parish of Broadclyst, which has a 'made' Neighbourhood Plan. This was adopted in July 2023, and is referred to as the 'Neighbourhood Plan' for the remainder of this report.

ANALYSIS

Proposed Development.

Planning permission is sought for the construction of a 16 space car park, which would be accessed from the existing entrance from Station Road. Additionally, it is proposed to construct a number of paths within the fields along with associated infrastructure such as a covered cycle store near the car park and benches at various points along the paths. This development is to facilitate the change of use of the land to a country park, which will constitute Suitable Alternative Natural Greenspace (SANG) land.

Consideration and Assessment

The key considerations in the determination of this application are:

1. Justification.

The purpose of the proposed SANGS land is to provide additional land which can be used for recreation. This is necessary because the residential development in the western part of East Devon – in particular at Cranbrook, and in the Science Park/West Clyst area – has increased the pressure on existing recreation spaces from residents of those areas. This extra need was identified in the additional Appropriate Assessment for Phase one of Cranbrook, produced in 2018, which found that an additional 14 hectares of SANGS was needed to support Cranbrook Phase 1 – the proposed SANGS forms part of that requirement.

The site is well located in relation to Cranbrook Phase one, in addition to the Bluehayes expansion area, which is supported by Policy CB2 (Bluehayes Expansion) of the Cranbrook Plan 2013 – 2031), and is located directly adjacent to the site. The Bluehayes expansion has a resolution to approve under planning application 19/0620/MOUT.

Without the provision of adequate space for recreation, the pressures on existing spaces, and the nearby sensitive landscapes of the Pebblebed Heaths and the Exe Estuary would increase to levels where those landscapes could be harmed. Therefore, the proposed SANGS will serve to mitigate against the potential harm from increased recreational uses on the sensitive landscapes.

2. Principle and policy.

As detailed above, the application site lies within land designated for the Clyst Valley Regional Plan in the Local Plan. This designation is made under Strategy 10 (Green Infrastructure in East Devon's West End), which states that the Clyst Valley Regional Park will:

"a) Provide high quality natural green space that is complementary to development and will be a stimulus to encourage commercial and business development of the highest standard.

b) Ensure natural ecosystems function in the West End of our District and ensure residents, workers, school children and visitors of all abilities have easy access to high quality open spaces, with linked benefits to health, education and food production.

c) Take recreation pressure away from more environmentally sensitive locations thereby overcoming concerns arising from application of the Habitat Regulations that would otherwise prevent development coming forward. Provision of the park could help address need and requirements arising from development in other parts of East Devon, Exeter and potentially Teignbridge. We will encourage a park that 'reaches into' the open spaces of our neighbouring authority partners.

d) Provide new wildlife corridors that enhance the biodiversity of the West End.

e) Provide green corridors, open space and biodiversity enhancement areas. Enhance cycling and walking opportunities to link habitats and sustainable movement networks that promote the overall recreational experience for the West End.

f) Conserve and enhance heritage assets and their setting to reflect their intrinsic importance, maximise beneficial outcomes for park users and to encourage use of the park and to enrich the cultural identity of the area."

Furthermore, Strategy 10 states that the land allocated for the Clyst Valley Regional Park is protected from other development, unless it would "clearly achieve valley park specific objectives for people and wildlife".

Given the wording of Strategy 10, and the fact that the site is located within the designated area, there is a clear policy principle in favour of the proposal to which this report relates, which is strongly supported by the Local Plan. However, this is subject to the proposal being acceptable in all other regards. Consequently, the remainder of this report will assess the proposal in terms of other relevant Local Plan policies.

3. Highway safety.

It is proposed to create a car park as part of the proposal. Access to this would be through an existing agricultural entrance into the site off Station Road. The entrance is on the outside of a corner, and has good visibility in both directions along Station Road.

The proposed car park and the entrance to it has been assessed by the County Highway Authority (CHA), which has stated that there are no objections to the proposal from their perspective. Furthermore, National Highways (NH), which is responsible for the management of major highways, which are the nearby A30 and M5, has assessed the proposal and confirmed that the proposal would, in their view, not have a detrimental impact on the safe operation of roads for which they are responsible.

Given the nature of the existing entrance which would be used for the car park, and the comments received from both the CHA and NH it is considered that the proposal is acceptable in terms of its impact on highway safety and the safe operation of roads in the vicinity of the site. Therefore, the proposal would comply with the provisions of Local Plan Policy TC7 (Adequacy of Road Network and Site Access), which seeks to

ensure that development is not detrimental to the safe operation of the highway network.

4. Flooding and drainage.

The majority of the site is situated within flood zones 2 and 3. In their consultation comments, the Environment Agency (EA) acknowledges this but continue to state:

"We are satisfied that the proposal aligns in broadest terms with the overriding policy requirements of the National Planning Policy Framework and the Planning Practice Guidance. We note that car park is proposed to be built at 'existing elevations' which is important to safeguard against an increase in flood risk to adjacent property to the immediate south east."

Additionally, the EA has acknowledged the intention to create two 'leaky dams' within the site, and has advised that these are covered in detail in the submitted Flood Risk Assessment (FRA). Whilst the leaky dams would hold some water in the site, as acknowledged in the FRA, the FRA considers that this would not represent a flood risk elsewhere or to residential properties adjoining the site. Given that the EA has assessed the proposal, including the FRA, and has not raised an objection, it is considered that the application is acceptable in terms of its flood risk.

Given the above, it is considered that the proposal complies with Local Plan Policy EN21 (River and Coastal Flooding) and Neighbourhood Plan Policy NE7 (Flood Management) where they seek to ensure that development does not lead to an increased flood risk.

In terms of the sequential approach to development in flood risk areas, it would normally be the case that development needs to be directed away from sites such as that to which this application relates. However, in this instance, the nature of the proposal is that it is primarily a change of use, with only a small amount of physical development proposed on the site. Furthermore, the nature of the site and its location in a flood zone is such that it would not be suitable for any other use or development. Therefore, given that the EA has not objected to the proposal, and is satisfied with the bespoke FRA submitted with the application, and as change of use proposals do not need to be subject to the sequential test, it is considered that the proposal is acceptable with regard to the sequential approach to development in flood zones. This approach accords with Paragraphs 173 and 174 of the National Planning Policy Framework 2023.

With regard to drainage, Devon County Council, in its role at the Lead Local Flood Authority (LLFA) has considered the proposal, and has advised that it has no in principle objection to the development. However, this stance is subject to the provision of some further information by the applicants, which can either be provided prior to determination of the application, or via a pre-commencement condition. Whichever approach is taken in terms of providing this additional information, the details will need to be agreed by the LLFA before being approved as part of the proposal. Given that, and the comments of the LLFA, it is considered that the development can comply with Policy EN22 (Surface Run-off Implications of New Development) of the Local Plan, which seeks to ensure that drainage matters are fully considered and acceptable.

5. Airport safety.

The application site is, in aviation terms, located in close proximity to Exeter Airport. Whilst the site is distant enough from the airport to not physically impact it, there are potential impacts on aviation safety from wildlife which may be attracted to the site. Given that, and the location of the site, Exeter Airport has assessed the proposal from an aerodrome safeguarding perspective.

The comments from the airport confirm that the site lies within the 13 kilometre safeguarding area and that, whilst the airport does not have and specific concerns about the principle of the development, a Wildlife Hazard Management Plan is required. This is because the site is considered to have the potential to attract birds.

Consequently, Exeter Airport has recommended a pre-commencement condition which requires the submission of a Wildlife Hazard Management Plan. With this condition in place, and provided the submitted details are agreed by Exeter Airport, it is considered that the proposal can take place in accordance with the provisions of Local Plan Policy TC12 (Aerodrome Safeguard Areas and Public Safety Zones), which seeks to ensure that development does not compromise the safe operation of airfields.

6. Railway impact.

The north-western edge of the site adjoins the railway linking Exeter to Salisbury and London Waterloo, which is managed by Network Rail (NR). The proposal will not have any physical impact on the railway, but will introduce public access to land adjacent to it. Consequently, NR, whilst stating that they have no objection to the proposal in principle have highlighted two key requirements from their perspective:

- Firstly, that there is a need for a trespass proof fence of at least 1.8 metres in height to be erected on the boundary between the site and the railway land. This is justified on the basis that an increased risk of trespass would arise as a consequence of the land being open to the public.
- Secondly, NR has highlighted various species of landscaping which are permitted close to railways, and other species which are not, depending upon the distance from the railway. This is justified on the basis that the species which are not permitted may damage the railway or impact its operation.

These requirements can be required by conditions, in the event that this application is approved. With those conditions in place, and noting that NR have no in-principle objection to the proposal, it is considered that the development would not have a detrimental impact upon the railway and its safe operation. Therefore, the proposal accords with Paragraph 114, part d of the National Planning Policy Framework 2023 (NPPF) where it states that impacts on the transport network needs to be suitably mitigated.

7. Landscape, Biodiversity and trees.

The application site lies outside any built-up area designated in the Local Plan and, therefore, it is considered to be in the countryside, where Strategy 7 (Development in the Countryside) of the Local Plan states that development in the countryside which accords with a Local or Neighbourhood Plan policy (which it has been demonstrated above is the case with the proposal to which this report relates) is permitted. However, this is subject to the development not being detrimental to the landscape of the area.

With this in mind, the Council's Landscape Architect has considered the application and has stated that there are no major concerns with regard to the landscape impact. Certainly, the nature of the proposal, with very little development above ground level taking place, and those bits above ground level being banks (which can be suitably landscaped/planted), stock fences (which are common features in the countryside) and a cycle storage are (which will be modest in size and have a sedum roof), combined with the existing screening around and within the site (in the form of trees and hedges) is such that there would be few long distance views of the site within the wider area. Consequently, the impact on the countryside, given the nature of the proposal would be minimal.

The Landscape Architect has indicated that some details need to be refined or confirmed. The nature of those details, which relate to matters such as gate design, or surfacing to be used, can be requested by condition in the event that this application is approved. Doing so, will ensure that, when the above comments are also taken into account, that the development can take place without given rise to adverse landscape impacts, in accordance with the provisions of Local Plan Strategy 7 (Development in the Countryside), and Policies D1 (Design and Local Distinctiveness) and D2 (Landscape Requirements), and Neighbourhood Plan Policy NE5 (Landscape and Biodiversity).

Furthermore, the proposed covered cycle store is noted. Whilst this is acceptable in principle, there are currently only indicative details of this supplied, and those details indicate that a wood structure with a sedum roof is proposed; this would be acceptable. In the event that this application is approved, detailed plans can be sought by condition; this approach is considered to be appropriate in this circumstance, given the details already supplied.

The proposal has also been assessed by the Council's Arboricultural Officer. Their assessment of the proposal concludes that they are *"satisfied this scheme can be completed without undue harm occurring to retained tree features, subject to suitable tree protection measures being implemented during the construction phase of the project"*.

However, the is subject to a pre-commencement condition to seek a Tree Protection Plan (TPP) and an Arboricultural Method Statement(AMS) for the protection of all retained trees, hedges and shrubs. In the event that this application is approved, it is considered that the imposition of this condition is reasonable, and will be necessary in order for the development to comply with the provisions of Local Plan Strategy 7 (Development in the Countryside), and Policies D1 (Design and Local Distinctiveness) and D3 (Trees and Development Sites), and Neighbourhood Plan Policy NE5 (Landscape and Biodiversity).

From an Ecology and Biodiversity Net Gain (BNG) perspective, the Council's District Ecologist has assessed the proposal and confirmed that the application is acceptable in these regards, subject to conditions to ensure that the necessary enhancements are achieved. Critically, the necessary Biodiversity Net Gains, and gains in excess of the mandatory 10% gain (according to paragraph 2.4 of the submitted Design and Access Statement), can be secured by a condition requiring the submission of a Habitat Management and Monitoring Plan (HMMP). The HMMP must be prepared in accordance with a Biodiversity Gain Plan, which will need to be approved by the LPA before the HMMP can be approved.

Consequently, subject to the relevant conditions, the proposal is considered to comply with Local Plan Policy EN5 (Wildlife Habitats and Features), which seeks to ensure that development is not detrimental to wildlife or the habitats it depends upon.

8. Impact on occupiers of neighbouring properties.

There are a small number of residential properties which adjoin the site on its north-eastern boundary. In some cases there is significant existing screening on the boundary which will serve to prevent any loss of privacy as a consequence of the proposed use. Where this is not present, the submitted plans show that the planting of a native hedgerow is proposed on an earth bank. This will serve to prevent a loss of privacy to the occupiers of those properties.

Other than where the cycle path enters the site, no proposed path would be especially close to the boundary with residential properties. Given that the cycle path already has consent through Devon County Council (it would run along the route annotated as an 'Asphalt Shared Path' on the Proposed Site Layout Plan – Drawing number 24055-LHC-00-XX-DR-L-0101), and as an area of hedging is also proposed adjacent to that where it is closest to the residential property (as shown on the detailed plan for that area – drawing number 24055-LHC-00-XX-DR-L-0102), it is considered that a loss of amenity would not arise from the use of the cycle path, or any other path within the proposal.

Furthermore, the proposed use of the land is considered to be of a nature which would not result in a loss of amenity through matters such as noise. Indeed, the Council's Environmental Health Officer has not raised the use of the site as a concern, with the only matter raised by that officer relating to a condition to restrict the hours and days on which construction work can take place (this condition is considered reasonable to impose, should this application be approved).

Given the comments above, and noting that no objections from the public have been received (two public comments in support of the proposal were received) it is considered that the proposal is acceptable in terms of its impact on the occupiers of residential properties. In that regard, the proposal complies with Policy D1 (Design and Local Distinctiveness) of the Local Plan, where it seeks to protect the amenity of those occupying residential properties.

9. Historical Environment.

There are no listed buildings in the vicinity of the application site. However, the Country Council Historic Environment Officer has highlighted that there is potential for important archaeological artifacts to be present on the site. Consequently, whilst not objecting to the proposal, the Historic Environment Officer has stated that a Written Scheme of Investigation (WSI) is required. This will need to set out a programme of archaeological work to be undertaken in mitigation for the loss of heritage assets with archaeological interest.

The Historic Environment Officer has recommended a pre-commencement condition to seek a WSI, and it is considered that such a condition is necessary and appropriate should this application be approved. Doing so will ensure that the development complies with the provisions of Local Plan Policy EN6 (Nationally and Locally Important Archaeological Sites) in addition to paragraph 211 of the NPPF.

10. Other matters.

Whilst the key matters relating to this proposal are considered above, other considerations worthy of discussion are as follows:

- The land which is subject of this application is, on the basis of data available to the Council, to be Grade 3b agricultural land. Therefore, the land is not considered to be 'Best and Most Versatile Land' which would be protected under Policy EN13 (Development on High Agricultural Land) of the Local Plan.
- Natural England has confirmed that, in its opinion, the proposal will "not have significant adverse impacts on designated sites" and, therefore, has stated that there is no objection from their perspective. Natural England states that matters such as the impact on trees and protected species should be considered separately by the Council; this has been done above.
- The Devon and Cornwall Police Service have assessed the proposal. They raised points regarding the cycle storage structure and lighting in the car park. With regard to the former of those, the applicants have confirmed that it is their strong preference to retain the proposed cycle storage within the scheme. There are no strong planning reasons to request its removal, and its inclusion will comply with Local Plan Policy TC2 (Accessibility of New Development), and also Local Plan Strategies 10 (Green Infrastructure in East Devon's West End) and 11 (Integrated Transport and Infrastructure Provision at East Devon's West End) where they seek to ensure that development is accessible to cyclists and/or sustainable modes of transport. With regard to lighting in the car park, whilst the comments of the Police are noted, it is considered that requiring lighting to be installed would not be appropriate at the location in question, and also given the nature of the proposal. Installing lighting could lead to detrimental visual impacts and/or negative impacts on nocturnal wildlife, which would be contrary to some elements of the Local Plan.
- Active Travel England has assessed the proposal and has confirmed that it is *"content with the development proposed"*.

Conclusion

Given the comments raised above, it is considered that this application complies with all relevant policies, and is supported by both the Local and Neighbourhood Plans, in addition to the NPPF. The development would provide a valuable public asset which will contribute positively to the aims and objectives of the Clyst Valley Regional Park.

Therefore, it is considered that there is no reason to withhold permission and, subject to the relevant conditions detailed above, it is recommended that this application is approved.

RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)
3. Prior to the commencement of the development hereby approved, the following details shall be submitted to, and approved in writing by, the Local Planning Authority.
 - Details of proposed paths and car park construction/surfacing, including details of parking bay demarcation.
 - Construction details for proposed Devon banks.

Works shall be undertaken in accordance with the approved details.

(Reason - To ensure that the appearance of the surfacing, car parks and banks are suitable given the location of the site in the open countryside, and to accord with the provisions of Strategies 7 (Development in the Countryside) and 46 (Landscape Conservation and Enhancement and AONB's), and Policies D1 (Design and Local Distinctiveness) and D2 (Landscape Requirements) of the East Devon Local Plan 2013 - 2031).

This pre-commencement condition is required to ensure that the appearance of the car park and banks is fully understood prior to construction, as their nature may also impact upon drainage/run-off from the site.

4. Prior to the commencement of any works on site (including demolition and site clearance or tree works), a Tree Protection Plan (TPP) and an Arboricultural Method Statement (AMS) for the protection of all retained trees, hedges and shrubs, shall be submitted to and approved in writing by the Planning Authority.

The development shall be carried out in accordance with the approved details.

The TPP and AMS shall adhere to the principles embodied in BS 5837:2012 and shall indicate exactly how and when the trees will be protected during the development process.

Provision shall be made for the supervision of the tree protection by a suitably qualified and experienced arboriculturalist and details shall be included within the AMS.

The AMS shall provide for the keeping of a monitoring log to record site visits and inspections along with: the reasons for such visits; the findings of the inspection and any necessary actions; all variations or departures from the approved details and any resultant remedial action or mitigation measures. On completion of the development, the completed site monitoring log shall be signed off by the supervising arboriculturalist and submitted to the Planning Authority for approval and final discharge of the condition.

(Reason - To ensure retention and protection of trees on the site during and after construction in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 (Design and Local Distinctiveness) and D3 (Trees and Development Sites) of the East Devon Local Plan 2013 - 2031).

This pre-commencement condition is required to ensure that existing trees and hedges within the site receive adequate protection during the construction process.

5. Prior to the commencement of the development hereby approved, the following details shall be submitted to, and approved in writing by, the Local Planning Authority.

- Details of the surface water outfall from the car park drainage.
- A cross-section of the car park and road formation, including details of any kerbing.
- Details of the materials to be used to form the length of shared path that they will construct, including the Sheffield bike stands.
- Drainage maintenance details.
- Details of how surface water will be managed during construction.

Works shall be undertaken in accordance with the approved details.

(Reason - To ensure that the development does not give rise to adverse drainage impacts, and to accord with the provisions of Policy EN22 (Surface Run-off Implications of New Development) of the East Devon Local Plan 2013 - 2031).

This pre-commencement condition is required to ensure that the mechanics of the drainage from the site are clearly understood prior to construction works commencing. With regard to the details of how run-off will be managed during construction, this is required prior to commencement, as the proposed car park

entrance is currently the main access to the site for construction purposes across the whole site.

6. No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme as agreed in writing by the Local Planning Authority.

(Reason - To ensure, in accordance with Policy EN6 (Nationally and Locally Important Archaeological Sites) of the East Devon Local Plan and paragraph 211 of the National Planning Policy Framework (2023), that an appropriate record is made of archaeological evidence that may be affected by the development).

This pre-commencement condition is required to ensure that the archaeological works are agreed and implemented prior to any disturbance of archaeological deposits by the commencement of preparatory and/or construction works.

7. Development shall not commence until a Wildlife Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The Wildlife Hazard Management Plan shall be implemented as approved. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

(Reason - It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Exeter Airport, in accordance with the provisions of Policy TC12 (Aerodrome Safeguarded Areas and Public Safety Zones) of the East Devon Local Plan 2013 - 2031).

This pre-commencement condition is required to ensure that details critical to the safety of aircraft are understood and agreed prior to the installation of any features which could impact aircraft safety.

8. No development shall take place until a Construction and Ecological Management Plan (CECoMP) has been submitted to and approved in writing by the local planning authority based on the details within the submitted EcIA (EAD Ecology, September 2024). The CECoMP shall include the following.
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). This includes pollution control measures.
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.

- f) Responsible persons and lines of communication, including reporting compliance of actions to the LPA
- g) The role and responsibilities on site of an ecological clerk of works (ECoW), including any licence requirements.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEcoMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

(Reason - To ensure that the development has no adverse effect on protected and notable species and provides ecological mitigation and enhancement measures in accordance with Strategy 47 (Nature Conservation and Geology), Policy EN5 (Wildlife Habitats and Features), and Policy EN14 (Control of Pollution) of the Adopted East Devon Local Plan 2013-2031, and Policy NE5 (Landscape and Biodiversity) of the Broadclyst Neighbourhood Plan 2022 - 2031).

A pre-commencement condition is required as the information sought by this condition needs to be assessed and in place prior to works commencing.

9. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
 - (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

Notice in writing shall be given to the Council when the:

- (f) HMMP has been implemented; and
- (g) habitat creation and enhancement works as set out in the HMMP have been completed.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

(Reason : To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Strategy 47 (Nature Conservation and Geology) of the East Devon Local Plan, 2013 - 2031, and Policy NE5 (Landscape and Biodiversity) of the Broadclyst Neighbourhood Plan 2022 - 2031).

A pre-commencement condition is required as the information sought by this condition needs to be assessed and in place prior to works commencing.

10. Prior to its installation, details of a trespass proof fence, of at least 1.8 metres in height, running the full length of the site boundary with land owned by Network Rail shall be submitted to, and approved in writing by, the Local Planning Authority. Prior to any part of the development hereby approved being opened to the public the approved fence shall be installed in accordance with the approved details and shall be retained and maintained for the lifetime of the development.

(Reason - To ensure that there is a secure boundary between the site and the railway, in accordance with paragraph 114 (d) of the National Planning Policy Framework 2023).

11. Within three months of the date of this decision notice, a landscaping scheme shall be submitted to, and approved in writing by the Local Planning Authority; such a scheme to include the planting of trees, hedges, shrubs, herbaceous plants and areas to be grassed. The planting proposed shall take note of the requirements of Network Rail, which state that, where trees/shrubs are to be planted adjacent to the railway boundary, these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary.

Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fence. Lists of trees that are permitted and those that are not are provided below:

Permitted:

Birch (*Betula*), Crab Apple (*Malus Sylvestris*), Field Maple (*Acer Campestre*), Bird Cherry (*Prunus Padus*), Wild Pear (*Pyrs Communis*), Fir Trees - Pines (*Pinus*), Hawthorne (*Cretaeus*), Mountain Ash - Whitebeams (*Sorbus*), False Acacia (*Robinia*), Willow Shrubs (*Shrubby Salix*), Thuja Plicatata "Zebрина"

Not Permitted:

Alder (*Alnus Glutinosa*), Aspen - Poplar (*Populus*), Beech (*Fagus Sylvatica*), Wild Cherry (*Prunus Avium*), Hornbeam (*Carpinus Betulus*), Small-leaved Lime (*Tilia Cordata*), Oak (*Quercus*), Willows (*Salix Willow*), Sycamore - Norway Maple (*Acer*), Horse Chestnut (*Aesculus Hippocastanum*), Sweet Chestnut (*Castanea Sativa*), London Plane (*Platanus Hispanica*).

The scheme shall also give details of any proposed walls, fences and other boundary treatment. The landscaping scheme shall be carried out in the first planting season after commencement of the development unless any alternative phasing of the landscaping is agreed in writing by the Local Planning Authority, and the landscaping shall be maintained for a period of 5 years. Any trees or

other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

(Reason - To ensure that the proposed planting is suitable for the location in the countryside and to ensure that it will not be detrimental to the safe operation of the railway, in accordance with the provisions of Policy D2 (Landscape Requirements) of the East Devon Local Plan 2013 - 2031 and also in accordance with paragraph 114 (d) of the National Planning Policy Framework 2023).

12. Prior to the development hereby approved being brought into use, elevational drawings of the proposed cycle storage shelter shall be submitted to, and approved in writing by, the Local Planning Authority. The plan/s shall be drawn to a recognised metric scale and shall include a scale bar, in addition to details of the materials to be used. The cycle store shall be installed in accordance with the approved details prior to any part of the site being opened to the public.

(Reason - To ensure that the scale and design of the structure are suitable for the location, and also to ensure that suitable cycle storage facilities are provided when the site is open to the public, in accordance with Strategies 7 (Development in the Countryside) and 46 (Landscape Conservation and Enhancement and AONB's), and Policies D1 (Design and Local Distinctiveness) and TC2 (Accessibility of New Development) of the East Devon Local Plan 2013 - 2031).

13. The development hereby permitted shall be carried out in accordance with the details contained in the submitted Flood Risk Assessment, dated 20th September 2024, and produced by AWP.

(Reason - To ensure that the development does not result in an increased flood risk, in accordance with Policy EN21 (River and Coastal Flooding) of the East Devon Local Plan 2013 - 2031 and Policy NE7 (Flood Management) of the Broadclyst Neighbourhood Plan 2022 - 2031).

14. Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site.

(Reason - To ensure that construction works do not cause unacceptable noise or air pollution which would be detrimental to the amenity of the occupiers of residential properties close to the site, and to accord with the provisions of Policy D1 (Design and Local Distinctiveness) and EN14 (Control of Pollution) of the East Devon Local Plan).

15. Works shall proceed strictly in accordance with the Ecological Impact Assessment (EAD Ecology, September 2024) and accompany supporting documents including the Habitat Management and Monitoring Plan and Bird Hazard Risk Assessment.

(Reason: To ensure that the development has no adverse effect on protected and notable species and provides ecological mitigation and enhancement measures in accordance with Strategy 47 (Nature Conservation and Geology),

Policy EN5 (Wildlife Habitats and Features), and Policy EN14 (Control of Pollution) of the Adopted East Devon Local Plan 2013-2031 and Policy NE5 (Landscape and Biodiversity) of the Broadclyst Neighbourhood Plan 2022 - 2031).

16. No part of the development hereby approved shall be opened to the public until the car park, including its access onto the public highway, has been fully constructed and as available for use by the public.

(Reason: To ensure that adequate parking provision is available in order to prevent unsuitable parking elsewhere which may be detrimental to highway safety, and to accord with the provisions of Policy TC7 (Adequacy of Road Network and Site Access) of the East Devon Local Plan 2013 - 2031).

NOTE FOR APPLICANT

Informative:

In accordance with the aims of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 East Devon District Council works proactively with applicants to resolve all relevant planning concerns; however, in this case the application was deemed acceptable as submitted.

Biodiversity Net Gain

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 means that this planning permission is deemed to have been granted subject to "the biodiversity gain condition" (BG condition).

The Local Planning Authority cannot add this condition directly to this notice as the condition has already been applied by law. This informative is to explain how the biodiversity condition applies to your development.

The BG conditions states that development may not begin unless:

- (a) a Biodiversity Gain Plan (BG plan) has been submitted to the planning authority, and
- (b) the planning authority has approved the BG plan.

In this case the planning authority you must submit the BG Plan to is East Devon District Council.

There are some exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 applies (planning permission for development already carried out).

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

- (i) the original planning permission to which the section 73 planning permission relates was granted before 12 February 2024; or
- (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- i) the application for planning permission was made before 2 April 2024;
- ii) planning permission is granted which has effect before 2 April 2024; or
- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Where there are losses or deterioration to irreplaceable habitats a bespoke compensation package needs to be agreed with the planning authority, in addition to the Biodiversity Gain Plan.

For information on how to prepare and submit a Biodiversity Gain Plan please use the following link: Submit a biodiversity gain plan - GOV.UK (www.gov.uk)

Informative:

The Environment Agency are aware of the approval for 'Creation of a new 1.5km stretch of shared use trail from Shercroft Close, running parallel with the railway and business centres, to Mosshayne Lane, linking Cranbrook to Exeter has been granted permission (Devon County Council ref.: DCC/4336/2023 and that the scheme involves a 3.5m wide pathway with a section of boardwalk and a bridge over the River Clyst at Land between Mosshayne Lane, Exeter and Shercroft Close, Broadclyst'. A section of this passes through this site. Details of the level and alignment of the 'trail' are contained within the decision notice associated with such. The formal prior written consent of the Lead Local Flood Authority would be required for any works that fall under Section 23 of the 1991 Land Drainage Act.

Plans relating to this application:

DR-L-0104 P5	Location Plan	09.10.24
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DR-L-0101 REV P10	Proposed Site Plan	01.10.24
DR-10 REV P07 : general arrangement - car parking	Other Plans	01.10.24
DR-20 REV P06 : general arrangement - cycle link	Other Plans	01.10.24
DR-L-9201 REV C3 : fencing	Landscaping	01.10.24
DR-L-9401 REV P6 : softworks	Landscaping	01.10.24
DR-L-9402 REV P4 : softworks detail area 1	Landscaping	01.10.24
DR-L-9403 REV P5 : softworks detail area 2	Landscaping	01.10.24
	Ecological Assessment	01.10.24
	Flood Risk Assessment	01.10.24
DR-L-0102 P6 : detail area 1	Additional Information	11.10.24
CM-100-DR-20 P06 : general arrangement cycle link	Additional Information	11.10.24
Detail Area 2	Other Plans	18.10.24

List of Background Papers

Application file, consultations and policy documents referred to in the report.

Statement on Human Rights and Equality Issues

Human Rights Act:

The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This

Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality Act:

In arriving at this recommendation, due regard has been given to the provisions of the Equality Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

Appendix 1 – Consultation replies in full.

Active Travel England

15/10/24 - In relation to the above planning consultation and on the basis of the information available, Active Travel England is content with the development proposed.

Contaminated Land Officer

17/10/24 - I have considered the application and do not anticipate any concerns in relation to contaminated land.

County Highway Authority

05/11/24 - I have visited the site and reviewed the planning documents.

I believe the introduction of this car park will help ease the on-street parking problems of Station Road and help the free-flow of traffic.

The path will also help encourage sustainable travel.

Therefore in summary, the County Highway Authority (CHA) has no objection to this planning application.

Recommendation:

THE DIRECTOR OF CLIMATE CHANGE, ENVIRONMENT AND TRANSPORT, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, HAS NO OBJECTION TO THE PROPOSED DEVELOPMENT

DCC Flood Risk SuDS Consultation

29/10/24 - Although we have no in-principle objection to the above planning application at this stage, the applicant must submit additional information, as outlined below, in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.

Observations:

The applicant should depict the surface water outfall from the car park drainage.

A cross-section of the car park formation should be submitted.

Will the access road leading to the car park be kerbed?

The applicant should confirm what materials will be used to form the length of shared path that they will construct, including the Sheffield bike stands.

Maintenance details are required.

The above information could be submitted via a pre-commencement condition.

If the Case Officer is minded to grant planning permission, then a pre-commencement condition should be included to secure details of surface water management during construction.

DCC Historic Environment Officer

22/10/24 - I refer to the above application and your recent consultation. The Heritage Impact Assessment submitted in support of this planning application has highlighted the high archaeological potential of this landscape with regard to the extensive prehistoric and Romano-British activity in the surrounding area. As such, groundworks for the construction of the new car parking area and the creation of scrapes have the potential to expose and destroy archaeological and artefactual deposits associated with these heritage assets. The impact of development upon the archaeological resource should be mitigated by a programme of archaeological work that should investigate, record and analyse the archaeological evidence that will otherwise be destroyed by the proposed development.

The Historic Environment Team recommends that this application should be supported by the submission of a Written Scheme of Investigation (WSI) setting out a programme of archaeological work to be undertaken in mitigation for the loss of heritage assets with archaeological interest. The WSI should be based on national standards and guidance and be approved by the Historic Environment Team.

If a Written Scheme of Investigation is not submitted prior to determination the Historic Environment Team would advise, for the above reasons and in accordance with paragraph 211 of the National Planning Policy Framework (2023) and Policy EN6 (Nationally and Locally Important Archaeological Sites) of the East Devon Local Plan, that any consent your Authority may be minded to issue should carry the condition as

worded below, based on model Condition 55 as set out in Appendix A of Circular 11/95, whereby:

'No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme as agreed in writing by the Local Planning Authority.'

Reason

'To ensure, in accordance with Policy EN6 (Nationally and Locally Important Archaeological Sites) of the East Devon Local Plan and paragraph 211 of the National Planning Policy Framework (2023), that an appropriate record is made of archaeological evidence that may be affected by the development.'

This pre-commencement condition is required to ensure that the archaeological works are agreed and implemented prior to any disturbance of archaeological deposits by the commencement of preparatory and/or construction works.

I would envisage the programme of archaeological work as taking the form of the archaeological supervision of the areas affected by the construction of the new car parking area and by the creation of scrapes/ponds to allow for the identification, investigation and recording of any exposed archaeological or artefactual deposits. The results of the fieldwork and any post-excavation analysis undertaken would need to be presented in an appropriately detailed and illustrated report, and the finds and archive deposited in accordance with relevant national and local guidelines.

I will be happy to discuss this further with you, the applicant or their agent. The Historic Environment Team can also provide the applicant with advice on the scope of the works required, as well as contact details for archaeological contractors who would be able to undertake this work. Provision of detailed advice to non-householder developers may incur a charge. For further information on the historic environment and planning, and our charging schedule please refer the applicant to: <https://new.devon.gov.uk/historicenvironment/development-management/>.

EDDC District Ecologist

21/11/24 - 1) Introduction

This report forms the EDDC's Ecology response to the full application for the above site.

The report provides a review of ecology related information submitted with the application in relation to adopted policy, relevant guidance, current best practice and existing site context and should be read in conjunction with the submitted information.

2) Review of submitted details

The application is supported by an Ecological Impact Assessment, a Biodiversity Net Gain (BNG) Assessment (Appendix 7), a Statutory Biodiversity Metric Calculation Tool and Habitat Condition Assessments. It is also supported by a Habitat Maintenance and Management Plan (HMMP), Bird Hazard Risk Assessment, and other supporting documents including plans.

(i) Ecological receptors:

- Designated sites

The site is within Broadclyst Moor - Dymond's Bridge Marsh Unconfirmed Wildlife Site (UWS).

- Habitats

The majority of the site is designated as 'Coastal and Floodplain Grazing Marsh' (CFGM) a Priority Habitat consisting of mosaic of habitats, primarily relating to semi-improved grassland and wet ditches. The site also consists of a mixture of scrub, trees, woodland, and modified grassland and hedgerows.

- Protected and notable species

The site is used by hazel dormouse, common reptiles including slow worms, grass snake, and common lizard, breeding birds, including Red listed (f1) and Priority Species (NERC, 2006) bullfinch, reed bunting, song thrush and dunnock, foraging and commuting bats, including Annex II barbastelle and lesser horseshoe, common toad, and several notable invertebrates. It is also provides suitable habitat for a range of protected and notable species including badger, otter, and hedgehog. No invasive plant species or Schedule 8 plant species have been recorded on the site.

- Ecological impacts

The EclA considers that the proposed SANG would not have any residual negative effects on any designated sites of nature conservation importance. Assuming the implementation of all avoidance, mitigation and enhancement measures identified in this EclA, there would be a net gain of >10% in Habitat, Hedgerow and Watercourse Units. Effects to nesting and overwintering birds would be minor negative in the long-term onwards; effects on all other protected and notable species would either be neutral or positive in the short-term onwards.

(ii) Biodiversity Net Gain:

The metric calculations, based on the Softworks Plan (Dwg No 24055) indicates the development of the Clyst Meadows SANG is capable of achieving the minimum 10% biodiversity net gain post-development for all habitat types, i.e., areas, hedges, and watercourses.

The metric calculation shows an increase of 17.13 area habitat units (+12.67%), 15.32 hedge units (+63.25%) and 2.26 watercourse units (27.25%), with all habitat creation and enhancement located on-site and trading rules successfully met.

Consideration regarding additionality has also been adequately addressed.

- Area habitats

Most of the site (10.24 ha) comprises of floodplain wetland mosaic and coastal floodplain grazing marsh (CFGM) grassland in moderate condition. A small section of this (0.7271 ha) will be lost to create pathways with 2.6928 ha retained. The EclA considers the enhancement of the remainder of CFGM (5.901 ha) is achievable through reprofiling works and management of the ditches in the central and western fields, as well as through adaptively managed cattle grazing regime.

- Ditches

There are a total of 14 ditches on-site, all assessed as being in 'poor' condition. Three of these ditches, identified as D3, D5 and D6 will be enhanced to a condition of 'good', which in turn, will provide ecological enhancement of the CFGM grassland to a condition of 'good' by increasing water levels within the ditches as well as within the adjacent grassland habitats.

- Hedgerows

For the enhancement of the ditches to a condition of 'good' as listed above, the BNG Assessment report considers the hedgerows adjacent to the ditches will need to be removed to reduce shading of the ditches. This includes four hedgerows, identified as H1, H3 (three sections), H4 and H11 (three sections). In total, this results in the loss of 9 m of high distinctiveness, 15 m of medium distinctiveness, and 8 m of low distinctiveness hedgerow habitat.

To compensate for the hedgerow loss, 330 m of species rich native hedgerow, associated with a bank or ditch in 'good' condition is proposed to be created.

The report considers that the removal of 32 m of hedgerow to facilitate the enhancement of the ditches could be justified through the implementation of Biodiversity Metric Rule 4. Rule 4 is only applicable in exceptional circumstances. The are key factors when considering if Rule 4 can be implemented.

(a) Justification of why the site has optimal conditions for the specific habitat intervention

(b) Specific ecological expertise relevant to the site

(c) Detail of the ecological benefits of the habitat intervention which were not realised by the statutory biodiversity metric

The site consists of floodplain wetland mosaic and coastal floodplain grazing marsh (CFGM) grassland, a Priority Habitat, in moderate condition with a network of ditches. The proposed removal of the hedgerow to facilitate ditch enhancement would result in an increase in habitat condition from moderate to good of 5.9 ha of CFGM, a Priority Habitat. This would result in a significant area of Priority Habitat in good condition on a site through appropriate management. In addition, the proposals include 1.2 km of hedgerow enhancement and 330 m of hedgerow creation with significant gains in hedgerow units predicted.

The EclA, management plan, and metric have been completed by experienced and competent e.g., FISC (f2) Level 5, ecological consultants with detailed knowledge of the site, who are experienced in working on major ecological development projects. In addition, the development of the management plan and subsequent management of the site will be undertaken by EDDC Countryside Team. The Countryside Team are responsible for managing the districts Local Nature Reserves (LNRs), including Seaton Wetlands. They are experienced in managing large scale wetland sites, including the management of conservation grazing and providing public access and engagement on such sites.

Therefore, considering the sites existing relative ecological value, its potential for the delivery of large areas of Priority Habitat in Good condition, and given the experience of the project design and implementation team, it is considered that Rule 4 can be justified in the case.

- Shared-use Trail

As part of a consented planning approval by DCC, (Planning ref: 23/0737/CM), a 'shared-use trail' consisting of a 3.3 m wide asphalt path (approximately 2.2 ha) is to be created within the site. Although the construction of the 'shared-use trail' has not yet been implemented, the EclA considers that as this path is part of a pre-consented scheme, it should be included within the baseline habitat assessment of the site. This is represented in the metric area baseline as developed land; sealed surface with a zero value for biodiversity units and indicated as being retained post-development. If the area of the shared trail is considered as the existing habitat, i.e., as floodplain wetland mosaic and CFGM in moderate condition with a high strategic significance and considers that this area is lost and the same area created a developed land; sealed surface, this would reduce the predicted BNG delivery for area habitats to the delivery of 14.11 habitat units, post-construction. This would still deliver 10.26% BNG for area habitats so the scheme would still be considered compliant to provide all BNG requirements on site if the pre-consented scheme cycle path scheme is discounted from the baseline calculation.

(iii) Aerodrome safeguarding:

The site is located within an aerodrome safeguarding zone. The design of the site was an iterative process, with EDDC consulting with Exeter Airport regarding potential concerns with wetland features on the site. In addition, a Bird Hazzard Risk Assessment (BHRA) was produced in accordance with Safeguarding of Aerodromes: Advice Note 8 (2008).

The site design was modified, and no wetland habitat features such as ponds, lakes or scrapes are proposed.

The BHRA considered that the proposed habitat creation and enhancement measures, balanced against the intended recreational use of the SANGS, and considering the existing habitats and receptors using the site, that there would either be a neutral or negative impact on any of the key hazardous bird species. Therefore, it considered there would be no increased risk posed by wildlife and no additional bird management measures are considered necessary.

3) Conclusions and recommendations

The proposed mitigation, creation and enhancement measures are considered appropriate and proportional to the predicted impacts for the proposed scale of development, assuming they are fully implemented.

The management of the site is predicted to increase the habitat condition of a large area of Priority Habitat and enable public access. Therefore, I would support the proposal.

Should the proposal be minded for approval the following conditions are recommended:

- Works shall proceed strictly in accordance with the Ecological Impact Assessment (EAD Ecology, September 2024) and accompany supporting documents including the Habitat Management and Monitoring Plan and Bird Hazzard Risk Assessment.

h) Use of protective fences, exclusion barriers and warning signs.

The various field parcels are proposed to be managed by grazing. Some further detail is needed to show how grazing will work with public access and how cattle will be moved between field parcels particularly those to the northwestern end of the site to which access is presently only indicated via pedestrian gates which are unlikely to be adequate for cattle. Consideration is also required for means of occasional tractor access to these areas.

Access gates

Pedestrian access gates generally need to be of a self-closing design with an easy latch opening system. The details shown on drawing no. DRL 9201 rev. C3 do not appear to meet these requirements.

Given the number of gates on to the cycle path from the adjoining fields it might be better for these to be kissing-type to provide greater security against cattle escape. WSP General Arrangement dwg. no. 100-D2-20 rev. P06 shows a 3.5m width gate across the eastern end of the cycle path where it meets Station Road. This arrangement is an unnecessary inconvenience for cyclists and is not usually required in similar situations on DCC cycle paths. A chicane barrier with adjacent vehicular maintenance gate would allow free flow for cyclists while preventing unauthorised vehicular access.

Additional details

Conditions should be imposed requiring submission of the following details for approval prior to construction unless received prior to determination:

Surfacing: Details of proposed path and car park construction/ surfacing should be provided including details of parking bay demarcation.

Hedgebanks: Construction details for proposed Devon banks should be provided.

EDDC Trees

18/11/24 - I note the submitted Arboricultural Constraints Plan and Tree Survey. However, these documents do not provide an assessment of the impact of the proposed development on the sites tree features. Given this is an EDDC application this is a little disappointing as an Arboricultural Impact Assessment would be expected from external applicants.

Having reviewed the submitted arboricultural information, I am satisfied this scheme can be completed without undue harm occurring to retained tree features, subject to suitable tree protection measures being implemented during the construction phase of the project. Any planning approval should be subject to the following pre-commencement tree protection condition:

Prior to the commencement of any works on site (including demolition and site clearance or tree works), a Tree Protection Plan (TPP) and an Arboricultural Method Statement (AMS) for the protection of all retained trees, hedges and shrubs, shall be submitted to and approved in writing by the Planning Authority.

The development shall be carried out in accordance with the approved details.

The TPP and AMS shall adhere to the principles embodied in BS 5837:2012 and shall indicate exactly how and when the trees will be protected during the development process.

Provision shall be made for the supervision of the tree protection by a suitably qualified and experienced arboriculturalist and details shall be included within the AMS.

The AMS shall provide for the keeping of a monitoring log to record site visits and inspections along with: the reasons for such visits; the findings of the inspection and any necessary actions; all variations or departures from the approved details and any resultant remedial action or mitigation measures. On completion of the development, the completed site monitoring log shall be signed off by the supervising arboriculturalist and submitted to the Planning Authority for approval and final discharge of the condition.

(Reason - To ensure retention and protection of trees on the site during and after construction in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D3 - Trees and Development Sites of the Adopted New East Devon Local Plan 2016.)

Environment Agency

25/10/24 - Thank you for consulting us on this application.

Environment Agency position

We have no objection to this development as proposed. We would recommend that the submitted Flood Risk Assessment is included on the list of approved documents to secure its implementation.

Reason

The proposed site is located almost fully within flood zones 2 and 3 which Environment Agency flood maps indicate as having a medium to high risk of flooding respectively. We are satisfied that the proposal aligns in broadest terms with the overriding policy requirements of the National Planning Policy Framework and the Planning Practice Guidance. We note that car park is proposed to be built at 'existing elevations' which is important to safeguard against an increase in flood risk to adjacent property to the immediate south east.

Advisory comments - The proposal must not compromise the function of the locally important existing open channel drainage network, albeit we acknowledge the proposed installation of several leaky dams, details of which are contained in some detail within section 4 of the flood risk assessment by Awcock Ward Partnership dated 20 September 2024.

We recommend the following informative is included on any decision notice for the applicant's information:

Informative

The EA are aware of the approval for 'Creation of a new 1.5km stretch of shared use trail from Shercroft Close, running parallel with the railway and business centres, to

Mosshayne Lane, linking Cranbrook to Exeter has been granted permission (Devon County Council ref.: DCC/4336/2023 and that the scheme involves a 3.5m wide pathway with a section of boardwalk and a bridge over the River Clyst at Land between Mosshayne Lane, Exeter and Shercroft Close, Broadclyst'. A section of this passes through this site. Details of the level and alignment of the 'trail' are contained within the decision notice associated with such. The formal prior written consent of the Lead Local Flood Authority would be required for any works that fall under Section 23 of the 1991 Land Drainage Act.

Please contact us again if you require any further advice.

Environmental Health

17/10/24 - I have considered the application and note that this site is close to nearby residents who may be impacted during the construction process. Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site. We would request the applicant to consult and follow the council's Construction Sites Code of Practice prepared by Environmental Health and adopted by the council in order to ensure that any impacts are kept to a minimum. This is available on the council's website.

Exeter & Devon Airport - Airfield Operations+Safeguarding

17/10/24 -

This proposal has been examined from an Aerodrome Safeguarding aspect and does not appear to conflict with safeguarding criteria. However it does require the implementation of the following condition due to the type of development being a possible Bird attractant within the 13km safeguarding area as explained in CAP772 and the attached Advice note.

The condition requested to be applied to the application to ensure compliance with Aerodrome safeguarding criteria is as follows.

Condition: Wildlife Hazard Management Plan

Development shall not commence until a Wildlife Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The Wildlife Hazard Management Plan shall be implemented as approved. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason:

It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Exeter Airport.

In view of this and for further information I have included, as an attachment Airport Operators Association (AOA) Advice note: Wildlife Hazards around Aerodromes, which all developers and contractors must abide by during construction and commissioning.

Accordingly, Exeter Airport will have no safeguarding objections to this development provided that the requested condition is applied, and all safeguarding criteria are met, as stipulated in the AOA Advice Note, and there are no changes made to the current application.

Kindly note that this reply does not automatically allow further developments in this area without prior consultation with Exeter Airport.

Historic England

30/10/24 - Thank you for your letter of 9 October 2024 regarding the above application for planning permission.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

National Highways

11/10/24 - Referring to the notification of a Full planning application referenced above, for the construction of a new 16 space car park with access from Station Road and a network of footpaths and the change of use of surrounding land to Country Park (Suitable Alternative Natural Greenspace - SANG), at Land to the south of Shercroft Close, Station Road, Broadclyst, notice is hereby given that National Highways' formal recommendation is that we:

a) offer no objection (see reasons at Annex A);

Highways Act 1980 Section 175B is not relevant to this application.¹

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

¹ Where relevant, further information will be provided within Annex A.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

The Local Planning Authority must also copy any consultation under the 2018 Direction to PlanningSW@nationalhighways.co.uk

Annex A National Highways' recommended No Objections

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road

Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

We have undertaken a review of the relevant documents supporting the planning application to ensure compliance with the current policies of the Secretary of State as set out in DfT Circular 01/2022 "The Strategic Road Network and the Delivery of Sustainable Development" and the National Planning Policy Framework (NPPF). This response represents our formal recommendations with regards to planning application reference 24/2049/MFUL.

Statement of Reasons

The application seeks full permission, for the construction of a new 16 space car park with access from Station Road and a network of footpaths and the change of use of surrounding land to Country Park (Suitable Alternative Natural Greenspace - SANG), at Land to the south of Shercroft Close, Station Road, Broadclyst. The 10.24ha site is located approximately 1.7km east of the M5 motorway and 1.1km north of the A30/B3184 Exeter Airport junction.

Impact on the Strategic Road Network

Based on the scope, scale and location of the development we are satisfied it is unlikely to result in an adverse impact on the safe operation of the strategic road network.

Recommendation

National Highways has no objections to application 24/2049/MFUL.

Standing advice to the local planning authority

The Climate Change Committee's 2022 Report to Parliament notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 74 and 109 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 108 and 114 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up.

Moreover, the Switch and Improve criteria as set out in clause 4.3 of PAS2080:23 promote the use of low carbon materials and products, innovative design solutions and construction methods to minimise resource consumption.

These considerations should be weighed alongside any relevant Local Plan policies to ensure that planning decisions are in line with the necessary transition to net zero carbon.

Natural England

25/10/24 - Thank you for your consultation on the above dated 09 October 2024.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

A lack of objection does not mean that there are no significant environmental impacts. Natural England advises that all environmental impacts and opportunities are fully considered and relevant local bodies are consulted.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the East Devon Pebblebed Heaths SAC & East Devon Heaths SPA and Exe Estuary SPA and has no objection to the proposed development.

Exe Estuary Site of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

East Devon Pebblebed Heaths Site of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has produced standing advice 1 to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Ancient woodland, ancient and veteran trees

The local planning authority should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 186 of the NPPF. Natural England maintains the Ancient Woodland Inventory which can help identify ancient woodland. Natural England and the Forestry Commission have produced standing advice for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Should the proposal change, please consult us again.

Network Rail

23/10/24 - Thank you for your email dated 9 October 2024 together with the opportunity to comment on this proposal.

Network Rail has no objection in principle to the above proposal but due to the proposal being next to Network Rail land and our infrastructure and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway we have included asset protection comments which the applicant is strongly recommended to action should the proposal be granted planning permission.

Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basic Asset Protection Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party should contact assetprotectionwestern@networkrail.co.uk.

FENCING

Because of the nature of the proposed development we consider that there will be an increased risk of trespass onto the railway. The Developer must provide a suitable trespass proof fence adjacent to Network Rail's boundary (minimum approx. 1.8m high) and make provision for its future maintenance and renewal. Network Rail's existing fencing / wall must not be removed or damaged.

LANDSCAPING

Where trees/shrubs are to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary. We would wish to be involved in the approval of any landscaping scheme adjacent to the railway. Where landscaping is proposed as part of an application adjacent to the railway it will be necessary for details of the landscaping to be known and approved to ensure it does not impact upon the railway infrastructure. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fence. Lists of trees that are permitted and those that are not are provided below and these should be added to any tree planting conditions:

Permitted:

Birch (*Betula*), Crab Apple (*Malus Sylvestris*), Field Maple (*Acer Campestre*), Bird Cherry (*Prunus Padus*), Wild Pear (*Pyrus Communis*), Fir Trees - Pines (*Pinus*), Hawthorne (*Crataegus*), Mountain Ash - Whitebeams (*Sorbus*), False Acacia (*Robinia*), Willow Shrubs (Shrubby *Salix*), Thuja Plicatata "Zebra"

Not Permitted:

Alder (*Alnus Glutinosa*), Aspen - Poplar (*Populus*), Beech (*Fagus Sylvatica*), Wild Cherry (*Prunus Avium*), Hornbeam (*Carpinus Betulus*), Small-leaved Lime (*Tilia Cordata*), Oak (*Quercus*), Willows (*Salix Willow*), Sycamore - Norway Maple (*Acer*), Horse Chestnut (*Aesculus Hippocastanum*), Sweet Chestnut (*Castanea Sativa*), London Plane (*Platanus Hispanica*).

Police Architectural Liaison Officer - Kris Calderhead

22/10/24 - With regards to the above application, I have no objection and am grateful to the applicant for consulting with me at the pre-app stage as stated in the Design and Access Statement. The only points I'd like to raise for consideration are:

- o I note that in Area 1 Sheffield cycle stands are included whilst in Area 2, a covered cycle stand is proposed. Is there a need for a covered cycle store given it is unlikely that bikes will need to be stored for long periods of time, overnight etc? The store is a sheltered space which could attract unwanted congregation, misuse, and ASB if underused and particularly if / when the surrounding area is developed and there is an increase in population nearby.

- o I appreciate it is proposed to leave the car park unlit. The car park is not afforded good natural surveillance opportunities and therefore the benefit of lighting in order to reduce the opportunity for crime or ASB is limited. However, from a personal safety perspective and enabling legitimate users sight of their surroundings should they use the car parking during hours of dusk / darkness, lighting in the future may need reconsidering. Therefore, if possible, it would be beneficial if the infrastructure to allow the easy installation of lighting at a later date could be included.

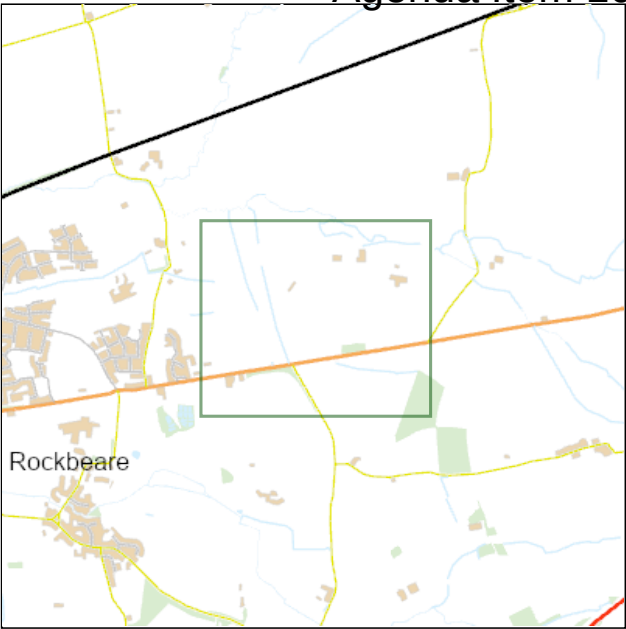
Ward Cranbrook

Reference 14/2945/MOUT

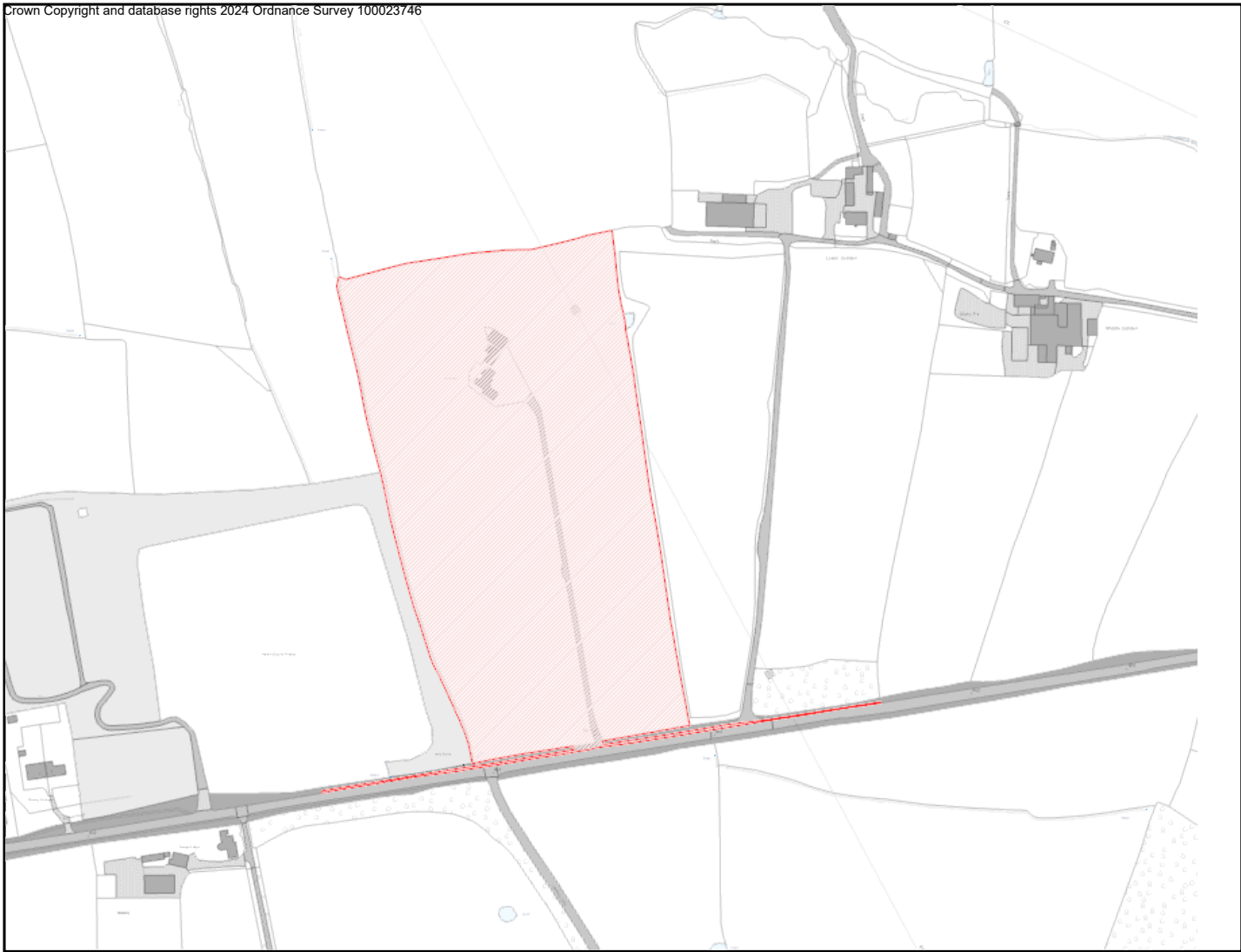
Applicant Cranbrook LVA LLP

Location Farlands London Road Whimble Exeter EX5 2PJ

Proposal Development of up to 260 houses, commercial/retail uses, public open space including youth sports pitch, vehicular access and associated infrastructure (outline application with all matters reserved except access and accompanying Environmental Statement)



- RECOMMENDATION:**
1. To adopt the Appropriate assessment set out in appendix 2 of this report
 2. To approve the application with conditions, subject to a section 106 agreement which captures the heads of terms set out later in this report



		Committee Date: 17.12.2024
Whimble And Rockbeare (Rockbeare)	14/2945/MOUT	Target Date: 29.04.2020
Applicant:	Cranbrook LVA LLP	
Location:	Farlands, London Road Whimble	
Proposal:	Development of up to 260 houses, commercial/retail uses, public open space including youth sports pitch, vehicular access and associated infrastructure (outline application with all matters reserved except access and accompanying Environmental Statement)	

RECOMMENDATION:

- 1. To adopt the Appropriate assessment set out in appendix 2 of this report**
- 2. To approve the application with conditions, subject to a section 106 agreement which captures the heads of terms set out later in this report**

EXECUTIVE SUMMARY

This application is before the Planning Committee as it is a major application where the view of the Town Council and Ward Members conflicts with that of Planning Officers.

The application relates to a largely rectangular field of approximately 7.5ha in size which has a former WWII radio station in the centre and a connecting driveway/track to it from the London Road to the south.

The site is relatively flat and except for the former garden /yard area around the dwelling, is used for agricultural purposes. Overgrown trees and bushes are located in the centre of the area but save for a small number of trees in the perimeter hedgerow there are no other trees of particular note. An important feature for the site however is the presence of retained overhead powerlines which cut diagonally across the northeast corner of the site. The site has a notable field ditch and field drain system running along part of the boundary.

Outline planning permission is sought for the erection of 260 dwellings, and associated infrastructure including the provision of part of the Cobdens Neighbourhood Centre and a junior football pitch. Apart from access, all matters are reserved.

The proposal would involve the formation of a single vehicular access on to London Road but with the expectation to further connect to the rest of the Cobdens expansion area located to the north and east. In addition provision is made for a pedestrian connection to the west in order that the proposed junior football pitch which also forms part of the proposed development can be properly connected to the adjacent Ingram sports hub which is owned and managed by the Town Council.

The site is located within the Cranbrook Plan area and benefits from falling within both the built-up area boundary and the allocation for mixed use development known as Cobdens under Policy CB4. As such the principle for development is in accordance with adopted Policy leaving the technical details, specific topic-based policies and other material considerations as the determining factors.

The key considerations are:

- In terms of landscape and visual impact the site is well located on the lower area within the allocation; is surrounded on two sides by the recently issued planning permission for up to 1435 dwellings and has London Road on its southern edge. While its western boundary with Ingrams is more “exposed”, the presence of the proposed junior football pitch nevertheless helps with the transition. More particularly the site is read as being located within the urban area of the town. It is not considered that there are significant detrimental issues in respect of landscape and visual character.
- A key consideration during the assessment of the application has been the presence of the watercourse along the western boundary and the objection by the Environment Agency in 2023. This was on the basis that while indicative, the proposed masterplan showed that some of the proposed houses were being located on the edge of the narrow flood zone that results from the watercourse and runs along the western boundary. To overcome this, the applicants have prepared a revised masterplan taking the properties out of the flood risk area while still maintaining the proposed 260 units.
- Highway impact and junction design has also been a notable aspect of the proposal and stands as one of the outstanding objections from the Town Council and local Members. This is on the basis of the risks associated with an uncontrolled T junction from the development on to the main London Road and its relationship with an increased number of other junctions locally. However the Local Highway Authority have carefully reviewed the design which includes a segregated footway/cycleway along the site frontage and have not raised any objections (subject to proposed conditions).
- In terms of biodiversity and ecology the proposal which is required to provide 10% BNG under adopted policy (rather than the statutory

framework) also has the potential to impact upon a number of species of wildlife. It has been evidenced that BNG can be achieved through a mixture of on and off site enhancements and with proper protection, impact on specific species can be adequately mitigated.

- The agricultural land is classified as being a mixture of grades 3a and 3b resulting in only about $\frac{1}{4}$ of the site being classified as best and most versatile (ie that which falls within grade 3a). This is a modest amount and not of a level which is considered determinative for the application.
- In terms of impacts on heritage and the historic environment there are no listed buildings or structures whose setting would be affected by the proposed development – while the loss of the WWII station can be mitigated through the installation of interpretation boards.
- With a suitable management plan which could be secured by condition there are no objections in respect of pollution or waste which can also be adequately controlled.
- There are no existing neighbours who are sufficiently close that they would have their residential amenity affected by the proposed development.
- Policy CB7 (Phasing) of the Cranbrook Plan requires that land for the first school is transferred to the County Council/school provider prior to the commencement of any dwelling. However, there is no school proposed and no policy provision for a school as part of this application (the school land has already been secured elsewhere within Cobdens). Therefore, in the event that this application is approved, restrictions on phasing will be required within the Section 106.
- Phasing is also fundamental to the identified habitat mitigation which in this case is proposed off site – albeit under the control of the applicant on a site in Parsons Lane. Notwithstanding its off-site nature, the SANGS proposed under application references 24/1291/COU and 24/1292/FUL would need to be delivered ahead of the first occupation and suitable controls secured to capture this requirement.
- Contributions would need to be secured towards highway works and public transport provision as well as other Cranbrook Infrastructure – the amount to be in accordance with the equalised approach for items in the IDP.

Given the above and taking into account that the proposal is also considered to be acceptable in terms of the impact on Exeter Airport, sustainability, and when assessed against the relevant policies within both the Cranbrook Plan and the East Devon Local Plan, it is recommended that this application is approved.

1. CONSULTATION RESPONSES

Town and Parish Council Responses

Town Council:

Comments received:

24/03/16; 05/12/19; 12/12/2019;_06/06/2023;

06/02/24 - The Town Council resolved that whilst the principle of development of the site was acceptable as it was in accordance with the Cranbrook Plan, the Committee Objected to the application on the following grounds:

1. Access and highway layout

The Committee objects to the proliferation of uncontrolled junctions connecting this part of Cranbrook to the London Road. The only controlled junction proposed to date is Cobdens with in excess of 1400 homes being served with a single traffic light controlled 'T' junction. Additionally in this locality, junctions directly opening on to the London Road include this application (260 homes), Ingrams (150+ homes) and Grange (180+ with a further 600+ at a later stage). These are in addition to the existing access to Ingrams Sports Centre as well as several smaller developments and private access points.

Given what is known about the difficulties at Station Road, Broadclyst and the fact that these developments are likely to each deliver more vehicle movements at peak times than Station Road does today - and the fact that the vast majority of rush hour traffic will seek to head west towards Exeter resulting in a majority of right turns across both traffic lanes, these proposals when considered together represent real concerns for motorist frustration, drivers seeking rat runs through residential parcels and collisions. Given that the Planning and Highway authorities are already working on a scheme to divert Station Road traffic through the Bluehayes parcel and connect to London Road via a new roundabout, the thinking in this locality seeks to deliver something substantially worse. The whole scheme around this locality needs to be thought through collectively and at the very least major development connections with London Road should be light controlled or via one or more roundabouts.

In addition, the routing of substantial housing developments on to London Road as proposed has the impact of making London Road an inner by-pass for Cranbrook. This seems completely opposite thinking to the proposed calming of London Road and its transition into a slower less used route.

The proximity of the proposed neighbourhood centre along London Road will result in passing trade stopping along London Road to access the retail units and result in inappropriate and dangerous parking. Couple this with the traffic levels highlighted above.

There is no pedestrian crossing over London Road proposed, yet this application does include a pedestrian crossing over the adjacent cycle way. Pedestrians are expected to cross an uncontrolled highway but have the benefit of a pedestrian crossing to negotiate the few additional metres over the cycle way. This is flawed thinking - there should be safe pedestrian crossing facilities over BOTH the highway and cycle way.

2. Ecological Impact

The application lacks clarity as to how biodiversity net loss will be managed. This coupled with the fact that, at best, there is a 15% net loss, indicates that the proposals for 260 homes within the parcel is overdevelopment.

3. Other Matters

Whilst these matters are reserved, the Committee wishes to raise the following:

' The indicative layout, overall housing numbers, high number of flats with no outside space, streetscene with terraces with substantial proportion of unallocated parking in front of homes and the very low percentage of larger family homes is not supported as this will lead to an unattractive urban landscape and exacerbate the already unbalanced community that is Cranbrook today. The indicative proposals are more akin to town centre development and the Committee did anticipate a more balanced delivery in this locality.

' The Council would seek a commitment to allocated parking provision for all householders including, in each case, access to electric vehicle charging points as well as EV charging available on visitor parking allocation.

' The Council would seek early conversations about the layout of public green areas in order to ensure that they are protected from damage by inconsiderate parking and provide genuine and usable areas of public open space. The indicative areas of grass on corners as shown on the sketch plan are both vulnerable to damage and afford no amenity value.

' The Council seeks clarity on the future management of public open space as the developer is outside the contract between the Town Council and New Community Partners.

' Clarity is sought on the proposed links to Ingrams Sports Centre including both how the access will cross the existing eastern boundary hedge and ditch and also the responsibility for delivering the continuation of pathways within Ingrams to connect to the remainder of the site.

' The proposed youth pitch is located in a wet area of the Farlands site and will, no doubt, be affected by periods of not being playable. Whilst the Ingrams facility being adjacent has considerable need for an all-weather surface, the Council is concerned that such a facility in the proposed location would be isolated from the sports centre and subject to misuse. Therefore, the Council would ask the Planning Authority and Developer to give further consideration to the best use of this part of the site by making the best provision possible for amenity use by local residents and their families. A Multi Use Games Area (MUGA) open to the community would be one suggestion.

' The final proposals should, in some measure, recognise the history of the second world war radio station that was located within Farlands and it is recommended that there is wider engagement as to how this is best achieved.

Ward Members:

Cllrs Kevin Blakey, Kim Bloxham and Sam Hawkins

08/02/24 - The following are comments agreed by Ward Members and relates to access to/from the proposed site, and the ecological impact of the development.

We wish to object to the proposals for the following reasons;

Access; The proposed road junction of the site central road and London Road is unacceptable because it is uncontrolled and will create congestion, particularly for those wishing to turn right and head towards Exeter. We see a good example of the chaotic conditions that occur during peak periods at the junction of Station Road (to Broadclyst) and London Road. Naturally, the volume of traffic will increase as the Cranbrook expansion zones are built out, adding to the difficulty. The junction will be on a long stretch of straight road, sometimes known as the Rockbeare Straight, on London Road, which also has a number of other uncontrolled junctions. For these reasons we wish to see a control mechanism for the junction, preferably in the form of a roundabout. Where these have been employed elsewhere on London Road, they are very effective in slowing vehicle speeds and allowing joining/leaving traffic to filter in/out. If, for reasons of space, only a T junction is feasible, this should be controlled by traffic lights, although we would hope to avoid this because the equipment required is expensive, unreliable, uses electrical power and can create a light nuisance for nearby residents, as well as being ineffective in calming traffic speeds on the main road.

Ecological Impact; The ecology report states that the proposed development will reduce biodiversity on the site by 15%-30% whereas new developments are expected to increase biodiversity by a minimum of 10%. It is therefore self-evident that this is unacceptable.

General Comments re; Reserved Matters; The indicative site design is, in our view, dull and unimaginative. It also seeks to build 260 dwellings, 138 of which are 1 or 2 bed flats and houses, some 53% of the total. Only 51 4- bedroomed houses are proposed and no 5-bedroom or larger houses. This will perpetuate the unbalanced nature of the Cranbrook community which, as we have said before, needs to be addressed. The developable site is 5.54ha so a housing density of 47 dwellings per

hectare is proposed which, in our view, is too dense for this semi-rural location. That number is more likely to be expected in a town centre.

The site will require careful attention to surface water drainage. It is adjacent to flood zones and surrounded by ditches, overdevelopment as proposed could create problems with drainage in ever more frequent heavy rains.

Adjoining Parish Councils:

Clyst Honiton

Comments received:

24/3/2016

24/3/2016 - The Parish Council supports the comments of Cranbrook Town Council and would stress the need to constantly refer to new adopted plan policies.

Re Point f) There needs to be clarity as to whether this is part of Cranbrook's strategic house allocations or is a bolt onto Strategy 2. Needs to be in Master plan.

The Parish Council also has concerns about this site supporting Strategy 11 & reflecting the hierarchy of walking, cycling and public transport infrastructure provision

Rockbeare

Comments received:

22/3/2016; 19/11/2019

19/11/19 - Rockbeare Parish Council has considered the above detailed application and wishes to make the following comments:

The Parish Council strongly resists the increased density from 250 to 260 houses - Cranbrook is already far too dense;

The Parish Council strongly oppose as direct junction with the old A30 (just to the east of Gribble Lane); we were originally promised a roundabout just to the west of Gribble Lane and a conventional junction will offer much less traffic flow

Whimble

Comments received:

30/3/2016; 03/12/2019;

03/12/19 - Whimble Parish Council object to this application. It has concerns with the number of dwellings proposed and the associated parking issues. Access to the site is only onto London Road outside of the 40 mph zone and almost directly opposite a lane leading into Rockbeare. There is no provision for a cycle route other than onto the busy London Road. There needs to alternative access into the rest of the Cranbrook development. Concerns were also raised about the over-ground electricity cables being placed under ground and properties built on potentially contaminated land. Further concerns were raised about drainage and flood risk on

the proposed site. This application should be part of the Cranbrook expansion review hearing that is due to take place in January and not be a separate application before the hearing and decision is made public.

Technical Consultations Responses (summary)

Contaminated Land Officer

Comments Received:
14/11/2019;

14/11/19 - I have considered the application and do not anticipate any contaminated land concerns as any surface contamination will be removed at the oversite stages. In the event that unforeseen contamination is encountered I recommend that the following condition is included in any approval:

Should any contamination of soil and/or ground or surface water be discovered during excavation of the site or development, the Local Planning Authority should be contacted immediately. Site activities in the area affected shall be temporarily suspended until such time as a method and procedure for addressing the contamination is agreed upon in writing with the Local Planning Authority and/or other regulating bodies.

Reason: To ensure that any contamination existing and exposed during the development is identified and remediated.

CPRE – The Countryside Charity

Comments received:
29/03/16;

29/03/16 - This site is adjacent to Phase I of Cranbrook and in the area identified for Cranbrook extension. Therefore the principle of development is acceptable.

It would be preferable for this application to come forward once the Masterplan for Cranbrook is complete, so that the development in this area to the east of Cranbrook phase 1 could be planned in a co-ordinated manner. There are some concerns about access to the site and how this would relate to other proposed developments in the area.

DCC Archaeology

Comments received:
21/3/2016; 18/11/2019;

18/11/19 - I refer to the above application and your recent re-consultation. The Historic Environment Team has no further comments to those previously made, as set out below and revised in the light of revisions to the National Planning Policy Framework (2018).

The proposed development lies in an area of archaeological potential and in a landscape that contains evidence of prehistoric and Roman activity, as well as the

site of WWII radio station. The planning application has been submitted with a desk-based assessment undertaken by AC Archaeology and additional archaeological investigations have been undertaken in the surrounding landscape that have characterised the nature of archaeological deposits in this area and the information gained does not indicate any requirement to undertake further archaeological investigations in support of the planning application. However, groundworks for the construction of the proposed development still have the potential to expose and destroy archaeological and artefactual deposits associated with the known prehistoric and later archaeology known to be present in the wider landscape.

The Historic Environment Team recommends that this application should be supported by the submission of a Written Scheme of Investigation (WSI) setting out a programme of archaeological work to be undertaken in mitigation for the loss of heritage assets with archaeological interest. The WSI should be based on national standards and guidance and be approved by the Historic Environment Team.

If a Written Scheme of Investigation is not submitted prior to determination the Historic Environment Team would recommend the imposition of a suitable condition.

DCC Highways

Comments received:
17/5/2016; 30/10/2024

30/10/24 - I refer to the latest supporting information in relation to the above-mentioned planning application and have the following observations for the highway and transportation aspects of this proposal.

The outline application, with all matters reserved except for access seeks consent for the above proposals.

As part of the formal response provided by DCC dated 2 February 2021, it was recommended that the application was deferred until such a time, where previous highway comments and concerns were appropriately investigated and resolved. Traffic impact on the local network wasn't considered as an issue at the time, which still applies.

Since then, the application has evolved and where surrounding parcels have obtained favourable decision notices in the interim, which in turn has helped shape the revised proposals that form part of this scheme.

Access

The applicant has proposed a degree of traffic calming features along the sites frontage, that also includes a pedestrian and cycle network as part of policy CB24 requirements in the Cranbrook Plan. With the adjacent Cobdens site now having obtained planning permission, with a signed s106, this proposal would see an extension to the consented traffic calming arrangements along this stretch of London Road, and as such the principle of the previous concerns raised has been addressed.

As development sites are built out, the environment of London Road will be significantly altered that will support and provide much greater walking and cycling opportunities along with materially slower vehicle speeds than that as existing. The revised proposals on London Road compliment and marry into what has now been consented. Should the development come forward in advance of the Cobdens scheme, an interim gate way feature instead of the consented road narrowing feature will need to be provided and a TRO application to relocate and reduce the speed limit.

As part of future reserved matters applications access points will be provided to connect the Farlands and Cobdens parcels. Not only will this promote NMU permeability, but to also provide an alternative option for vehicles to access the wider network onto the MLR extension, which forms part of the Cobdens highway obligations. With this expectancy, the consented adjacent developments and the revised plans submitted, the necessity for a right turn lane at this location is not considered as an absolute requirement in this instance.

DCC Note the proposed crossings and bus stops along London Road as part of this scheme and the neighbouring Gribble Lane West, which is subject to a signed s106. It needs to be ensured, (should consent be granted for this scheme) a coherent approach is taken, and a clear understanding on which party will be delivering the necessary above works. Discussions with DCC will need to be held as the progress of both future parcels evolve.

Transport Assessment and s106 Contributions for Sustainable Transport

In terms of traffic capacity, and with the consideration of the recently revised Saturn model which factored in this application has part of the modelling assessment, it is view of the Highway Authority that this proposal is unlikely to have a severe impact on the local highway network.

The necessary s106 contributions were outlined in Devon County Council (DCC) overarching response dated 23rd February 2023, which remain a requirement. The detail is reiterated as below:

Devon County Council has previously requested s106 contributions towards sustainable transport from all the expansion area applications (dated 14 June 2018). Following consideration of the Cranbrook Infrastructure Delivery Plan (Cranbrook IDP) as part of the Cranbrook Plan Examination, the 'Public Transport' section of DCC's 14 June 2018 request was replaced by the revised package of Public Transport s106 contributions detailed in DCC's Cranbrook Plan Examination Statement dated 14 July 2020 summarised below:

- concentrate more on provision of enhanced bus provision to serve the expansion areas (cost of £6,128,000 for 5 years).
- provide £250,000 to undertake feasibility work for a second station to provide the basis of a potential future bid for Government/third party funding to deliver it.
- s106 provisions to secure the land for a future second Cranbrook rail station in perpetuity.
-

All other s106 items (walking/cycling, shared mobility and travel planning) remain the same as our existing June 2018 Section 106 transport request.

It is considered that this new combination of measures represents a package of transport improvements that can be delivered with greater certainty, within a shorter timescale and more cheaply in order to mitigate the impact of the Cranbrook expansion area development.

These contributions are still considered **essential** to provide safe and suitable access for active travel to encourage a significant shift to non-car modes and mitigate the impact of the development on the A30 Corridor.

In the Design and Access statement section 2.4.2, it states two new bus stops will be provided on the B3174 which are served by services 4/4A and 4B. Since the report was written bus services in the area have changed. Service 4 now only operates between Exeter and Cranbrook, with the nearest stops to this development at Yonder Acre Way. Services beyond Cranbrook, to Ottery St Mary, Honiton and Axminster are now the 44 and 44A. The service along the B3174 has been reduced and now only operates approximately every two hours – eight journeys in each direction. As the route is restricted to single deck buses the peak journeys have limited spare capacity. The present limited frequency is also unlikely to prove attractive. We therefore wish to seek a s106 contribution towards improving the bus service, as part of the overall plan for Cranbrook.

The Cranbrook Infrastructure Delivery Plan identifies s106 contributions for the allocated Cranbrook expansion area dwellings towards public transport, off site walking and cycling, shared mobility (car club vehicles and/or ebike docking stations) and travel planning. As such, the County Council requests provision of s106 contributions towards public transport, off site walking and cycling, shared mobility, and travel planning:

- a. a **basic contribution** for the allocated dwellings through the equalised approach proposed in Policy CB6 of the Cranbrook Plan and the Cranbrook Infrastructure Delivery Plan; plus
- b. an **additional contribution** per over-allocation dwelling (on a per dwelling rate of 1/4170th of each CEA infrastructure cost, index linked).

The additional contribution is requested as it is considered necessary to mitigate additional impacts from over-allocation dwellings relating to public transport, shared mobility and travel planning, and the total off site walking and cycling infrastructure project cost is not fully funded by the CEA contribution.

Travel Plan

For this application, a suitable Travel Plan will need to be delivered by the applicant and agreed in writing with the Highway Authority, to be secured through a section s106.

Summary

Considering the obligations set out in the relevant policy documents for the applicant to fulfil, and with the above in mind, should a favourable decision notice be decided, the Highway Authority would recommend that the following are also to be secured (as well as the requirements under the heading 'Transport Assessment and S106 Contributions' as above) through a S106 agreement and planning conditions.

- The timing of the delivery of all access points (including their internal connections), any associated alterations to the public highway, any crossing points, NMU access points and full and appropriate NMU access thereto on London Road are to be secured through a S106 and agreed in writing with the Highway Authority.
- To produce an appropriate Travel Plan. Its detail to be agreed S106 stage.
- To submit and secure a TRO for the required posted speed limit and any other signage on London Road, the extents and locations, to be agreed in writing with the Highway Authority. The TRO(s) shall then be advertised and, if successful implemented at the developer's expense prior to first occupation to the satisfaction of the Local Planning Authority prior to commencement of works.

The Highway Authority also recommend that the following conditions are attached to any favourable decision notice:

- Details of lines, levels, layouts and any necessary visibility splays, as generally shown on the following drawings, to also include full and appropriate pedestrian and cycle access to be agreed
- Details of highway surface water management to be agreed
- Construction management plan to be agreed

DCC Lead Local Flood Authority

Comments received:
21/04/16; 20/11/2024

20/11/24 - Our objection is withdrawn and we have no in-principle objections to the above planning application at this stage, subject to conditions.

DCC Strategic Planning

Comments received:
17/5/2016; 02/02/2021

02/02/2021 – summary of comments (excluding highways and flood risk as these are separately listed)

Devon County Council is the Local Education Authority (LEA) and therefore has a statutory duty to ensure that all children have access to statutory early years and school education.

The Department for Education and County Council's position is that new education facilities required to serve a new development should be funded by that development through fair and proportionate contributions. The manner in which the County Council undertakes school place planning is set out in our Education Infrastructure Plan3 and the Education Section 106 Infrastructure Approach (February 2020).

While the Cranbrook Plan is yet to be adopted, this response identifies requirements as if this is a standalone application. If the Cranbrook Plan is adopted in advance of the determination of this planning application, we would need to have the opportunity to update our response to accord with the development plan.

Primary education and early years

A recent assessment of education capacity for Cranbrook, which includes nearby primary schools at Rockbeare and Whimble, identifies that there is currently little available capacity at the existing primary schools when taking into account approved but unimplemented development. As such there is the need for the early delivery of new primary school provision (age 2 – 11) within the Cranbrook expansion areas.

Devon County Council has identified that the proposed 260 dwellings would generate an additional 65 primary pupils. DCC as Local Education Authority will not object to this application subject to the imposition of a Grampian style condition that would prevent any dwelling being occupied before a serviced primary school site to serve the Cranbrook expansion areas is transferred to DCC. The Council recommends such a condition is required as without it there are insufficient school places available for the children who would live in the proposed new development.

In addition to certainty of the early delivery of a new primary school site being given, the Education Authority would require proportionate financial contributions towards it. The primary and early years contributions based on the DCC Education Infrastructure Plan and the Education Section 106 Infrastructure Approach (February 2020) are provided.

Secondary education

Devon County Council has agreed with EDDC to request a £2,598,992 (indexed to Q2, 2019) S106 contribution towards secondary education provision for Cranbrook's expansion areas. The Education Authority requires this proposed development to make a proportionate contribution towards this cost. This application of 260 dwellings is equivalent to 6.2% of the total proposed 4,170 expansion area dwellings (based on the emerging Cranbrook Plan) and therefore would be required to make S106 contributions of **£161,138** (6.2% of £2,598,992) with indexation to the point of payment.

Any further housing growth beyond 7,670 dwellings would require further secondary education infrastructure S106 contributions in accordance with Devon County Council's Education Infrastructure S106 Approach (February 2020). The cost of

secondary (extension) pupil places is £22,513 per place. All contributions would be subject to indexation using BCIS, so that contributions are adjusted for inflation at the point they are negotiated and when the payment is due, the current base rate being March 2019.

No additional land beyond that which already has planning permission for the education campus will be required to serve the secondary age pupils from the expansion area planning applications (up to 4,170 dwellings).

Special Education Needs

The Education Authority would require S106 contributions for Special Education Needs provision based on Devon County Council's Education Infrastructure Section 106 Approach (February 2020)

Childrens Services

Subject to such contributions towards children's services, the county council has no objection to this application.

Youth Services

Subject to such contributions towards youth service facilities, the county council has no objection to this application.

Library Services

The county council has no objection to the application subject to such contributions towards library services.

Extra Care Housing

Subject to such contributions the county council has no objection to the application on the matter of extra care housing provision.

Waste and Minerals

It is noted the application is not supported by a Waste Audit Statement and it is recommended that a condition is attached to any consent to require the submission of a statement at reserved matters stage to demonstrate all opportunities for waste minimisation, reuse and recycling have taken place at both the construction and operational phases.

The site is not located within or close to a Minerals Safeguarding Area or Consultation Area and therefore there are no mineral constraints to this development.

Health and Wellbeing

The council raises no objection to this application on matters relating to health and wellbeing subject to provision of s106 contributions and further details being resolved at reserved matters stage.

Environment Agency

Comments received:
31/3/2016; 29/11/2019; 12/6/2023; 21/02/2024

21/02/24 - Environment Agency position

Following review of the submitted 'Sketch Layout' 14093_SK01.03 Rev P2 dated 07.12.23, we can withdraw our previous objection subject to the inclusion of conditions on any decision notice. The suggested wording for these conditions and the reason for this position is provided .

Environmental Health

Comments received:
14/3/2016; 14/11/2019; 16/6/2023

15/06/23 - I have considered the updated plans, particularly the addendum Environmental Statement. There is a letter from Clarke Saunders, noise consultants dated 16th October which concludes that there is no material change in noise concerns. However, an updated noise report will be required at reserved matters stage to ensure that current and predicted traffic flows on the road are taken into account when designing mitigation.

CEMP condition recommended.

Exeter Airport - Airfield Operations and Safeguarding

Comments received:
9/3/2016; 25/11/19;

25/11/19 -

These amendments have been examined from an Aerodrome Safeguarding aspect and do not appear to conflict with safeguarding criteria.

Accordingly, Exeter Airport has no safeguarding objections to these amendments. Kindly note that this reply does not automatically allow further developments in this area without prior consultation with Exeter Airport.

Green Infrastructure Project Manager (EDDC)

Comments received:
24/04/16

24/04/16 – General comments:

The analysis of the wider Green Infrastructure (GI) network is poorly expressed. The Design & Access statement makes no reference to the Growth Point GI strategy or the Clyst Valley Regional Park. The existing Percy Wakely Woodland Trust site 360m south-east of the application site has also not been identified, nor the former parkland immediately south of the site and west of Gribble Lane. Known as The Grange, this site was however listed in the ecological assessment and is a proposed County Wildlife Site.

The importance of London Road as a fast sustainable commuter link to Exeter, but there is no commitment to a shared off-road pedestrian/cycle way beyond the boundaries of the development. However, the importance of providing high quality off-road pedestrian/cycle links to Cranbrook east and west of the site is recognised.

The boundary hedges and mature native trees, the former occupied by dormice, are correctly identified as a constraint and an opportunity. A commitment to reinforcing these assets through native tree, shrub and wildflower planting is welcomed, as is the commitment to ensure that SuDS provide biodiversity and amenity benefits.

Parameters Plan - Landscape Strategy Ref 14093_L01_06.04 identifies trees to protect, a good quantity of new street trees, retention and enhancement of hedges, buffers to ditches, but insufficient integral bird/bat boxes. The plan is described as 'preliminary'. Clarification of whether this is to be regarded as 'illustrative' only should be sought.

(full text in the appendices)

Housing Enabling Officer (EDDC)

Comments received:
9/3/2016; 22/11/19

22/11/19 - This application covers part of the eastern expansion area known as Cobdens expansion area which is allocated in the draft Cranbrook Development Plan Document under policy CB4 for mixed use development. The site is also allocated under the Local Plan as the Cranbrook expansion area (W144C) under strategy 9 & 12.

Under Strategy 34 of the local plan a target of 25% affordable housing is sought (65 units) with a tenure mix of 70% rented and 30% shared ownership or other affordable home ownership route. The affordable units should be dispersed throughout the development and tenure blind so as indistinguishable from open market housing. They should be transferred to and managed by a preferred registered provider.

Policy CB11, Cranbrook Affordable Housing of the draft Cranbrook Development Plan states that affordable housing will be required on residential developments within the built up area boundary of Cranbrook at a rate of not less than 15% of total dwelling numbers (39 units). Once the Cranbrook plan is adopted this policy will

supersede Strategy 34 of the East Devon Local Plan. The tenure mix is as above with a 70/30% split.

The Cranbrook DPD is in draft form and has been submitted for independent examination to assess the soundness of the plan. Therefore it will be up to the planning officer to decide how much weight the plan will carry in determining this application and whether this site should provide 15% or 25% affordable housing.

The applicant has not provided any information on the amount or type of affordable housing to be provided. The indicative accommodation schedule shows a high number of flats and some of those are flats over retail units. These flats above retail would not be popular with affordable housing providers. Cranbrook has a large proportion of flats and these often end up as the affordable units which can sometimes prove problematic to manage. We would like to see a mix of house types for the affordable units and not all flats.

National Highways

Comments received:
23/03/16, 16/5/2023

16/05/23 - Thank you for consulting National Highways on proposed revisions to the above application. Following consultation in April 2015 we offered no objections to application 14/2945/MOUT in May 2015.

The amendments comprise an updated Ecological Impact Assessment, Flood Risk Assessment and revised access arrangements relating to the local highway network. We are satisfied these revisions will not result in an adverse impact on the safe operation of the strategic road network and as such continue to offer no objections to application 14/2945/MOUT, as amended.

National Planning Casework Units

Comments received:
15/3/2016:

15/03/16 - We acknowledge receipt of your notification regarding the above Environmental Statement.
We have no further comments to make.

National Trust

Comments received:
22/3/2016;

22/03/16 -

The Trust has a set of Planning Principles, and when proposing development on its own land to meet justified needs the Trust will use a sustainable construction approach i.e:

- o minimising resource use and generation of waste,

- o being energy efficient,
- o minimising or preventing all types of pollution and risk of flooding,
- o safeguarding important wildlife, landscape and historic interests,
- o respecting local/regional distinctiveness,
- o where practical supporting local sources for goods and services, and
- o encouraging community involvement and access.

The Trust would like to see the new settlement of Cranbrook develop such a genuinely sustainable construction approach.

Heritage Impact Assessment

Killerton includes a grade II* Registered Park and Garden. The summary of significance of Killerton Park is set out in paragraph 1.2 of the 'Killerton Setting Study' (Land Use Consultants; April 2013).

The Killerton Setting study locates the site principally within a sub-area of the Lowland Plains landscape character type, character area 6c, which forms the middle to distant setting to the southern part of Killerton Park, featuring in key views from Killerton Garden. The study recognises this area to only be of low significance to the Park and currently subject to the greatest degree of change of all the areas covered by the study.

It is accepted that harm to the significance of Killerton Park is likely to be less than substantial in NPPF terms, nonetheless, Local Plan Policy EN8 (Significance of Heritage Assets and Their Setting) clearly applies. In line with that policy a proportionate assessment of the impact on the setting of Killerton Park in line with steps 2 - 5 of Historic England guidance The Setting of Heritage Assets (Historic Environment Good Practice Advice in Planning: Note 3; March 2015, is required.

It should be noted that the Historic England guidance makes clear that visual considerations are only one aspect of setting, and National Planning Practice Guidance states that:

"When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change."

The Trust hopes that these comments will be taken into consideration.

Natural England

Comments received:

29/4/2016; 19/12/2019 ; 31/5/2023

31/05/23 - SUMMARY OF NATURAL ENGLAND'S ADVICE

DESIGNATED SITES [EUROPEAN] - NO OBJECTION SUBJECT TO SECURING APPROPRIATE MITIGATION FOR RECREATIONAL PRESSURE IMPACTS ON HABITAT SITES (EUROPEAN SITES).

Natural England notes that the Habitats Regulations Assessment (HRA) has not been provided with the application. As competent authority, and before deciding to give permission for the project which is likely to have a significant effect on a European Protected Site, you must carry out a HRA and adhere to its conclusions.

For all future applications within the zone of influence identified by your authority, please only consult Natural England once the HRA has been produced.

FURTHER INFORMATION REGARDING RECREATIONAL PRESSURE IMPACTS ON HABITAT SITES (EUROPEAN SITES).

Natural England considers that this advice may be used for all applications that fall within the parameters detailed below.

This advice relates to proposed developments that falls within the 'zone of influence' (ZOI) for one or more European designated sites, such as

- Exe Estuary Special Area of Conservation (SPA)
- East Devon Pebblebed Heaths Special Area of Conservation (SAC)
- East Devon Heaths Special Protection Area (SPA)

It is anticipated that new residential development within this zone is 'likely to have a significant effect', when considered either alone or in combination, upon the qualifying features of the European Site due to the risk of increased recreational pressure that could be caused by that development and therefore such development will require an appropriate assessment.

Your authority has measures in place to manage these potential impacts through a strategic solution which we have advised will (in our view) be sufficiently certain and effective in preventing adverse impacts on the integrity of those European Site(s) within the ZOI from the recreational impacts associated with such development.

However, following the People Over Wind ruling by the European Court of Justice, mitigation may not be taken into account at screening stage when considering 'likely significant effects', but can be considered at appropriate assessment. In the light of this, these measures) should be formally checked and confirmed by your authority, as the competent authority, via an appropriate assessment in view of the European Site's conservation objectives and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended).

Natural England is of the view that if these measures, including contributions to them, are implemented, they will be effective and reliable in preventing adverse effects on the integrity of the relevant European Site(s) from recreational impacts for the duration of the development proposed within the relevant ZOI.

Providing that the appropriate assessment concludes that the measures can be secured [with sufficient certainty] as planning conditions or obligations by your authority, and providing that there are no other likely significant effects identified (on this or other protected sites) which require consideration by way of appropriate assessment, Natural England is likely to be satisfied that your appropriate assessments will be able to ascertain with sufficient certainty that there will be no

adverse effect on the integrity of the European Site from recreational pressure in view of the site's conservation objectives. In this scenario, Natural England is unlikely to have further comment regarding the Appropriate Assessment, in relation to recreational disturbance.

Police Architectural Liaison Officer

Comments received:
6/5/2016; 28/11/2019

28/11/19 - see report with images received 28/11/2019 under "associated documents" tab

South West Water

Comments received:
8/3/2016; 14/11/2019

14/11/19 - South West Water has no objection.

Sport England

Comments received:
19/06/20

19/06/20 - Thank you for consulting Sport England on the above 2014 outline application.

The proposal is to construct housing and new playing fields at Cranbrook as part of a settlement extension of phase 1. This application site sits adjacent at the Eastern End of phase 1 and adjacent Ingrams Playing Fields.

Given that the current phase 1 of Cranbrook is still below the quantum of playing field land to be delivered, this remains disappointing. A solution would be to increase this site adjacent Ingrams site to make it a larger playing pitch multi sports hub for the community.

(full text in appendix)

Tree Officer (EDDC)

Comments received:
29/3/2016

29/03/16 - I have reviewed the submitted plans and documents, with particular reference to the Arb Report and the Planning Statement (PS I have no major arboricultural concerns over the principle of the proposed development, although this is dependent on a suitable layout that increases buffer zones for retained hedgerows and trees.

Please note the following:

1. 4.5 of the PS states the development is to be set back from the western boundary. The indicative layout shows only a relatively narrow strip between the boundary and the existing hedgeline. It is unclear what purpose this strip of land is to serve as this width is insufficient for any practical use for recreation and will create maintenance issues in the future. This buffer zone to be of purpose and value should be at least 10m in depth.
2. It should be noted whilst the Dormouse survey found nest sites in the Southern and Eastern hedgerows (6.29), previous surveys for the adjacent site had identified the Western hedgerow to be important. Further strengthening of this boundary as noted above will not only provide enhanced habitat value but also will strengthen the screen and increase separation from the adjacent sports pitches.

Planning conditions are recommended.

Wales and West Utilities

Comments received:
8/3/2016;

08/03/16 - According to our mains records Wales & West Utilities has no apparatus in the area of your enquiry. However Gas pipes owned by other GT's and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners.

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus.

Other Representations

No comments received.

2. PLANNING HISTORY

Reference	Description	Decision	Date
74/C0408	Dwelling, garage and stable Block at Raflands	Approved	03/09/1974
75/C1684	Erect High (11KV) Voltage over-head line	Approved	01/05/1975

20/0530/LDO	Consultation on a Draft Local Development Order for District Heating Networks (DHN) comprising of pipes, cables and wires, heat exchange equipment, street furniture, informational signage and ancillary engineering works within defined areas of land in East Devon	LDO Approved with condition	07/09/2020
23/1102/LDO	Revised boundary for the Adopted Local Development Order (LDO) for District Heating Networks under application number 20/0530/LDO	LDO Approved with condition	24/05/2024
Adjacent site: (Land At Ingrams Sports Pitches) 19/2675/MRES	Reserved matters application comprising layout, scale, appearance, landscaping and access for a revised pitch layout, the relocation of a play area, addition of a multi use games area and air ambulance lighting column, and revised junction layout with the B3174 (London Road) (subsequent application in respect of permission 03/P1900 which was accompanied by an environmental statement)	Approval with conditions	12/05/2022
Adjacent site: (Land at Cobdens, East of Cranbrook) 22/0406/MOUT	Outline planning application for up to 1,435 new residential dwellings, a neighbourhood centre with a maximum of 750 sqm gross ground floor space (use classes E and sui generis (Hot food takeaways and pubs/bars)), a three form entry Primary School (use class F1) with associated nursery provision (use class E) and community room (Use class F2), a 50 place Special Educational Needs School	Approved	24.04.2024

	(Use Class F1), public open space, allotments, Suitable Alternative Natural Green Space, drainage basins, landscaping, place of worship (Use class F1), parsonage, cemetery, 10 serviced pitches for gypsies and travellers, demolition of 4no. barns, and associated infrastructure with all matters reserved except for principal vehicular access off London Road to the south, connection to Phase 1 to the west, and vehicular access to the serviced pitches for gypsies and travellers off London Road to the south east		
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3. **POLICIES**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any application for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Government has issued the National Planning Policy Framework [NPPF 2023] which sets out the Government's planning policies for England and how these should be applied, and is a material consideration in the determination of this application.

In this instance, the relevant Development Plan comprises

- The Cranbrook Plan Development Plan Document 2013-2031;
- East Devon Local Plan 2013-2031

Relevant Cranbrook Plan Policies

CB1 (Health and Wellbeing At Cranbrook)
CB4 (Cobdens Expansion Area)
CB6 (Cranbrook Infrastructure Delivery)
CB7 (Phasing)
CB8 (Cranbrook and Broadclyst Station Built Up Area Boundaries)
CB9 (Public Transport Enhancement)
CB10 (Cranbrook Affordable Housing)
CB11 (Cranbrook Custom and Self Build)
CB12 (Delivering Zero Carbon)
CB13 (Safeguarding of land for energy uses)
CB14 (Delivery of Suitable Alternative Natural Green Space)
CB15 (Design Codes and Place making)

CB16 (Amenity of Future occupiers)
CB18 (Coordinated sustainable travel)
CB20 (Parking at Cranbrook)
CB21 (Cranbrook Town Centre)
CB22 (Residential Development in the Town Centre and Neighbourhood centres)
CB24 (London Road Improvements)
CB25 (Allotments)
CB26 (Landscape, Biodiversity and Drainage)

Relevant Adopted East Devon Local Plan 2013-2031 Policies

Strategy 1 (Spatial Strategy for Development in East Devon)
Strategy 3 (Sustainable Development)
Strategy 7 (Development in the Countryside)
Strategy 8 (Development in Green wedges)
Strategy 9 (Major Development at East Devon's West End)
Strategy 10 (Green Infrastructure in East Devon's West End)
Strategy 36 (Accessible and Adaptable Homes and Care/Extra Care Homes)
Strategy 46 (Landscape Conservation and Enhancement and AONBs)
Strategy 48 (Local Distinctiveness in the Built Environment)
Strategy 49 (The Historic Environment)
Strategy 50 (Infrastructure Delivery)

D1 (Design and Local Distinctiveness)
D2 (Landscape Requirements)
D3 (Trees and Development Sites)
EN5 (Wildlife Habitats and Features)
EN7 (Proposals Affecting Sites which may potentially be of Archaeological Importance)
EN8 (Significance of Heritage Assets and their setting)
EN9 (Development affecting a designated heritage asset)
EN14 (Control of Pollution)
EN16 (Contaminated Land)
EN19 (Adequacy of Foul Sewers and Adequacy of Sewage Treatment System)
EN21 (River and Coastal Flooding)
EN22 (Surface Run-Off Implications of New Development)
H7 (Sites for Gypsies and Travellers)
E12 (Neighbourhood Centres and Shops)
RC2 (New Open Space, Sports Facilities and Parks)
RC3 (Allotments)
RC6 (Local Community Facilities)
TC1 (Telecommunications)
TC2 (Accessibility of New Development)
TC4 (Footpaths, Bridleways and Cycleways)
TC7 (Adequacy of Road Network and Site Access)
TC12 (Aerodrome Safeguarded Areas and Public Safety Zones)

Neighbourhood Plans

Rockbeare Neighbourhood Plan (adjacent)

Government Planning Documents

4. Site Description

- 4.1.1 This application relates to a rectangular field that is located to the north of the B3174, now known as London Road and sits between the Ingrams sports hub (a sports facility that has been delivered to serve Phase 1 of Cranbrook), and land at Lower Cobdens Farm which itself forms part of the consented development proposal for up to 1435 dwellings and associated infrastructure under reference 14/2945/MOUT.
- 4.1.2 The site is essentially a single field with hedgerows of varying quality forming the boundary and within these exist a small number of trees – particularly located in the north west and north east corners of the site. Ditches lie adjacent to the hedges – notably along the western boundary but also parts of the east where there are connections with an offsite pond that lies just within the Cobdens development land - located to the north east of the site. Also affecting the north east are high voltage overhead cables that obliquely dissect this part of the site.
- 4.1.3 In the centre of the site and accessed by the single point of access located on the site's southern boundary is a former WWII station which now comprises an extended residential bungalow. The property is in a relatively poor state of repair and is surrounded by overgrown shrubs and bushes which collectively form what is in effect an island in the middle of the site. The driveway which links the point of access and the bungalow is straight and bounded by post and wire fencing.

5. Proposal

- 5.1.1 As an outline planning application, permission is sought for the erection of up to 260 dwellings, and associated infrastructure. Apart from access, all matters are reserved.
- 5.1.2 The proposal would include the creation of at least two vehicular accesses into the adjacent Cobdens development site (one to the north and one to the east). Both of these are indicative at this stage. In addition to the provision of these accesses, the scheme also makes provision for a pedestrian access (including bridge structure) to the Ingrams sports hub located to the west of the site. This link is associated with the provision of a junior football pitch that the scheme proposes and which would augment the facilities already found at Ingrams.
- 5.1.3 Areas of informal open space and surface water attenuation are also proposed within the development and although indicative are shown to be in the north east corner under and adjacent to the route of the overhead line.
- 5.1.4 The plans and supporting information have been amended on a few occasions during the consideration of this application - most recently in January 2024.

- 5.1.5 It is also important to note that the application received a screening opinion that set out that the development was EIA development and should be accompanied by an Environmental Statement (ES). Although the application was first submitted in 2014, the ES was submitted in 2016 and then formally updated in 2019 when the description of development changed to bring it in line with the emerging Cranbrook Plan. Reference will be made to ES in various sections of the report and where this occurs the ES is considered as a whole – the 2016 submission remaining valid unless specifically amended by the 2019 update.

6. Analysis

- 6.1.1 The key considerations in the determination of this application with each addressed in separate sections are:

1. Policy Context and principle of development
2. Housing
3. Affordable Housing
4. Building standards and Nationally Described space standards
5. Landscape and Visual Impact
6. Flood Risk and drainage
7. Highways and Access
8. Biodiversity, Ecology and habitat mitigation
9. Agricultural Land
10. Heritage and archaeology
11. Pollution and waste
12. Neighbour amenity
13. Phasing
14. Section 106 contributions
15. Other matters including lighting and airport safeguarding

6.2 The policy context and principle of development

- 6.2.1 The East Devon Local Plan 2013-2031 (EDLP) sets out the strategic policy for development across East Devon. Through Strategy 1 and over the plan period as a whole, it recognises the planned provision (including existing commitments) for the District of a minimum of 17,100 new homes and approximately 150 hectares of land for employment purposes. Chapter 7 of the Local Plan provides the strategic policy framework for the West End of East Devon and Strategy 9 sets out a policy framework for a number of schemes at East Devon's West End, including the major new East Devon market town of Cranbrook.
- 6.2.2 The Cranbrook Plan DPD was adopted on 19 October 2022 and now forms part of the development plan for the District – superseding Strategy 12 in the Local Plan. In the context of the current application, it is an important starting point for proposal's assessment.
- 6.2.3 The Cranbrook Plan identifies the whole of the current site as being within the Cranbrook Plan Area and forming a relatively modest but important part of

what is known as the Cobdens allocation. The allocation and specific requirements for this part of the town's expansion are set out in the Policy CB4. The majority of the allocation has already been brought forward and approved under application reference 22/0406/MOUT and this application now forms the majority of the remaining part of the allocation – only a small development site accessed off Southbrook Lane remains without an application on it.

6.3 Housing (total quantum)

- 6.3.1 This application proposes the construction of up to 260 dwellings and is in line (exactly) with the quantum budgeted for on this site through the DPD. As such the housing quantum is in accordance with adopted policy and being on an allocated site represents, in headline terms at least, sustainable development which should be supported unless material considerations and technical details are weighed in the contrary.

6.4 Affordable Housing and Custom and Self Build

- 6.4.1 Beyond the basics of housing numbers it is important to note that the scheme proposes a policy CB10 compliant 15% affordable housing.
- 6.4.2 As a starting point it is expected that this would be split 70% rented and 30% affordable home ownership, which represents a policy compliant position that helps to meet the needs of the local community and means that the scheme would deliver up to 39 affordable homes. Such a figure would form an important component of the affordable housing delivery within District. The final mix of house sizes, and tenure mix remains to be negotiated, noting that the Council needs to try to lever in some socially rented units where possible. For other expansion areas this has been achieved by amending the overall mix such that the affordable home ownership products are increased to between 35-40%, the affordable rental units are reduced to between 50-60% and the balance (that is 5-10%) is brought forward as social rent. A similar approach is recommended for this proposal and will form part of the final detailed negotiation in the event of a resolution to approve.
- 6.4.3 Also based on consented proposals within the expansion area, the mix of units sought would be based on the evidence in the emerging Local Plan, which currently considers that 12% would be delivered as 1 bedroom units, 37% as 2 bedroom, 40% as 3 bedroom and 11% as 4 bedroom plus. Such a split would meet the identified need.
- 6.4.4 The applicant would be expected to cluster the delivery of the affordable housing in groups of no more than 10 and link their delivery with triggers based on delivery of open market housing. The cluster size and triggers are derived from the affordable housing SPD which together helps to ensure delivery and balance the integration of the units within the community, with the need for cost effective management and ownership by a Registered Provider. As such and provided this is appropriately captured within a future legal agreement,

this acts as a significant benefit that arises from the application and clearly weighs in support of the proposal when considering the planning balance.

- 6.4.5 On a linked theme, Policy CB11 requires that 4% of the development is made available for Custom and Self Build (CSB). In a similar vein to affordable housing, this helps to meet a particular demand and in so doing, broadens the housing offer that is available at Cranbrook. Currently there is a fair degree of consistency between and within the existing stock. Custom and Self Build is one way of addressing this as the town expands. In this regard it is understood that the applicants are agreeable to this provision.
- 6.4.6 Unlike other large scale strategic expansion area applications considered to date, 4% of the 260 proposed, provides a total of 10 plots. This is a small enough number to be considered as a single phase. It is recommended that a cascade to alternative housing products (eg affordable housing) and ultimate release from the restriction is still included within future agreement to cover off the potential for risk associated with undeveloped plots.

6.5 Building Standards and Nationally Designated Space Standards

- 6.5.1 While the Cranbrook Plan is now the starting point for determination of applications within the Cranbrook Plan area, not all policies of the Local Plan have been superseded and some remain in force and need to be complied with. One of those policies is Strategy 36 which seeks to ensure that all affordable and 20% of market houses that are delivered should be designed to meet M4(2) of the Building Regulations which relates to accessible and adaptable dwellings. In addition, Policy CB16 (Amenity of future occupiers) of the Cranbrook Plan requires that all homes delivered meet the Nationally Described Space standards. Both of these requirements are intended to be met in this application and can be secured as part of the Section 106 agreement in the event of approval.

6.6 Landscape and Visual Impact

- 6.6.1 In terms of landscape and visual impact which need to be considered against policies D1 and D2 of the Local Plan and CB15 and 26 of the Cranbrook Plan, the assessment is underpinned by work that was prepared for the 2016 Environmental Statement (ES). It was reviewed by the developer's consultant team in 2019 following a modest change to the proposal and the original findings noted as remaining relevant.
- 6.6.2 There is currently nothing to suggest that this approach is now out of date, recognising that while the policy position has changed the underlying landscape, topography and associated visibility of the site remains the same, and that additional development has been consented around the site (and in the case of Ingrams, brought forward and delivered). This position has been further validated by site visits undertaken during the application and is made despite recognising that the supporting photographs presented in the ES do not meet the current standards expected for an LVIA.

- 6.6.3 In more detail it is recognised that the site benefits from a generally level plateau with only a slight fall to the north and northwest. As such views tend to be made across the site from the London Road, meaning that development would foreshorten the distance to which receptors could appreciate the wider views. However these are already relatively limited and with development permitted to the north and east, the context in which they are seen will be urban or semi urban in any event. In addition, where glimpsed views are attainable from the higher land to the north these are looking down and onto the site. Again, it is considered that these views are both limited and of a relatively modest parcel of land within what will become an important part of the enlarged town. As such both main areas from where the development will be particularly legible are not considered to present significant harm.
- 6.6.4 This finding is supported by the LVIA which accompanied the application and was included within the Environmental Statement. Despite the shortcomings of the photographs used within the document, it found that “The landscape appraisal has shown that there will only be a very localised impact on the landscape character of the site and immediately adjoining area, but that this will be rendered insignificant after 15 years by new tree planting and Green Infrastructure”. While a degree of caution is applied to this finding noting both its age, subsequent updates to the scheme and the quality of the supporting photographs, it is not considered that these are so significant to render the outcome as incorrect.

6.7 Flood risk and drainage

- 6.7.1 In terms of flood risk the site initially sat almost entirely outside of any flood zones. However when the Environment Agency most recently updated their mapping, it resulted in enlarged flood zone areas in some locations. For the current site it meant that the stream/ditch feature that runs along the western boundary was assigned areas for both zones 2 and 3. These zones result in a narrow band parallel with the hedgerow the whole length of the western boundary. Although in outline, the scheme then received an objection from the Environment Agency as they considered that it did not prove that the proposed development could be accommodated on land outside of the Flood Zones 2 and 3. In response a revised FRA and illustrative masterplan were submitted and a revised consultation response received from the Agency. This removed the objection and instead resulted recommended conditions. Based on the additional information submitted and the updated position of the Environment Agency, it is considered that in respect of fluvial flood risk the proposal accords with Policy EN21 (River and Coastal Flooding) of the Local Plan and guidance in the NPPF.
- 6.7.2 In addition the relationship between development and water is not solely related to fluvial flood risk and in this instance as for other expansion areas around Cranbrook, particular care has been given to the management of surface water arising both during the construction and operational phases of the development. In this instance the surface water management strategy was updated at the same time as the revised FRA and recognised the greater allowance that needed to be made for climate change – that is 45%

compared to the 30% and more recently 40% both of which have been applicable at different times during the consideration of the application.

- 6.7.3 This Strategy has included the provision of a detailed technical assessment identifying the applicable green field runoff rate, the allowance that is needed for climate change (i.e 45%) and how and where the water can be stored to achieve the necessary attenuation. In this instance the strategy uses a predominance of basins and a relatively small amount of cellular storage. This approach largely accords with the drainage hierarchy but can be further improved by taking a similar approach to that of other expansion areas. To achieve this, it is considered a reasonable and appropriate approach to require that the detailed scheme, which would be required by condition in any event, shall evidence how surface water is managed and conveyed through at least 2 above ground SUDS features before discharged to an attenuation basin. This adds further attenuation benefit but also can help to improve the water quality – both in accordance with Policy 26 and EN22.
- 6.7.4 Foul drainage is the remaining component of drainage that needs to be addressed within this section and it is important to note that SWW have not raised any objection to the proposal. However this position must be seen in the context of other recent Cranbrook applications which have received resolutions to approve.
- 6.7.5 Within Officer reports for those applications, it has similarly been recognised that SWW do not object and more over have to comply with legislation that allows developers to connect to the foul network; SWW are able to recover costs for any improvement that is necessary as a result of the proposed connection. Importantly the reports recognise that there is no justification for refusing or delaying an application in respect of foul drainage despite downstream flooding events in Clyst St Mary where at times of heavy rainfall, sewage has backed up into private property – a situation which is unacceptable and deeply distressing for the residents affected.
- 6.7.6 To help manage foul flows from the various sites that form the Cranbrook expansion and in recognising the downstream effects that are experienced within the Clyst area, it has been considered precautionary to impose relevant conditions on the various schemes that have come forward. These have sought to ensure that surface water and foul drainage derived from the particular site is managed in a way that seeks to reduce the risk of foul water flooding. This approach is supported by Policy EN19 (Adequacy of foul sewers and adequacy of sewage treatment systems) of the Local Plan and should similarly apply to this proposal.
- 6.7.7 Overall, and provided a number of controls are put in place through the imposition of conditions, it is considered that the development would comply with Policies EN19 (Adequacy of Foul Sewers and Adequacy of Sewage Treatment Systems), EN21 (River and Coastal Flooding) and EN22 (Surface Run-off Implications of New Development) of the Local Plan.

6.8 Highways and Access

- 6.8.1 In terms of access the site proposes a single principle access onto the B3174 London Road. While the current access is centrally located within the site frontage, the proposal moves this towards the west so that it dissects the site, with the housing and neighbourhood centre located to the east and the proposed junior football pitch to the west.
- 6.8.2 As part of the main junction works which are set out in detail within this proposal, the scheme makes provision for a segregated footway cycleway that runs alongside the main road. This then has a number of points of inflexion where it bends around aspects such as a proposed bus stop and pedestrian crossing. It is also designed so that the cycle crossing of the main spur into the site is set back behind the junction to allow a car from the London Road to turn into the site.
- 6.8.3 There are a number of aspects that need to be considered under this section particularly noting the objection from the Town Council and Ward Members and their concern that the access arrangement will lead to queuing and risk highway safety. However to start with consideration will be given to land ownership. It is noted that since the application was first submitted the access arrangements have evolved and in particular moved westwards. This resulted in the red site line for the application becoming out of kilter with the detailed access plans. To address this the location plan has recently been updated.
- 6.8.4 The small amount of additional land that has been incorporated into the revised red line addresses in full the junction, footway/cycleway and visibility splays as now proposed. While the revised red line plan itself has not been consulted upon, this “additional” land is entirely under the control of Devon County Council and is registered as highway land. Noting that full consultation was undertaken for the detailed access arrangements and that the Local Highway Authority would be party to both the Section 106 agreement and are the adopting Authority, it is not considered that this now resolved discrepancy and the approach taken to tidy it up, is prejudicial to any party..
- 6.8.5 In terms of the merits of the proposal, it is noted that an objection from the Town Council and Ward Members exists in respect of the main junction – with particular concern that the queuing and access challenges that are seen around the Station Road junction in the town (located at its western end) would be repeated by the arrangement as proposed by this application. In addition there is also concern that with the proliferation of the junctions in the vicinity of the site, there is a risk of congestion queuing and vehicle conflict.
- 6.8.6 It is fully acknowledged that this part of the London Road will see a number of accesses being formed – currently there are two associated with the Ingrams housing and sport hub, both located to the west of the site and already built, at least a further three to the east between the application site and Cobdens Lane (serving the Persimmon parcels) and a number of proposed junctions on the southern side of London Road serving the currently proposed scheme by Baker Estates and the Stuarts Land - the latter having a resolution to approve subject to Section 106 agreement.

- 6.8.7 However it is already the case that this section of London Road will see a significant shift in character. Currently it is a fast straight road where excess speed is often witnessed. To ensure a safe and attractive community it is essential that the character of this road changes and rather than being a road through the expansion areas, it becomes, as envisaged and described in Policy CB24 (London Road improvements), a road in Cranbrook where people and place are given a high priority.
- 6.8.8 To achieve this the consented Persimmon scheme under reference 22/0406/MOUT already makes provision for a signalised junction and significant traffic calming. In addition, the Local Highway Authority have also commenced design work to look at more holistic changes and additional funders and funding opportunities are being explored to undertake the next stage of work. In the medium-term funding will be secured from the expansion areas to help bring this DCC lead project to fruition. Taken together, it is therefore considered a matter of “when” rather than “if” the character of the area changes.
- 6.8.9 In addition to physical changes to the road outlined above, its character will also change by the mere presence of development along this section. This together with accesses and therefore a greater range of vehicular movement associated with them will all help to affect driver behaviour.
- 6.8.10 The currently proposed access arrangement for this site has been through a Road Safety Audit (RSA 1) and brought in line with the findings of that report. Based on the verified RSA 1 and from their own experience and knowledge the Local Highway Authority have not made any objections to the currently proposed access arrangement. It is considered to be safe and would function appropriately for the scale of development proposed. In addition it brings with it additional sustainability benefits through the delivery of segregated footway cycleway. As such it is not considered that there are any grounds on which to resist the proposal where this relates to the junction and access.
- 6.8.11 While considering access arrangement it is also important to recognise that this site is not being developed in isolation and the applicants have helpfully shown up to 2 indicative vehicular access points to the eastern boundary. These would connect into the Persimmon parcels to the east and which already benefits from outline planning permission. In addition, a further vehicular access point to the north is also shown. These are important for connectivity and resilience, are in line with adopted Policy CB4 and can be secured through a legal agreement in the event that the scheme gains a resolution to approve.
- 6.8.12 Further it has already been set out that to the west lies the Ingrams sports hub and that the scheme proposes the addition of a junior football pitch to augment the provision on offer. While this does not need to be connected by a road it is essential that connection in the form of a pedestrian link path and bridge/culvert is delivered to ensure that the pitch can be effectively used as part of the adjacent Ingrams hub. Again this link is shown on the indicative

plans and can be secured in any future legal agreement. It too is considered is a CB4 policy compliant provision and weighs in favour of the application.

6.9 Ecology and Biodiversity

- 6.9.1 The ecological assessment relevant to this site spans the 10 years or so over which it has been under consideration. It was initially supported by an extended phase 1 survey and species specific assessments (dormouse and bat roost and activity) in 2014 and an updated Ecological Impact Assessment dated December 2022 and based on surveys in 2017, 2019 and 2021. To ensure that the findings remain relevant and up to date, a review of the assessments and site was undertaken in 2024 by qualified ecologists who have confirmed that the site has not materially changed and the ecological status set out in the earlier reports remains relevant.
- 6.9.2 The following consideration of ecological and biodiversity issues relevant to the application are therefore based on this suite of documents and survey work which are considered relevant and sufficiently robust to make an informed decision on, in respect of the planning balance.
- 6.9.3 On a species specific basis it was concluded that the site sustains:
- House sparrows, starlings and swallows nesting in the bungalow and garage
 - The occasional use of the garage by nesting or perching barn owls
 - Dormice in the boundary hedgerows
 - A common pipistrelle day roost of low conservation significance in the bungalow
 - A common pipistrelle day roost of low conservation significance in the garage
 - A brown long-eared day roost of low conservation significance in the bungalow
 - A brown long-eared day roost and feeding perch of low conservation significance in the garage.
- 6.9.4 On this basis it is recognised that the development of site would lead to the loss of many of the above features. While none are considered to be of particularly high conservation significance, they do nonetheless involve the interference with protected species and the loss of habitat and or roost potential. Mitigation has been proposed in the form of additional hedgerow and other soft landscaping as well as planting, the addition/provision of bat tubes and bat shed, a Barn own roost and bird boxes. On adjoining sites further mitigation in respect of lighting has also been proposed. In accordance with policy and to ensure a consistent approach it is considered that this too should be addressed here. Such mitigation would mean that external lighting should be in the warm white spectrum (<2700 kelvin), featuring wavelengths higher than 550 nm to avoid the component of light most disturbing to bats.

- 6.9.5 Notwithstanding the mitigation identified and in recognising the potential impact on bats and dormice, it is considered that the proposed works would require a European Protected Species Licence from Natural England. In these circumstances the Local Planning Authority has a statutory duty under Regulation 3(4) to have regard to the requirements of the Habitats Directive in the exercise of its functions when dealing with cases where a European Protected Species may be affected.
- 6.9.6 The species protection provisions of the Habitats Directive, as implemented by the Habitats Regulations, contain three 'derogation tests' which must be applied by Natural England when deciding whether to grant a licence to a person carrying out an activity which would otherwise lead to an offence under provisions protecting species in the Habitats Regulations: The Woolley court judgment makes it clear that the Local Planning Authority must apply these same three tests when determining a planning application.
- 6.9.7 The three tests are:
- i. the activity must be for imperative reasons of overriding public interest or for public health and safety;
 - ii. there must be no satisfactory alternative
 - iii. favourable conservation status of the species must be maintained
- 6.9.8 In this case it is considered that the imperative reasons of overriding public interest can recognise the comprehensive nature of development that is proposed – that is the delivery of 260 dwellings and neighbourhood centre as part of a comprehensive expansion plan for Cranbrook.
- 6.9.9 In considering whether there is a satisfactory alternative it is noted that the development is of high significance to the District's 5 year housing land supply and would provide much needed homes for people in a strategically important location.
- 6.9.10 To mitigate for the loss of the dormouse habitat, additional (new) habitat is being created around the site, while for bats (and birds) there is a proposal to install boxes tubes and a shed on/in suitable locations around the site. The full suite of mitigation would be brought together in a Landscape Biodiversity and Drainage Strategy which would secure delivery of the mitigation.
- 6.9.11 With appropriate conditions to secure details of the mitigation in advance of, and through the reserved matters applications which would follow (in accordance with an agreed Landscape Biodiversity and Drainage Strategy), it is considered that the ecological status of the protected species can be maintained in a favourable condition. On this basis (and as wildlife moves around) further up-to-date protected species surveys at subsequent reserved matters stages would be required (these can be secured at the validation stage of such application(s) using the validation checklist - there is no need for further conditions in respect of this application).

6.9.12 Having regard to the above assessment, it is considered that the three tests can be met, and that Natural England would be able to grant an EPS licence.

6.9.13 Biodiversity Net Gain (BNG)

6.9.14 In terms of BNG the application pre-dates the introduction of statutory BNG. However Policy CB26 of the Cranbrook Plan requires applications to achieve a 10% BNG in any event and to address this the applicants have prepared a BNG assessment (using the Statutory metric).

6.9.15 The submitted assessment recognises that for habitat a 10% target can be achieved while for hedgerow the scheme currently falls short. To overcome this deficit the applicants are proposing to deliver excess BNG on their off-site SANGS land - a matter that will be discussed later in the report. In essence the site aims to keep much of its existing on-site biodiversity and enhance where possible. This is an appropriate response and can be secured through the Section 106 process.

6.9.16 SANGS (Suitable Alternative Natural Greenspace)

6.9.17 SANGS as mentioned in the previous paragraph is a fundamental component of habitat mitigation required for housing developments which are within 10km of the Exe Estuary or Pebblebed Heaths. The purpose of SANGs land is to provide alternative locations for activities such as dog walking which then reduces pressure on existing, more sensitive sites. The need for this land is picked up in more detail within the Appropriate Assessment that accompanies the application but of note here is the fact that unlike many of the expansion areas application it is proposed to be delivered off site. Importantly the applicants have already made an application for the SANGS land which is under application reference 24/1291/COU and 24/1292/FUL. These applications proposed that SANGS is delivered on land accessed off Parsons Lane and located between Cranbrook and Rockbeare. Importantly the fields are contiguous with the SANGS for the Treasbeare expansion, and which has already been consented. Both the 2024 applications which in effect support this application have already received a resolution to approve under delegated powers and can be bound by a Section 106 in the event of a similar resolution for this proposal.

6.10 Agricultural Land

6.10.1 Soil is a valuable commodity and one that needs to be looked after to ensure that it is productive and appropriate for the particular environment and function that it is being asked to support. This is recognised within the NPPF paragraphs 174 and 175 as well as its accompanying Planning Practice Guidance (PPG) which also highlights that soil is an essential natural capital asset that provides important ecosystem services such as a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution.

6.10.2 Information available to the Council indicates that the land to which this application relates is a mixture of grades 3a and 3b. Policy EN13 (Development on High Quality Agricultural Land) of the Local Plan states that land within classes 1, 2 and 3a should be protected, and only developed if the following criteria are met:

- Sufficient land of a lower grade (Grades 3b, 4 and 5) is unavailable or available lower grade land has an environmental value recognised by a statutory wildlife, historic, landscape or archaeological designation and outweighs the agricultural considerations. Or
- The benefits of the development justify the loss of high quality agricultural land.

6.10.3 In this instance the Grade 3a land, which amounts to around 1.8ha and is less than 25% of the site area could not be farmed differently from the adjacent 3b. In addition given the limited scale of the loss and the fact that the land has already been considered suitable for development through the allocation process it is not considered that the minor conflict with Policy EN13 would be sufficient to weigh against the proposal in this instance.

6.11 Heritage and historic environment

6.11.1 Within a 1km radius of the site there is only a single listed building – that of Little Cobden which is grade II listed. This property sits on the eastern side of the Cobdens Lane and is towards the extremity of the area of search. Given the separation distance, intervening landscaping and recently issued planning permission for the development under reference 22/0406/MOUT it is not considered that this proposal causes any harm to this asset.

6.11.2 In terms of other heritage assets the Historic Environment Record notes a single asset on the site - the World War II radio station located on the site of the current buildings at Farlands while the majority of other records relate to medieval and post-medieval structures, a large number of which are known only from historic mapping.

6.11.3 Much of the evidence associated with the WWII radio station is lost amongst and around the residential bungalow that remains on site and which was extended following a 1974 consent. However from a historical and heritage perspective it is important to understand where and how sites have evolved. In recording the significance of this particular asset and in giving weight to Strategy 49 and Policy EN8 of the Local Plan, it is considered appropriate to require that in the event of approval, an interpretation board is positioned on site to explain the asset which would be finally lost as a result of this development. This can be secured by condition.

6.11.4 Local history is also found on the highway verge where an unlisted milestone is buried within the undergrowth and would be lost if the footway cycle way is delivered. To prevent the complete loss of this feature and to ensure that proper regard is given to it recognising Policies CB15 and D1, it is considered appropriate to impose a condition that requires a scheme for its

relocation to be agreed before work commences. This approach is considered commensurate with the potential impact and would allow the stone to be set back further into the site frontage while still retained as a local landmark.

- 6.11.5 The archaeological record indicates that the site was adjacent to the old Roman Road (now the London Road) which was constructed as a causeway. Based on evidence on within tithe maps, it seems as if much of the land the subject of this application was potentially used for quarrying – possibly to gather material to repair the road. If this is the case then much of the Roman (and any prehistoric) archaeological record is likely to have been lost. However, given the significance and proximity of the site to the road, it is prudent to secure an intrusive archaeological investigation ahead of development commencing. Like many other areas of Cranbrook this can be managed through a Written Scheme of Investigation secured by condition. Such an approach accords with guidance in the NPPF and Strategy 49 of the Local Plan.
- 6.11.6 Consideration has also been given to the setting of Killerton House and the associated registered parks and garden. In this instance the separation distance and intervening built form and landscaping, results in an assessment that the development does not cause harm to the asset even when giving its conservation great weight. This is due to the relatively limited scale of development (notwithstanding the potential cumulative effects of the expansion area) and the context in which views and receptors would appreciate the historical asset and the currently proposed development.

6.12 Pollution and Waste

- 6.12.1 The nature of the proposal is such that issues around pollution and waste are most likely to arise during the construction phase. The Council's Environmental Health Officer (EHO) has assessed the proposal and has not raised any objections. However, that is subject to a condition which requires that a Construction and Environment Management Plan (CEMP) is secured by condition and agreed prior to the commencement of the development. The CEMP would need to include and address such matters as air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements.
- 6.12.2 Furthermore the Environmental Health Officer has recommended that construction hours should be limited to 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. Although these are slightly more restrictive than proposed within the Environmental Statement (ES) they are typical hours and considered appropriate for the site. With appropriate conditions in place, it is considered that during construction the proposal would meet the requirements of Local Plan Policy EN14 (Control of Pollution), which seeks to ensure that development does not give rise to unacceptable levels of pollution.

- 6.12.3 Once developed, issues relating to noise are most likely to arise for occupants of the houses nearest to London Road – something that is noted within the applicant's own ES. They recognise that while the majority of the site is suitable for residential development there was an identified risk that properties on the southern boundary and therefore close to the London Road could experience noise levels of 69dB LAeq 16h (ground floor) and 59dB LAeq first floor. This is substantially above guidelines and therefore could represent a risk to health and in particular sleep. To address this the applicants advice is that on plot noise mitigation is provided and in accordance with the consultation response from Environmental Health this can be secured by condition.
- 6.12.4 Since the ES was written it is noted that the detailed access and indicative on site layout has changed with the result that the amount of development on the frontage has been reduced to accommodate the provision of the sports field. This coupled with the setting back of the development to accommodate both the footway cycleway and neighbourhood centre further helps to reduce impact. Nonetheless a suitable noise mitigation scheme is still required and can be secured by condition. In imposing such a condition it is considered that the scheme would comply with the relevant sections of Policy EN14 and D1 of the Local Plan.

6.13 Contaminated Land

- 6.13.1 The EHO has assessed the proposal in this regard and has noted that no evidence regarding contaminated land has been submitted with the application. Consequently, the EHO is recommending that, in the event that the application is approved, a condition is imposed to ensure if contamination is discovered during the development works cease and a remediation is agreed.

This condition is considered reasonable and necessary, to ensure that the development would comply with Policy EN16 (Contaminated Land) of the Local Plan.

6.14 Neighbour amenity

- 6.14.1 It is very often the case that development can affect neighbour amenity through such things as overlooking or dominance. For this application there are no near neighbours at the current time who would be directly affected in such a way. It is noted that the nearest neighbours would in time be those on the Persimmon Cobdens development, but that currently scheme only has outline permission.
- 6.14.2 It therefore leaves the greatest impact on existing residents (those located along the London Road) to be that resulting from noise and disruption during the construction phase of development. To address this, the imposition of a Construction Management Plan has already been discussed.

6.15 Phasing

- 6.15.1 Whilst the proposal to which the application relates is relatively modest compared to other applications in the Cranbrook expansion area, it is important to ensure that suitable phasing is secured through conditions.
- 6.15.2 Policy CB7 (Phasing) of the Cranbrook Plan sets out how developments in the expansion areas must be phased and is relevant in this instance as the proposal relates to part of the Cobdens expansion area.
- 6.15.3 A key element of the phasing considerations in this case relates to education provision. Policy CB7 requires that land for the first school is transferred to the County Council/school provider prior to the commencement of any dwelling or that no more than 30 dwellings are occupied across all expansion areas before the first school opens (depending on the delivery method for the school. However, there is no school proposed and no policy provision for a school on this part of the allocated expansion area. Instead, school provision is proposed elsewhere in the Cobdens area and in either Treasbeare or Bluehayes. Despite the lack of control over school delivery by proposals within this part of Cobdens, the requirements of CB7 regarding school provision must still be adhered to – a scenario that was envisaged and reviewed through the Examination in Public of the Cranbrook Plan. Therefore, in the event that this application is approved these restrictions will need to be captured within the section 106 agreement.
- 6.15.4 SANGS provision is also an element of Policy CB7 which is relevant in this case. Particularly so as the SANGS land provided to support the application site is entirely off site. Applications 22/1291/COU and 24/1292/FUL have been considered by the Authority and now benefits from a formal “resolution to approve” subject to the completion of a Section 106 agreement. The resolution gives confidence that the use of the additional land and access to it, is acceptable. As a result, and in the event that the current application is approved, it is imperative that restrictions are in place to ensure that the SANGS is delivered and available for use before the first occupation.

6.16 Climate change

- 6.16.1 Climate change is not specifically addressed within the ES (unlike that in other neighbouring sites – in particular Gribble Lane which proposed development of a similar order of magnitude). However the findings in that ES were generic noting that the baseline was that of an agricultural field, that ploughing operations release stored carbon back into the atmosphere and that the “do-nothing” scenario would perpetuate this situation. It recognised that during the construction phase which would continue to be managed by the planning system, mitigation could include the use of pre-fabricated and low carbon recycled building elements/materials where feasible; the adherence to a Construction Method Statement (including dust suppression); Flood Risk Assessment and a Sustainable Urban drainage system; the provision of shaded areas; good soil management; and the adoption of the waste hierarchy.

- 6.16.2 For the operational phase of the ES for Gribble Lane, mitigation was proposed which included the securing of an appropriate design and layout of the development; the use/deployment of renewable energy technology; the controlled phasing of development to ensure that infrastructure to support sustainable travel is available on occupation; that the buildings would adopt renewable technology; that there was good management of green amenity/ecological features; and that habitat and species protection were provided.
- 6.16.3 Taken together these were not considered to address climate change relative to that development in any detail. The mitigation proposed was not specific and as a whole there were significant concerns as to the level of information that had been provided. However that scheme only proposed up to 180 dwellings and in this regard the current scheme which proposes up to 260 is similarly at the lower end of the scale of likely significant effects that could result. In conclusion the generic findings set out for that application were considered adequate and proportionate so that there was no benefit to further delaying the scheme. Conditions were therefore imposed which required details of the actual measures that would be deployed when developed out to be agreed with the Local Authority. A similar approach and justification is considered reasonable here given the scale of the scheme.

6.17 Lighting

- 6.17.1 Lighting plays a key role in making places attractive and safe but it can also cause a nuisance for existing residents and if not treated carefully can have a detrimental effect on local wildlife – particularly bats.
- 6.17.2 Both the ES and this assessment have considered lighting in relevant chapters/sections comprising the landscape and visual and that addressing ecology. These have considered the potential effect on a range of receptors including existing residential properties and key ecological receptors.
- 6.17.3 The scheme is which is predominantly residential, although also includes some commercial development within the neighbourhood centre, is likely to allow for a conventional lighting scheme to be modelled for assessment although this has not been included within the ES.
- 6.17.4 For a scheme of this scale therefore, and notwithstanding the findings of the ES, it is considered that a lighting plan should be secured as part of the reserved matters application. In addition the principles to which the plan needs to adhere are clear – the protection of bat corridors and the offsetting of lighting away from the boundaries together with the use of warm white light (less than 2700Kelvin). These requirements are consistent with those advocated in other expansion areas where the Committee reports have noted that while the output of lamps with a warmer white light are less than the equivalent for cooler white light, this reduction is in the order of 10-14% and can be compensated for by the number of LEDs within a particular lamp head or by increasing the wattage. The reports have noted that this modest increase in energy usage is considered to be more than compensated for by the benefits to the environment and wildlife and remains relevant for this

application. As such the requirement to use warm white as part of a detailed lighting plan can be controlled by condition.

6.18 Airport safeguarding/wildlife hazard management

- 6.18.1 Exeter Airport is an important business for the south west and therefore it is necessary to ensure that new development does not adversely impact its ability to operate successfully and safely. There are a number of aspects to this, but importantly for this site it is one of safety in relation to the risk of bird strike that requires consideration.
- 6.18.2 Policy TC12 of the Local Plan seeks to ensure that development proposals in locations such as this application do not prejudice the safe operation of the airport. This policy builds on “The Town and Country Planning (Safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002, (Updated 22 December 2016)”. This guidance identifies that in order to protect aerodromes against the risk of Bird strike, safeguarding maps include, a 13 kilometre radius (in the case of civil aerodromes), centred on the safeguarded aerodrome. This indicates the area within which developments likely to attract birds require consultation.
- 6.18.3 In this instance the application site falls within the 13km radius of the airport and therefore consultation has taken place with the airport safeguarding team. No consultation response update has been received since 2019 but it is noted that based on other Cranbrook development sites, SUDS features in particular can pose a significant risk. As the risk primarily arises from water and the attractiveness or otherwise of the site for birds, careful monitoring to ensure that water does not persist beyond assumed levels is often required. This can take the form of engineered drainage solutions or alternatively the deployment of bird exclusion systems.
- 6.18.4 As an outline application where both a detailed technical drainage scheme and landscaping scheme are still required and as both are controlled by condition, it is considered reasonable to capture the requirements for a wildlife hazard management plan, by condition. This reflects the approach that has been taken with other expansion area applications and allows such a plan to in part play the coordinating role between both drainage and landscaping. Both disciplines can support each other in seeking to deliver an attractive place in line with CB15 but also one that doesn't threaten the safety of airport operations in accordance with Policy TC12..

6.19 Health

- 6.19.1 As an overriding theme within the Cranbrook Plan, health and healthy outcomes is fundamental and runs through both its objectives and policies.
- 6.19.2 To address the health needs of the community and the additional burden that the expansion area development would place on services and facilities, the Cranbrook IDP identifies that a total contribution of circa £7m (index linked from 1Q2020) can collectively be secured. In accordance with the equalised

approach for contributions discussed in more detail below, relevant contributions can be secured from this development.

- 6.19.3 As such it is considered that the scheme would directly contribute to the delivery of the Health and Wellbeing hub in the town centre and in doing so address the likely demands on health that it would otherwise generate. It is considered that this approach is line with Policy CB6 and the wider health related policies (in particular CB1) in the plan. Although the final mix of uses and services that are provided from the HWH are not yet fixed and are currently being explored by the Council it is considered that the Hub would have a sufficient range of services to ensure that it adequately meets the projected needs of its residents.

6.20 Sustainability

- 6.20.1 Fundamentally the application site is allocated for development in the Cranbrook Plan. This, indicates that, in principle the site is considered to be sustainable. More specifically it recognises that much of the necessary infrastructure is in place or will be delivered within a reasonable timeframe. It also provides a recognition that the site already benefits from having reasonable access to facilities such as shops, schools, medical facilities and open space. In particular there is a regular bus service along London Road, which links Exeter with Ottery St. Mary, Honiton and Axminster, and serves Cranbrook along its route. Furthermore, Cranbrook has a railway station on the West of England line, which links it with Exeter and London Waterloo.
- 6.20.2 Given these factors, it is considered that the development site is sustainable. Especially so as, in due course, with other development due to come forward that includes additional schooling provision and neighbourhood centre uses, the accessibility of services from the site will improve.
- 6.20.3 While accessibility is one component of sustainability, a sites relationship with the environment, the impact on the economy and potential social benefits also play a key role. It is these factors which when taken in the round and recognised with policy implications and other material considerations help to derive the final planning balance for an application.
- 6.20.4 In support of the application the scheme would deliver important housing affordable housing, and part of the Cobdens neighbourhood centre which taken together both during the build and subsequent use would help strengthen the local economy.
- 6.20.5 In addition, the scheme takes place on relatively flat agricultural land that would be surrounded by the rest of the consented Cobdens development. As such it is considered that with careful landscaping the scheme would result in little harm on the wider landscape and only limited harm arising from the loss of the existing roadside hedgerow (to facilitate the access footway and cycleway). While the loss of a relatively small amount of best and most versatile agricultural land is also a negative, improvements in biodiversity help to limit the degree to which environmental factors weigh against the proposal.

6.20.6 Before a final conclusion is drawn on this issue, the other obligations that would need to be secured from the scheme should be reviewed.

6.21 Infrastructure obligations and section 106 requirements

6.21.1 Referenced at various stages within the report are some of the expected infrastructure and other section 106 requirements that would form part of the package that would be secured and delivered by this application. For clarity this part of the report will explain how Policy CB6 (Infrastructure Delivery) operates before briefly setting out the full range of obligations that should be secured from this application having regard to the governing policy.

6.21.2 Unlike with Cranbrook Phase 1, there is no consortium of developers in place for the expansion areas. Instead there are a range of developers and land promoters looking to bring forward development parcels of varying sizes, across the four expansion areas but who have no common agreement to work together. The Council have therefore had to find a way of equalising costs amongst all developers which as far as it reasonably can, ensures that costs are properly shared. Whilst it might have been possible to simply take the same direct financial contribution from each, this approach risks the scenario of infrastructure only being delivered when all have paid their fair share to a particular item. In reality therefore it is possible that infrastructure delivery would be beholden upon the rate of the slowest developer with the result that there would be delayed infrastructure delivery.

6.21.3 Instead it was considered appropriate to establish the basic principle that if a particular item of infrastructure is identified on a particular developer's land – then that developer delivers that item. Policy CB6 then ensures that developers who have high on site cost burdens are not unduly penalised, while those with very little on site infrastructure do not “get away” without paying their fair share of the infrastructure burden. To achieve this the IDP and Policy CB6 recognises four categories of infrastructure

1. Physical infrastructure to be provided by all development
2. Contributions necessary from all development
3. Infrastructure which is site specific and must be delivered in full by developers of the relevant expansion area
4. Infrastructure for which contributions are necessary for the proper functioning of the Cranbrook expansions

6.21.4 While categories 1 & 2 are in effect fixed for all, 3 and 4 act to balance each other out – developers who have a higher cost in category 3 pay less through category 4 and vice versa.

6.21.5 In the case of this part of the Cobdens expansion area, and in accordance with Policies CB4 and CB6, the applicant here represents a constituent developer. This means a development who controls less than 80% of the allocation (in this case 17.4% by housing number).

6.21.6 It also means that they control an insufficient area to necessarily need to deliver all open typologies but instead should be making financial contributions to these items in conjunction with an agreed allocation wide parameter plan that recognises how and where such typologies would go. This has not happened in a formal way as envisaged by policy but the masterplan submitted with the application indicates that the scheme can support

- the proportionate quantum of informal open space.

6.21.7 It is therefore considered that this should be secured within any future legal agreement (and be provided on site by the developer), while off site contributions are taken for allotment provision, formal open space and play space which would need to be delivered by a third party elsewhere within the expansion area.

6.21.8 The only Category 3 items which this development would need to deliver relates to a junior football pitch and a contribution to London Road improvements (a cost over and above the main junction cycleway and access arrangements which it needs to deliver in any event). The submitted parameter plan and indicative masterplan both recognise the need to deliver the pitch which would augment provision at the Ingrams hub. The pitch, which would require ball stop netting along its London Road edge, together with the pedestrian link between it and the existing hub as well as the contribution towards London Road Improvements can all be secured by agreement in the event of a resolution to approve.

6.21.9 Despite the requirement for the pitch provision and London Road improvement, there remains relatively low on-site infrastructure costs (Category 3) such that the equalised category 4 contribution for the allocated housing is by comparison relatively high. Based on 1Q 2020 figures, the allocated Category 4 contribution (derived from 260 dwellings) equates to £3.47m (or £13,360 per dwelling). This contribution would be used for any of the Category 4 infrastructure projects listed in Policy CB6 which includes the Health and Wellbeing Hub, Leisure centre or children and youth centre fit out.

6.21.10 As discussed earlier, the scheme seeks to deliver the exact number of dwelling anticipated by policy such that unlike some of the other expansion area application there is no need in this instance for contributions from excess housing.

6.21.11 In summary and in addition to the on site affordable housing provision at 15%, this proposal is expected to deliver:

Category 1 infrastructure (delivered on site unless otherwise stated)

- Biodiversity net gains (10%)
- SANGS establishment and enhancement (set up costs – off site)
- Formal open space (off site contribution)
- Play provision (off site contribution)
- Allotments (off site contribution)

- Amenity Open space
- Improved fabric first measures to buildings
- Connection to the District Heat network
- EV charging

Category 2 infrastructure (financial contributions)

- SANGS management and maintenance contributions
- Offsite habitat mitigation
- Travel planning

Category 3 infrastructure (on site direct delivery)

- Financial contribution towards the Upgrading of London Road
- Junior football pitch and connection to the Ingrams hub

Category 4 infrastructure (off site contributions)

- £3,473,709 (1Q2020) from allocation housing

6.22 Assessment against Policy CB1 and conclusion

6.22.1 Policy CB1 (Health and Wellbeing at Cranbrook) is a key policy against which all development within the Cranbrook Plan area is assessed. It aims to ensure that development within the town is designed so that it helps “to maintain and improve the good health and wellbeing of individuals and the community as a whole at Cranbrook”, and lists a number of criteria which must be met by a proposal in order to comply with the policy:

1. Develop an attractive and legible built and natural environment that links into its surroundings, including the wider West End of East Devon, Exeter Airport and the Clyst Valley Regional Park;
2. Ensure that the community has, and is able to have, the infrastructure to support their needs and aspirations both now and into the future;
3. Ensure that all designs, proposals and decisions are coordinated to address the wider determinants of ill-health;
4. Ensure that locations of services and land-uses in Cranbrook integrate well with the community and are within easy reach on foot and bicycle wherever possible;
5. Create well designed streets and spaces using the Healthy Streets Approach to encourage walking, cycling and social activity;
6. Ensure that civic and community buildings are accessible to all and provide facilities to meet the needs of individuals and the community;
7. Ensure that housing is designed around spaces that encourage social activity; and
8. Ensure that housing typologies and resulting densities are appropriate to their locations to support vibrant economic activity and public services.

6.22.2 Assessing the proposal against these criteria, it is considered that:

- The proposal, has the potential to provide for a legible development although the masterplan as currently drawn has weaknesses – particularly in respect of the need for a place based approach and the requirement to bring forward tree lined streets. It nevertheless is indicative and can be refined and improved through the required design code and reserved matters applications. Importantly the parameter plans show two of the three important vehicular links into the rest of the Cobdens – the third can be secured by condition. In terms of character it is considered that the setting of the residential area would be enhanced by the retention of the boundary trees which would help to provide a softer edge to the development. Further the proposed football pitch would also provide some relief to the frontage along the London Road. As cycle/pedestrian paths into the site are also proposed, these would help to allow easy access to the wider Cranbrook area, and in particular ensure good connection between the site and Ingrams to the west and rest of Cobdens to the east.
- As mentioned earlier in this report, the site forms part of Cranbrook, where it is considered that there is sufficient infrastructure for people to reside. Whilst the application site is currently on the edge of the town, development close to the site is both ongoing and recently permitted. This will serve to provide further accessibility to services, such as schools, shops and public transport. Additionally, and as also mentioned above, none of the houses in this development would be able to be occupied until a new school at Cranbrook has been provided.
- The application is seeking outline consent, so the precise design of the dwellings and layout are not currently known. However the aim would be to ensure delivery of a mix of house types at the reserved matters stage
- In terms of the overall design of the site, there would be adequate open space for recreation coupled with the delivery of the junior football pitch. While the delivery of SANGS off site would provide a less direct benefit to that of some of the other schemes within the expansion area, it still plays a meaningful role in delivering an enhanced recreational area for the residents of the application site and the wider town. More importantly it delivers important habitat mitigation in a location which can properly act as an interceptor site for the designated habitats at the Exe Estuary and the Pebblebed Heaths. The provision of cycle/pedestrian paths linking into other facilities in Cranbrook would help enhance integration with the rest of the community.
- The level of housing proposed on the site is considered to be appropriate, given the its constraints (flooding/drainage, retained overhead line and sports pitch provision), and the parameters plan allows sufficient space for these components to ensure that a viable and pleasant community could ultimately be created.

6.22.3 When these points are taken into account, it is considered that the proposal, as submitted would meet the requirements of Policy CB1. Together with the findings on sustainability, the obligations that can reasonably be secured as part of the development, and the consistency with key strategic Policies CB1, CB4 and CB6 (as well as well other policies noted in the report) means that the application can be recommended for approval.

7.0 RECOMMENDATION

1. To adopt the Appropriate assessment set out in appendix 2 of this report; and
2. To approve the application subject to a section 106 agreement to secure the requirements set out below and the conditions that follow.

S106 agreement requirements:

- a. Delivery of 15% affordable housing
- b. Delivery of 4% custom and self-build (released in phases)
- c. Design standards including Nationally described space standards
- d. SUDS and open space delivery and management
- e. Restriction on the commencement and occupation of dwellings to implement school phasing requirements
- f. To submit and secure a TRO for the required posted speed limit and any other signage on London Road, the extents and full detail, to be agreed in writing with the Highway Authority. The TRO shall then be advertised and, if successful implemented at the developer's expense prior to first occupation to the satisfaction of the Local Planning Authority prior to commencement of works
- g. If relevant to pay a commuted sum for the maintenance of any controlled crossing across London Road, any vehicular and/or NMU structure over the ditch as seen as necessary by the Highway Authority. The costing and detail of which, to be agreed in conjunction with the Highway Authority
- h. The timing of the delivery of all vehicular access points (including their internal connections), any associated alterations to the public highway, any controlled crossing points, NMU access points and full and appropriate NMU access thereto on London Road.
- i. Reinstatement or relocation of any highway features which are to be provided by other developers local to this site and which would be otherwise lost as a result of highway works associated with this application.
- j. Pedestrian access to the adjacent Ingrams sports hub in accordance with the parameters plan and in accordance with a design to be agreed
- k. Monitoring fees
- l. Infrastructure in accordance with the Cranbrook IDP and Policy CB6 – namely:

Category 1 infrastructure (delivered on site)

- Biodiversity net gains (10% on site)

- SANGS establishment and enhancement (off site delivery in accordance with application 24/1291/COU and 24/1292/FUL))
- Play provision – (off site contribution)
- Formal open space – (off site contribution)
- Amenity Open space – minimum of 0.21ha required on site
- Allotments – (off site contribution)
- Improved fabric first measures to buildings
- Connection to the District Heat network
- EV charging

Category 2 infrastructure (financial contributions)

- SANGS management and maintenance contributions
- Offsite habitat mitigation
- Travel planning (provide contributions to and produce and secure an appropriate Travel Plan, detail, delivery and implementation to be agreed)

Category 3 infrastructure (on site direct delivery)

- Junior football pitch in accordance with FA standards (to include ball stop netting along the London Road)
- Financial contribution towards the Upgrading of London Road £158,333 (index linked from Q1 2020)

Category 4 infrastructure (off site contributions)

- £3,473,709 (1Q2020) from allocated housing

8.0 **Statement on Human Rights and Equalities Issues**

8.1 Human Rights Act:

8.2 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance

8.3 Equalities Act - In arriving at this recommendation, due regard has been given to the provisions of the Equalities Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability,

gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

9.0 Proposed conditions

Timescale and Parameters

1) Reserved Matters

Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") for each phase or sub phase of the development including those for the relevant part of the primary access route and related engineering works, shall be obtained from the Local Planning Authority in writing before the development within that phase, sub phase or relevant part of the access route is commenced. Development shall be carried out in accordance with the approved details and any subsequent non material amendments as shall be approved in writing by the Local Planning Authority.

Reason - The application is in outline with all matters reserved, except in respect of main accesses. Development will progress in phases and approval of reserved matters applications will be necessary on a phased basis to allow development of the relevant phase or access route to progress without approval of reserved matters across the whole of the site.

2) Time period for submission

Application for approval of reserved matters for the first phase, sub phase or relevant part of the main access route, shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Development for the first phase, sub phase or relevant part of the main access permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters for that relevant phase or part.

All subsequent applications for approval of reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.

Reason - To comply with Section 92 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and to recognise the scale of development and the need to develop the site in phases.

3) Approved Plans list

The development hereby permitted shall be undertaken in accordance with the location plan and parameter plan set out in the following schedule which are hereby approved:

- Site Location Plan 14093 LHC 00 00 DR UD L01.08
- Framework Parameter Plan LHC 00 00 DR UD 0101
- Preliminary Highway Layout PHL/01 Rev: F
- Preliminary Highway Layout – Temporary Layout prior To Adjacent Site Being Built Out PHL/02 Rev: B

Reason – To clarify the terms of the planning permission and in accordance with Policy CB4 (Cobdens expansion area) of the adopted Cranbrook Plan 2013 – 2031.

To be agreed prior to first Reserved Matters being submitted

4) Phasing

Prior to the submission of the first reserved matters application a phasing strategy shall be submitted to and agreed in writing with the Local planning Authority. This shall include details for the general phasing of development.

Triggers shall be set out as to when details (including construction drawings, surfacing materials, implementation method statements and in the case of highway related works visibility splays) shall be submitted. Triggers linked to occupation-of-dwellings numbers shall also be set out to demonstrate when a particular requirement shall have been delivered by.

No occupation beyond an identified trigger shall occur until the particular requirement has been delivered in accordance with the agreed details.

Reason: To bring clarity to the phased delivery of the development and ensure that important infrastructure components are delivered in a timely fashion in accordance with the NPP, Policies TC4 (Footpaths, Bridleways and Cycleways), TC7 (Adequacy of Road Network and Site Access), D1 (Design and Local Distinctiveness) and D5 (Trees on development sites) of the East Devon Local Plan and Policies CB1 (Health and wellbeing at Cranbrook), CB5 (Grange Expansion Area) and CB7 (Phasing) of the adopted Cranbrook Plan 2013-2031.

5) Design Code

Prior to the submission of the first reserved matters application, a design code which addresses site wide and detailed components of design and sets the parameters and specific character for each phase/area of development shall have been submitted to and agreed in writing by the Local Planning Authority.

The design code must reference the parameter plan hereby approved (by condition 3), have regard to the National design guide and meet with the adapted principles from Building for a Healthy Life set out in Policy CB15 of the Cranbrook Plan. In addressing plans and documents it is expected that the Code will evidence how a place based approach can be delivered in the site; how legibility and accessibility will be provided for, and how tree lined streets will be accommodated.

Amongst other aspects, the design code shall also address principles (as far as practically possible) for the location, cladding and installation of substations and similar utility buildings required by statutory undertakers. It shall also establish general principles for the installation of plant and equipment and the need for pollution prevention measures from commercial buildings.

Subsequent Reserved matters applications must each include a statement of compliance setting out how they meet with the terms of the Approved Strategic design code.

Reason - To ensure that a well-designed, coordinated and legible urban expansion is delivered and to comply with the policy requirement of the Cranbrook Plan (Policy CB15 Design Codes and Place Making), Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan and the NPPF.

The code is required pre-commencement to ensure that the development is properly planned and coordinated from the outset of development.

6) LBDS

A Landscape Biodiversity and Drainage Strategy (LBDS) shall be submitted to and approved in writing by the Local Planning Authority in advance of the first Reserved Matters application.

The LBDS shall be a single document and set out the strategic commitments and principles which address each of the relevant disciplines (namely that of Landscape Biodiversity and Drainage). It shall address how the measures interrelate ensuring that they are complimentary and do not result in contradiction as well as document how and when measures identified will be undertaken as part of the delivery of the scheme. For the avoidance of doubt, the LBDS which shall be informed by up to date protected species surveys shall amongst other things address:

- Measures to detail surface water (exceedance) flows during construction and other pollution pathways to safeguard water quality, ditches and other aquatic features
- Nesting and roosting provision,
- Wildlife highway underpass provision
- The provision of hedgehog holes within garden boundaries
- The location of key dark corridors where light levels will be maintained at no greater than 0.5 lux and a commitment to provide a lux level contour plan (which shall accompany reserved matters applications) in accordance Devon County Council maintaining dark corridors through the landscape for bats (2022) and guidance Note 08/18, Bats and artificial lighting in the UK, Bat Conservation Trust (BCT) and Institution of Lighting Professionals (ILP)
- Principle of community gardening
- Principle for the design and delivery of attractive and suitable headwall designs

- Clear indication of any avoidance, mitigation, and compensatory features provided for biodiversity, including for any protected and priority species, in addition to any provision required for open space and detail of how landscape permeability for wildlife will be provided and maintained.
- Details that demonstrate how the eastern pond is 'fed', together with any features / structures / landscaping work that are necessary to prevent any overtopping of the pond into the proposed basin
- Details to confirm the presence (if any) of flows of water that enter the site from the south (e.g. from beneath London Road).

The development shall be fully implemented and subsequently maintained in accordance with the agreed strategy which shall be reviewed and updated as necessary so that at no time, is it more than 5 years old..

Reason – To ensure that the LBDS meaningfully captures all relevant requirements and that these are implemented in accordance with the agreed details, in accordance with Policy CB26 (Landscape Biodiversity and Drainage) of the adopted Cranbrook Plan 2013 – 2031.

The early trigger is required to ensure that requirements in the LBDS can be captured in the Design Code where relevant and therefore planned from the outset of the development.

7) Foul Sewage

In advance of the first reserved matters application for any phase, an on-site scheme shall have been designed and agreed in writing by the Local Planning Authority for the appropriate management of foul sewage arising from that phase. This shall include details regarding network capacity and propose measures as necessary to ensure that the network as a whole is not overloaded as a result of development in that phase. For the avoidance of doubt the scheme shall demonstrate that it has had regard to peak flows within the downstream (off site) network and shall include full design details of the proposed measures, how they will address capacity issues, details of the environmental impacts of those measures as well as a timetable for their implementation. The development shall only be undertaken in accordance with the agreed details.

Reason – To ensure that foul sewerage from the development is appropriately managed and that there is adequate capacity for the volume of waste arising, in the interests of residential amenity of downstream properties and in accordance with Policies D1 (Design and Local Distinctiveness) EN14 (Control of Pollution) and EN19 (Adequacy of foul sewers and adequacy of sewage treatment) of the adopted East Devon Local Plan 2013 – 2031.

The early trigger for this condition is required to enable the final design of the scheme to incorporate any measures identified as being necessary.

8) Wildlife Hazard Management Plan

Prior to or no later than the submission of the first reserved matters application, a detailed Wildlife Hazard Management Plan shall be submitted to the Local Planning Authority. The Plan shall be agreed prior to the determination of the first reserved matters application in the relevant phase.

The plan must document key risks associated with the development and their relationship with aviation operations. The Plan must set out detailed mitigation and management for the identified risks.

Subsequent applications within the phase and management shall comply with the details agreed or those agreed through the plan's review.

Development shall take place in accordance with the approved plan which shall be adhered to for the lifetime of the development.

Reason – To ensure that a robust understanding of the potential aviation risks that could arise from the development are understood and mitigation and management is provided for these, in accordance with the NPPF and Policy TC12 (Aerodrome Safeguarded Areas and Public Safety Zones) of the adopted East Devon Local Plan.

The early trigger for this condition is required to enable the final design of the scheme to incorporate any measures identified as being necessary.

To accompany all or relevant Reserved matters applications

9) Tree Protection

Accompanying each reserved matters application which has on or adjacent to it retained trees and/or hedgerows, shall be a tree survey and report.

This shall include an Arboricultural Impact Assessment (AIA), a Tree Protection Plan (TPP) and Arboricultural Method Statements (AMS) for the protection of all retained trees, hedges and shrubs on or adjacent to the site. The survey and report shall be approved in writing by the Planning Authority.

It is expected that the layout and design of the development shall be informed by and take account of the constraints identified in the survey and report.

For the avoidance of doubt the tree survey and report shall adhere to the principles embodied in BS 5837:2012 (or the latest guidance if this is updated) and shall indicate exactly how and when the trees will be protected during the development process.

Provision shall also be made for the supervision of the tree protection by a suitably qualified and experienced arboriculturalist and details shall be included within the AMS.

The AMS shall provide for the keeping of a monitoring log to record site visits and inspections along with: the reasons for such visits; the findings of the inspection and any necessary actions; all variations or departures from the approved details and any resultant remedial action or mitigation measures.

On completion of the development, the completed site monitoring log shall be signed off by the supervising arboriculturalist and submitted to the Planning Authority for approval and final discharge of the condition.

For the avoidance of doubt and in accordance with the agreed details, tree protective fencing and any other protective measures agreed, must be erected/ fully installed before development associated with the respective application commences. The fencing and other protective measures shall remain in place (unless otherwise stipulated in the terms of the agreed details) until development associated with the particular reserved matters is completed.

In addition and in any event, the following restrictions shall be strictly observed:

(a) No burning shall take place in a position where flames could extend to within 5m of any part of any tree to be retained.

(b) No trenches for services or foul/surface water drainage shall be dug within the crown spreads of any retained trees (or within half the height of the trees, whichever is the greater) unless agreed in writing by the Local Planning Authority. All such installations shall be in accordance with the advice given in Volume 4: National Joint Utilities Group (NJUG) Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) 2007.

(c) No changes in ground levels or excavations shall take place within the crown spreads of retained trees (or within half the height of the trees, whichever is the greater) unless agreed in writing by the Local Planning Authority.

Reason - The condition is required as a pre-commencement condition to protect the trees before development commences, in interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D3 - Trees and Development Sites of the Adopted East Devon Local Plan 2013-2031.

10) Tree Rooting volume

All reserved matters applications proposing tree planting shall, as well as listing the number, species, and planting size of each tree, clearly identify the available and achievable soil rooting volume and demonstrate to the satisfaction of the Local Planning Authority that such volume is appropriate for the relevant tree. Where necessary for place making purposes, the development shall make use of tree root cells or other means by which the

useable volume can be increased. Where tree root cells or other similar means are used the method, design and construction of the proposed infrastructure shall be specifically set out within the reserved matters submission.

Development must be undertaken in accordance with the agreed details.

Reason – to maximise the growth of trees and the potential that these can contribute to the character and identity of a particularly environment in accordance with Policy CB1 (Health and wellbeing at Cranbrook), Policy CB15 (Design Codes and Place making) and Policy CB27 (Landscape biodiversity and Drainage) of the adopted Cranbrook Plan 2013 – 2031.

11) Landscape Ecological Management Plan (LEMP)

A detailed Landscape Ecological Management Plan (LEMP) shall accompany each reserved matter application where landscaping is considered, setting out how landscape and ecological protection, mitigation, compensation and enhancement measures relating to the proposal will be implemented, managed and monitored. For the avoidance of doubt the LEMP will be expected to address the following:

- a) landscape and ecological protection, mitigation, compensation and enhancement measures for the existing habitats within the Site and new planting and habitat creation within the Development will be implemented, managed and monitored in the long term;
- b) adaptive measures will be implemented in cases where monitoring has demonstrated that the objectives are not being met;
- c) a condition survey of existing habitat to be retained as a baseline for future monitoring including trees and hedgerows (and address these in the same terms as other habitats identified); and
- d) provides evidence of conformity with the Biodiversity Net Gain requirements set out in Schedule 10 and any amendments as agreed in writing with the District Council

having regard to the following specific details:

- Extent, ownership and responsibilities for management and maintenance.
- Details of how the management and maintenance of habitats, open space and associated features will be funded for the life of the development.
- A description and evaluation of landscape and ecological features to be created/ managed and any site constraints that might influence management.
- Landscape and ecological aims and objectives for the site

- Detailed maintenance works schedules covering regular cyclical work and less regular/ occasional works in relation to:
 - Existing trees, woodland and hedgerows.
 - New trees, woodland areas, hedges and amenity planting areas
 - Grass and wildflower areas
 - Biodiversity features - hibernaculae, bat/ bird boxes etc.
 - Boundary structures, drainage swales, water bodies and other infrastructure/ facilities within public/ communal areas
 - Arrangements for Inspection and monitoring of the site and maintenance practices.
 - Arrangements for periodic review of the plan
 - Management, maintenance and monitoring shall be carried out in accordance with the approved plan.

Development and the sites future management shall be undertaken in accordance with the agreed details.

Reason - To ensure that the landscape and ecological measures provided as part of the proposal are fully delivered and managed in accordance with the agreed details, in accordance with Policy EN5 (Wildlife habitats and features) of the adopted East Devon Local Plan 2013 2031.

12) Finished floor levels

Accompanying each reserved matters application shall be finished floor levels (where relevant) and in all cases, existing and proposed ground levels in relation to a fixed datum. Details of all under build, tanking and retaining walls (including sections where relevant) shall also be included.

Development must be carried out in accordance with the approved details.

Reason - To ensure that adequate details of levels are provided to enable assessment of the relative heights of ground and buildings in relation to the landscape, the proposed development and existing structures in accordance with Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan and Policy CB15 (Design Cods and Place making) of the adopted Cranbrook Plan 2013-2031.

13) Surface water drainage

Accompanying each reserved matters application shall be a detailed drainage scheme that shall include a timetable for its implementation and which evidences how the scheme conforms to the Flood Risk Assessment (FRA) - with reference 0256 Rev H (dated 21 December 2023).

The scheme shall evidence:

(a) Soakaway test results in accordance with BRE 365. If infiltration is feasible, then groundwater monitoring results (in line with Devon County Council's groundwater monitoring policy) will be required which should evidence that there is a low risk of groundwater re-emergence downslope of the site from any proposed soakaways or infiltration basins.

(b) A detailed drainage design based upon the approved Flood Risk Assessment and the results of the information submitted in relation to (a) above.

(c) Detailed proposals for the management of surface water and silt run-off from the site during construction of the development hereby permitted.

(d) Proposals for the adoption and maintenance of the permanent surface water drainage system.

(e) A plan indicating how exceedance flows will be safely managed at the site.

(f) A detailed assessment of the condition and capacity of any existing surface water drainage system/watercourse/culvert that will be affected by the proposals. The assessment should identify and commit to, any repair and/or improvement works to secure the proper function of the surface water drainage receptor.

Unless evidence that the following can't be achieved, it is expected that the detailed scheme shall evidence how surface water is managed and conveyed through at least 2 above ground SUDS features before being discharged to an attenuation basin.

No building hereby permitted shall be occupied until the works have been approved and implemented in accordance with the details under (a) - (f) above. The surface water management scheme shall be retained and maintained as such for the lifetime of the development.

Reason: The above conditions are required to ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017), national policies, including NPPF and PPG and Policies CB26 (Landscape Biodiversity and drainage) of the Cranbrook Plan 2013 – 2031, and EN22 (Surface Run-Off Implications of New Development) of the adopted East Devon Local Plan 2013 – 2031.

The condition is a pre-commencement requirement as it is essential that the proposed surface water drainage system is shown to be feasible before works begin to avoid redesign / unnecessary delays during construction when the site layout is fixed

14) Landscape Biodiversity and Drainage Strategy (LBDS) compliance

Accompanying each reserved matters application and to be approved in writing by the Local Planning Authority, shall be an Landscape Biodiversity and Drainage Strategy (LBDS) compliance statement, that shall include a timetable for the relevant part of its implementation and which demonstrates the proposal's conformity with an up to date LBDS (in accordance with Condition 8).

The development and sites management shall be undertaken in accordance with the agreed statement.

Reason – To ensure that the stipulations and requirements of the LBDS are carried through into the detailed design and delivered on site in accordance with Policy CB26 (Landscape Biodiversity and Drainage) of the adopted Cranbrook Plan 2013 – 2031.

15) Transfer plans

Accompanying each reserved matters application shall be a plan(s) depicting to whom the following assets are proposed for transfer of ownership and/or maintenance:

- Highways
- Pedestrian and/or cycle paths
- Public Open Spaces (hard and soft landscaped)
- Play areas
- Community facilities
- Verges
- Drainage features

The plan shall be kept up to date and reflect any proposed changes made to the application during its period of determination.

Subsequent transfers of ownership and/or maintenance must be undertaken in accordance with the agreed plan or any subsequent plan submitted to and approved in writing by the Local Planning Authority.

Reason – To ensure that there is clarity at all stages of place making as to whom is likely to take on which asset and to help minimise the risk of the private disposal of key assets and connecting routes, in accordance with Policy CB15 (Design Codes and Place making) of the adopted Cranbrook Plan 2013 – 2031.

16) Climate change

Accompanying each reserved matters application shall be a detailed statement which evaluates the benefits of the proposal in respect of climate change having regard to adopted Policy and the national targets. Development shall be undertaken in accordance with the agreed statements.

Reason – to ensure that climate change is adequately addressed within the consideration of the proposal in accordance with National Policy and Policy CB 12 of the adopted Cranbrook Plan.

17) WWII Radio station

Accompanying any reserved matters application within which the site of the former WWII Radio station is located, details of a scheme for the station

interpretation for the wider public interest shall be submitted and agreed. The scheme shall include a timetable for its implementation.

Development must take place in accordance with the agreed details.

Reason - to safeguard the heritage value that is ascribed to this asset in the interest of the character of the character of the area, in accordance with Strategy 49 (The historic Environment) and Policy EN8 (Significance of heritage assets and their setting) of the adopted East Devon Local Plan 2013 - 2031.

To be agreed before first commencement in the interests of ensuring a properly coordinated and sequenced development

18) Implementation programme of archaeological work

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Reason

To ensure, in accordance with Policy EN6 (Nationally and Locally Important Archaeological Sites) of the East Devon Local Plan and paragraph 141 of the National Planning Policy Framework (2012), that an appropriate record is made of archaeological evidence that may be affected by the development Contaminated Land

19) Relocation of milestone

No development shall take place until a method statement for the securing and relocation of the milestone which is located on the site frontage and which would otherwise be affected by the delivery of the footway cycleway has been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out at all times in strict accordance with the approved statement, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Reason

To ensure, in accordance with Strategy 49 (The historic Environment) and D1 (Design and Local Distinctiveness) of the East Devon Local Plan, and paragraph 141 of the National Planning Policy Framework (2012), that an appropriate safeguarding is put in place for a piece of important heritage. This condition is required as a pre commencement condition as result of its

location on the site frontage and the risk of early damage if not addressed from the outset.

20) Land contamination

Unless otherwise agreed by the Local Planning Authority, development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until conditions 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination.

(ii) an assessment of the potential risks to:

Human health,
Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
Adjoining land,
Groundwaters and surface waters,
Ecological systems,
Archaeological sites and ancient monuments.

(iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

2. Submission of Remediation Scheme

Where identified as necessary as a result of the findings of the investigation above, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and submitted for approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site

management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development (other than any part of the development required to carry out remediation), unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and will be subject to the approval in writing of the Local Planning Authority.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time during the approved development works that was not previously identified, the findings must be reported in writing immediately to the Local Planning Authority. A new investigation and risk assessment must be undertaken in accordance with the requirements of condition 1 above and where remediation is necessary a new remediation scheme must be prepared in accordance with the requirements of condition 2. This must be subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

5. Long Term Monitoring and Maintenance

Where identified as necessary, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with the LPA, and the provision of reports on the same must be prepared, both of which will be subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land, together with those to controlled waters, property and ecological systems, are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN16.

21) Construction compound and access

Before any building or engineering works are carried out on the site, the construction access and contractors' parking/compound area shall be provided, surfaced, and drained in accordance with a detailed scheme, which shall have been submitted to and approved in writing by the Local Planning Authority. Such scheme shall also indicate the eventual use of that area and document remedial measures necessary to allow that use to be properly delivered.

Reason – to ensure that proper control exists over the initial construction and access work in the interest of highway safety and tree management in accordance with Policies TC7 (Adequacy of Road Network and Site Access), D1 (Design and Local Distinctiveness) and D5 (Trees on development sites) of the East Devon Local Plan.

This condition is required as a pre commencement condition to ensure that appropriate measures/locations are used from the outset.

22) Junction design

No development shall take place in respect of the principle junction hereby approved, until final detailed plans for it have been submitted to and approved in writing by the Local Planning Authority (in conjunction with the Local Highway Authority) relating to lines, levels, layouts and any necessary visibility splays, as generally shown on the following drawings:

- *Preliminary Highway Layout PHL/01 Rev: F*
- *Preliminary Highway Layout – Temporary Layout prior To Adjacent Site Being Built Out PHL/02 Rev: B*

Through the updated drawing pack(s) final details of proposed signage, kerbing, traffic islands (including any that require removing and reinstating) and road markings on the London Road shall also be included, submitted to and approved in writing by the Local Planning Authority in conjunction with the Local Highway Authority.

The approved access and crossing shall be laid out and constructed in accordance with the agreed drawings prior to the occupation of any dwelling hereby approved.

Reason – to ensure that full details of the final junction design are agreed before the start of junction, to ensure that the junction is safe and to prevent

abortive work, in accordance with Policy TC2 (Accessibility of new development) and TC7 (Adequacy of road network and site access) of the adopted East Devon Local Plan 2013-2031.

23) Surface water drainage (highway works)

No development shall commence until an appropriate right of discharge for surface water has been obtained.

Details of this together with a drainage scheme for the site showing details of gullies, culverts, connections, soakaways and means of attenuation on site shall be submitted to and approved in writing by the Local Planning Authority before development commences.

The drainage works shall be carried out in accordance with the approved details, prior to occupation or use of the building to which they relate, unless otherwise agreed in writing with the Local Planning Authority.

Reason - to ensure that drainage is properly managed from the outset of the development and through phases of both construction and operation, to reduce the risk of flooding to and from the proposed development in accordance with guidance in the NPPF.

24) Construction Environment Management Plan (CEMP)

No development within each respective phase of development shall take place until a detailed Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority for that phase of development.

Unless otherwise agreed through the submission of separate Plans, the CEMP shall apply to the whole of that phase of development and include details of all permits, contingency plans and mitigation measures that shall be put in place to control the risk of pollution to air, soil and controlled waters, protect biodiversity and avoid, minimise and manage the production of wastes with particular attention being paid to activities that generate greenhouse gases, as well as the constraints and risks of the particular site. The CEMP shall also include:

- A detailed soil resources management plan.
- Details of how construction activities generating Greenhouse gas emissions are undertaken efficiently in order to minimise emissions
- A site waste management plan and waste audit statement
- Measures to prevent discharge of soil/silt to adjacent watercourses
- Details of the construction access and contractors' parking/compound
 - Where this shall be provided,
 - How it will be surfaced and drained
 - How the area will be remediated and
 - its finally intended use

The development shall be carried out in accordance with the approved details and any subsequent amendments which shall be agreed in writing with the Local Planning Authority.

Reason – Details are required prior to the start of development to ensure that adequate measures are in place from the outset to avoid or manage the risk of pollution or waste production during the course of the development works in accordance with Policy D1 (Design and Local Distinctiveness) and E14 (Control of Pollution in New Development) of the adopted East Devon Local Plan.

25) Construction Traffic Management Plan (CTMP)

No development within each respective phase of development shall take place until a detailed Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP which may be included within the CEMP, shall detail:

- a) the timetable of the works;
- b) daily hours of construction;
- c) any road closure required (and a time table for this);
- d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays Inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed in writing by the Local planning Authority in advance;
- e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
- f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;
- g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;
- h) hours during which no construction traffic will be present at the site;
- i) the means of enclosure of the site during construction works; and
- j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site
- k) details of wheel washing facilities and obligations
- l) The proposed route of all construction traffic exceeding 7.5 tonnes.
- m) Details of the amount and location of construction worker parking.
- n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work;

The development shall be carried out in accordance with the approved details and any subsequent amendments as shall be agreed in writing with the Local Planning Authority.

Reason – These details are required before the commencement of development to ensure that adequate mitigation and controls are in place to manage construction traffic from the start of the development. More generally the condition helps to manage construction traffic during the development in accordance with Policy D1 (Design and Local Distinctiveness) and E14 (Control of Pollution in New Development) of the adopted East Devon Local Plan.

Prior to first occupation

26) Post Investigation assessment (Archaeology)

The development shall not be occupied until any post investigation assessment has been completed in accordance with the approved Written Scheme of Investigation required by Condition 17. The provision made for analysis, publication and dissemination of results, and archive deposition, shall be confirmed in writing to, and approved by, the Local Planning Authority.

Reason - To comply with Paragraph 205 of the NPPF, which requires the developer to record and advance understanding of the significance of heritage assets, and to ensure that the information gathered becomes publicly accessible.

27) Way-finding Strategy

The development hereby permitted shall not be first occupied until a way-finding strategy for pedestrians and cyclists has been submitted to and agreed in writing by the Local Planning Authority. It shall include details of materials and any signage necessary, together with a detailed phasing plan setting out how and when the strategy will be deployed as each phase develops.

For the avoidance of doubt the strategy must be delivered on site in accordance with the approved details and phasing.

Reason - to assist with place making, legibility and travel planning in accordance with the Policies CB15 (Design codes and place making) and CB18 (Coordinated sustainable travel) of the adopted Cranbrook Plan 2013 – 2031.

28) Street Furniture

The development hereby permitted shall not be first occupied until a street furniture design guide has been submitted to and agreed in writing by the Local Planning Authority. It shall include details of materials, colours and design together with a detailed phasing plan setting out how and when the strategy will be deployed as each phase develops.

For the avoidance of doubt the strategy must be delivered on site in accordance with the approved details and phasing.

Reason - to assist with place making, and legibility in accordance with the Policy CB15 (Design codes and place making) of the adopted Cranbrook Plan 2013 – 2031.

General stipulations/compliance requirements

29) Lighting

In accordance with the findings of the Environmental statement (ES), lighting where used shall be restricted to the use of warm light of between 2700k-3000k in the interests of biodiversity and landscape impact unless otherwise agreed in writing by the Local Planning Authority . For the avoidance of doubt this shall apply to all external lighting including street columns (but excluding private domestic lighting).

Reason – The use of warm light is less disruptive to a variety of species and less in congruent in the landscape in accordance with Policies D1 (Design and Local Distinctiveness of the East Devon Local Plan 2012 – 2031, and Policy CB26 (Landscape, biodiversity and drainage) of the adopted Cranbrook Plan 2013- 2031.

30) Landscape replacement

The landscaping works approved as part of each reserved matters application for a particular phase or sub-phase shall be undertaken in accordance with the approved scheme within 12 months of completion of development or during the next planting season following completion of the sub-phase whichever is the sooner.

If within a period of 10 years from the date planted any tree, plant or shrub dies, is removed or becomes seriously damaged or diseased it shall be replaced in the next planting season with other(s) of similar size and species.

If within a period of 10 years of the commencement of development of a relevant phase/sub phase, any part of any retained/translocated hedgerow dies or becomes diseased, it shall be replaced before the end of the next available planting season in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority.

Reason - In the interests of enhancing and preserving the amenity of the area in accordance with Policy D2 (Landscape requirements) of the East Devon Local Plan and Policies CB15 (Design codes and place making) and CB26 (Landscape biodiversity and drainage) of the adopted Cranbrook Plan 2013- 2031.

31) Tree and hedgerow retention

No existing tree or hedgerow shown as being retained on site in the Landscape, Biodiversity and Drainage Strategy (LBDS) or the parameters plans, (including any amendments as shall be agreed in writing by the Local Planning Authority), shall be felled, destroyed or wilfully damaged including any damage to root(s), other than in accordance with the LBDS or approved management plan, without the prior written consent of the Local Planning Authority.

In addition there shall be no burning of materials where it could cause damage to any tree or tree group on the site or land adjoining.

Reason - To protect trees on the site in the interests of preserving and enhancing the amenity of the area in accordance with Policy D3 (Trees on development sites) of the adopted East Devon Local Plan 2013 – 2031.

32) Protecting flood zone integrity

There shall be no raising of ground levels within the published areas of flood zone 3 and flood zone 2 during the construction period, and for the lifetime of the development.

Reason: To retain the storage and conveyance function of the floodplain corridor that exists along the western fringes of the site in accordance with national guidance and in particular the NPPF

Informatives

Note

Flood risk and site levels:

To assist with the interpretation and effectiveness of condition 31, it is anticipated permitted development rights will be withdrawn where properties abut or domestic gardens intrude into the flood zone area. This will be stipulated as a condition on the reserved matters decision when the precise layout is available.

Highways:

The applicant/developer is advised to contact the Highway Authority at earliest opportunity prior to making any TRO application. The applicant will be required to secure a suitable legal agreement with the Highway Authority to secure the construction of the highway works necessary associated to this development.

Archaeological matters:

A suitable programme of work is likely to take the form of:

- Historic building recording of the WWII structure, and

- a staged programme of archaeological works, commencing with the excavation of a series of evaluative trenches to determine the presence and significance of any heritage assets with archaeological interest that will be affected by the development. Based on the results of this initial stage of works the requirement and scope of any further archaeological mitigation can be determined and implemented either in advance of or during construction works. This archaeological mitigation work may take the form of full area excavation in advance of groundworks or the monitoring and recording of groundworks associated with the construction of the proposed development to allow for the identification, investigation and recording of any exposed archaeological or artefactual deposits.

The results of the fieldwork and any post-excavation analysis undertaken would need to be presented in an appropriately detailed and illustrated report, and the finds and archive deposited in accordance with relevant national and local guidelines.

The Historic Environment Team at Devon County Council can also provide the applicant with advice of the scope of the works required, as well as contact details for archaeological contractors who would be able to undertake this work. Provision of detailed advice to non-householder developers may incur a charge. For further information on the historic environment and planning, and our charging schedule please refer the applicant to:

<https://new.devon.gov.uk/historicenvironment/development-management/>.

Appendix 1 – Appropriate Assessment

The Conservation of Habitats and Species Regulations 2017, Section (63)		
Appropriate Assessment		
Application reference no. and address:	14/2945/MOUT Farlands, London Road, Rockbeare	
Brief description of proposal: (Bullet point list of key proposals)	Development of up to 260 houses, commercial/retail uses, public open space including youth sports pitch, vehicular access and associated infrastructure (outline application with all matters reserved except access and accompanying Environmental Statement)	
European site name(s) and status:	East Devon Heaths SPA - (UK9010121) East Devon Pebblebed Heaths SAC (UK0012602) Exe Estuary SPA (UK9010081) Exe Estuary Ramsar (UK 542)	

Stage 1 - Baseline Conditions and Features of Interest

List of interest features: <u>East Devon Heaths SPA:</u> Source: http://publications.naturalengland.org.uk/publication/6063170288353280 A302 Sylvia undata; Dartford warbler (Breeding) 128 pairs (6.8% of GB Population when surveyed in 1994) A224 Caprimulgus europaeus; European nightjar (Breeding) 83 pairs (2.4% of GB population when surveyed 1992; subsequent survey in 2017 recorded 113 territories found throughout the SPA) <u>East Devon Pebblebed Heaths SAC:</u> Source: http://publications.naturalengland.org.uk/publication/6222265876217856 This is the largest block of lowland heathland in Devon. The site includes extensive areas of dry heath and wet heath associated with various other mire communities.

The wet element occupies the lower-lying areas and includes good examples of cross-leaved (*Erica tetralix* – *Sphagnum compactum*) wet heath.

The dry heaths are characterised by the presence of heather *Calluna vulgaris*, bell heather *Erica cinerea*, western gorse *Ulex gallii*, bristle bent *Agrostis curtisii*, purple moor-grass *Molinia caerulea*, cross-leaved heath *E. tetralix* and tormentil *Potentilla erecta*. The presence of plants such as cross-leaved heath illustrates the more oceanic nature of these heathlands, as this species is typical of wet heath in the more continental parts of the UK.

Populations of southern damselfly *Coenagrion mercuriale* occur in wet flushes within the site.

Qualifying habitats: The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following habitats listed in Annex I:

H4010. Northern Atlantic wet heaths with *Erica tetralix*; Wet heathland with cross-leaved heath
H4030. European dry heaths

Qualifying species: The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following species listed in Annex II:

S1044. *Coenagrion mercuriale*; Southern damselfly

Exe Estuary SPA (UK 9010081A)

Source: <http://publications.naturalengland.org.uk/publication/3055153>

Qualifying Features:

A007 *Podiceps auritus*; Slavonian grebe (Non-breeding)
A046a *Branta bernicla bernicla*; Dark-bellied brent goose (Non-breeding)
A130 *Haematopus ostralegus*; Eurasian oystercatcher (Non-breeding)
A132 *Recurvirostra avosetta*; Pied avocet (Non-breeding)
A141 *Pluvialis squatarola*; Grey plover (Non-breeding)
A149 *Calidris alpina alpina*; Dunlin (Non-breeding)
A156 *Limosa limosa islandica*; Black-tailed godwit (Non-breeding)
Waterbird assemblage

Exe Estuary Ramsar (UK 11025)

Source: <https://rsis.ramsar.org/RISapp/files/RISrep/GB542RIS.pdf>

Principal Features (updated 1999)

The estuary includes shallow offshore waters, extensive mud and sand flats, and limited areas of saltmarsh. The site boundary also embraces part of Exeter Canal; Exminster Marshes – a complex of marshes and damp pasture towards the head of the estuary; and Dawlish Warren - an extensive recurved sand-dune system which has developed across the mouth of the estuary.

Average peak counts of wintering water birds regularly exceed 20,000 individuals (23,268*), including internationally important numbers* of *Branta bernicla bernicla* (2,343). Species wintering in nationally important numbers* include *Podiceps auritus*, *Haematopus ostralegus*, *Recurvirostra avosetta* (311), *Pluvialis squatarola*, *Calidris alpina* and *Limosa limosa* (594).

Because of its relatively mild climate and sheltered location, the site assumes even greater importance as a refuge during spells of severe weather. Nationally important numbers of *Charadrius hiaticula* and *Tringa nebularia* occur on passage. Parts of the site are managed as nature reserves by the Royal Society for the Protection of Birds and by the local authority. (1a,3a,3b,3c)

Assessment of Potential Impacts

Introduction

The proposal represents an integral part of the Cranbrook expansion forming part of one of the four key expansion areas; in this case, Cobdens. The principle of the town's expansion was itself subject to a Habitat Regulation Assessment in 2019 as part of the plan making exercise which also included an Appropriate Assessment (AA). While an application specific AA is now required, the assessment of potential impacts gathered in 2019 is still appropriate. For completeness the table prepared for that assessment is therefore reproduced below:

Summary Impact	Environment				Notes
	Exe Estuary SPA/	Dawlish Warren	Devon Moors	East	
Disturbance to breeding birds			x		Risks from reduced breeding success and avoidance of otherwise suitable habitat.
Disturbance to wintering water birds	x				Risks from avoidance of otherwise suitable areas, reduced feeding rate, stress and increased energetic costs.
Increased fire risk		x	x		Fire risk linked to recreation through discarded cigarettes, BBQs etc.
Trampling and wear		x	x		Heavy footfall can result in vegetation wear, soil compaction & erosion.
Interaction with predators	?		x		Species such as Crows and Magpies may be drawn to areas with greater human activity or occur at higher densities; redistribution of birds may result in greater vulnerability to predation.
Nutrient enrichment from dog fouling		x	x		Risks from dog fouling resulting in increased soil nutrient levels and changes in vegetation.
Fly tipping/litter		?	x		Short-term impacts to interest features likely to be minimal but risks of long-term contamination, particularly from introduced species from garden waste is a risk. Also risks of staff time drawn from other essential duties.

Contamination of water bodies from dogs	x	x	x	Dogs swimming in ponds and other waterbodies brings potential risks from increased turbidity
Disruption of management		x	x	Disruption such as dog attacks to livestock; gates left open, theft of equipment/material all issues to be expected at more urban sites or those with more recreation
Public opposition/objecti on to management	x	x	x	Management interventions such as tree or scrub removal, water level management etc. can be sensitive and opposed by local residents, leading to issues achieving the necessary management
Damage to infrastructure, vandalism etc.	x	x	x	Direct damage can occur through graffiti and deliberate vandalism which tend to be issues at more urban sites
Predation by pet cats			x	Increased housing may lead to increases in local cat population; pet cats can range widely and predate a variety of bird and mammal species. Unlikely as a risk for Exe Estuary?

Extracted from: <https://eastdevon.gov.uk/media/2760803/habitat-regulations-assessment.pdf>

(Hoskin Liley, Panter and Wilson (2019) Habitats Regulations Assessment of the Cranbrook Plan 2013 – 2031)

Are there other proposals in the area which may give rise to 'in combination' effects?
(List other proposals which have been considered)

Proposed development

The current application proposes the construction of up to 260 dwellings and associated infrastructure. The application is seeking outline consent, with all matters reserved apart from access.

Cranbrook Expansion

The adopted Cranbrook Plan DPD makes provision for around 4170 dwellings to be built as an expansion of the town, spread over four sites – known as Bluehayes, Treasbeare, Cobdens and Grange. There are already resolutions to grant permission at Treasbeare which will deliver up to 1035 dwellings (120 above the allocation), on part of the Cobdens allocation which will deliver up to 1435 dwellings (222 above the respective part of the allocation) and at Bluehayes which will deliver up to 870 dwellings (28 dwellings above the respective part of the allocation).

East Devon Local Plan Housing

The Local Plan makes significant provision for additional housing within the West End of Devon identifying that within the plan period between 2013 to 2031 the following was expected (in addition to Cranbrook):

- Pinhoe 1314
- North of Blackhorse 1480

In addition a number of area centres that are within a potential sphere of influence of the European designated sites have allocations/additional housing numbers including:

- Budleigh Salterton 133
- Exmouth 1229
- Ottery St Mary 497
- Sidmouth 292

It is noted that East Devon has an emerging New Local Plan to 2040 which is currently in preparation. This has been out to consultation under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 and while further housing is proposed across the District it is considered too early to understand the final distribution of the housing and it's relatively proximity and therefore access to the environments.

Neighbouring Local Authorities

The Teignbridge emerging Local Plan 2040 is currently at examination having been submitted to the Inspectorate in March 2024. This Plan proposes to deliver approximately 14,400 houses in the plan period 2020 - 2040.

The Exeter Plan seeks to deliver to 14,100 homes over the 20 year period to 2040. This Plan completed a Regulation 18 consultation in January 2024.

Outline potential cumulative or 'in combination' effects.

Potential Effects

The effects set out in South East Devon European Mitigation Strategy (2014)* and its evidence base recognise the range of impacts that can occur as a result of recreational pressure affecting the designated environments. In understanding the evidence base, there are significant additional housing developments either proposed or planned for in the coming years, of which the current proposal is part. As a result, the risk of the impacts are likely to increase. It is not anticipated that further unidentified impacts would result however, only that those already recorded are more likely to occur, and could pose a greater level of risk.

Cumulatively, it is considered that this outcome would result in a likely significant effect, resulting in a failure to deliver the identified conservation objections for both designated environments and in particular the Exe Estuary and Pebblebed Heaths.

Owing to the geographical distance and physical relationship between the application site and Dawlish Warren, and based on the evidence of a marked drop off in numbers attracted to a particular receptor beyond 10km, impacts on this environment are not considered to be

significantly likely. Focus for the rest of this assessment will be on the Exe Estuary and the Pebblebed Heaths.

*[south-east-devon-european-site-mitigation-strategy.pdf](https://www.eastdevon.gov.uk/sites/default/files/2019-03/south-east-devon-european-site-mitigation-strategy.pdf) ([eastdevon.gov.uk](https://www.eastdevon.gov.uk))

Conclusion of Screening

Stage 1 Screening follows the judgement of the European Court, case C-323/17, on 12 April 2018 where it recognises that "... it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site". Therefore, only measures that constitute part of the project design and are not primarily intended to avoid or reduce effects on European site features should be considered at Stage 1 Screening.

Conclusion of Screening stage - In the absence of consideration of measures which will avoid or mitigate impacts, does the proposal risk having a likely significant effect 'alone' or 'in combination' on the conservation objectives of a European site?

Yes

Stage 2: Habitats Regulations – Appropriate Assessment

Potential Mitigation Measures

(Describe the mitigation measures that are proposed as part of the submitted application)

Article 6(2) of the Habitats Directive, which has been translated into UK legislation, requires that appropriate steps are taken to avoid deterioration of natural habitats and the habitats of species, as well as disturbance of the species.

In this regard the Cranbrook Plan HRA (2019), itself referencing the framework provided by the SEDEMS report (2014), identified mitigation that would be appropriate to address the key objectives for these environments – namely the preservation, protection and improvement of the quality of the environment, taking measures to conserve deteriorating habitats and creating a coherent European ecological network of sites in order to restore or maintain those habitats and species of community interest as a priority.

In the setting of this wider context, the SEDEMS report also recognises that, while necessary, “a precautionary approach should never be so over-precautionary that it is not based on sound justification or common sense”.

In understanding how to apply the general mitigation strategy, it is recognised that the approach should be to:

1. Avoid any impact
2. Where significant effects cannot be ruled out or avoided, implement measures to mitigate for any potential impact
3. Use compensation as a last resort

Recognising that point 1 can't be achieved if the housing and growth agenda which is required more generally by the Cranbrook Plan, and specifically the site in question, is to be delivered, it is necessary that significant emphasis is placed on point 2.

Mitigation measures enable a competent authority to permit development with certainty that adverse effects on the integrity of the site will not occur. As new residential development is permanent in nature, the mitigation secured should equally provide lasting protection for the European site interest features. Mitigation will, therefore, include measures which will need to fulfil its function in-perpetuity.

As such, a framework for mitigation was set out in the SEDEMS report, and referenced within the Cranbrook Plan HRA:

SEDEMS options

Management option Description

1. Habitat Management

1a New habitat creation

1b Habitat management

2. Planning & Off-site Measures

- 2a Locate site development away from sensitive sites
- 2b Management of visitor flows and access on adjacent land (outside European site)
- 2c Provision of suitable alternative natural greenspace sites ('SANGs')
- 2d Provision of designated access points for water sports
- 2e Enhance access in areas away from designated sites

3. On-site Access Management

- 3a Restrict/prevent access to some areas within the site
- 3b Provide dedicated, fenced dog exercise areas
- 3c Zoning
- 3d Infrastructure to screen, hide or protect the nature conservation interest
- 3e Management of car-parking
- 3f Path design and management

4. Education and Communication to Public/Users

- 4a Signs and interpretation and leaflets
- 4b Codes of Conduct
- 4c Wardening
- 4d Provision of information off-site to local residents and users.
- 4e Contact with relevant local clubs
- 4f Establishment of Voluntary Marine By agreement of interested parties.
- 4g Off-site education initiatives, such as school visits etc

5. Enforcement

- 5a Covenants regarding keeping of pets in new developments
- 5b Legal enforcement
- 5c Wardening
- 5d Limiting visitor numbers

Application Specific Mitigation

In recognising the suite of measures outlined above, the application proposes two means of providing mitigation:

- the direct delivery of SANGS (2c);
- the provision of a financial contribution towards the Onsite Access Management (3) of the designated environments.

SANGS.

Unlike many of the development parcels that form the Cranbrook Plan Area, it has been demonstrated that delivery of on-site SANGS for this particular proposal is not practicable – it would utilize too high a proportion of important development land but also deliver a SANGS of a size where it could not meaningfully fulfil its role.

The applicants have therefore secured land off Parsons Lane Rockbeare and have been made applications under reference 24/1291/COU and 24/1292/FUL for the change of use and delivery of an associated car park to formalise the proposed use. These applications have a formal resolution to approved, demonstrating the suitability of the land as SANGS.

In total the SANGS proposed under the COU application amounts to a total of 9.5ha of which around 4.9ha is required to meet the needs of this current application. It is proposed that the required 4.9ha is brought forward ahead of the first occupations of this site while the residual 4.6ha is held in abeyance and used for future projects. As described more particularly within the report for the SANGS application, the land the subject of that application is smaller than would normally be needed to deliver a full SANGS and doesn't deliver the full 2.3km walk in a meaningful and attractive way. However it is contiguous with SANGS that is being brought forward as part of the previously consented Treasbeare expansion. With a shared boundary it is possible to secure connection between the two areas of land therefore use them as a single block. This makes for an attractive SANGS and one that is considered capable of fulfilling its requirements in full in accordance with the criteria set out in Policy CB15 of the Cranbrook Plan.

The following master plan extract from 24/1291/COU helps to show the juxtaposition of the SANGS proposed for this application and that for Treasbeare as well as potential layouts – these can be by condition to ensure suitable walking routes around and through the SANGS.



While not immediately adjacent to the housing land that it would support the SANGS as shown above is nevertheless considered to be in a suitable location to properly act as an interceptor for the proposed development as well as the wider Cranbrook expansion. The SANGS would facilitate the creation of a variety of habitats to explore and would allow the identified land to fulfil the role of providing an alternative recreational area to the protected European sites. In essence, the land and its layout would be appropriate for the key activities of walking and dog walking to take place in an attractive but less sensitive environment, especially when combined with the public access that will also be made available on the adjoining land.

The long term maintenance of the SANGS will be secured through either engagement with a managing partner or direct through Local Authority control. While this is yet to be finalised the principle of management is recognised and can be secured through relevant planning agreements.

The approach taken with SANGS delivery addresses the SEDEMS Management Options - option 2c - Provision of suitable alternative natural greenspace sites ('SANGs').

On a separate but related consideration, the provision of Biodiversity Net Gain (BNG) is a Cranbrook Plan Policy requirement. This can be secured through a legal agreement in the event that the residential development receives planning permission. It has been demonstrated that there is adequate potential on the site to provide at least the minimum 10% BNG requirement for the site itself as well as the modest shortfall that is identified on the housing land. This is all premised on the approach that where BNG is delivered on SANGS land, this can only be calculated as an uplift above any landscaping otherwise required for SANGS delivery.

Off Site Measures

The developers are also proposing the provision of a financial contribution towards direct measures affecting the designated environments. This Habitat Mitigation financial contribution would be secured via a S106 agreement, and would comprise £496.16 per dwelling (index linked from Q1 2020).

This contribution recognises an approach that has already been used effectively across parts of the District where contributions are used by the managing Authority to, in particular, help with the delivery of Management Options 3 (On site Access Management) and 4 (Education and communication to Public Users). An appropriate phasing of the payment, based on the number of housing starts made in a given period, would be secured in a S106 agreement. While this approach spreads the costs of such mitigation for the developer, and therefore helps to ease cash flow, it does ensure that contributions have been paid ahead of first occupation of the respective dwellings and, therefore, any additional recreational pressures that occupiers of that particular dwelling could place on the particular environment.

List of mitigation measures to be covered by legal agreement:

S106 Agreement Requirements:

- Category 1 infrastructure (delivered on site) –
 - SANGS specification including phasing plan and management strategy to be agreed before commencement of development
 - SANGS delivery - establishment and or enhancement (set up costs)

- Category 2 infrastructure (financial contributions) –
 - SANGS management and maintenance and
 - Offsite habitat mitigation

Conditions Requirements:

- Submission of LEMP to cover SANGS phases

Conclusions and final assessment

Conclusion: Is the proposal likely to have an adverse effect on the integrity of any Habitats site?	East Devon District Council concludes that there would be NO adverse effect on the integrity of the Exe Estuary SPA/Ramsar site and the East Devon Pebblebed Heaths SPA and SAC provided the mitigation measures are secured as above.	
Natural England's Response	No comments at the current time	
Do we need to consider alternative solutions	No	
Are there imperative reasons of Overriding Public Interest (IROPI)	No	
Final Assessment and Recommendation	East Devon District Council concludes that there would be NO adverse effect on the integrity of the Exe Estuary SPA/Ramsar site and the East Devon Pebblebed Heaths SPA and SAC provided the mitigation measures are secured as above.	
Local Authority Officer	J Brown	Date: 22 November 2024

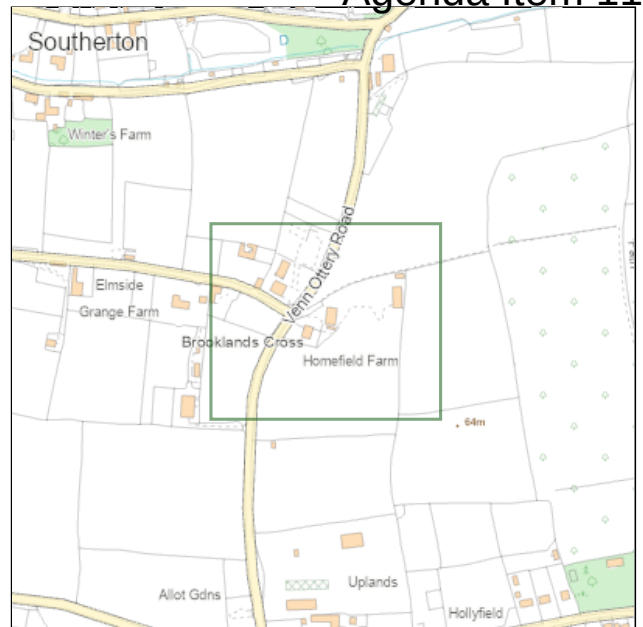
Ward Newton Poppleford And Harpford

Reference 24/1816/FUL

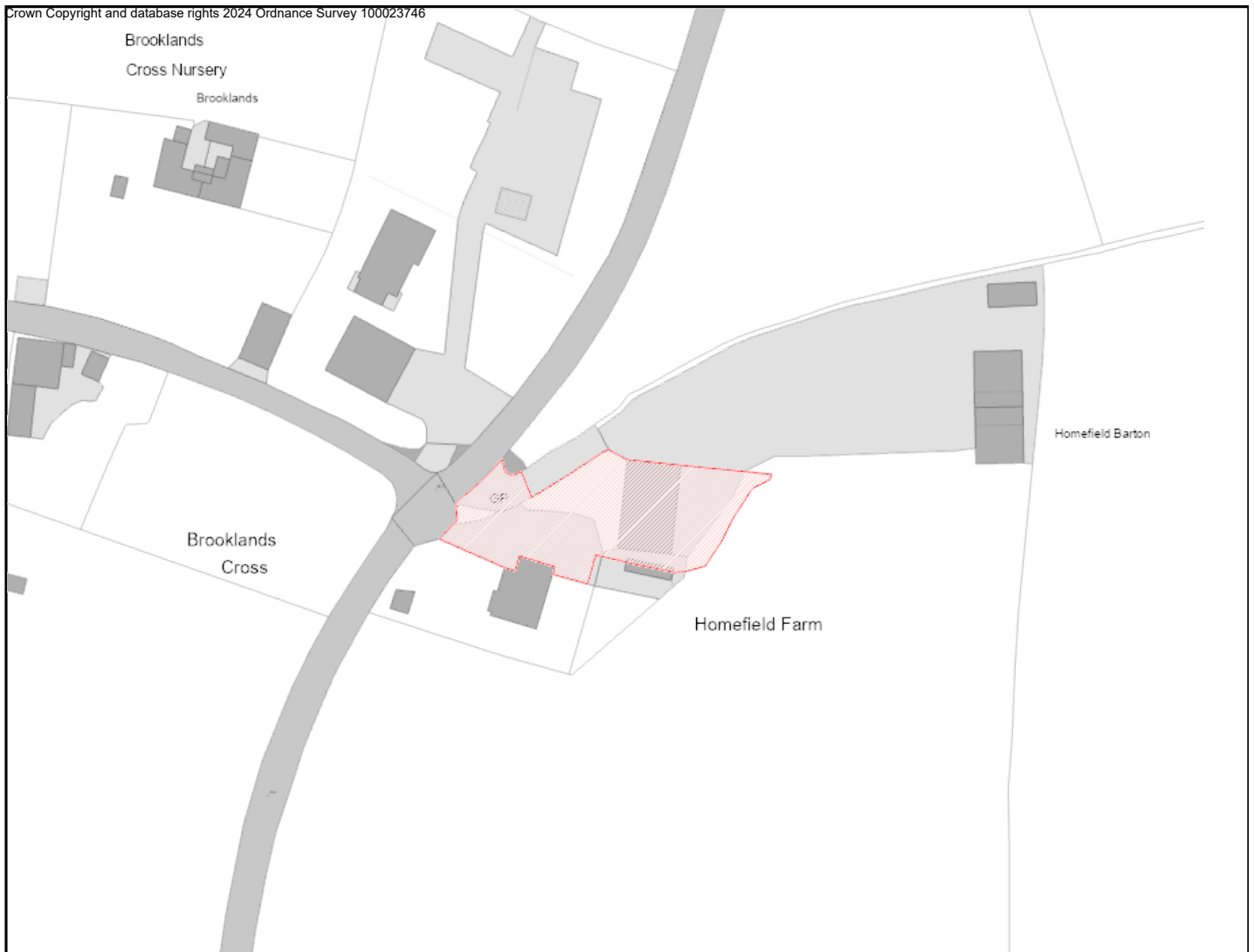
Applicant Mr Christopher Drake

Location Homefield Farm Newton Poppleford EX10 0BY

Proposal Conversion of barn to dwelling and associated works



RECOMMENDATION: Approval with conditions



		Committee Date: 17.12.2024
Newton Poppleford And Harpford (Newton Poppleford And Harpford)	24/1816/FUL	Target Date: 25.10.2024
Applicant:	Mr Christopher Drake	
Location:	Homefield Farm Newton Poppleford	
Proposal:	Conversion of barn to dwelling and associated works	

RECOMMENDATION: Approval with Conditions

EXECUTIVE SUMMARY

The application is before members of the planning committee as the officer's recommendation differs to that of the Ward Member. It is also a departure from the development plan.

The application seeks permission to convert an existing barn to a single storey four bedroom dwelling at Homefield Farm, Newton Poppleford. The proposed dwelling will be vertically timber clad with PPC aluminium doors and windows and have a zinc standing seam roof, it will also use the same access from Venn Ottery Road that serves the main farmhouse.

While sited outside of the built-up area boundary contrary to Policy H3 of the Neighbourhood Plan, it is supported by Strategy 7 and Policy D8 of the Local Plan and paragraph 84 of the NPPF. A relatively recent planning appeal deemed the site opposite, Land South of Grange Farm' to have adequate access to the village. The same arguments would apply to this site. Should the issue of accessibility be challenged, the proposal would equally be supported by paragraph 84 of the NPPF which permits 'isolated' dwellings where they reuse disused buildings and enhance the immediate setting.

Whilst the proposal is contrary to Policy H3 of the Neighbourhood Plan and therefore is a departure from the development plan it is considered that as the neighbourhood plan is silent on how barn conversions should be assessed. The support for re-use of redundant rural buildings set out in the NPPF and the fact that this is a brownfield site are material considerations which weigh in favour of the proposal and justify approving the application as a departure from the development plan.

CONSULTATIONS

Local Consultations

Parish/Town Council

The Parish Council carried out a site visit prior to discussing this application on 30th September.

It is noted that the proposed development is outside the Built Up Area Boundary of the village is is therefore contrary to Policy H3 of the Neighbourhood Plan. The reference to the development at Grange Farm which was allowed on Appeal is irrelevant as this took place prior to the adoption of the Neighbourhood Plan. The applicant has explained that the building is no longer required for commercial purposes. Some Councillors feel that the re-purposing of the building into residential accommodation makes good use of a redundant building.

Therefore, on balance, the Council voted by a small majority to support this application.

Council requests that the number of parking spaces is increased to 4 to comply with Neighbourhood Plan policy T1 . Council would also prefer the proposed stock proof fencing to the East be replaced by a native hedge (Policy TH1)

Newton Poppleford And Harpford - Cllr Chris Burhop

On the face of it this application has a number of issues, not least development in the countryside in the National Landscape (formerly East Devon AONB) and remoteness from local facilities.

I have some sympathy with the applicant who has said that they wish to convert this property with a view to housing their close relatives rather than to endeavour to profit. The proposed design is sympathetic to the existing barn's footprint and is not easily visible from public highway or footpaths. It is noted that the proposed plans are also single storey only and this is to its credit.

Local Plan policy D8 supports the conversion of rural buildings in certain circumstances, one of which is the building should not need substantial reconstruction. This structure appears to be of sound, relatively recent construction. The sides and roof are proposed to be replaced for the residential development and it is a matter of opinion whether this would constitute substantial reconstruction. The adjacent property at Homefield Farm has been itself subject to a recent application to convert to a combined residential and office use and this has been completed in a sympathetic and attractive way.

The building was clearly in use as a store and not vacant, bringing into question whether the building could genuinely be said to no longer be required for agricultural use. The question of whether the development would enhance the site's setting is again subjective. The biggest enhancement seeming to be the proposed removal of a redundant caravan to the southern boundary, which itself may or may not have planning permission.

I believe that the biggest issue for the development is the distance from local services and facilities. The applicant is citing the barn conversion at Grange Farm (19/1999/FUL) but his is a) some 400m closer to the village of Newton Poppleford and is b) in any respect an application in its own right and was subject to an appeal that was a borderline decision by the inspectorate, before the Newton Poppleford Neighbourhood Plan was 'made'. If this application is approved it effectively greatly widens the radius from facilities that they could be described as 'accessible'. This will

represent a worrying precedent that will inevitably be latched on to by local developers.

The lack of suitable facilities in close proximity contravenes local plan and neighbourhood plan policies and on this basis, on balance, I have to object to the application.

Technical Consultations

No technical consultations received.

Other Representations

No other representations received.

PLANNING HISTORY

Reference	Description	Decision	Date
18/2772/FUL	Application for a 'live/work' unit in conjunction with the existing business	Approval with conditions	14/08/2019
14/2001/CPE	Certificate of Lawfulness for the existing residential use of Homefield Farm for a period in excess of 10 years	CPL Approve	22/01/2015
94/P0662	General Purpose Agricultural Building	Approval with conditions	25/11/1994

POLICIES

Government Planning Policies

National Planning Policy Framework

National Planning Policy Guidance

Adopted East Devon Local Plan (2013 – 2031)

Strategy 3: Sustainable Development
Strategy 5: Environment
Strategy 7: Development in the Countryside
Strategy 38: Sustainable Design and Construction
Strategy 46: Landscape Conservation and Enhancement and AONBs
Strategy 47: Nature Conservation and Geology
Strategy 48: Local Distinctiveness in the Built Environment
Strategy 50: Infrastructure Delivery
Policy D1: Design and Local Distinctiveness
Policy D2: Landscape Requirements
Policy D8: Re-use of Rural Buildings Outside of Settlements
Policy EN5: Wildlife Habitats and Features
Policy TC2: Accessibility of New Development
Policy TC7: Adequacy of Road Network and Site Access
Policy TC9: Parking Provision in New Development

Newton Poppleford and Harpford Neighbourhood Plan (2020-2031)

Policy EP1:	Conservation and Enhancement of the East Devon AONB and Natural Environment
Policy EP6:	Local Amenity
Policy H3:	Outside the Built-up Area Boundary
Policy TH1:	Trees and Hedgerows
Policy T1:	Adequate Parking
Policy T2:	Traffic Calming

Site Location and Description

Homefield Farm lies to the North of Newton Poppleford outside the built-up area boundary and within the East Devon AONB/National Landscape. It is located approximately 20 minutes' walk from the village centre, on a stretch of Venn Ottery Road which is both unpaved and unlit with only a few neighbouring properties around it. The land use immediately around the site is largely agricultural.

ANALYSIS

Principle of Development

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions. In this case the development comprises the East Devon Local Plan 2013 to 2031 and the Newton Poppleford and Harpford Neighbourhood Plan 2020 to 2031.

As the site lies outside the built-up area boundary, strategy 7 of the East Devon Local Plan (2013-2031) applies. Strategy 7 states '*development in the countryside will only be permitted where it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located*'. The explicit policy in this instance would be Policy D8 of the East Devon Local Plan (2013-2031). As written under Policy D8:

'The re-use or conversion of buildings in the countryside outside of Built-up Area Boundaries will be permitted where:

- 1. The new use is sympathetic to, and will enhance the rural setting and character of the building and surrounding area and is in a location which will not substantively add to the need to travel by car or lead to a dispersal of activity or uses on such a scale as to prejudice village vitality.*
- 2. The building is structurally sound and capable of conversion without the need for substantial extension, alteration or reconstruction and any alterations protect or enhance the character of the building and its setting;*
- 3. The form, bulk and general design of the building and its proposed conversion are in keeping with its surroundings, local building styles and materials;*

4. *The proposed use would not harm the countryside by way of traffic, parking, storage, pollution or the erection of associated structures;*

5. *The proposal will not undermine the viability of an existing agricultural enterprise or require replacement buildings to fulfil a similar function.*

For residential proposals it must be established that:

a) *the building is no longer required for agricultural use or diversification purposes; and*

b) *that its conversion will enhance its setting - e.g. through removal of modern extensions and materials, outside storage, landscaping etc.*

c) *Development is located close to a range of accessible services and facilities to meet the everyday needs of residents*

Residential use will be expected to comply with the affordable housing and, open space and education provision policies of the Plan’.

Each of the criteria above will be assessed in turn below:

- 1. The new use is sympathetic to, and will enhance the rural setting and character of the building and surrounding area and is in a location which will not substantively add to the need to travel by car or lead to a dispersal of activity or uses on such a scale as to prejudice village vitality.**

The design and access statement identifies that, *‘the entire proposal sits within the shape and form of the existing walls and roof with no extensions proposed’ and ‘the building will utilise timber cladding and standing seam roof panels with aluminium framed glazing [...] consistent with the materials used within the adjacent Dutch barn live / work unit’.* Based upon this information the works are considered *‘sympathetic to and will enhance the rural setting and character of the building and surrounding area’.*

As for the proposals dependence on *‘the need to travel by car*, the site lies approximately a 20-minute walk from the centre of Newton Poppleford. This is along an unlit and unpaved c-road for the vast duration of this walk and therefore occupiers would be very likely to rely on private car use. There is a public footpath to the north of the site removes the need to travel on the main road, however this is a less direct route and only likely to be used during daylight hours and in good weather.

While each application must be determined under its own merits, in addressing accessibility the approval of a similar proposal under appeal APP/U1105/W/20/3248033 (EDDC REF 19/1999/FUL) at Grange Farm directly across the road from this site needs to be recognised. That appeal found that future occupants would rely on *‘private vehicles to some extent. However that uplift [in vehicle movements] would be modest in respect of a single dwelling’.*

Whilst officers consider future occupiers of this proposed development will be reliant on use of the private car, the findings of this relatively recent appeal should be taken into consideration and it is concluded that the proposal will not substantively add to the need to travel by car.

2. The building is structurally sound and capable of conversion without the need for substantial extension, alteration or reconstruction and any alterations protect or enhance the character of the building and its setting;

In response to paragraph 2 the proposal is supported by a structural survey undertaken by X Consulting Engineers Ltd. The findings of the survey suggest the existing purlins, concrete wall panelling and internal concrete slab floor are *'in good condition and can remain as part of the converted scheme'*. The survey concludes stating *'No parts of the structure were found to require replacement'* and *'The building is structurally sound and does not require substantial alteration'*. Based upon the information contained within this structural survey, and with no evidence to the contrary, it is considered the works adhere to paragraph 2.

3. The form, bulk and general design of the building and its proposed conversion are in keeping with its surroundings, local building styles and materials;

With regards to paragraph 3, the proposed dwelling is to use timber board cladding for the walls, zinc standing seam roof panels and aluminium doors and windows; as mentioned above it will also retain its existing shell. As there is no change to its form it is considered that the building would be in keeping with its surroundings. With regards to materials, the change from corrugated metal sheeting to a standing seam zinc roof and the retention of timber board panelling for the walls is also considered in-keeping, reflecting the agricultural character of the site.

The introduction of significant domestic outbuildings, fencing etc could adversely impact on the rural character but this could be controlled through the removal of permitted development rights.

4. The proposed use would not harm the countryside by way of traffic, parking, storage, pollution or the erection of associated structures;

As for paragraph 4, as the works are a conversion into a single dwelling it is not considered to significantly increase pollution or storage and would not result in the erection of associated structures (but in fact the removal of one). Traffic and parking arrangements on site will change marginally but not to a degree that would *'harm the countryside'*, more about traffic and parking is mentioned below.

5. The proposal will not undermine the viability of an existing agricultural enterprise or require replacement buildings to fulfil a similar function.

For residential proposals it must be established that:

a) the building is no longer required for agricultural use or diversification purposes; and

b) that its conversion will enhance its setting - e.g. through removal of modern extensions and materials, outside storage, landscaping etc.

c) Development is located close to a range of accessible services and facilities to meet the everyday needs of residents

Paragraph 5 queries whether the works would '*undermine the viability of an existing agricultural enterprise or require replacement buildings to fulfil a similar function*' with paragraph 5a) adding that '*the building is no longer required for agricultural use or diversification purposes*'. As per the planning statement provided, the building was used for the maintenance of the applicants' tractors and other machinery however the sophistication of modern machinery means that servicing can no longer be done by the individual and requires inspection and maintenance by a mains dealer. Its intended function therefore is obsolete and as a result would not require a replacement building to fulfil a similar function. Similarly, the agent has used this as justification as to why its loss would not undermine the viability of the existing agricultural enterprise.

With regards to points b) and c) in paragraph 5 as the conversion removes a redundant portacabin to the rear and has chosen materials sympathetic to its surroundings and in keeping with its agricultural nature, it is considered to comply with 5b).

With regards to 5c) and as mentioned above the proposal lies just within the cusp of being readily accessible to services and facilities within Newton Poppleford. As taken from the Sustrans guidance '*800m, or approximately half a mile, is generally considered a standard walkable distance as it typically takes approximately 10 minutes to walk, and a 20 minute walking trip (1,600m total) has been found to be the longest distance a majority of people are willing to walk to meet their daily needs*'. Walking from site to the centre of Newton Poppleford would take less than 20 minutes and therefore adheres to these preferences, although it is acknowledged that as the route is via a narrow rural road without pavements of street lights and is therefore not an attractive route.

Policy H3 of the Newton Poppleford and Harpford Neighbourhood Plan (2020-2031).

The final policy of pertinence which relates to the principle of the works is Policy H3 of the Newton Poppleford and Harpford Neighbourhood Plan (2020-2031). Policy H3 states '*Any residential development outside the BUAB: must be adjacent to the BUAB*'. The proposal is sited some distance from the built-up area boundary therefore it cannot be said that it is '*adjacent to*' as required by this policy. Taking all the above into consideration it is clear there is a conflict between Strategy 7 (and by extension D8) of the East Devon Local Plan (2013-2031) and Policy H3 of the Newton Poppleford and Harpford Neighbourhood Plan (2020-2031).

As the adopted neighbourhood plan and the policies contained within it are a material consideration, relevant to this proposal it cannot be dismissed. As stated in para 30 of the NPPF *'Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently'*. As the Neighbourhood Plan for Newton Poppleford and Harpford was not adopted until June 2021, after the adoption of the Local Plan it therefore takes precedence over the existing non-strategic policies; in this instance D8 of the East Devon Local Plan - which could be used to justify the principle of development. This is reinforced in Section 38(5) of the Planning and Compulsory Purchase Act 2004 which states *'If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan'*.

As such it must be concluded that as the proposed development in contrary to Policy H3 of the Neighbourhood Plan it is a departure from the development plan. It is necessary therefore to consider if there are material considerations that justify approving this contrary to the development plan.

Policy H3 of the Newton Poppleford and Harpford Neighbourhood Plan states that *'any residential development must be adjacent to the BUAB'*. The plan is silent however on how matters such as rural workers dwellings in the countryside and re-use of redundant rural buildings should be assessed.

The National Planning Policy Framework, 2023 is a material consideration and at para 84 states *'planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply [...] the development would re-use redundant or disused buildings and enhance its immediate setting'*. Therefore, as the NPPF facilitates the principle of isolated homes (subject to its provisos) on a national level this weighs in favour of the development.

As per the submitted plans the converted dwelling removes a 'portacabin' south of the barn and offers a private amenity area to the would-be occupants, replacing an existing hard surface with a planted garden including trees and hedges. Para 84c) of the NPPF would support the conversion a redundant building provided it *'enhances its immediate setting'*. Although domestication of the countryside is not necessarily an enhancement, subject to appropriate landscaping and sensitive boundary treatment of which can be secured by condition, it is considered that in this instance the proposal would enhance the immediate setting.

In summary, the proposal is contrary to Policy H3 of the Newton Poppleford and Harpford Neighbourhood Plan (2020-2031) but it is in accordance with both the East Devon Local Plan Policies and National Policies within the NPPF; The Neighbourhood Plan is also silent on how matters such as barn conversions or rural workers dwellings should be considered. Taking these considerations together the balance weighs in favour of the development.

Design, character and landscape Impact

Given the sites rural location within the AONB/National Landscape careful consideration needs to be given to the design and landscape impacts of this application.

Policy D1 of the East Devon Local Plan (2013-2031). Policy D1 states:

‘proposals will only be permitted where they respect the key characteristics and special qualities of the area in which the development is proposed’ and ‘ensure that the scale, massing, density, height, fenestration and materials of buildings relate well to their context’.

As the proposal is for a conversion it will not alter the form of the existing barn aside from infilling the roof overhang on the eastern elevation, it therefore would continue to respect the context of the site. With regards to materials the proposal intends to use materials of a similar appearance to those used in the existing building adding doors, windows and making necessary internal alterations to make the barn a functional dwelling. The choice of materials, scale and design of the structure would continue to respect the key characteristics and qualities of the area and therefore the works are in accordance with this policy.

As for the impact on the landscape, the site lies within the East Devon AONB/National Landscapes and is characterised as LCT 3B: Lower Rolling Farmed and Settled Valley Slope in the East Devon and Blackdown Hills Landscape Character Assessment (2019). Given the impact the works could have on this special landscape designation attention is drawn strategy 46 of the East Devon Local Plan (2013-2031) and the East Devon AONB Partnership Plan (2019-2024). Strategy 46 states:

‘development will need to be undertaken in a manner that is sympathetic to, and helps conserve and enhance the quality and local distinctiveness of, the natural and historic landscape character of East Devon, in particular in Areas of Outstanding Natural Beauty’.

The topography of the site means that the building benefits from lying in a sunken position, which partially hides its South and West elevation. As the land rises on its Eastern elevation and there is high hedgerow boundary immediately north of the proposed dwelling the conversion will be largely hidden from surrounding public views and therefore unlikely to affect the character of the AONB/National Landscape. Furthermore, as the building is a conversion and there is no alteration to its height and mass it would not stick out any worse than present. To ensure that the materials used in the conversion are sympathetic to the AONB/National Landscape an appropriate condition should be added.

As for the East Devon AONB Partnership Plan (2019-2024) Policy L1 will:

‘support the development and delivery of environmental schemes and projects aimed at maintaining and improving the landscape character, historic environment and local distinctiveness of the AONB’.

While the alteration from an agricultural building to a dwellinghouse would result in a domestication of the countryside, the proposal is not considered to harm the landscape character or local distinctiveness. As the conversion will retain the form and materials typical of an agricultural building and already sits adjacent to the main farmhouse which is domestic itself, it is not considered to harm the countryside nor the characteristics of the AONB as a whole. As mentioned above subject to an appropriate material and landscaping condition the site would still retain its rural charm.

In addition to Strategy 46, the proposal will also need to adhere to Policy EP1 of the Newton Poppleford and Harpford Neighbourhood Plan (2020-2031). Policy EP1 is broken down into 8 requirements 'a-h', statement a) states 'the AONB and natural environment is very important to residents so conservation must be a primary planning consideration all developments, including for agriculture and extensions to existing buildings, should give great weight to conservation and enhancement of the natural environment'. Statement e) on the other hand requires development to 'safeguard open countryside and cherished public views from inside and outside the parish as identified on Map 9'. With regards to statement a) and as mentioned above the proposal is for a conversion of an existing building and does not involve extending the building therefore it is considered it would still conserve the surrounding landscape. As for statement e) the nearest cherished public viewpoint is number 3 which is North East of the existing site. As also mentioned above the site is sunken and well screened from all directions, it is not considered to have any impact on this cherished public view. With regards to statement d) which requests enhancing biodiversity, the proposal is supported by an ecology survey which suggests ecological enhancement measures. These could be secured via a condition. In this instance statements b), c), f), g) and h) do not apply as the works are for a conversion of a building not an extension or construction of a new dwelling and no trees are to be lost as a result of this scheme. The proposal is considered to be compliant with Policy EP1.

Heritage

The site does not lie within a conservation area nor do the works take place near to or within the setting of a listed building therefore there are no heritage concerns.

Residential / Neighbour Amenity

With the exception of the existing dwelling Homefield Farm the other properties nearby are some distance from the proposed dwellings curtilage. The proposal will therefore be judged on the impact it would have on the existing bungalow and in accordance with Policy D1 of the East Devon Local Plan (2013-2031) and Policy EP6 of the Newton Poppleford and Harpford Neighbourhood Plan (2020-2031). Policy D1 states:

'proposals will only be permitted where they do not adversely affect the amenity of occupiers of adjoining residential properties'.

Given the orientation and separation distance of the two properties there are no issue anticipated with regards to the proposed dwelling overlooking or overshadowing the existing dwelling. Furthermore the proposal has sited its private amenity space to the East of the dwelling away from Homefield farm, offering any “would-be” occupier adequate privacy.

Policy EP6 on the other hand states:

‘development proposals that adversely impact on residential amenity will not be supported. There will be a presumption against proposals that detrimentally affect the tranquillity of the area including through unnecessary lighting that further impacts the night time dark skies or through the generation of noise’.

As the proposal is for the conversion of an existing agricultural building to a singular dwelling it is not considered to have any impact on the ‘*tranquillity*’ of the area nor result in an increase in noise pollution. With regards to light spill the proposal includes full height windows on its East, South and West Elevation which would result in some light spill. However, given the proposed dwellings sunken position and screening on its Eastern elevation in the form of planting in the private amenity space, it is considered that light spill from the property would not adversely affect the dark skies which are characteristic of the AONB and therefore is in accordance with Policy EP6 and para 191 c) of the NPPF.

Highways, access and parking

There are no alterations the existing access for the site however as the proposal involves changing what is at present an agricultural building to a dwelling, its new use will alter traffic flows and parking provision on site.

With regards to traffic attention is therefore directed toward Policy TC7 of the East Devon Local Plan (2013-2031) which states:

‘planning permission for new development will not be granted if the proposed access, or the traffic generated by the development, would be detrimental to the safe and satisfactory operation of the local, or wider, highway network’.

As the proposal is only for a singular dwelling it is not considered to cause a significant increase in traffic entering and leaving the site at any given time. As such there are no concerns with regards to highway safety stemming from the proposal. In response to parking provision the proposal should be compliant with Policy TC9 of the East Devon Local Plan (2013-2031).

Policy TC9 states:

‘spaces will need to be provided for parking of cars and bicycles in new developments. As a guide at least 1 car parking space should be provided for one bedroom homes and 2 car parking spaces per home with two or more bedrooms’.

As indicated on the proposed site plan the parking arrangements are to be shared between the existing bungalow (Homefield Farm) and the dwelling under this

proposal. From the site plan provided and following a site visit, the shared parking area would still offer ample amounts of parking to both properties and therefore would be in accordance with Policy TC9.

In addition to the highways, access and parking policies contained within the East Devon Local Plan (2013-2031) the proposal should also adhere to Policy T1 and Policy T2 of the Newton Poppleford and Harpford Neighbourhood Plan (2020-2031).

Policy T1 focuses on parking detailing that *'for each residential development, parking spaces should exceed that given in the Local Plan in that one parking space should be allocated per bedroom (i.e. at least one car parking space should be provided for one bedroom homes, at least two car parking spaces should be provided for two bedroom homes etc.). At least one secure bicycle parking space should be provided per bedroom'*.

As mentioned above the works are compliant with Local Plan Policy TC9, furthermore the proposal does offer a secure bike storage in the form of a shed within the private amenity space to the east of the property. As for the additional spaces required to adhere to Policy T1 these can be secured via an appropriate condition. As for Policy T2 which says *'proposals for new development will only be supported where they demonstrate that [...] road safety will be a priority in design terms in particular taking into account satisfactory road access points and blind corners'*. As this proposal does not alter the existing access arrangements on site and that at present there is adequate visibility onto Venn Ottery Road in both directions when leaving the site it is considered to adhere to this policy.

Highway impacts and parking provision are considered to be acceptable and in accordance with policy.

Ecology / biodiversity

As per the application form the proposal benefits from the self-build biodiversity net gain exemption as it is for a singular dwelling on a site less than 0.5 hectares. A planning condition will secure that the development meets the definition of a self-build, which is a building to be completed by the individual (seeking to build the home) for occupation by that individual.

As for ecology impacts the application is supported by an ecological impact assessment by GE consulting services. The findings of the assessment conclude that there was no evidence of bats using the existing building and that the building itself offered no roosting potential. As for birds the assessment states there is evidence of nesting swallows in the building at present and that other garden variety birds could also be supported by the building. As such the survey recommends compensatory measures in the form of bat and bird boxes in addition to the planting of five native hedgerow species along the northern boundary and native trees to be planted on the site, all of which can be secured via a condition.

Habitat Regulations Assessment

The site is located in close proximity to the Exe Estuary and the East Devon Pebble bed Heaths Special Protection Areas (SPA's) which provide an important recreational resource for the local community. However, these are sensitive environments which are important to nature conservation and are subject to European wildlife site designations.

Despite the introduction of the Community Infrastructure Levy (CIL) where a proportion of CIL goes towards infrastructure to mitigate any impact upon habitats, contributions towards non-infrastructure mitigation are also required as developments that will impact on a protected habitat cannot proceed under an EU directive unless fully mitigated. Evidence shows that all new dwellings and tourist accommodation within 10 kilometres of the Exe Estuary and/or the Pebblebed Heaths Special Protection Areas (SPA's) will have a significant effect on protected habitats which is reflected in Strategy 47 (Nature Conservation and Geology) of the Local Plan. This proposal is within 10 km of the Exe Estuary and the Pebblebed Heaths and therefore attracts a habitat mitigation contribution towards non-infrastructure at a rate of £367.67 per dwelling which has been secured as part of this application.

Trees

There are no trees near the proposed conversion therefore there would be no impact on trees.

Drainage

As per the application form surface water is to be dealt with via the means of a soakaway. The application is also supported by a foul drainage assessment form (FDA1) stating the proposal does not intend to connect to existing mains drainage as there is no mains drainage within the local area and therefore a package treatment plant is proposed. The foul drainage follows the general binding rules for small sewage discharges with the applicant/agent declaring that the system will be maintained as per the manufacturer's instructions.

Flood risk

The site lies in flood zone 1 at low risk of flooding, as the proposal is to convert the existing building it will not result in a decrease in permeable surface area therefore it is not anticipated to have any impact with regards to flooding.

Loss of Agricultural Land

While the land immediately adjacent to the site is grade I agricultural land as the proposal is for a conversion which will not increase the floor area of the existing shell, it will therefore not encroach onto this agricultural land.

CONCLUSION

The proposed conversion does not sit adjacent to the build-up area boundary as per Policy H3 of the Newton Poppleford and Harpford Neighbourhood Plan (2020-2031) and is not in a sustainable location in that there is no safe pedestrian access to the village as required under Policy D8 of the East Devon Local Plan. However, these policies have to be balanced against the reuse of a redundant building which offers enhancement to its setting which is supported by para 84c) of the NPPF, a recent appeal decision which has deemed the location to be suitable for a new single dwelling and the provision of a new dwelling at a time when the Council's needs to increase its housing land supply.

The proposal would be sympathetic to its rural surroundings and to the character of the AONB. No other concerns have been raised with the proposed conversion and taking everything into account the application is recommended for approval.

On balance the application is recommended for approval.

RECOMMENDATION

The application is considered acceptable and is recommended for approval.

1. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
3. Following the recommendations from the Ecological Impact Assessment by GE Consulting Services (UK) Ltd dated 23 August 2024, the following ecological enhancement measures shall be implemented on site prior to occupation of the dwelling:
 - a. the provision of a single bat box
 - b. the provision of a single swift box

Details of the specification, size and location of which shall be submitted to and approved in writing by the local planning authority prior to installation and shall thereafter be retained and maintained in perpetuity.

(Reason - In the interests of biodiversity enhancement in accordance with Policy EN5 (Wildlife Habitats and Features) of the adopted East Devon Local Plan 2013-2031.)

4. Prior to occupation of the dwelling permitted a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority; such a scheme to include the planting of trees, hedges, shrubs, herbaceous plants and areas to be grassed. The scheme shall also give details of any proposed walls, fences and other boundary treatment in addition to details of any external hardsurfaces. The landscaping scheme shall be carried out no later than the first planting season after first occupation of the dwelling unless any alternative phasing of the landscaping is agreed in writing by the Local Planning Authority and the landscaping shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.
(Reason - To ensure that the details are planned and considered at an early stage in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D2 - Landscape Requirements of the Adopted East Devon Local Plan 2013-2031.)
5. Notwithstanding the details shown on the approved plans, prior to their installation, details of materials to be used externally shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be built in the materials approved.
(Reason - To ensure that the materials are sympathetic to the character and appearance of the area in accordance with Policy D1 - Design and Local Distinctiveness of the Adopted East Devon Local Plan 2013-2031.)
6. The dwelling hereby approved shall be constructed as a self-build/custom build property, as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. The dwelling shall only be occupied as a self-build/custom build dwelling in accordance with the Self-build and Custom Housebuilding Act 2015 for a period of at least 3 years from date of the first occupation of the dwelling. In the event that the dwelling is not built and occupied for a minimum 3 years as a self-build/custom build property, a biodiversity net gain plan shall be submitted to and approved by the Local Planning Authority. The biodiversity net gain plan shall be implemented in accordance with the approved details.
(Reason - Exemption from biodiversity net gain has been obtained because the dwelling is a self-build/custom build property)
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no works within the Schedule 2 Part 1 Classes A, B, C, D or E and Schedule 2 Part 2 Class A, for the enlargement, improvement or other alterations to the dwellings hereby permitted (other than works that do not materially affect the external appearance of the buildings), shall be undertaken.
(Reason – To retain the simplistic rural character of the barn. In accordance with Policy D1 (Design and Local Distinctiveness) of the Adopted East Devon Local Plan 2013-2031).

8. Prior to occupation of the dwelling hereby permitted a plan indicating the parking arrangements for at least four cars on site shall be submitted to and approved by the local planning authority, the parking area shall be laid out and made available prior to first occupation of the dwelling and thereafter the parking arrangements shall remain as such in perpetuity.
(Reason- To ensure adequate parking provision is provided and retained on site in accordance with Policy T1 of the Newton Poppleford and Harpford Neighbourhood Plan 2020-2031 and Policy TC9 of the Adopted East Devon Local Plan 2013-2031).
9. Surface water drainage shall be provided by means of soakaways within the site which shall comply with the requirements of BRE Digest 365 for the critical 1 in 100 year storm event plus 45% for climate change unless details of an alternative means of surface water drainage are submitted to and approved in writing by the Local Planning Authority prior to installation. To adhere to current best practice and take account of urban creep, the impermeable area of the proposed development must be increased by 10% in surface water drainage calculations. The development hereby approved shall not be brought into use until the agreed drainage scheme has been provided and it shall thereafter be retained and maintained for the lifetime of the development.
(Reason - In the interests of adapting to climate change and managing flood risk, and in order to accord with Policy EN22 (Surface Run-Off Implications of New Development) of the adopted East Devon Local Plan 2013-2031.)

NOTE FOR APPLICANT

Informative:

In accordance with the aims of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 East Devon District Council works proactively with applicants to resolve all relevant planning concerns; however, in this case the application was deemed acceptable as submitted.

Biodiversity Net Gain

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 means that this planning permission is deemed to have been granted subject to "the biodiversity gain condition" (BG condition).

The Local Planning Authority cannot add this condition directly to this notice as the condition has already been applied by law. This informative is to explain how the biodiversity condition applies to your development.

The BG conditions states that development may not begin unless:

- (a) a Biodiversity Gain Plan (BG plan) has been submitted to the planning authority, and
- (b) the planning authority has approved the BG plan.

In this case the planning authority you must submit the BG Plan to is East Devon District Council.

There are some exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

In this case exemption 4.5 from the list below is considered to apply:

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i) the original planning permission to which the section 73 planning permission relates was granted before 12 February 2024; or

(ii) the application for the original planning permission to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

(i) the application for planning permission was made before 2 April 2024;

(ii) planning permission is granted which has effect before 2 April 2024; or

(iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

(i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

(ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- (i) consists of no more than 9 dwellings;
- (ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- (iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Community Infrastructure Levy (CIL):

Financially important information that may affect you.

If permission is granted for the development of any new dwelling(s), house extensions of least 100 square metres of new-build gross internal area (GIA)

(including replacement of existing GIA), residential annexes and/or new retail floorspace over 100 sq m outside of a town centre, it will usually become liable for a Community Infrastructure Levy (CIL) payment under East Devon District Council's charging schedules. If your development is liable, you will be sent a liability notice that will provide details of the charge. This will be recorded to the register of Local Land Charges as a legal charge upon your property and will become payable upon commencement of development. Information on the payment process will be provided with the liability notice or upon request.

Please note that CIL paperwork needs to be completed before development commences, including any demolition, or penalties of 20% of the CIL amount due, up to a maximum of £2,500 for commencing without submitting a valid commencement notice and/or £50 for not assuming liability will be incurred and the facility to pay in 4 instalments over 24 months will be lost. If you are seeking to claim an exemption do not start work until you receive your grant of exemption as this would invalidate your claim and CIL would be payable in full. Further information about CIL is available at Community Infrastructure Levy (CIL) - East Devon

Plans relating to this application:

2623.6	Proposed Floor Plans	30.08.24
2623.7	Proposed Elevation	30.08.24
2623.8	Proposed Site Plan	30.08.24
2623.9	Location Plan	30.08.24

List of Background Papers

Application file, consultations and policy documents referred to in the report.

Statement on Human Rights and Equality Issues

Human Rights Act:

The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality Act:

In arriving at this recommendation, due regard has been given to the provisions of the Equality Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to

eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

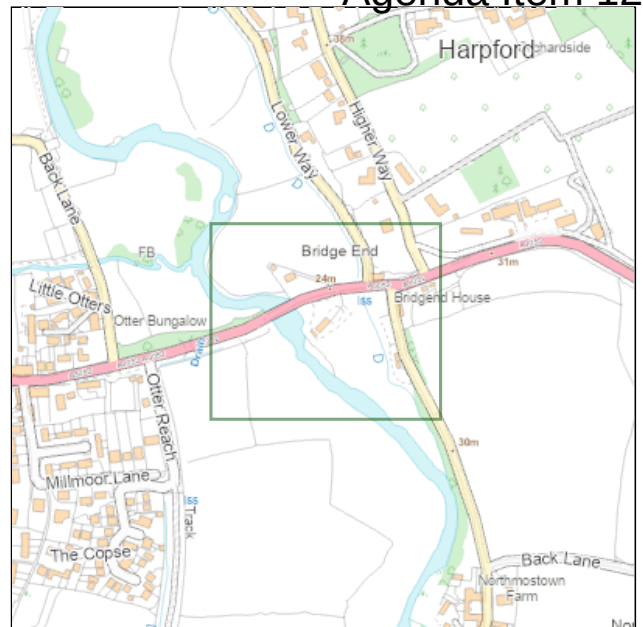
Ward Newton Poppleford And Harpford

Reference 24/0371/FUL

Applicant Mr Kevin Howe

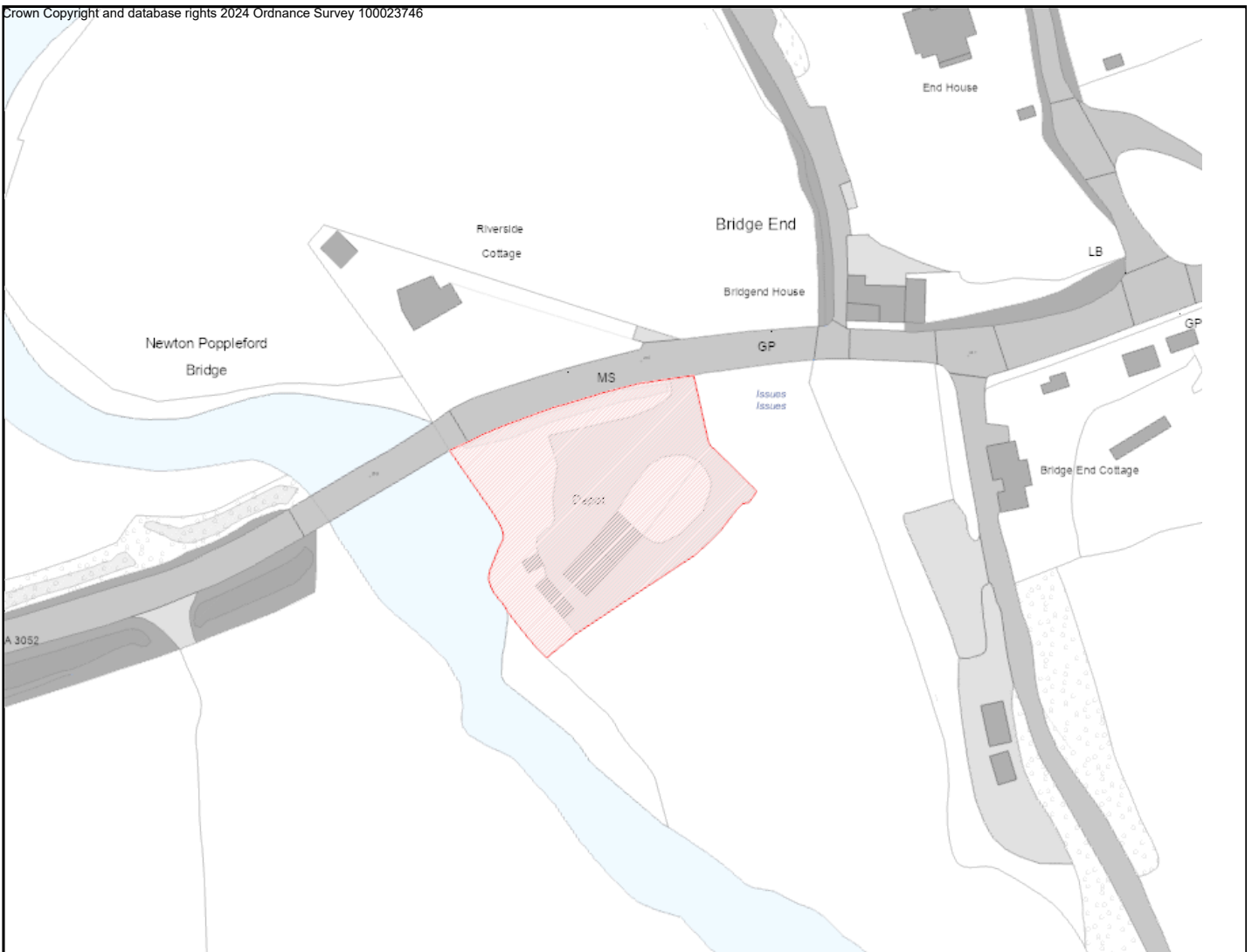
Location Bridgend Harpford Devon EX10 0NG

Proposal Removal of residential caravan and conversion of building to dwelling.



RECOMMENDATION: Refusal

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		Committee Date: 17.12.2024
Newton Poppleford And Harpford (Newton Poppleford And Harpford)	24/0371/FUL	Target Date: 06.05.2024
Applicant:	Mr Kevin Howe	
Location:	Bridgend Harpford	
Proposal:	Removal of residential caravan and conversion of building to dwelling.	

RECOMMENDATION: Refusal

EXECUTIVE SUMMARY

The application is before members as the officer recommendation differs from the position of a local Ward Member.

The application site is located to the east of Newton Poppleford and the River Otter. The land is located to the south of the A3052 and consists of a corrugated dutch barn and a mobile caravan. The entire site is located within the East Devon National Landscape and Flood Zones 2 & 3.

The proposals seek to convert the dutch barn into a dwelling. The submitted drawings indicate that the existing form of the curved roof of the building would be retained albeit all the fibre cement sheeting on the external walls would be replaced. All living accommodation would be located at first floor level with the ground floor used as a carport and workshop.

The site is located outside of the defined Built-up Area Boundary (BUAB) of any identified settlement set out in the adopted East Devon Local Plan and therefore the provisions of Strategy 7 (Development in the Countryside) apply. This only permits development where in accordance with a specific local or neighbourhood plan policy and where it would not harm the area's distinctive landscape, amenity and environmental qualities. In this case, as the proposals seek to remove an existing mobile home, the most applicable policy is Policy H6 (Replacement of Existing Dwellings in the Countryside) of the East Devon Local Plan.

The existing sheeting and roofing shall be replaced with timber cladding and corrugated steel for the roof. It is considered that the design approach taken and implementation of a satisfactory landscaping scheme would result in some

minor benefits to the setting of the existing building and the wider site.

However, despite extensive discussions between the applicant's agent and the Environment Agency, it is the position of officers that the development is not acceptable on flood risk grounds. The development proposals a 'more vulnerable' use within Flood Zone 3b and fails to provided safe egress arrangement during a flooding event. As such, the development fails to meet the requirements of Policy EN21 (River and Coastal Flooding) of the Local Plan, paragraph 170 of the NPPF and the Planning Practice Guidance. The application is therefore recommended for refusal.

CONSULTATIONS

Local Consultations

Parish/Town Council

Council has several concerns about potential development on this site. The site was considered during the EDDC's HELAA assessment as NEWT_18 and was judged unsuitable for development. The key issues being that it is in Flood Zone 3 and Highways had serious concerns about access to the site and access to village amenities from the site.

There are several Neighbourhood Plan policies that are not met by this application:
Policy EP3 ' the site is in Flood Zone 3.

Policy H3 ' the proposed development is outside the BUAB

Policy TD1 ' although the proposed development is on a brownfield site it is outside the BUAB.

Policy T3 ' there is no footway or safe pedestrian or cycling route from this site to the village amenities including the shop and primary school. Children attending the local school would have to be transported by car.

The following Neighbourhood Plan Policies are delivered:

T1 a) 4 car parking spaces exceed the requirement for a 2 bedroom house. The proposed parking is well-designed.

TD1 ' Policy Overview: the Neighbourhood Plan supports the regeneration of brownfield land. The possible negative impacts of such development are not present here. There is no inappropriate density, overshadowing, loss of trees or loss of space. The policy states that 'all developments must be designed so they sit appropriately within their surroundings' a stipulation that this detailed design appears to fulfil.

TD1 b) materials and design are not ideal but no worse than the existing building.

Policy HQD1 ' Design elements:

f) the new development will improve the site's impact on the surrounding landscape

h) the proposal delivers bee, bat and swift boxes

k) the roof isn't pitched but retains the original building 'outline'.

l) the proposal will enhance the setting of the bridge over the River Otter.

The removal of the caravan and development of the old barn as a residential dwelling and the proposed landscaping will much improve the site.

The Flood Risk Assessment provided by the applicant suggests that, with the appropriate mitigation in place, the development will be safe from flooding throughout its lifetime and that a Flood Warning Evacuation Plan will be prepared for approval by the LPA.

On balance, Councillors decided that the benefits of developing this site outweighed their concerns and voted by majority to support the application.

Newton Poppleford And Harpford - Cllr Chris Burhop
29.03.2024

I note the revised plans and my previous comments continue to apply.

There is existing vehicular access and permission to this yard which, in the past, has had frequent vehicular access. I do not see that an objection on the basis of highways would be sustainable.

Furthermore, I re-emphasise the positive impact that this proposal would have on this corner of Newton Poppleford ward, highly visible from the main road and currently what can only be described as an industrial eyesore.

The property is of course in flood zone 3 which causes great concern, but it is a conversion of an existing property already in the flood zone and being designed to a high standard with flooding in mind.

In my opinion the benefits of this application outweigh the detrimental aspects

Technical Consultations

Environment Agency

Environment Agency position

We object to the proposed development as it falls within a flood risk vulnerability category that is inappropriate to the Flood Zone in which the application site is located. The application is therefore contrary to the National Planning Policy Framework (NPPF) and planning practice guidance (PPG). We recommend that planning permission is refused on this basis. The reason for this position is provided below.

Reason - Flood Risk

The site is located within flood zone 3 'high' risk area associated with the River Otter. Evidence held by, and available to us, including aerial photographs of flooding in this location, indicate that the site should be considered as being 'Functional' floodplain i.e. Flood Zone 3b as defined in Table 1 of the current PPG.

NPPF Annex 3 classifies development types according to their vulnerability to flood risk. PPG Table 2 provides guidance on which developments are incompatible with certain Flood Zones. The development is classed as 'more vulnerable' in accordance with Annex 3 of the NPPF. Table 2 of PPG makes it clear that this type of development is not compatible with this Flood Zone and therefore should not be permitted. Our in-principle objection is therefore based upon the contents of the Planning Practice Guidance which clearly states that 'More vulnerable' development proposals 'should not be permitted' in such zones.

Advice - Contaminated Land

We have also reviewed the application in light of the previous uses on site posing a risk of contamination. We have reviewed the Tier 1 Preliminary Risk Assessment submitted in support of this application. Document Reference: HCE1140.PRA, dated 12 September 2023. We note that a number of potential contaminant linkages have been identified at the site and concur with the recommendation in section 4.1.3 of the report that "a ground investigation is carried out within the curtilage of the property to confirm the presence/absence of contamination within near-surface soils and further refine the Conceptual Site Model". Where we had no other concerns with the proposal, we would recommend a planning condition relating to the management of contamination. However, in light of our objection in-principle based on flood risks, we have not provided suggested wording for the condition.

Way forward

We wish to make it clear that we have an in-principle objection to the proposal and therefore do not consider that the applicant can overcome the objection with the current proposal. The applicant may need to re-evaluate the proposal in light of the flood risks and try to identify a more suitable location in which 'more vulnerable' development can be acceptable in policy terms, and can be made safe from flooding in line with the aims of the NPPF.

Environment Agency

30.09.2024

We have reviewed the information submitted with recognition of the Local Planning Authority's view that the proposal represents a replacement of the existing residential use onsite. It is still our view that when considering the intentions of the NPPF and PPG, the reuse of the building within a parcel of land which is majority flood zone 3b (functional floodplain) is not a sustainable location for residential development. The entire site is highly functional in terms of flooding as shown on the attached aerial photograph taken after the peak of flooding in Oct 2008. The land around the building will flood frequently and not unlike an existing residential property to the north of the site, the building is at risk of becoming completely surrounded by water during a flood as it has historically, essentially cutting off access/egress routes. On that matter, your authority's emergency planner should be consulted regarding safe access and whether safe refuge is achievable and appropriate. The applicant should ensure they have details around the length of time that occupants could be stranded in the building so that an informed decision can be made. There are also concerns around obtaining insurance for the property given that it would not qualify for the Flood Re scheme.

With the authority's view being that the development constitutes a 'replacement' of a dwelling, a meaningful flood risk sequential test is difficult to undertake and therefore, whilst we note the submitted appeal decision, we feel it is not directly relevant for this case. Indeed, the proposal regarding that appeal decision is materially different to this proposal. For example the replacement building was the same footprint as the original building(s), was on the fringe of flood zone 2/3, there was an absence of flood history on the site, and flood flows for the watercourse in question were predicted to be in the region of 4 cubic metres per second (cumecs).

Conversely, for this current application site the proposed barn is in situ but significantly bigger than the current residential caravan, is within Flood Zone 3b 'Functional floodplain' as defined within the PPG, we do have flood history data including photographs and are able to understand the significant risks, and we have a gauging system near to the site which has recorded much higher flows: 174 cumecs on 25/11/2012, 174 cumecs on 07/07/2012 and 212 cumecs on 30/10/2008.

Given the way in which the building has been designed, with the residential use at first floor, occupants would be above the flood level, but would be trapped on site. Should your authority be minded to approve the application, we strongly advise that further information should be submitted before you do so, regarding the duration of flood events and overall hazard, the onset of the flood event (would occupants have time to evacuate?) so that the emergency planners can provide an informed response. There would have to be heavy restrictions on what could occur within the site post consent, including no changing of ground levels within the site, restrictions of permitted development rights and to ensure that the storage/workshop (on the ground floor of the building) is not used for residential accommodation. Further, should permission be granted, the certificate of lawfulness for use of the site for a caravan dwelling should be revoked/removed to ensure only one residential unit is permitted on site.

A more sustainable option would be to create a raised area of land further away from the river within the application site adjacent to high ground upon which the existing caravan dwelling could be located. The submissions indicate there is scope to do such and provide floodplain compensation.

Given the land is floodplain associated with a 'Main' river, the Environmental Permitting (England and Wales) Regulations 2016 will apply to the land in question which means that various activities on site would be regulated by the Environment Agency.

Please also note that, beyond the flood risk concerns, there would also be a requirement for further investigation and remediation of contaminated land on site (something which we often secure by a condition).

Summary/concluding comments

We would normally object in-principle to a new dwelling in flood zone 3b in line with the National Planning Policy Framework and Planning Practice Guidance. However, as your authority are seeing the proposal as a residential redevelopment, further action should be undertaken to ensure that a fully informed decision can be made. This letter outlines said work, but in short, this includes: consultation with Emergency Planners, ensuring that the building itself is safe and provides suitable safe refuge, reducing flood risk wherever possible (including ensuring no increase to third party land) and revoking the certificate of lawfulness for the caravan.

Conservation

On account of the nature of the proposed amendments, location of the development and verdant character of the site, continue to preserve the setting of Newton Poppleford Bridge (west), Riverside Cottage (northwest) and Leat Bridge (northeast)

as Grade II heritage assets. In this respect conservation do not wish to offer any further comment. Case Officer to assess on planning merit.

Environmental Health

I have considered the application and do not anticipate any environmental health concerns.

EDDC Trees

I have no objection to the proposal but recommend the following condition be put in place to ensure the retained trees are afforded protection during construction.

Contaminated Land Officer

No development approved by this planning permission shall commence until a remediation strategy to deal with any identified risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority.

Other Representations

2 comments of objection raising concerns over the following:

- Highway Safety
- Impact on AONB
- Outside the BUAB for Newton Poppleford.
- The site is within Flood Zone 3

PLANNING HISTORY

21/0264/CPE - Certificate of lawfulness for an existing use of the land for the siting of a residential mobile home for occupation within the Class C3 (dwellinghouse) use. Approved .

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 7 (Development in the Countryside)

Strategy 46 (Landscape Conservation and Enhancement and AONBs)

Strategy 47 (Nature Conservation and Geology)

D1 (Design and Local Distinctiveness)

D8 (Re-use of Rural Buildings Outside of Settlements)

EN5 (Wildlife Habitats and Features)

EN19 (Adequacy of Foul Sewers and Adequacy of Sewage Treatment System)

EN22 (Surface Run-Off Implications of New Development)

TC2 (Accessibility of New Development)

TC7 (Adequacy of Road Network and Site Access)

TC9 (Parking Provision in New Development)

Newton Poppleford Neighbourhood Plan

T1 (Adequate Parking)

EP1 (Conservation and enhancement of the East Devon AONB and Natural Environment)

EP3 (Flood Risk)

EP4 (Surface Water Run-off.

EP5 (SuDS Design and Management)

H3 (Outside the Built-up Area Boundary)

National Planning Policy Framework

Planning Practice Guidance

OFFICER REPORT

Site Location and Description

The application site is located to the east of Newton Poppleford and the River Otter. The land is located to the south of the A3052 and consists of a corrugated dutch barn and a small touring caravan. Records available to the Council indicate that the building and wider site has been used as a scrap yard in the past.

The entire site is located within the East Devon National Landscape and owing to its proximity to the River Otter, Flood Zones 2 & 3. Observations made during an officer site visit noted the presence of several shipping containers located along the northern boundary.

Proposed Development

The proposals seek to convert the dutch barn into a dwelling. The submitted drawings indicate that the existing form of the curved roof of the building would be retained albeit all the fibre cement sheeting on the external walls would be replaced. All living accommodation would be located at first floor level with the ground floor used as a carport and workshop.

Some minor landscaping works include the provision of a driveway, some ornamental planting and the construction of a patio around the building.

The key issues for consideration are the following:

- The principle of development.
- Impact of the proposals on the character and appearance of the area.
- Flood risk to prospective occupants of the building.
- Ecological Impact.

Principle of Development

The site is located outside of the defined Built-up Area Boundary (BUAB) of any identified settlement set out in the adopted East Devon Local Plan and therefore the provisions of Strategy 7 (Development in the Countryside) apply. This only permits development where in accordance with a specific local or neighbourhood plan policy and where it would not harm the area's distinctive landscape, amenity and environmental qualities.

The Newton Poppleford Neighbourhood Plan (NP) was made in June 2021 and as such the development management policies within carry weight. Policy H3 (Outside the Built-up Area Boundary) of the NP does support residential schemes outside the BUAB where proposals provide 66% affordable housing where there is a demonstrable need identified within the village. This is in line with the provisions of Strategy 35 (Exception Mixed Market and Affordable Housing At Villages, Small Towns and Outside Built-up Area Boundaries) of the Local Plan.

The proposal to convert an existing structure to a single open market dwelling falls outside the scope of Policy H3 or Strategy 35.

Policy D8 (Re-use of Rural Buildings Outside Settlements) permits the conversion/re-use of rural buildings outside of settlements subject to various criteria, including further criteria expressly relating to residential proposals being satisfied. Additionally, criteria 2. requires the building to be structurally sound and capable of conversion without the need for substantial extension, alteration or reconstruction.

Despite the application being supported by a Structural Survey, the report identifies the need for a corrosion survey, remediation works and investigative work into the existing concrete slab and foundations. With regards to the *Hibbit* judgement the LPA cannot conclude that the existing building is capable of conversion without substantial replacement or rebuilding of structural elements. As such, policy D8 is not considered to be applicable to the application.

Policy H6 (Replacement of Existing Dwellings in the Countryside) of the East Devon Local Plan allows the replacement of existing dwellings outside the defined BUAB's provided that there is an existing, permanent, habitable dwelling onsite and that the structure to be replaced is not of architectural importance. Proposals shall need to conserve or enhance landscape character and where replacement structures are not

located on the existing building's footprint, clear planning or environmental benefits demonstrated.

However, whilst the policy doesn't define what constitutes a 'permanent' dwelling, it has been established by caselaw that a static caravan is not a permanent building and that the siting of a touring caravan is for the use of the land rather than operational development based on matters relating to its size, mobility and construction. In this case, the touring caravan is not considered to be a permanent dwelling and therefore policy H6 of the Local Plan is not engaged.

In the absence of any policy support for the principle of a replacement dwelling in this location, the application is considered to be a minor departure from the Local Plan. The National Planning Policy Framework (NPPF) states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, despite the lack of policy support for the proposals, the grant of the certificate of lawfulness has established residential use for part of the site is a material consideration.

Location

The site is located approximately 270 metres east of Newton Poppleford which has a wide range of services and facilities, including recreation facilities, a primary school, post office, a village hall, a pub and public transport connections. The village could therefore support day to day living of prospective occupants of the dwelling. However, in order to access these occupants would need to walk along the A3052 and over the Newton Poppleford bridge before there is any dedicated pedestrian footpath that lead into the village.

Some of these facilities listed are located centrally within the village and therefore approximately 750 metres from the application site. Having regard to the distance and lack of safe pedestrian route, it is therefore likely that the proposals would result in some reliance on private car use particularly during poor weather or outside daylight hours. However, it is considered that the additional vehicular trips would be modest with regards to what the site could lawfully generate through residential use of the current caravan, which is proposed for removal.

In summary, it is considered that the proposal would be acceptable with regards to private vehicular use generation taking account of the location and accessibility of the application site. However, as there is no safe pedestrian route into the village the proposals do not accord with policy TC2 (Accessibility of New Development) of the Local Plan. Despite this identified conflict with TC2 it is the position of officers that this would have limited weight in the overall planning balance due to the existing lawful residential use of the site.

Impact on Character and Appearance of the Area

The site is located within the East Devon National Landscape. Local Plan Strategy 46 - Landscape Conservation and Enhancement of AONBs states that development must be undertaken in a manner that is sympathetic to and helps conserve the and

enhance the quality and local distinctiveness of the natural and historic character of East Devon, in particular Areas of Outstanding Natural Beauty. Development will only be permitted where it:

1. Conserves and enhances the natural landscape
2. Does not undermine landscape quality
3. Is appropriate to the economic, social and wellbeing of the area.

Additionally, paragraph 182 of the National Planning Policy Framework (NPPF) states that great weight is given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

The submitted plans indicate that the existing steel framework of the barn shall be retained and the external sheeting and roofing shall be replaced with timber cladding and corrugated steel for the roof. Whilst it is not shown what the windows shall be constructed of, it is anticipated that aluminium framed openings would be used, the final details of which would be secured via condition if permission is to be granted.

The northern boundary of the site, which lies adjacent to the A3052, is characterised by mature shrubs, hedging and some small trees which screens views from traffic going in an easterly direction. However, for traffic approaching from Sidmouth the application building is visible directly forward from the site's access. Notwithstanding this, the building has a negative, albeit minor, impact on the appearance of the area and the proposals would rejuvenate its appearance. The proposed conversion of the building in addition to the removal of the domestic waste littered around the site would result in some modest enhancement to its setting.

Subject to further details concerning landscaping, the proposals are considered to meet Strategy 46 (Landscape Conservation and Enhancement and AONBs) and paragraph 182 of the NPPF.

Flooding

Due to the proximity of the River Otter, the site is located in Flood Zones 2 & 3. The proposals are supported by a Flood Risk Assessment prepared by AWP. The document lists various standard flood resilience measures and a drainage strategy that is anticipated to reduce the level of surface water run-off generated by the site. Paragraph 4.4 states that the applicant could reprofile adjacent land within the applicant's ownership to provide greater flood volume capacity. However, details of how the works shall be implemented have not been included within the proposals, would likely require planning permission, and therefore are not attributed any weight.

The provisions of Policy EN21 (River and Coastal Flooding), the NPPF and the PPG are clear that for residential proposals at risk of flooding the Sequential Test must be considered. The Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding, as required by paragraph 168 of the National Planning Policy Framework (NPPF).

The application building and wider site lies within Flood Zone 3b which is functional floodplain with a high probability of flooding. The aim of the sequential test is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding). Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered.

It is for local planning authorities, taking advice from the Environment Agency as appropriate, to consider the extent to which Sequential Test considerations have been satisfied, taking into account the particular circumstances in any given case.

Application of the sequential test has been discussed with the applicant due to the unique circumstances given that there is an existing mobile caravan on site that can be lawfully occupied for residential purposes. An appeal decision has been put forward before the LPA concerning an application for the construction of a replacement dwelling in Tolleshunt Major (Ref: APP/X1545/W/23/3332515). The proposal also included removal of a mobile home. The inspector acknowledges that proposals for replacement dwellings are not exempt from the sequential test and at paragraph 13 highlights that the fact that there is an existing lawful residential use of the site is a material consideration. The inspector goes on to dismiss the need to apply the sequential test.

Whilst the LPA is minded to take a similar approach, paragraph 165 of the NPPF advises that "Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere." Paragraph 167 states that the Exception Test should also be applied where appropriate.

In this case the proposals propose a dwelling in Flood Zone 3b which is functional floodplain. In accordance with the Planning Practise Guidance, as the development proposes a 'more vulnerable use', officers are of the position that the development is unacceptable when applying the exception test in Table 2 paragraph 78 of the PPG.

Furthermore, the Environment Agency have objected to the proposals. Part of their most recent comments have been included below;

It is still our view that when considering the intentions of the NPPF and PPG, the reuse of the building within a parcel of land which is majority flood zone 3b (functional floodplain) is not a sustainable location for residential development. The entire site is highly functional in terms of flooding as shown on the attached aerial photograph taken after the peak of flooding in Oct 2008. The land around the building will flood frequently and not unlike an existing residential property to the north of the site, the building is at risk of becoming completely surrounded by water during a flood as it has historically, essentially cutting off access/egress routes.

With regards to safe egress during a flooding event, the FRA has not produced a Flood Warning and Evacuation Plan (FWEP) and states that this should be conditioned. However, given the extent of Flood Zones 2 and 3, the nearest point of refuge would be on Four Elms Hill and the junction the road to Northmostown Farm, approximately 85 metres east of the proposals building.

In this case, all egress routes are through land at high risk of flooding. Given the likely velocity and depths of flood waters around the building during a design flood, prospective occupants would be dependent on containment. This increase to the burden on emergency services is contrary to the Adept Guidance from the Environment Agency when considering Flood Warning Evacuation Plans.

It is acknowledged that part of the site can lawfully site a caravan for residential purposes and that this is material in considering and comparing flood risk of the proposed development. Upon several site visits the current mobile home does not appear to be currently occupied and, given how overgrown the scrub and hedging around the unit is, hasn't been so for some time. The proposals would increase the scale and intensity of residential use of the site which could be occupied by a family. As such, it is the position of the LPA that the mobile caravan and dwelling are materially different with regards to the nature of accommodation they offer.

Resistance of new residential development within flood zones is not only logical in terms of protecting property, but also in terms of minimising the number of people in flood zones to ensure that emergency services are not put under more pressure during a flood event. Overall, the proposals are considered to fail to meet the Exceptions Test and does not demonstrate that the development would be safe for its lifetime. As such, the development fails to meet the requirements of Policy EN21 (River and Coastal Flooding) of the Local Plan, paragraph 170 of the NPPF and the Planning Practice Guidance.

Ecological Impact

The proposals are supported by an Ecological Appraisal, prepared by GE Consulting. The report identifies that the development would result in the loss of a swallow nesting site and that a European Species License will not be needed. Notwithstanding this the report suggests the following recommendations:

- Bat and bird boxes to be installed on dwelling.
- Bee brick to be installed on dwelling.
- 10 metre riparian zone buffer around the adjacent watercourse.

If permission is to be granted then a Construction and Ecological Management Plan would be required to ensure the control pollution run off into the adjacent watercourse and protection of the riparian zone during the construction phase.

Furthermore, the adjacent hedgerows are likely to be used as commuting and foraging habitat for bats and therefore, if permission is to be granted, no external lighting is to be constructed unless written consent is given by the LPA.

As such, with appropriate conditions to secure compliance with the various mitigation measures detailed within the protected species report, the submission of a COoEMP and any details of external lighting.

The application benefits from the temporary exemption for non-major developments as detailed within The Biodiversity Gain Requirements (Exemptions) Regulations 2024 as the application was submitted before 2nd April 2024. Additionally the development does not need to provide a habitat mitigation payment to offset likely significant effects to the Pebblebed Heaths SSSI as the proposals seek to replace the existing caravan, there would be no net gain in dwellings.

In summary, the proposals are therefore considered to meet the objectives of Policy EN5 (Wildlife and Habitat Features) of the East Devon Local Plan.

Highways and Access

The development would utilise an existing access onto the A3052. Notwithstanding the limited visibility in an easterly direction for traffic existing the site, the access is wide and already utilised by the mobile home. Despite concerns expressed by third parties over the proposed access arrangements, the County Highway Authority have not objected to the proposals.

Furthermore, the site provides sufficient space for two cars to park and for vehicular traffic to access and turn within the site. The proposals are therefore considered to meet Policy TC7 (Adequacy of Road Network and Site Access) and TC9 (Parking Provision in New Development).

Trees

The application is supported by an Arboricultural Report prepared by Advanced Arboriculture. There are two trees of note, a Poplar (T1) located by the site's access and a Willow (T2) located on the western boundary. The Arboricultural Impact Assessment details reduction to T2 crown spread and that all the existing hedgerow is to be retained. The Tree Officer has reviewed the proposals and found these acceptable subject to conditions securing implementation of the Tree Protection Measures. The proposals are therefore considered to meet Policy D3 (Trees and Development Sites) of the Local Plan.

Impact on Designated Heritage Assets

There are three heritage assets within close proximity to the application site. These include Newton Poppleford Bridge (west), Riverside Cottage (northwest) and Leat Bridge (northeast). All are classed as Grade II heritage assets. Owing to the scale of the proposals, the distance between the application site and the heritage assets, the development would not impact their setting.

As the development would preserve the setting and significance of all nearby heritage assets the proposals are considered to meet the requirements of Policy

EN8 (Significance of heritage Assets and their Setting) and EN9 (Development Affecting a Designated Heritage Asset) of the East Devon Local Plan.

Other Matters

- The development would not impact the amenity of any nearby properties.
- The proposals would utilise a Sustainable Drainage System to attenuate surface water run-off.
- The dwelling would utilise a package treatment plant to deal with foul drainage.

Conclusion

The application has drawn support from the Parish Council and a Local Ward Member. Both sets of comments attribute weight to the anticipated enhancements to the site that the development would provide. The proposed replacement dwelling would result in some minor enhancement to the setting of the building and wider site.

However, it is the position of officers that development within the functional floodplain is unacceptable as per the paragraph 79 and Table 2 of the Planning Practice Guidance. Furthermore, as reflected in concerns raised by the Environment Agency, the development would not be safe for its lifetime with regards to providing safe access and egress during a flooding event. It could be argued that the current mobile home is more vulnerable to flooding than the proposed permanent building, but the siting and size of the mobile home is unlikely to be an attractive 'home' for a family and if occupied at all, it is likely to house a small number of occupants. The proposed dwelling would create a family sized home, likely to house more occupants and thus increasing the risk to life posed by development within the functional floodplain.

As such, when the identified benefits to the setting of the building are balanced against the harm arising due to flood risk posed to prospective occupants, the planning balance tips heavily in favour of refusal.

RECOMMENDATION

REFUSE for the following reasons:

1. The proposal is for a 'more vulnerable' use within Flood Zone 3b, an area with a high annual probability of flooding. Policy EN21 (River and Coastal Flooding) of the East Devon Local Plan 2013 - 2031 and paragraph 167 of National Planning Policy Framework (NPPF) require, amongst other matters, for development of this kind within Flood Zone 3b to pass the Exception Test. As per paragraph 79 and Table 2 of the Planning Practice Guidance a 'more vulnerable' use within functional floodplain is unacceptable. Furthermore, in the absence of a satisfactory Flood Warning and Evacuation Plan it has not been demonstrated that the development shall be safe for its lifetime. In the absence of wider

sustainability benefits to the wider community to outweigh the flood risk, the proposals fail the Exception Test and to demonstrate the development would be safe for its lifetime and are therefore contrary to Policy EN21 of the East Devon Local Plan 2013 - 2031 and Guidance in the NPPF and the National Planning Practice Guidance.

Plans relating to this application:

PHR PL-06A: Ground	Proposed Floor Plans	02.08.24
PHR PL-07A: First	Proposed Floor Plans	02.08.24
PHR PL-08A: SE/NW	Proposed Elevation	02.08.24
PHR PL-09A: SW/NE	Proposed Elevation	02.08.24
PHR PL-10B	Proposed Block Plan	02.08.24
PHR PL-12A: landscaping/Ground Floor Plan	Proposed Combined Plans	02.08.24

List of Background Papers

Application file, consultations and policy documents referred to in the report.

Statement on Human Rights and Equality Issues

Human Rights Act:

The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality Act:

In arriving at this recommendation, due regard has been given to the provisions of the Equality Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.