

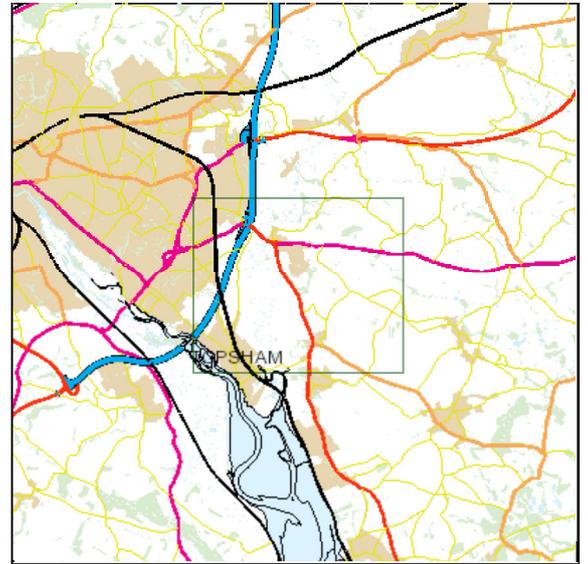
Ward Clyst Valley

Reference 20/1001/MOUT & 20/1003/LBC

Applicant Mr Peter Quincey (Burrington Estates Winslade Ltd)

Location Winslade Park Winslade Park Avenue, Clyst St Mary, EX5 1DA

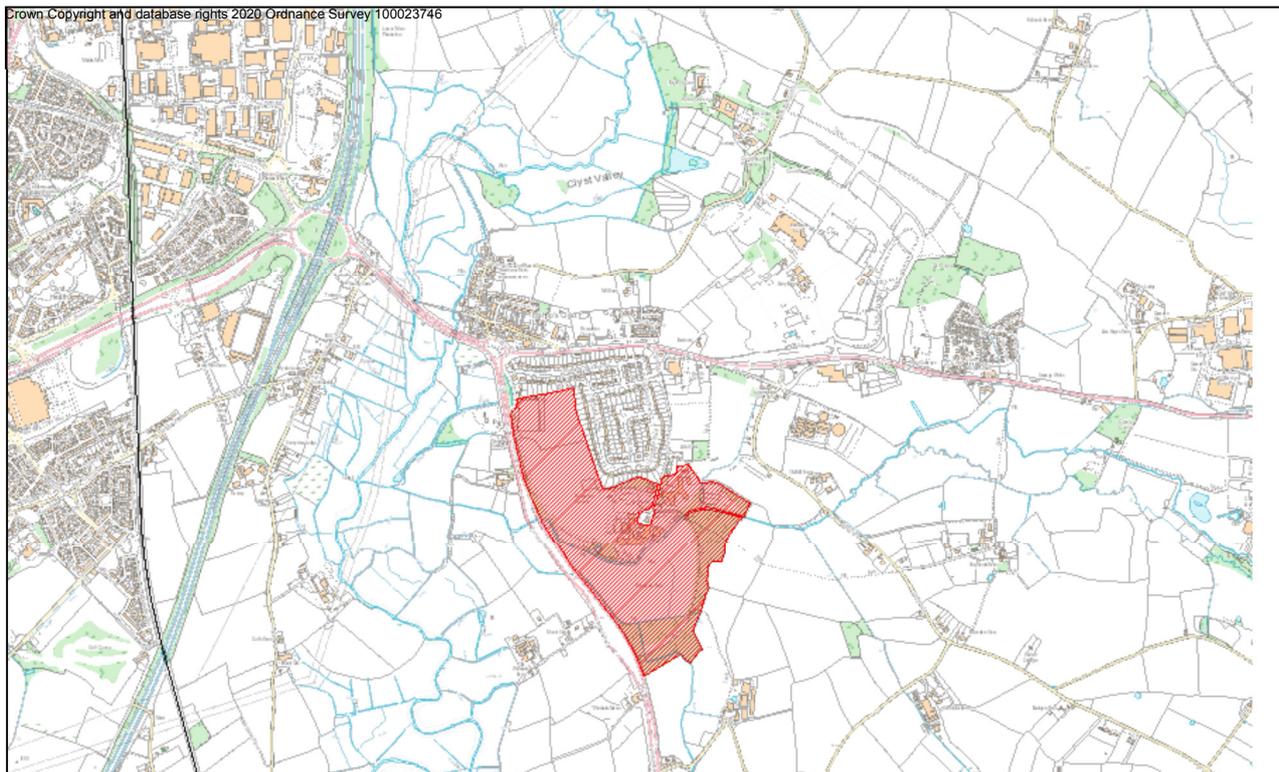
Proposal **(20/1001/MOUT)** Hybrid application to include full planning permission for the demolition of an existing pre-fabricated building, refurbishment of 21,131sqm of commercial (Use Class B1a and D2) floorspace, 2,364sqm of leisure space (Use Class D1/D2 and A3), extension to Brook House providing ancillary B1c and B8 floorspace, site-wide landscaping, engineering works and the provision of associated car parking spaces. Outline planning permission with all matters reserved except for access for the erection of up to 94 residential units, including affordable housing, replacement cricket pavilion, new toilets/changing facility, reinstatement of associated sports pitches, tennis courts and parkland. **(20/1003/LBC)** Internal and external works/alterations to Winslade Manor, Winslade House and the Terrace, refurbishment of the buildings for office use and the Terrace for amenity space.



RECOMMENDATION (20/1001/MOUT):

- 1. Adopt the appropriate assessment**
- 2. Secure financial contributions and public access through a Section 106 legal agreement.**
- 3. Approve with conditions**

RECOMMENDATION (20/1003/LBC): Approval with conditions



		Committee Date: 2nd December 2020
Clyst Valley (Clyst St Mary)	20/1001/MOUT	Target Date: 14.08.2020
Applicant:	Mr Peter Quincey (Burrington Estates Winslade Ltd)	
Location:	Winslade Park Clyst St Mary	
Proposal:	Hybrid application to include full planning permission for the demolition of an existing pre-fabricated building, refurbishment of 21,131sqm of commercial (Use Class B1a and D2) floorspace, 2,364sqm of leisure space (Use Class D1/D2 and A3), extension to Brook House providing ancillary B1c and B8 floorspace, site-wide landscaping, engineering works and the provision of associated car parking spaces. Outline planning permission with all matters reserved except for access for the erection of up to 94 residential units, including affordable housing, replacement cricket pavilion, new toilets/changing facility, reinstatement of associated sports pitches, tennis courts and parkland.	

- RECOMMENDATION:**
- 1. Adopt the appropriate assessment**
 - 2. Secure financial contributions and public access through a Section 106 legal agreement.**
 - 3. Approve with conditions**

EXECUTIVE SUMMARY

This application is before members as it represents a departure from the development plan and as the officer recommendation is contrary to the views of the ward member and the parish council.

The wider application site forms part of an allocation in the East Devon Local Plan under Strategy 26B, however, what is proposed in the application departs substantially from the allocation in that it seeks to retain the majority of the employment buildings on site and the building of houses on a greenfield site outside the allocation. In such circumstances the application needs to be considered in the context of sustainable development and a determination made as to whether the benefits of the proposal outweigh the harm of departing from the adopted allocation.

The impacts on the local and strategic highway network, trees, local landscape, the setting of heritage assets, flooding and wildlife have all been addressed.

The provision of housing on 1.5ha of high grade agricultural land outside of a BUAB, below policy level of affordable housing, the less than substantial impact on the setting of heritage assets which are afforded special protection, the increase in traffic in an area where there is congestion at peak times and expanding parking facilities in a flood zone all weigh against the proposal.

However, the overriding benefits of the proposal through providing a wealth of employment opportunities to keep pace with the housing growth that has taken place over recent years in the district, employment provision that is likely to attract highly skilled workers which would help grow the local economy, lack of wider harm from the location of the housing proposed, control of the impact from the housing at the reserve matters stage, together with bringing back into use of heritage assets that have been redundant for a number of years and providing enhanced sports and leisure facilities to the local community and primary school (access to be secured by a legal agreement) are considered to outweigh the dis-benefits of the scheme and less than substantial harm to the heritage assets.

Accordingly, on balance, it is considered that the proposal is acceptable subject to the package of measures proposed in the application to mitigate any harm, secure financial contributions and allow public and school access to the site and its enhanced sports, leisure and recreation facilities secured through a legal agreement and appropriately worded safeguarding conditions.

		Committee Date: 2nd December 2020
Clyst Valley (Clyst St Mary)	20/1003/LBC	Target Date: 10.07.2020
Applicant:	Mr Peter Quincey (Burrington Estates Winslade Ltd)	
Location:	Winslade Park Winslade Park Avenue	
Proposal:	Internal and external works/alterations to Winslade Manor, Winslade House and the Terrace, refurbishment of the buildings for office use and the Terrace for amenity space.	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

This application is before members as it forms a tandem application to 20/1001/MOUT and both application should be considered together.

There are a number of heritage assets on site that are afforded special protection when determining applications which have the potential to impact their character and historic features which they may possess.

Winslade Manor is the foremost historic building on site comprising a Grade II* listed building which has been subject to a number of different uses over the years but mostly recently as offices (B1), Winslade House (also in use as offices) was attached to Winslade Manor through a bridge structure and forms part of the listing, the former stables to the rear of the Manor are also heritage assets and have most recently been used as a swimming pool and leisure facilities, a listed terrace and walk also lies with the application site. To the north of Winslade Manor lies a grade II listed church which lies outside the application site.

The works to the listed buildings are relatively minor in nature, mainly internal, and are welcomed as part of a package of measures that enhance the character of the buildings whilst retaining the historic features that can be found in Winslade Manor and providing functional spaces that can accommodate both smaller and larger offices depending upon the employment market requirements and also accommodating café/restaurant facilities for the employees together with leisure facilities for their wellbeing.

A comprehensive schedule of works has been provided for each heritage asset that the conservation officer and Historic England broadly support, subject to a number of safeguarding conditions to secure details that have not been provided for during the determination of the application.

Accordingly, the proposals are considered to comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy EN9 of the EDDC Local Plan and advice contained in the NPPF.

CONSULTATIONS

Local Consultations

Clyst Valley - Cllr Mike Howe
20.07.20:

Object

This is now a redundant Brown Field site with many listed buildings that need bringing back in to practical use, and as such I am supportive of the principle of redevelopment of the site, but for a number of reasons I don't think this is acceptable in its current form.

1. Area B is effectively a new three story building built on a car park that is directly in view of the Main listed Manor house, This Carpark is in a flood zone that frequently

floods covering both the whole car park but often the access road as well, The main issue with this is its effect on the setting of the Manor house, This building if it is found acceptable in principle in this location needs to be drastically reduced in height to a Max height of 1.5 story's , and even then ideally with a green roof facing the Manor House.

2. Transport, I believe the local residents and Parish Council have raised concerns about this and I support them in that.

3. Zone J, This is a greatly expanded car park again in a flood zone that is also due to its location next to the Grindle Brook a current untouched wildlife haven, any expansion in this area should be resisted.

4. Church and Zone D. the listed Church's setting needs due consideration in this and due care needs to be taken with this, on that I am not sure that Zone D in outline preserves or enhances the setting of the Church.

5. Zone A, I would expect as per policy 50% affordable homes on this site, As the Main site is being put back to its original use, I cannot find any examples of Vacant Building Credit being offset in this way.

Disclaimer Clause: In the event that this application comes to Committee I would reserve my position until I am in full possession of all the relevant facts and arguments for and against.

Bishops Clyst Parish Council

18th June 2020

BCPC acknowledges that there are a number of benefits to be derived from the proposed development. The refurbishment of Winslade House and Winslade Manor are particularly welcome and long overdue, and the refurbishment of Clyst House is also supported. Some other elements of the hybrid application may be acceptable, subject to appropriate planning conditions (for example, enhanced sport facilities, re-use of the stable block in Zone F and the proposals for open space in Zone K).

Notwithstanding this, BCPC is of the view that these limited benefits are wholly outweighed by the harm which the proposals will be likely to cause. These harms are reflected in the significant number of policy conflicts with the EDLP, the BCNP and the NPPF which are set out in the text of this objection.

Conclusion

- The applications are not in accordance with the Development Plan (adopted East Devon Local Plan (EDLP) 2013 - 2031 and the Bishops Clyst Neighbourhood Plan (BCNP) 2014 - 2031), specifically Strategic Policies 5B, 7, 26B and 34, Development Management Policies D1, EN9, EN21, TC2 and TC7 of the former and Policies BiC 05, BiC19 and BiC 21 of the latter.
- The applications are contrary to, and conflict with a number of core principles and policies set out in the National Planning Policy Framework (NPPF).
- There are not sufficient material considerations in favour of the development so as to outweigh the provisions of the Development Plan.
- The adverse impacts of permitting these proposed developments would significantly and demonstrably outweigh the benefits.

For all the reasons set out above these planning applications should be refused. The PC reserves the right to comment further on any relevant matters that may arise following the submission of this objection.

Bishops Clyst Parish Council

12th October 2020

Bishops Clyst Parish Council (BCPC) continues to object to the above-mentioned revised planning application for the reasons set out below.

A separate note has been produced responding to Hydrock's Technical Note (dated 7 Aug 2020) on traffic and transport matters. This is appended and should be read in conjunction with this document.

Summary

o The amended application is not in accordance with the Development Plan (adopted East Devon Local Plan (EDLP) 2013 - 2031 and the Bishops Clyst Neighbourhood Plan (BCNP) 2014 -2031), specifically Strategic Policies 5B, 7 and 26B, Development Management Policies D1, EN21, TC2 and TC7 of the former and Policies BiC 05 and BiC 21 of the latter.

o The amended application is contrary to, and conflict with a number of core principles and policies set out in the National Planning Policy Framework (NPPF).

o There are not sufficient material considerations in favour of the development at this time so as to outweigh the provisions of the Development Plan.

o The adverse impacts of permitting this proposed development would significantly and demonstrably outweigh the benefits.

The Parish Council has considered the amendments to the planning application. The amendments to each Zone were considered in turn and the Council resolved as follows in respect of each:

ZONE A The applicants have removed Clyst Valley Football Club from the application site and reduced the number of homes by 24 to 54.

Resolution: Notwithstanding our general objections to development in Zone A, if EDDC were minded to grant permission BCPC would require a unilateral undertaking from the developer to ensure that only single storey properties are built on the perimeter with Clyst Valley Road and Winslade Park Avenue and that high ball proof netting is installed to protect homes from the football club.

ZONE B The applicants have removed the under-croft parking and reduced the building height. In addition, the building has been sub-divided with improved design and landscaping. The Environment Agency have stated that it is no longer in a flood zone.

Resolution: BCPC is happy with amendments to the building but still question its location in a flood zone.

ZONE C The applicants have excluded Clyst Valley Football Club from the site but are including 2 adult and two junior pitches. The addition of timber bollards to protect the land and a new Neighbourhood Equipped Area for Play (NEAP)

Resolution: BCPC has no objection to the proposals but would want a unilateral undertaking that the developer puts in place measures to ensure that public access to and use of the site is guaranteed in perpetuity. If EDDC is minded to grant planning permission for development in Zone A, BCPC would wish to have included assurances that work is completed on Zones C and K before permission is given for work on Zone A. BCPC is also concerned that the proposed changing room, close to the boundary with Clyst Valley Road may cause a nuisance and there is no related parking.

ZONE D The applicants have reduced the number of residential units by 19 to 40 by reducing the length of the building with a visual break.

Resolution: BCPC does not object to development in this area. It does, however, continue to object to the revised proposals on the grounds that they are too high, too long and their bulk, height and general appearance constitute a major visual intrusion. This will have an adverse impact on the Listed Building and Church and in particular the properties in Clyst Valley Road backing onto the site.

ZONE E to ZONE H. No objections

ZONE J The applicant proposes addition landscaping works.

Resolution: BCPC welcomes the improvements made and raises no objections.

ZONE K There are no changes proposed from the original application

Resolution: As Zone C, BCPC would want a unilateral undertaking that the developer puts in place measures to ensure that public access to and use of the site is guaranteed in perpetuity.

TRAFFIC The applicants state that their current trip generation figures conclude that the proposals will have 'no detrimental impact on the surrounding highway network and a negligible effect on existing flows' They propose financial support to the junction at the roundabout, Clyst Valley Trail and access for the School.

Resolution: The original objection of BCPC stands. The Councillors and residents of Clyst St Mary live with the problems caused by traffic on the A3052 and A376 merging at the roundabout on a daily basis. We do not accept the statement above.

OTHER ISSUES BCPC is concerned about the impact that the new development and housing in Zone A will have on the ancient sewage system, land drains and surface water flooding in the N.W. corner of the site at the bottom of Winslade Park Avenue.

Planning Policy

The Development Plan for Winslade Park site comprises the East Devon Local Plan 2013-2031 and the Bishops Clyst Neighbourhood Plan 2014 - 2031. The amended application still constitutes a departure from the adopted Development Plan.

East Devon Local Plan 2013 -2031

Strategy 26B - Re-Development of Redundant Offices Complex at Winslade Park and Land Adjoining Clyst St Mary.

Whilst the overall quantum of residential development envisaged of up to 137 dwellings falls within the parameters of the Strategy, the amended proposal to provide a total of 94 dwellings, 54 will be in Zone A and this still constitutes a clear departure from the Strategy as it lies outside the site allocated by the Strategy.

Whereas Strategy 26B restricts employment uses at the site to B1 office use, the development proposals go far beyond this Use Class, including D1, D2, A3 and B8 employment uses - again, a clear conflict with Strategy 26B and a departure from the Development Plan for the site, which has further impacts on compliance with other LP policies, such as Development Management Policies TC2 and TC7.

Strategy 7 - Development in the Countryside.

As Zone A lies outside the site allocated by Strategy 26B and also lies outside the Built - Up Area Boundary (BUAB), proposed development there falls to be assessed against the policy requirements of Strategy 7.

The Strategy states explicitly that development will only be permitted in the countryside where it is in accordance with a specific Local or Neighbourhood Plan policy and where it would not harm landscape, amenity or environmental qualities of the area. As stated above, although Strategy 26B specifically relates to development at Winslade Park, the development as put forward fails to comply with the policy requirements. Consequently there is no explicit (nor implicit) policy support for the scheme in either the EDLP or the BCNP, and, for the reasons set out below, the proposed development will also be likely to cause harm to the landscape, amenity and environment of the area. The proposed development remains in clear conflict with the policy requirements of Strategy 7 of the EDLP.

Strategy 5B - Sustainable Transport. (and DMP Policies TC2 and TC7)

Mr James' further comments (Appendix 1) on Hydrock's further Technical Note make clear that the reduction in housing numbers will have a "negligible" effect on forecast trip generation.

In addition, he has further analysed Hydrock's methodology for internalised trip generation, concluding that there are "fatal flaws" in Hydrock's approach to such.

These flaws are set out in detail in Mr James' note, but in summary they have resulted in Hydrock significantly overstating the internalisation of trips for leisure purposes and consequently understating employment related trips.

The analysis bears out Mr James' previously expressed misgivings of Hydrock's assessment and lends further weight to the conclusion that the site is not well located in terms of sustainable transport for either residential or employment uses and very likely to adversely impact on the local highway network.

Planning Balance

BCPC acknowledges that there are a number of benefits to be derived from the proposed development. The refurbishment of Winslade House and Winslade Manor are particularly welcome and long overdue, and the refurbishment of Clyst House is also supported.

It is noteworthy that a number of statutory consultees, Highways England, Historic England and the Environment Agency still have a number of concerns outstanding in respect of the revised proposals. Significant weight should be afforded to these concerns. Furthermore, the planning application should not be determined until such concerns are resolved to the satisfaction of these consultees.

BCPC remains of the view that the benefits of the revised scheme are still outweighed by the harm which the proposals will be likely to cause at this time. This harm is reflected in the significant number of policy conflicts with the EDLP, the BCNP and the NPPF which are set out in the body of this objection.

Conclusion

- o The amended applications are not in accordance with the Development Plan (adopted East Devon Local Plan (EDLP) 2013 - 2031 and the Bishops Clyst Neighbourhood Plan (BCNP) 2014 -2031), specifically Strategic Policies 5B, and 26B, Development Management Policies D1, EN21, TC2 and TC7 of the former and Policies BiC 05 and BiC 21 of the latter.
- o The amended applications are contrary to, and conflict with a number of core principles and policies set out in the National Planning Policy Framework (NPPF).
- o There are not sufficient material considerations in favour of the development at this time to outweigh the provisions of the Development Plan.

For all the reasons set out above this planning application and amendments should be refused.

BCPC reserves the right to comment further on any relevant matters that may arise following the submission of this objection.

Bishops Clyst Parish Council

3rd November 2020

BCPC acknowledges that there are a number of benefits to be derived from the proposed development. The refurbishment of Winslade House and Winslade Manor are particularly welcome and long overdue, and the refurbishment of Clyst House is also supported.

It is noteworthy that a number of statutory consultees, Highways England, Historic England and the Environment Agency still have a number of concerns outstanding in respect of the revised proposals. Significant weight should be afforded to these concerns. Furthermore, the planning application should not be determined until such concerns are resolved to the satisfaction of these consultees.

BCPC remains of the view that the benefits of the revised scheme are still outweighed by the harm which the proposals will be likely to cause at this time. This harm is reflected in the significant number of policy conflicts with the EDLP, the BCNP and the NPPF which are set out in the body of this objection.

Conclusion

- The amended applications are not in accordance with the Development Plan (adopted East Devon Local Plan (EDLP) 2013 - 2031 and the Bishops Clyst Neighbourhood Plan (BCNP) 2014 -2031), specifically Strategic Policies 5B, and 26B, Development Management Policies D1, EN21, TC2 and TC7 of the former and Policies BiC 05 and BiC 21 of the latter.
- The amended applications are contrary to, and conflict with a number of core principles and policies set out in the National Planning Policy Framework (NPPF).
- There are not sufficient material considerations in favour of the development at this time to outweigh the provisions of the Development Plan.

For all the reasons set out above this planning application and amendments should be refused.

BCPC reserves the right to comment further on any relevant matters that may arise following the submission of this objection.

Clyst St George Parish Council

17th June 2020

Object.

NB part of this application includes an area within the Parish of Clyst St George.

Housing area: is contrary to Bishops Clyst Neighbourhood Plan and EDDC's Local Plan.

Traffic: the Offices have not been fully occupied for a number of years, yet the traffic in the area has continued to increase and the A376/A3052 roundabout and the M5 Sandygate roundabout are both very congested during the daily commute times, this already has an impact on traffic at the two Clyst St George roundabouts, so any increase, without any mention of infrastructure improvements is unacceptable to Clyst St George. We fear it will lead to the increase of the use of 'Rat Runs' as drivers try to avoid the congestion. There is little in the plan to improve the use of cycling or an increase to public transport.

Whilst the area to the south, designated Open Space, has little detail and we would like to see public access to that area.

Technical Consultations

Devon County Highway Authority

19/06/2020

Pre Application Discussions

It is understood that there has been Pre Application Discussions between the developer and various Stakeholders, summarised as:

1. EDDC Members Advisory Panel - 2nd December 2019
2. Public Consultation events at Clyst St Mary Village Hall: Monday 3rd February 2020, 6th February 2020 and Saturday 8th February 2020.
3. Parish Council Presentation and meeting Monday 3rd February 2020.
4. Meetings with Clyst St Mary FC, Clyst St Mary Primary School and other Stakeholders.

Unfortunately the Local Highway Authority (LHA) was not invited to any of these Pre Application events and therefore this Formal Highway Response is the first chance it has had to comment upon, influence and discuss the development proposals from the highways point of view. Also, the applicant states in the Transport Assessment (Appendix N) that the applicant has agreed in correspondence between DCC- LHA and HE relating to accepting methodology for the calculation of Trip Rates, unfortunately Appendix N is not contained within the application documentation on the LPA's Planning Public Access web site and therefore until proof of this correspondence is shown, I must ignore this statement. I have however, asked the LPA to see if Appendix N can be published, if indeed it does exist.

Site Location and Existing Conditions

The LHA agrees with the description of the site location and existing conditions as described in the TA.

Site Access

The LHA notes that at 2.2.7 the applicant makes mention of the existing automatic barrier:

"Currently entry to the Winslade Park estate is controlled by automatic barriers located 300m south of the junction with Winslade Park Avenue. An area to the immediate east of the barriers has been surfaced to provide a turning area for vehicles not passing through the barrier control, for whatever reason". I will be returning to this arrangement later in this response.

Summary of Highway Safety

Personal Injury Accidents

The LHA broadly agrees with the Personal Injury Accident records as these generally correspond with Devon County Council's Collision Map (01/01/2014 to 31/12/2018). However, it would have been more informative to see these accidents plotted on the Fig. 2.3 PIA Study Extent (Hatched Blue) map which would have shown the accidents proximity to the Clyst St Mary roundabout.

It should be noted that the number of accidents in both the applicants and the LHA's 5 year study periods are the most recent and are with traffic that does not include the existing potential of the application site, because the site is and has been 'mothballed' for more than the five year study period, or similarly the traffic generated by the proposed development. It would therefore be reasonable to say that the incident of

accidents would be likely to worsen if the development is approved as there would be an increase of traffic on the roundabout above that which currently occurs or has occurred in the study periods.

The Exmouth approach onto the Clyst St Mary roundabout was identified by Devon County Council Road Safety Team in the 2019 Cluster Review, when the collisions were analysed they were mainly shunt type collisions where drivers were making their decisions too early on their approach. A visibility screen was proposed to reduce forward visibility on the approach to the roundabout to reduce the speed of approach.

The Applicant is therefore respectfully requested to make a contribution of £21,000.00 for the supply and installation of a visibility screen or similar in mitigation of the increased traffic from the proposed development. This amount to be agreed in a suitable legal agreement between the Applicant, East Devon District Council and Devon County Council. Transport Policy and Guidance Local Plan Strategy 26B - Re-development of Redundant Offices Complex at Winslade Park and Land Adjoining Clyst St Mary

This strategy states:

"Land is allocated on the southern side of Clyst St Mary village, as shown on the Proposals Map, for the conversion and redevelopment of redundant office buildings for residential uses with capacity to accommodate around 150 dwellings and to include 0.7 hectares of land (or retained office space equivalent in existing buildings) to provide for B1 office employment uses."

The application includes development under classes A3; D1; D2; B1 and B8, of which B8 is of particular concern to the LHA is B8 because it applies to properties which are used for storage or as a distribution centre and this could influence the type and size of traffic attracted to the site. Whilst it will be for the LPA to determine whether these uses are compliant with Strategy 26B or not, the LHA would wish for some breakdown and analysis for the proposed B8 use in terms of the type of traffic that it is likely to attract.

Local Policy

Bishops Clyst Neighbourhood Plan

The Transport Assessment states the objectives listed in the Bishops Clyst Neighbourhood Plan 2014-2031, but the Neighbourhood Plan goes on to say under (11) Community Services and Facilities (11.3)

"Access to the Primary School is problematic.

By arrangement with the Village Hall, most parents dropping children off at school now use the Village Hall car park. This has reduced parking problems. It has the disadvantage however that parents and children must use the length of the village street fronting Rydon Motors, where there is no footpath. This route is also used by parents bringing children on foot from Winslade Park and will, in future, be the main pedestrian route into the village from any new development beyond the Village Hall".

The County Council has been in consultation with the Parish Council, the Village Hall Committee and County Councillors regarding various improvements schemes to provide a continuous footway from the Village Hall car park to the Primary School and has also discussed the possibility of acquiring land needed to provide a footway from the proprietor of Rydon Motors. Unfortunately, because of a lack of a budget to proceed with plans for a scheme, this much needed facility which would also serve new development at Winslade Park, has been left to languish.

The LHA therefore recommends the following condition of planning:

Suggested Condition 'The County Highway Authority proposes, if the LPA are minded to grant planning permission, with the proposed increased residential element of development at Winslade Park, the developer (Burrington Estates) is required to provide this footway and take forward a scheme in agreement with the Parish Council, Village Hall and proprietor of Rydon Motors in mitigation for the increased pedestrian footfall that will occur from the development at Winslade Park to and from the Village Primary School'.

Sustainable Transport Access
Accessibility by Walking /Cycling
The Clyst Valley Trail

The application notes the importance of the recently approved cycle network between Clyst St George, Clyst St May and Clyst Honiton, which travels through and close to the proposed development.

To enhance the connectivity of Clyst Valley Trail the LHA is keen for it to be continued on the western side of the A376 Exmouth Road and respectfully requests a contribution from the Applicant of £100,000.00 to be used for the provision of an extension of Clyst Valley Trail to the west of the A3 junction of A376/Winslade Park Avenue, this amount to be agreed in a suitable legal agreement between the Applicant, East Devon District Council and Devon County Council.

Ideally a connection from the proposed west Clyst Valley Trail to the east could be made using and improving the Winslade Park estate access road. However, it would appear from the available evidence in this application that this access road is to remain barred to the public in general by the continued use of the automatic barrier, as referred to in the above 'Site Location and Existing Conditions'. This is where pre-application consultation with the LHA would have been most useful however, the LHA would still like to explore the possibility of linking the Clyst Valley Trail from the east to the west through the development site with the applicant.

Clyst St Mary Footpath 1

The existing Public Footpath/Cyclepath (Clyst St Mary Footpath 1) where it runs between buildings from Church Lane to Clyst Valley Road and Winslade Park Avenue to the A3052 connecting to the signalled controlled crossing and the over bridge, is substandard in width for cycles being only between 1.6m and 1.8m in places, with a tight dogleg at the access on to Church Lane that is virtually impossible to cycle.

The application Transport Assessment says that this pedestrian and cycle route is traffic free however, this is not the case with at least two road crossings required within the Winslade Park Avenue Estate. Also it is not segregated from the footway with many residential vehicle access drives crossing its path. The LHA would welcome proposals from the applicant to improve the cycle element of this route and make it "traffic free".

Summery

The Local Highway Authority (LHA) welcomes the proposed development of the "mothballed" Winslade Park site because of its historic buildings and setting, landscaping and connectivity to Exeter and strategic routes and believes that the site has lain dormant for too long.

However, it would have appreciated some pre-application discussions with the applicant so that it could have advised and influenced the application in terms of all highway elements.

The LHA wants clarification on the proposed access arrangements to the site including the retention and use of the barrier and the access road.

The LHA has identified the approach to the Clyst St Mary Roundabout from A376 Exmouth Road. in its 2019 Cluster Review and respectfully requests a contribution of £21,000.00 for a visibility screen, probably under Section 106 agreement. The LHA requires information on the B8 element of the application and what type and size of traffic this is likely to attract.

The LHA recommends a condition for the applicant to deal with the Bishops Clyst Parish Council and Village Hall with regard to bringing forward an improved footway provision from the Village Hall to the Clyst St Mary Primary School in mitigation for the number of footfall movements from the development.

The LHA respectfully requests a contribution of £100,000.00 for the extension of the Clyst Valley Trail to the west of the application site which may include a pedestrian/cycle phase to the signalled junction on the A376 Exmouth Road.

The LHA wishes to explore with the applicant ways of connecting the Clyst Valley Trail through the development site.

The LHA wishes to see proposals from the developer for improved cycle connectivity and motor traffic free movement along the Clyst St Mary Footpath 1.

Recommendation:

THE HEAD OF PLANNING, TRANSPORTATION AND ENVIRONMENT, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, MAY WISH TO RECOMMEND CONDITIONS ON ANY GRANT OF PLANNING PERMISSION

Devon County Highway Authority

19/10/2020

The CHA has been re-consulted for:

Hybrid planning application including an outline application for up to 94 residential units, replacement cricket pavilion, new toilets/changing facility, reinstatement of associated sports pitches, tennis courts and parkland. Full planning and listed building consent for refurbishment of 21,131sqm of commercial (Use Class B1a) floorspace and 2,364sqm of leisure space (Use Class D1/D2 and A3), extension to Brook House providing ancillary B1c and B8 floorspace, site-wide landscaping, engineering works and the provision of 1,012 associated car parking spaces. Works include alterations to Winslade House, Winslade Manor, Brook House and Clyst House and the demolition of an existing single storey pre-fabricated building.

Whilst the above amendments to the application will have some reduction in the type and size of vehicles attracted to the site, this does not change the view of the CHA and the mitigating measures above in the form of contributions and more clarity of access arrangements is still requested.

Highways England

Referring to the notification of a Hybrid application to include full planning permission for the demolition of an existing pre-fabricated building, refurbishment of 15,441sqm of commercial (Use Class B1a) floorspace, 2,364sqm of leisure space (Use Class D1/D2 and A3), the development of a new commercial (Use Class B1a/D1) building extension to Brook House providing ancillary B1c and B8 floorspace, site-wide landscaping, engineering works and the provision of associated car parking spaces, and Outline planning permission (all matters reserved except access) for the erection of up to 137 residential units, including affordable housing, replacement cricket pavilion, new sports pavilion, reinstatement of associated sports pitches, tennis courts and parkland, at Winslade Park, east of Exeter, notice is hereby given that Highways England's formal recommendation is that we:

b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A - Highways England recommended Planning Conditions);

Annex A Highways England recommended Planning Conditions

HIGHWAYS ENGLAND ("we") has been appointed by the Secretary of State for Transport as 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.

This response represents our formal recommendations with regards to the planning application (ref: 20/1001/MOUT) and has been prepared by the Planning Manager for Devon.

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 02/2013 "The Strategic Road Network and the Delivery of

Sustainable Development" and the MHCLG National Planning Policy Framework (NPPF), being advised on this matter by our consultants, Jacobs.

Statement of Reasons

The Hybrid application seeks full planning permission for the demolition of an existing pre-fabricated building, refurbishment of 15,441sqm of commercial floorspace (B1a use), 2,364sqm of leisure space (D1/D2 and A3 use), the development of a new commercial building (B1a/D1 use), an extension to Brook House providing ancillary B1c and B8 floorspace, site-wide landscaping, engineering works and the provision of associated car parking spaces. It seeks outline planning permission (all matters reserved except access) for the erection of up to 137 residential units, including affordable housing, replacement cricket pavilion, new sports pavilion, reinstatement of associated sports pitches, tennis courts and parkland, at Winslade Park, east of Exeter, Devon.

The Winslade Park site is located approximately 1.5km south-east of M5 Junction 30, and forms a mixed-use allocation (strategy 26B) in the East Devon Local Plan 2013-2031 (adopted January 2016).

Several buildings are currently located on the Winslade Park site, including the Grade II* listed Mansion House, Winslade House, Brook House and Clyst House, and the site benefits from extant permission for commercial use. The current proposals follow a number of previous applications for the proposed redevelopment of the site, following historic occupation of buildings for the regional headquarters of Friends Provident, together with the Department for the Environment Food and Rural Affairs (DEFRA).

A Transport Assessment (TA) prepared by Hydrock dated 9 April 2020 has been submitted in support of the application. Pre-application discussions were undertaken with Highways England where we requested comparison of the existing and proposed employment floorspace to allow a TRICS-based assessment of traffic generation levels associated with the extant and proposed site uses to be compared. This was not provided in the initial submission, but has been provided subsequently.

Previous Correspondence

Highways England was consulted on the above application on 21 May 2020. Following our review of the application documents we issued a holding recommendation on 12 June 2020 for a period of three months to enable the applicant to provide sufficient information that should have been included in the transport assessment, to enable us to make an informed decision on the impact of the development on the SRN.

Highways England Planning Response (HEPR 16-01) January 2016

We requested that the applicant provide information relating to the trip generation and distribution of the extant and proposed development uses, and extended our holding recommendation by a further three months on 10 September 2020 to enable this to be submitted.

The applicant's transport consultants, Hydrock, subsequently submitted the requested TRICS assessment and provided clarification relating to the proposed development traffic trip distribution. We have reviewed this and consider that the predicted trip

generation and distribution are acceptable. Whilst the majority of development trips would route via M5 Junction 30, based the number of vehicular trips likely to be generated in addition to the traffic generated by the extant use of the site it not considered reasonable to request a detailed impact assessment of Junction 30.

However, noting that the proposed development would result in an increase of trips at M5 Junction 30, we requested that the applicant undertake a safety risk assessment as set out in GG104 Requirements for safety risk assessment of the Design Manual for Roads and Bridges (DMRB,) to ensure this increase in traffic would not result in an adverse impact on the safe operation of this junction.

Follow the review of the GG104 safety risk assessment submitted by Hydrock, and subject to the provision of a comprehensive travel plan which seeks to reduce the traffic generation of the proposed development, we are satisfied that the development is unlikely to result in a severe impact on the safe and efficient operation of the strategic road network, as defined by NPPF. We have subsequently concluded that the implementation of a travel plan is necessary to ensure that the traffic generation of the site can be managed in line with the conclusions set out in the supporting Transport Assessment, and in accordance with paragraphs 28 and 29 of DfT Circular 02/2013 "The Strategic Road Network and the Delivery of Sustainable Development".

We are therefore lifting our current holding recommendation and replacing it with a recommendation that a comprehensive travel plan for the site is submitted for our review and approval ahead of the site being brought into use, with all measures to be fully implemented, monitored and managed.

Amendment to Quantum of Development

Highways England was notified by the Local Planning Authority on 12 October 2020 that proposed development within 'Zone B' of the application site was being formally withdrawn. Development within Zone B was to comprise of 2,656sqm of B1 Light Industrial Use.

The removal of the above quantum of development will result in a reduction in the number of trips generated by the development to that previously considered by Highways England. We are therefore satisfied that this amendment will not result in an adverse impact on the operation of M5 Junction 30, and that our below recommendation remain appropriate.

Recommendation

Highways England recommends that planning conditions should be attached to any permission that the Local Planning Authority is minded to grant in respect of application 20/1001/MOUT, to the effect that:

1. The development hereby permitted shall not be brought into use unless and until comprehensive Residential and Employment Travel Plans have been submitted to and approved in writing by the Local Planning Authority (in consultation with Highways England).

The Travel Plan shall be prepared in line with prevailing policy and best practice and shall include as a minimum:

- the identification of targets for trip reduction and modal shift;
- the measures to be implemented to meet these targets including an accessibility strategy to specifically address the needs of residents with limited mobility requirements;
- the timetable/phasing of the implementation of the Travel Plan measures and its operation thereafter;
- the mechanisms for monitoring and review;
- the mechanisms for reporting;
- the remedial measures to be applied in the event that targets are not met;
- mechanisms to secure variations to the Travel Plan following monitoring and reviews.

Reason: in the interest of the safe and efficient operation of the M5 Motorway.

Referring to the notification of a Hybrid application to include full planning permission for the demolition of an existing pre-fabricated building, refurbishment of 15,441sqm of commercial (Use Class B1a) floorspace, 2,364sqm of leisure space (Use Class D1/D2 and A3), the development of a new commercial (Use Class B1a/D1) building extension to Brook House providing ancillary B1c and B8 floorspace, site-wide landscaping, engineering works and the provision of associated car parking spaces, and Outline planning permission (all matters reserved except access) for the erection of up to 137 residential units, including affordable housing, replacement cricket pavilion, new sports pavilion, reinstatement of associated sports pitches, tennis courts and parkland, at Winslade Park, east of Exeter, notice is hereby given that Highways England's formal recommendation is that we:

C) recommend that planning permission not be granted for a specified period (see Annex A - non determination);

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

1 Where relevant, further information will be provided within Annex A
Highways England Planning Response (HEPR 16-01) January 2016

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

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via transportplanning@dft.gov.uk.

Annex A Highways England recommended further information required

HIGHWAYS ENGLAND ("we") has been appointed by the Secretary of State for Transport as 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.

This response represents our formal recommendations with regards to the planning application (ref: PA20/1001) and has been prepared by the Planning Manager for Devon.

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 02/2013 "The Strategic Road Network and the Delivery of Sustainable Development" and the MHCLG National Planning Policy Framework (NPPF), being advised on this matter by our consultants, Jacobs.

Statement of Reasons

The Hybrid application seeks full planning permission for the demolition of an existing pre-fabricated building, refurbishment of 15,441sqm of commercial floorspace (B1a use), 2,364sqm of leisure space (D1/D2 and A3 use), the development of a new commercial building (B1a/D1 use), an extension to Brook House providing ancillary B1c and B8 floorspace, site-wide landscaping, engineering works and the provision of associated car parking spaces. It seeks outline planning permission (all matters reserved except access) for the erection of up to 137 residential units, including affordable housing, replacement cricket pavilion, new sports pavilion, reinstatement of associated sports pitches, tennis courts and parkland, at Winslade Park, east of Exeter, Devon.

The Winslade Park site is located approximately 1.5km south-east of M5 Junction 30, and forms a mixed-use allocation (strategy 26B) in the East Devon Local Plan 2013-2031 (adopted January 2016).

Several buildings are currently located on the Winslade Park site, including the Grade II* listed Mansion House, Winslade House, Brook House and Clyst House, and the site benefits from extant permission for commercial use. The current proposals follow a number of previous applications for the proposed redevelopment of the site, following historic occupation of buildings for the regional headquarters of Friends Provident, together with the Department for the Environment Food and Rural Affairs (DEFRA).

A Transport Assessment (TA) prepared by Hydrock dated 9 April 2020 has been submitted in support of the application. Pre-application discussions were undertaken with Highways England where we requested comparison of the existing and proposed employment floorspace to allow a TRICS-based assessment of traffic generation levels associated with the extant and proposed site uses to be compared. This has not been provided ahead of submission of the application.

Previous Correspondence

Highways England was consulted on the above application on 21 May 2020 and following our review of the application documents we issued a holding recommendation on 12 June 2020 for a period of three months to enable the applicant to provide clarification and further assessment as below:

Highways England have been unable to replicate Hydrock's outturn traffic generation figures following internalisation, based on the information provided in the TA. We question with the scale of internalisation assumed, and consider that external traffic generation figures should be higher than those stated by Hydrock. Updated site traffic generation forecasts using Highways England recommended internalisation should be provided.

o Highways England has previously requested comparison of the existing and proposed employment floorspace to allow a TRICS-based assessment of traffic generation levels associated with the extant and proposed site uses. Site traffic forecasts using TRICS data and comparison of existing and proposed floorspace should be provided.

o Hydrock calculate a percentage distribution based on current turning proportions at the signalised junction of the A376 and Winslade Park Avenue. The surveyed distribution is based on limited existing use of the junction, and may not reflect future travel demands associated with proposed redevelopment of the site. Highways England require that distribution assumptions are updated, based on a 2011 Census Travel to Work distribution and assignment or gravity model approach.

o Following the further analysis requested above it is likely that an assessment of the development impacts on the safe and efficient operation of M5 Junction 30 will be required. Highways England would welcome discussion around this requirement following the agreement of development trip demands.

Since the issuing of our previous planning response Hydrock have submitted the requested TRICS-based assessment and discussions between Hydrock and Highways England are ongoing to determine the traffic impact of the proposed development and whether further assessment will be necessary. We are therefore extending our holding recommendation for a further three month period to allow time for the above transport assessment work to be completed. We do however anticipate that matters can be concluded in advance of this date.

Recommendation

Highways England recommends that application reference PA20/1001 not be granted for a period of 3 months from the date of this recommendation. This is to provide time for the conclusion of transport assessment work to enable Highways England to fully understand the impact of the development on the safe and efficient operation of Junction 30 of the M5 motorway, and thereby provide the Local Planning Authority with fully informed advice.

Highways England

Dear Planning (West Team),

Thank you for consulting Highways England on proposed amendments to the above application.

The amended masterplan looks to provide for 94 residential units (reduction of 43 residential properties) together with the reinstatement of existing commercial floorspace. The proposals for each of the masterplan zones as amended are as below:

- o Zone A (Field immediately to the north) - new residential development, 54 units (Reduction of 24 houses). Proposals no longer include the Clyst Vale football club site (Outline).
- o Zone B (Existing car park south of recreation fields) - Retained as vehicle parking for 176 cars (Detailed).
- o Zone C (Central Area) Continued use of the former parkland for recreational activities, including football, cricket and tennis. Facilities will also be introduced to provide toilets and changing together with disabled parking and emergency access. (Outline).
- o Zone D (North of existing building complex) - residential, 40 units (Reduction of 19 apartments). Reduction in scale and bulk of apartment building (Outline).
- o Zone E Comprehensive repair and refurbishment of Winslade Manor (GIA 1,619 sqm) and Winslade House (GIA 9,936 sqm) for office use and basement gym, with minor floorplan alterations to both (Detailed). Minor internal changes and introduction of ground floor terrace to the Manor.
- o Zone F Reuse of the curtilage-listed stable blocks, including reuse of existing swimming pool, with a new extension to provide additional space for users, D1/D2/A3 use classes (GIA 2,570sqm) (Detailed). No changes as part of this submission.
- o Zone G Extension of Brook House to provide a refurbished and extended commercial use, B1a with ancillary B1c and B8 use classes (GIA 3,018 sqm) (Outline). No changes as part of this submission.
- o Zone H Clyst House - retention and refurbishment of the office space (7,299sqm) (Detailed). No changes as part of this submission.
- o Zone J Existing area of parking extended to provide 395 spaces (Detailed). Minor changes as part of this submission to introduce further landscaping.
- o Zone K Green space to the south of the formal gardens enhanced for recreational use with a new link across Grindle Brook (Outline). No changes as part of this submission.

Highways England issued its formal planning response to the application on 21 October, following confirmation from the Local Planning Authority that 2,656sqm of B1 use within Zone D had been formally withdrawn from the application.

We have reviewed the other proposed amendments and are satisfied that these will not result in a material impact on the safe and efficient operation of the strategic road network. As such we consider that our planning response of 21 October remains appropriate, which I have attached for your ease of reference.

I trust the above is clear, but please do not hesitate to contact me should you wish to discuss further.

DCC Flood Risk Management Team

16.06.2020

At this stage, we object to this planning application because we do not believe that it satisfactorily conforms to Policy EN22 (Surface Run-Off Implications of New Development) of the East Devon Local Plan (2013-2031). The applicant will therefore be required to submit additional information in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.

Observations:

We would encourage the applicant to fully explore the use of infiltration led techniques as a starting point for the drainage design in line with the principles of the surface water management hierarchy. Please note that if infiltration is proposed, we have a requirement for a years worth of groundwater monitoring so it is advisable to carry out on site infiltration tests as early as possible within the project

Please note that from 1st June 2020 we only accept FEH rainfall for new applications in line with best practice. The FSR is based on a dataset from 1970s and is out-of-date.

The applicant should provide a significant betterment over the existing runoff rates. It is acknowledged that pre application discussion has occurred at some point in the past with DCC LLFA however, we would now require more of a betterment than just the proposed 20% offered as part of this submission.

The applicant should submit the Micro Drainage greenfield runoff calculation for Zone A. The applicant should also explain how the long term storage requirements have been incorporated for Zone A.

Following the publication of the Flood Risk Assessments: Climate Change Allowances document (dated

19th February 2016) by central government, the applicant will be required to use a climate change uplift value of 40% when sizing the proposed surface water drainage management system for this development.

It is understood that in various zones, the intention is for the car park areas to flood for events greater than the 1 in 30 year event. The applicant should provide information on the predicted depth of flooding for these events so we can assess whether this is suitable from a health and safety perspective.

The applicant should provide evidence that they have secured a permission in principle agreement or similar from South West Water for permission to discharge into their network.

DCC Flood Risk Management Team

4/11/2020

Recommendation:

At this stage, we object to this planning application because we do not believe that it satisfactorily conforms to Policy EN22 (Surface Run-Off Implications of New Development) of the East Devon Local Plan (2013-2031). The applicant will therefore

be required to submit additional information in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.

Observations:

Following my previous consultation response 20/1001/MOUT, dated 16/06/20, the applicant has submitted additional information in relation to the surface water drainage aspects of the above planning application, for which I am grateful.

Drainage Strategy Layout Sheet 1 WIN-HYD-XX-XX-DR-C-1000 P05

Drainage Strategy Layout Sheet 2 WIN-HYD-XX-XX-DR-C-1001 P05

Drainage Strategy Layout Sheet 3 WIN-HYD-XX-XX-DR-C-1002 P05

The applicant has failed to address concerns raised in my previous response. The applicant should submit the greenfield runoff rate calculation for Zone A and explain how long term storage will be dealt with in this area.

The applicant should submit the existing runoff rate calculations for the other zones.

The applicant should submit all attenuation calculations using FEH rainfall data.

The applicant should provide evidence that they have secured a permission in principle agreement or similar from South West Water for permission to discharge into their network.

The Drainage Strategy Statement Rev A explains how a basin or swale will be used within an area of public open space however this has not been carried through into the drainage design. The statement also mentions how infiltration is unlikely to be successful which is surprising as extensive permeable paving is proposed for attenuation and treatment.

We would be happy to provide another substantial review if additional information is submitted to the local planning authority.

DCC Flood Risk Management Team

11.11.2020

Our objection is withdrawn and we have no in-principle objections to the above planning application at this stage, assuming that the following pre-commencement planning conditions are imposed on any approved permission: No development hereby permitted shall commence until the following information has been submitted prior to reserved matters / discharge of conditions stage and approved in writing by the Local Planning Authority:

(a) Soakaway test results in accordance with BRE 365 and groundwater monitoring results in line with our DCC groundwater monitoring policy.

(b) Evidence that there is a low risk of groundwater re-emergence downslope of the site from any proposed soakaways or infiltration basins/tanks.

(c) A detailed drainage design based upon the approved Flood Risk Assessment Winslade Park, Clyst St Mary 13528-HYD-XX-XX-RP-FR-0001 dated 2nd April P02 and Drainage Strategy Sheet 3 WIN-HYD-XX-XX-DR-C-1002 P08, Drainage Strategy Sheet 2 WIN-HYD-XX-XX-DR-C-1002 P09 and Drainage Strategy Sheet 1 WIN-HYD-XX-XX-DR-C-1002 P06 and the results of the information submitted in relation to (a) and (b) above

(d) Detailed proposals for the management of surface water and silt runoff from the site during construction of the development hereby permitted.

(f) Proposals for the adoption and maintenance of the permanent surface water drainage system.

(g) A plan indicating how exceedance flows will be safely managed at the site.

(h) A detailed assessment of the condition and capacity of the existing surface water drainage system 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.

No building hereby permitted shall be occupied until the works have been approved and implemented in accordance with the details under (a) - (h) above.

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) and national policies, including NPPF and PPG. The conditions should be pre-commencement since 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 site layout is fixed.

Observations:

Following my previous consultation response 20/1001/MOUT, dated 09/11/2020, the applicant has provided additional information in relation to the surface water drainage aspects of the above planning application, in an e-mail dated 06/11/2020, 10/11/2020 and 11/11/2020 for which I am grateful.

- Email from Avalon Planning to East Devon District Council dated 9th November 2020
- Micro Drainage Outputs Zone A Greenfield Runoff
- Micro Drainage Outputs Zone A Attenuation FEH
- UK SuDS Greenfield Runoff Rate Tool
- Micro Drainage Zone D Car Park FEH
- Micro Drainage Zone J Car Park FEH
- Micro Drainage Zone G Car Park FEH
- Drainage Strategy Layout Sheet 2 WIN-HYD-XX-XX-DR-C-1001 P09

- Drainage Strategy Layout Sheet 3 WIN-HYD-XX-XX-DR-C-1002 P08 • Technical Design Note Existing Discharge Flow Rates dated 11.11.2020

The applicant has submitted a feasible surface water drainage strategy for the site which will provide a betterment of 20% compared to existing runoff rates. Attenuation will take the form of a combination of underdrained permeable paving and tanks. Areas for above ground sustainable drainage systems have been set aside for features such as rain gardens, bioretention areas and swales as per the approved drainage strategy drawings and we would encourage these features to be brought to fruition at the detailed design stage.

Environment Agency

We write further to your consultation of 21 May 2020 and the subsequent flood modelling information submitted by Hydrock in respect of the above planning application.

Environment Agency position

Whilst we have no in principle objections to this proposed development we recommend that the application is not determined until further information is submitted with regard to river ecology and biodiversity net gain. The clarification we are asking for along with advice (and suggested conditions) regarding flood risk and construction environment management is set out below.

Advice - River ecology

Our records indicate the presence of 2 weirs on the Grindle Brook within the application area and a further weir immediately downstream between the carriage ways of the A376. There may be an opportunity to contribute towards biodiversity net gain through mitigation measures to provide fish and/or eel passage applied to these structure as a part of the development of the site. We would welcome the opportunity to assess the current impacts of these structures and investigate mitigation measures which could bring these structures within the requirements of the Eel Regulations 2009 and the salmon and Freshwater Fisheries Act 1975.

The plans for Zone K shows a proposed footpath along the southern side of the Grindle Brook which borders directly onto the watercourse at the north eastern extreme of the area. Maintaining a buffer of semi-natural vegetation along the full extent of a watercourse can provide benefits to aquatic and riparian wildlife and we would suggest a buffer of at least 5m from the bank top is maintained.

Any new structures over the Grindle Brook should be designed as single span structures with no loss of riparian vegetation or intrusion into the channel itself.

There are a number of car parks within the development site adjacent to the Grindle Brook and the impact of lighting on the value of this watercourse to commuting and foraging species of bats must be considered. Bats frequently utilise watercourses for foraging and commuting and this value should not be compromised by the extensive presence of associated lighting which should be designed and located to minimise any spill of light into the riparian zones of the Grindle Brook. The Lighting Report refers to

an 'Ecology Report' by Burton Reid Associates which is not available to view on your online planning register.

There is a ditch/drain running from north to south through Zone K and consideration should be given to maximising the benefit of this feature to wildlife and providing net gain for biodiversity as part of the development. There may be potential to modify this watercourse and/or use it to reduce the drainage of the adjacent area to create wetland habitats and features of wildlife value. Under the Eels (England and Wales) Regulations 2009, there must not be any adverse impact on eel passage or their habitat. This should be taken into account before any works take place that may affect this habitat.

Advice - Flood risk

The provision of a response has been delayed owing to the need to consider detail that has been provided by Hydrock. Following discussion within the team, it has been agreed that the EA do not need to scrutinise the model-build in providing a planning response for this application. Please therefore use my earlier response, as follows, as our formal comments back to the planning authority.

The flood risk assessment (dated 02 April 2020, Ref. 13528-HYD-XX-XX-RP-FR-0001) and additional modelling prepared by Hydrock has been reviewed. This is seen to be a comprehensive assessment conforming to the requirements of the NPPF. We can agree with the conclusions and recommendations of the report, particularly with reference to the hydraulic modelling to refine the flood zone extents, the derivation of a design flood level and development allocation within the site giving regard to the vulnerability classification. There are no in-principle flood risk objections.

We therefore consider that the proposal will be acceptable from a flood risk perspective provided that the following matters are addressed prior to commencement (and secured by way of planning conditions):

- o An emergency plan should be developed for the site, specifically in respect of managing flood risk. This should outline the ability to receive flood warnings and necessary actions that will be required to ensure the safety of occupants of the site.
- o A suitable long-term management agreement should be established to ensure that routine inspection and maintenance of the culverted watercourse beneath the recreation area is carried out. This will ensure efficient drainage and reduce the risks posed by a blockage/failure scenario.

Furthermore, it is noted that an access route within the site, and areas allocated for car parking, are at risk of minor flooding. We recommend that, prior to any reserved matters application for these elements of the proposed development, opportunities are explored to raise these areas to remove the flood risk and improve safety, particularly in respect of the eastern car park which effectively becomes an island under flood conditions. These areas are both on the periphery of the flood extent, so the impact upon overall flood storage would be minimal and major mitigation would not be required.

It should be noted that for any works within 8m of the bank top of this designated Main River that the Environment Permitting Regulations for Flood Risk Activities will apply. The applicant is referred to <https://www.gov.uk/permission-work-on-river-flood-sea-defence> for confirmation of requirements.

Advice - Construction Environment Management Plan

We recommend that a Construction Environment Management Plan (CEMP) is produced to pull together and manage the pollution control and waste management requirements during the construction phase. A CEMP is best prepared with the main Contractor. It is a management system showing how the environmental risks are managed through the construction phase, in a similar way that Health and Safety risks are managed.

We recommend that a CEMP is drafted using the guidance from PPG6. <https://www.gov.uk/government/publications/construction-and-demolition-sites-ppg6-prevent-pollution>

As a minimum the CEMP should

- o Name an Environmental Clerk of Works responsible for managing the environmental risks and site waste management through the construction phase, including an environmental induction for the workers, sub-contractors, and utilities entering the site. They should also maintain 24 hour emergency contact numbers, undertake early liaison with the local Environment Agency Environment Officer and be responsible for the maintenance and management of pollution control measures such as spill kits.
- o Include Pollution Control measures to avoid silt run-off, which should be in place before the main ground works e.g. soil stripping are started. Often, silt control can be created where SUDs infrastructure is to be sited and refurbished at the landscaping phase, once all other surfaces are sealed on the site.
- o Protect biodiversity, sensitive sites and protected species, drawing on recommendations from environmental reports or statements supporting a planning application to ensure that biodiversity features to be retained as part of the development are protected through the construction phase and the correct ground conditions are left for the landscaping phase and biodiversity enhancements.
- o Identify high risk operations in the construction programme where a method statement should be agreed in advance with the local Environment Agency Environment Officer.

You Authority may deem it appropriate to secure a CEMP by way of a condition on the subsequent planning permission.

Environment Agency

Thank you for your consultation of 26 August 2020 following submission of further information in respect of the above planning application.

Environment Agency position

We recommend that the application is not determined until you have considered whether the applicant's justification for not implementing a continuous buffer along the Grindle Brook is reasonable. If your Authority is satisfied we consider that the proposal

will only be acceptable if subsequent planning permission includes conditions regarding biodiversity net gain, flood risk management and construction environment management.

Advice - River ecology and biodiversity net gain

Our letter of 14 July 2020 recommended that a buffer of at least 5m from the bank top of the Grindle Brook is maintained which would provide benefits to aquatic and riparian wildlife. Accordingly we note the applicant's justification for ruling out such a buffer due to loss of parking area. We maintain, however, that a continuous 5m buffer strip along the entire watercourse should still be integrated into the scheme. In light of this we ask that your Authority determines whether the applicant's justification for not including the watercourse buffer on the basis of loss of parking spaces is reasonable taking into account the fact that less residential units are now proposed. We would welcome confirmation of your determination on this matter.

With regards to biodiversity net gain, we note the reference in the Ecological Impact Assessment (Table 'A.2 Designations / important sites / sites of geological importance) where it states that 'Biodiversity Net Gain calculations to be provided for final scheme'. We consider that ideally these should be provided prior to determination. However, the most important thing is securing a commitment to biodiversity net gain (we recommend at 10% net gain). Therefore we would be content with this requirement being secured by way of a planning condition.

Our letter of 14 July 2020 refers to opportunities to contribute towards biodiversity net gain through mitigation measures to provide fish and/or eel passage applied to these structure as a part of the development of the site. We note that with regard to eels Table 14 (ecological enhancement measures) states that 'There is opportunity within the Application Site to enhance Grindle Brook for European Eels *Anguilla Anguilla* through upgrading fish passes on existing weirs. This could be discussed with the Environmental Agency at an appropriate stage of the planning Process'. We would recommend that such enhancements for eel (and fish) passage are secured by way of a condition to be agreed at reserved matters stage.

In the first instance we advise the applicant to employ a specialist to assess the weirs to determine to what extent they might be actually causing a barrier to migratory fish and eels. If they are deemed to be causing a barrier to passage then the developer will need to consult a specialist on design of the fish/eel passes. They will need to submit fish and eel pass designs to us for approval. There is further information on GOV.UK (<https://www.gov.uk/guidance/fish-pass-approval>).

With regard to other matters of river ecology raised in our letter of 14 July 2020 (e.g. new structures over the Grindle Brook and the impact of lighting on the watercourse for bats) we cannot see that these have been addressed by the further information submitted.

Advice - Flood risk

Our comments regarding flood risk remain unchanged from our letter of 14 July 2020. These included recommendation of planning conditions covering a flood emergency plan for the site and establishment of a long-term management agreement regarding inspection and maintenance of the culverted watercourse beneath the recreation area.

Advice - Construction Environment Management Plan

Our letter of 14 July 2020 included a recommendation for a condition requiring that a Construction Environment Management Plan (CEMP) is produced to pull together and manage the pollution control and waste management requirements during the construction phase. This recommendation remains unchanged

Environment Agency

We have reviewed the recently submitted documents in support for this application. We note the amendment to the description and revised plans. We consider that our position remains unchanged to that outlined in our previous responses, most recently on the 15th September. Please find a copy of this response attached for ease.

We would request that you confirm whether you are satisfied with the justification from the applicant regarding the lack of buffer along the Grindle Brook because of parking provision. Please re-consult us with this information and we will provide additional comments.

South West Water

I refer to the above and would advise that South West Water has no objection.

NHS Royal Devon & Exeter NHS Foundation Trust

Introduction

Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The creation and maintenance of healthy communities is an essential component of a sustainability healthy community as articulated in the Government's National Planning Policy Framework, which is a significant material consideration. Development plans have to be in conformity with the NPPF and less weight should be given to policies that are not consistent with the NPPF. Consequently, local planning policies along with development management decisions also have to be formulated with a view to securing sustainable healthy communities. Access to health services is a fundamental part of a sustainable healthy community.

As the attached document demonstrates, Royal Devon & Exeter NHS Foundation Trust (the Trust) is currently operating at full capacity in the provision of acute and planned healthcare.

It is further demonstrated that this development will create a potentially long-term impact on the Trust's ability to provide the services as required.

The Trust's funding is based on the previous year's activity it has delivered subject to satisfying the quality requirements set down in the NHS Standard Contract. Quality requirements are linked to the on-time delivery of care and intervention and are evidenced by best clinical practice to ensure optimal outcomes for patients.

The contract is agreed annually based on the previous year's activity plus any pre-agreed additional activity for clinical services. The Trust is unable to take into consideration the Council's housing land supply, potential new developments and housing trajectories when the contracts are negotiated. Further, the following year's contract does not pay the previous year's deficit retrospectively. This development

creates an impact on the Trust's ability to provide the services required due to the funding gap it creates. The contribution sought is to mitigate this direct impact.

CIL Regulation 122

The Trust considers that the request made is in accordance with Regulation 122:

"(2) A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development."

S 106

S 106 of the Town and Country Planning Act 1990 (as amended) allows the Local Planning Authority to request that a developer contribute towards the impact that a development creates on the services. The contribution in the amount £196,265.00 sought will go towards the gap in funding created by each potential patient from this development. The detailed explanation and calculations are provided within the attached document.

Without the requested contribution, the access to adequate health services is rendered more vulnerable thereby undermining the sustainability credentials of the proposed development due to conflict with NPPF and Local Development Plan policies as explained in the attached document.

Royal Devon & Exeter NHS Foundation Trust

Historic England

Thank you for your letters of 21 May 2020 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the applications.

Historic England Advice

The redevelopment of this grade II* listed restrained Palladian villa and its unusual modern extensions offers a positive opportunities for regeneration. However, significant reductions are required to address the potential harm caused by the development of Zone B and D on the setting of the grade II* listed manor.

Significance

Winslade Park is a country estate based around a restrained Palladian villa set within a designed landscape. Redeveloped in the later 20th century to form the headquarters of an insurance company, the substantial office buildings were skilfully woven into the landscape by the notable architects Powell and Moya.

Built in the late 18th/ early 19th century, the neo-palladian country house, Winslade Manor, was designed with a plain restrained appearance with later embellishment through applied architectural details. The interior retains much of its original plan form and features, including doors, staircase and extensive plasterwork. Its focal point and architectural climax is the central atrium that cuts through the building with light provided via a glazed dome. Due to the surviving quality of the building's interior and exterior, Winslade Manor is listed at grade II*, due to its more than special interest

An unusual aspect of this site was its comprehensive redevelopment in the latter half of the 20th century. Undertaken by the notable architects Powell and Moya, the works adapted the site into the headquarters of the London and Manchester Assurance Company.

The works included the restoration and conversion of the main house to office accommodation, the installation of leisure facilities into the historic stable block and finally the construction of Winslade House, a multi-ranged purpose built office block. Its notable design of open floors set on concrete columns resulted in Winslade House winning the RIBA Architecture Award for the South West Region in 1979. As Winslade House is physically attached to the manor, it is covered by the grade II* listing. However, it is also a building of merit in its own right and represents a key and unusual phase in the development in this unusual estate.

The surviving landscape is based on the designs of the former owner Henry Porter during the 19th century; it included pleasure grounds, terraces, ornamental lake, lawns, woodland walks and kitchen gardens. Aspects of the historic landscape still survive like the Ornamental Terrace, listed at grade II.

Historically, the site was accessed from the north, via the White Lodges. This land was subsequently sold off and is now occupied with modern housing. In the 1970s, the re-imagination of the site saw a new drive installed from the Sidmouth Road. This cuts across the lawns to the west of the house and provided sweeping views that retained the mansion as the principal focus. The 1970s landscaping interpreted the original parkland setting and adapted it for the age of the motor car, while retaining its original open character.

Impact

This application forms a comprehensive redevelopment of the site, utilising and adapting the existing buildings as well as proposing some new development within the landscape. Historic England's interest relates largely to the development proposed in Zones B, D, E and F situated around the historic core of the listed buildings.

The scheme is part outline and part full. It proposed 137 units, a significant amount of commercial space, leisure facilities, as well as car-parking and landscaping. An allocated site within the East Devon Local Plan 2013 - 2031 (Strategy 26B), it has been the subject of a number of applications. The most recent was for a similar mixed use scheme in 2016 (ref 16/2460/MOUT & 16/2461/LBC).

Zone B

The proposed development on Zone B will have an impact on the open character of the parkland and thus the setting of the grade II* listed house. We consider there are opportunities to accommodate development in this site but it will need to have a recessive appearance.

Development in Zone B will fundamentally change the way in which Winslade Manor is experienced. This is through the loss of the open character and the introduction of a significant feature on the approach to the main house. This approach is part of the thoughtfully reinterpreted by Powell and Moya scheme in the 1970s which allowed Winslade Manor to retain a sense of drama to its arrival.

Development on this site will result in harm; however, there are opportunities that can assist in reducing the impact creating a more recessive and less assertive addition in views from the house and on the approach along the drive. The key areas to address are the scale, mass and design.

Consequently, we would strongly encourage the following steps to be taken to reduce the overall impact. This should include -

- The height of the building should be reduced to between 1 ½ - 2 storeys.
- The loss of the undercroft car parking reducing it to two storeys
- Breaking the mass into smaller units, allowing for gaps to help reduce the overall bulk,
- Consideration over the building's position within the site,
- Greater use of the eco-design to provide a more organic shape on which the proposed materials and textures could be applied,
- Comprehensive landscaping scheme.

Where the footprint of the commercial space has been reduced there might be potential to some further sensitive redevelopment elsewhere within the site. This is with particular respect of Zone H and G, although in zone G consideration will need to be given to the impact on the scheme on the setting of the church.

Zone D

Although Zone D is at outline only, the quantum of development sought will dictate the scale and mass of any future development. Further information is required to fully understand the impact of the scheme on the Manor and to inform opportunities to minimise any identified harm.

The current arrangement for the 59 units indicates a three storey linear structure forming a solid and conspicuous feature along the site's boundary. This results in a permanent and physical visual separation of the manor from its former parkland and approach.

We would encourage visualisation to be provided that indicate the potential mass of the development, associated with this fixed quantum. A further assessment of the potential impact can then be undertaken and used to inform how the scheme can be amended to minimise its impact. This may need to consider massing, design and landscaping.

Stable (Zone F)

The proposed redevelopment of the stables offers an opportunity to enhance this component feature of the former country estate. In views of the stable's courtyard, any new additions should not project above the roofline. Careful consideration needs to be given to the height of the new additions to ensure that the stable maintains its sense of primacy.

Carparking (zone E)

The application seeks to formalise previously informal parking areas across the site. Of particular note is the land north of the grade II listed Ornamental Terrace, which forms an important survival of the earlier 19th century pleasure grounds.

The application proposes a number of positive works to this area including the reinstatement of part of the Ornamental Terrace's balustrade and axial path that historically lead down from the house to the river, as well as opening up public access along the river bank. Some of these good works would be undermined by the proximity and prominence of the car-park to the Ornamental Terrace. We acknowledge that there is pressure on the site to provide sufficient car-parking but we would encourage in this location that further consideration is given to creating a more meaningful buffer between the car-park and the designed landscape.

Winslade Manor (Zone E)

The conversion of the manor has sought a light touch approach to upgrading the property's interior.

The proposed change of colour to the external appearance of the building forms one of the more notable works. The aim is to unify the building's appearance following repairs to the external envelope, which will create a variation in colour across the elevations. We are not averse to the building being painted; however, agreement as to the colour should be made in consultation with the council.

The application contains a significant amount of detail regarding the refurbishment. We do not wish to comment in detail on this aspect of the scheme, but we would encourage the council to seek the view of their conservation officer.

Winslade House (Zone E)

The general approach to the conversion of Winslade House is again light touch. Some of the proposals will impact on the internal arrangements of the original building. However, on balance these works appear pragmatic in improving the building's functionality and in some instances proving positive enhancements, such as the

improved energy gain through the double glazing and insulation. Details again should be agreed with the conservation officer.

Other sites

Some aspect of the application will have limited or negligible impact on the significance of the historic environment. This is either because they are discretely located with a suitable level of screening, as in the case of zones A, H and J. Or in the case of C and K, the nature of the works and its outline status does not warrant further comment at this stage.

Policy

This is a comprehensive scheme affecting a number of heritage assets and the significance they derive from their setting. Consequently, the council should be mindful of their statutory duty under section 16 and 66, (Planning (Listed Building and Conservation Area) Act 1990) to have special regard to the desirability of preserving the building, its setting and any features of special interest when making their decision.

The NPPF looks for planning authorities to identify opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably (NPPF, 200).

Where development is seen to conflict with the conservation of a heritage asset, the authority should seek to improve proposals so that they avoid or minimise harm to the significance of designated heritage assets (NPPF, 190). The council should ensure there is sufficient information, to enable the potential impact of the proposal on the significance of the affected heritage asset to be understood (NPPF, 189).

If harm cannot be avoided, the council need to ensure that any harm or loss should require clear and convincing justification (NPPF, 194). Heritage assets are irreplaceable and therefore great weight should be given to their conservation (NPPF, 193).

If the proposal cannot be amended to avoid all harm, then the harm should be weighed against the public benefits of the proposal NPPF, 196).

The site is identified within the East Devon's Local Plan 2013 - 2031, as a brownfield site. Identified as Strategy 26B, it is seen as an exception to the policy on village development in part to protect the listed building.

Historic England's Position

This is a highly sensitive and complex site. Although the scheme offers positive opportunities in respect of the existing historic buildings, the impact of new development on the setting of the grade II* listed Winslade Manor raises concern.

The comprehensive regeneration of Winslade Park presents a number of opportunities for the sensitive conversion of Winslade Manor and House. This will allow these important buildings to be brought back into beneficial reuse.

Historic England's has concerns regarding the potential impact of the new development on the setting of Winslade Manor through the proposed scale and massing of the new blocks (NPPF, 200). This is due to the erosion of the open parkland character through the introduction of conspicuous features that would erode the manor's sense of primacy as the focal point to the site.

Historic England has identified opportunities within our advice (set out above) that will assist in avoiding and minimising the impact of the development on the significance of Winslade Manor. Although the harm will not be avoided completely, we consider that the identified steps will help to reduce the level of harm through the creation of a more recessive structure within this sensitive location. These steps should be based on sufficient evidence, particularly in the case of Zone D, in order to understand the impact and make informed decisions regarding any proposed changes (NPPF, 189).

We have identified other areas that also required further consideration and would encourage the council to seek amendments in line with our advice (NPPF, 190).

As the harm cannot be wholly avoided, any harm to a designated heritage asset requires clear and convincing justification (NPPF, 194). Therefore, the local authority need to be convinced that the construction of commercial space in Zone B and residential in Zone D is necessary and that the same benefits cannot be achieved by alternative less harmful means. As this is a grade II* listed building, great weight should be given to the conservation of the heritage asset (NPPF, 193,). It is not until the harm has been justified that the council can undertake the planning balance to consider the harm against any public benefits (NPPF, 196).

Recommendations

Historic England has concerns regarding the applications on heritage grounds.

Our concerns relate to the impact of development in Zone B and D on the significance of Winslade Manor, as derived from its setting.

The council, in consultation with their conservation officer and the applicant, should seek amendments in line with our advice as set out above in order to identify a more recessive scheme for Zone B that reduces its impact in views from the Manor and on the approach along the drive (NPPF, 190).

The council should also seek additional information in Zone D in the form of visualisations. This information will allow the council, through discussions with their conservation officer, to identify opportunities to reduce the potential scale and mass of the development, reducing its impact on Winslade Manor (NPPF, 189 and 190).

The council will need to ensure that any resulting harm is clear and convincingly justified (NPPF, 194), ensuring that great weight is given to the heritage asset (NPPF, 193). Only harm that the council considers to be justified can be considered as part of the planning balance under Para 196 (NPPF).

In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Historic England

16 September 2020

Arrangements for Handling Heritage Applications Direction 2015
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990
WINSLADE PARK WINSLADE PARK AVENUE CLYST ST MARY EX5 1DA
Application No. 20/1003/LBC & 20/1001/MOUT

Thank you for your letters of 26 August 2020 regarding further information on the above applications for listed building consent and planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the applications.

Historic England Advice

The amended proposals for the redevelopment of Winslade Manor and its wider estate have gone some way to addressing the concerns Historic England previously raised to the application. However, we consider that additional information and revisions to the design are required in order to further reduce the level of harm to the significance of the Manor and the contribution made by its setting.

Significance

Winslade Park is a country estate based around a restrained Palladian villa set within a designed landscape. Redeveloped in the later 20th century to form the headquarters of an insurance company, the substantial office buildings were skilfully woven into the landscape by the notable architects Powell and Moya.

Due to its more than special architectural and historic interest, Winslade Manor has been listed at grade II*. The Powell and Moya extensions are listed by virtue of being physically attached to the main house.

For a more detailed assessment of significance, we would refer you to our original response from the 2 July 2020

Impact

The application is for the adaption and refurbishment of the existing buildings on site as well as some new development within the landscape. Historic England's interest continues to relate to the development proposed in Zones B, D, E and F situated around the historic core of the application site.

As the most recent amendments look to address a number of points raised in our previous correspondence (2 July 2020), the council should read this letter and our original response in conjunction.

Zone B

Zone B is particularly sensitive due to its location along the main drive and within principal views of the main house.

We maintain that any form of development on this site is likely to result in some level of harm. The amendments proposed through the reduction in height from three to two storeys as well as the break of its massing, go some way to reducing the impact caused by the previous scheme. However, we consider that within the proposed design there are further opportunities that would allow for the new buildings to be appear more recessive in views from the main house. This includes reversing the angle of the roof pitch to reduce the assertive north elevation. The result would be a more prominent roofscape; however, it could be softened through the creation of a green/ sedum roof allowing the new buildings to blend into their background in elevated views from the house. Both steps will be required in order to for the identified reduction in harm to be achieved.

Zone D

Zone D is located in close proximity to the grade II* listed Winslade House to the east of the site. It also sits on the former historic approach that swept into the west side of the house and has subsequently been lost through the development of former parkland to the east.

The amendments to Zone D include a reduction in the quantum of development from 59 to 40 units. The reduction is likely to reduce the impact of the proposed development on the property but it is not clear whether that will be sufficient to address the potential harmful impact that could be caused to the setting of Winslade House.

We understand that this is an outline element of the application but its proximity to the main house makes the site sensitive to change. Therefore, we would encourage a massing study or visualisation to be provided to ensure that the site can accommodate the extent of development proposed but also to identify parameters that may need to be considered within the Reserved Matters application.

Zone F

The substantial redevelopment of the stable block does impose some taller new build element around the historic structure. In order for the stable block to remain the primary feature within the complex, the council should be confident that any increased height of the new additions will not be visible in views of the stable's courtyard from the north.

Zone E (Car Park)

We maintain that some of the good works associated with the reinstatement of part of the Ornamental Terrace's balustrade will be undermined by the proximity and prominence of the car-park to the Ornamental Terrace.

The Heritage Statement sets out that to create a more meaningful barrier, there would be a loss of a row of car-parking in this area. It is understood that car-parking is constrained on the site, which is why the buffer has not been created. In their consideration of the application, the council need to be confident that the buffer could not be achieved by alternate means and the justification in respect of the loss of a limited section of car-parking is sufficient to outweigh the potential harm caused to the setting of the Ornamental Terrace.

Zone E - Winslade Manor and House

In respect of the amendments proposed to the Manor and the later additions, we do not wish to offer any comments at this stage. Instead, we would encourage you to liaise with our conservation officer, who has had significant discussions regarding the proposed works to the listed building. We would suggest that you seek their views in respect of the range of works proposed.

Policy

We have set out in more detail the relevant legislation and policy context in our letter of 2 June 2020.

Our advice has focused on the ensuring that sufficient information has been provided to assess the impact of the application on the significance of the grade II* listed Mansion (Para 189, NPPF). We have also focused on the opportunities to avoid and minimise harm through the proposed development (Para 190, NPPF). In so doing, we encourage the maximisation of opportunities to enhance or better reveal the significance of the surrounding heritage assets (Para 200). In our view, the additional steps we have recommended will contribute to achieving a better balance in planning terms in relation to the historic environment.

Position

Historic England appreciates that Winslade presents a major opportunity for redevelopment. We welcome the most recent amendments which have sought to address our previous concerns. Nevertheless we consider that it is possible to achieve further reduction in the level of harm caused to this important historic complex, allowing for it to better reveal its significance (NPPF, Para 200).

Due to the outline nature of some of the works such as Zone D, further information is required to enable us to assess the potential impact of the scheme on the significance of the grade II* listed Manor, as derived from its setting (Para 189, NPPF). Once provided, it will be clear if there are opportunities by which any harmful impact can be avoided or minimised (Para 190, NPPF)

For those elements, which continue to result in harm such as Zone B, we have also identified a number of constructive solutions that would in our opinion reduce the harm

caused in heritage terms. These would contribute to delivering a more successful version of the current scheme through a more sensitive response to the historic environment (Para 190, NPPF).

Recommendation

Historic England has concerns on heritage grounds.

The recent amendments have looked to address the concerns set out in our previous letter. However, we consider there are additional steps that could reduce the impact of the development further.

Therefore, the council in consultation with their conservation specialist should seek amendments and additional information in line with our advice set out above (NPPF, Para 189 and 190). This will ensure that opportunities to enhance or better reveal the significance of the manor including the contribution made by its setting are identified (NPPF, Para 200).

In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Historic England

Thank you for your letters of regarding further information on the above applications for listed building consent and planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the applications.

Historic England Advice

The recent amendments respond to a number of points raised in our letters dated 2 July and 16 September 2020. This response deals with the recently submitted amendments and additional information and should be read in conjunction with those earlier responses. Also within those letters a full assessment of significance can be found.

Impacts on the affected designated asset

The additional information relate specifically to Zone B and D, which both form part of the landscape setting of the grade II* listed Winslade Park.

Zone B

The amendments to Zone B fall in line with our previous advice assisting to reduce the adverse impact of the proposed development within views of the grade II* listed Winslade Manor and along the principal approach to the aforementioned property.

Further steps could be taken to reduce the impact through the removal of the proposed roof lights, which disrupt the appearance of the green roof and clarification should be sought that the current landscaping bund will be retained.

The current steps have created a more recessive structure within the setting; however, the introduction of built form into the open character of the parkland will nonetheless have an adverse impact on the contribution the setting makes to the significance of Winslade House.

Zone D

Zone D is covered only by an outline application, although through these proposals the quantum of development on the site would be established. The additional images are beneficial as they allow for the massing and scale of the structure to be better understood within the space.

The landscape within this locality has been altered through the extensive mass of car-parking, although the open nature of the landscape allows it to remain subservient within the setting of the main house. We appreciate that any design proposals could change at reserved matters stage; however, the current arrangement set out in the visualisation is for a substantial three storey linear range. This indicates that a structure of significant scale and mass would be needed to accommodate the quantum of development proposed and therefore would not appear recessive or subservient in views to or from Winslade Manor.

Historic England's Position

This application forms an extensive scheme affected a number of assets across a large site. As previously highlighted we would encourage the council to consider this letter in conjunction with previous correspondence in order for the full extent of impact to be ascertained.

In consideration of the application, the council should ensure that they give great weight to the conservation of Winslade Park, whose grade II* listed status affords it high significance.

In respect of Zone B, further steps have been taken to reduce the overall impact of the scheme within views of Winslade House. However, the enclosure of the open parkland through the proposed development will have an adverse impact on the significance of Winslade House as derived from its setting. The NPPF identifies that any harm needs to be clear and convincingly justified. The council therefore need to be convinced that there are not less harmful locations on the wider site where this development could be accommodated. If there is, it follows that the harm to the setting is not justified in line with para 194 (NPPF).

The indicative design for Zone D would introduce a significant structure into the setting of the grade II* listed Winslade Manor. Therefore, they do not offer confidence that the quantum of development sought on the site could be sufficiently adapted at the design stage to deliver a recessive and subservient scheme within the setting of Winslade Manor (NPPF, Para 200). It is for you the Local Planning Authority to consider whether

a less harmful solution can be arrived at and if not, seek further amendments to the overall quantum of development (NPPF, Para 194). This will allow at reserved matters stage that the right solution for the site is found, without a high quantum of development forming an additional constraints (NPPF, Para 190).

Recommendation

Historic England has concerns regarding the applications on heritage grounds. These relate specifically to Zone D and B ensuring that their impacts have been sufficiently justified and opportunities have been taken to avoid or minimise any potential conflict with the landscape setting of Winslade Manor (NPPF, Para 194 and Para 190).

Due to the significant constraint the fixed quantum of development proposed at Zone D could create at the reserved matters stage, you as the Local Planning Authority need to be convinced that a more recessive design can be achieved on the site, minimising the impact on Winslade Manor (Grade II*) (NPPF, Para 194). If not, you should seek amendments to the quantum of development in order to enable a more successful solution to be identified (NPPF, Para 190).

Meanwhile the enclosure of the open parkland at Zone B will have an adverse impact on the Manor. You, the council, needs to be convinced that there are not less harmful locations on this site where this development could be accommodated (NPPF, para 194).

As we have identified in this letter we would refer you, the local planning authority to our previous responses. This is a large site with a number of impacts, these impacts should be considered holistically ensuring that they have been clear and convincingly justified. Only when justified, can the cumulative harm identified across the scheme be considered within the overall planning balance and will need to be demonstrably outweighed by the public benefits offered by the scheme (NPPF, Para 194 & Para 196).

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Historic England

13 November 2020

Thank you for your letters of 22 October 2020 regarding further information on the above applications for listed building consent and planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the applications.

Historic England Advice

The council need to ensure they have sufficient information by which to assess the impact of the amended proposals in Zone D on the setting of the grade II* listed Winslade Manor. This information will enable the council to ascertain whether further amendments to the quantum of development is required to avoid and minimise any adverse impact.

We do not intend to review in detail all aspects of the proposal within this response. We would refer you to our previous correspondence (date 2 July, 16 September and 5 October 2020), which should be read in conjunction with this latest advice. This is where a detailed assessment of significance can also be found.

Our principle interest lies in the proposed changes to Zone B and D.

Zone B

We welcome the removal of development from Zone B, retaining it as parking. The revised scheme preserves the current arrangement on site and therefore we do not wish to offer any further comments on this aspect of the scheme.

Zone D

Our previous response identified that the council needed to be satisfied that the proposed quantum of development could deliver a recessive and subservient addition within the setting of Winslade Manor.

There has been no reduction in the number of units but the amended plans have demonstrated that the site could accommodate an alternative layout and massing.

The council need to ensure they have sufficient information by which to assess the proposed impact (NPPF, Para 189). This could include visualisations or photomontages. Once provided, should concerns remain regarding the level of harm caused, then the council should identify ways in which to avoid or minimise that impact (NPPF, Para 190). This could be through further amendments to the layout and massing of the proposals or the reduction in the number of units.

Recommendation

Historic England has concerns regarding the applications on heritage grounds.

These concerns relate to the potential impact of the development in Zone D on Winslade Manor.

You, the council, need to ensure that they have sufficient information to satisfy the requirements of NPPF, Para 189. This information will allow you to identify whether further steps are required to avoid and minimise the proposed impact as set out in Para 190.

Any remaining harm from Zone D or identified as part of the wider scheme will need to be clear and convincingly justified (NPPF, Para 194). Only once any harm has been justified, can it be considered within the planning balance (NPPF, Para 196).

In determining these applications you should bear in mind the statutory duty of section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments,

safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Conservation

29/07/2020

CONSULTATION REPLY TO PLANNING WEST TEAM LISTED BUILDING CONSENT PLANNING APPLICATION AFFECTING LISTED BUILDING

ADDRESS: Winslade Park, Clyst St Mary

GRADE: II/II* APPLICATION NO: 20/1001/MOUT & 20/1003/LBC

PROPOSAL: Hybrid application to include full planning permission for the demolition of an existing pre-fabricated building, refurbishment of 15,441sqm of commercial (Use Class B1a) floorspace, 2,364sqm of leisure space (Use Class D1/D2 and A3) , the development of a new commercial (Use Class B1a/D1) building extension to Brook House providing ancillary B1c and B8 floorspace, site-wide landscaping, engineering works and the provision of associated car parking spaces. Outline planning permission with all matters reserved except for access for the erection of up to 137 residential units, including affordable housing, replacement cricket pavilion, new sports pavilion, reinstatement of associated sports pitches, tennis courts and parkland

Internal and external works/alterations to Winslade Manor, Winslade House and the Terrace, refurbishment of the buildings for office use and the Terrace for amenity space

BRIEF DESCRIPTION OF HISTORIC CHARACTER/ ARCHITECTURAL MERIT:

Winslade Manor is a grade II* listed property. The principal property is an early 18th century house that was significantly remodelled in the late 18th century. The site became the head headquarters of the London and Manchester Assurance Company in the mid-20th century and a modern commercial office block designed by Powell and Moya was built in the 1970s.

The principal house retains a sense of primacy within the site with aspects of its designed landscape including the green open space to the west of the principal façade and the grade II listed Terrace Walk with associated planting to the west including specimen trees. It has also retained component parts of the wider estate including the stables, walled garden and a close relationship to the church. The site also retains a clear corporate character through its former office use with the number of car-parks and the large office buildings of which the Powell and Moya is by far the most accomplished architecturally.

HOW WILL PROPOSED ALTERATIONS AFFECT HISTORIC CHARACTER OF BUILDING AND ITS SETTING:

This application has been the subject of pre-application advice and is for the comprehensive redevelopment of the site. The current scheme is for a mixed office/

residential use utilising many of the buildings and some additional development throughout the site. The comments below relate most specifically to Winslade Manor, Winslade House (Block A, B, C & D) and the Stable Block (Zone F). Historic England have commented in detail and specifically in relation to Zones, B, D, E & F. These comments should be read together to provide a full assessment of the impact of the proposed works on both the buildings themselves and the wider setting of the heritage assets.

Overall Site plans: showing the various buildings & zones

Winslade Manor

Winslade House: Block A, B, C D

Zone A: residential development (outline) 78 units to NE

Zone B: driveway

Zone C: cricket pitch area - the retention of the playing fields as open space is welcomed. The provision of any new pavilion should retain a recessive appearance responding to the character of the space, but seeking clarification relating to the retention of the existing pavilion, see below;

Zone D: Outline for 59 residential units on car park

Zone E: fronting Manor

Zone F: Stable block - see below

Zone G: Brook House - no specific comments

Zone H: Clyst House - no specific comments

Zone J: existing car parking

Zone K: open space area - new gate pillars? Not clear where these are to be located?

Landscaping plans (3): see comments from Landscape. Cricket pavilion retained and refurbished? Discrepancy in plans and Heritage Statement, please clarify if pavilion is to be retained or replaced. Both are mentioned in the supporting documentation and plans.

Front lawn to manor? - these aspects need clarification. Setting of Winslade Park from historic terrace to south;

Car parking to south of Winslade House: listed structures, terrace etc. Re-instates the central axis from the Manor to the terrace. Landscape input/comments required.

20/1003/LBC

Site plan: lawned seating area to Winslade Manor - this is to be the subject of further detailing and additional plans are to be submitted, see email 2nd July 2020;

Illustrative plan: no specific comments, see below;

Design & Access Statement: no specific comments, see Heritage Statement below;

Heritage Statement: a very detailed and comprehensive document. Some minor issues:

Again, this raises discrepancies over the glazing, suggesting minor repairs to doors and windows rather than replacement or double glazing or secondary glazing;

Cricket pavilion and new sports block, clarification sought; New sport pavilion on Plan L01.22 Zone C. Replacement cricket pavilion on L01.23 Zone C.

NB. This document refers to Winslade Park as Grade II* and is correct. Other documentation refers to the building as curtilage listed.

Schedule of Works

Winslade Manor: clarification relating to Window Schedule - this shows the repair of the single glazed sash windows or replacement using original glass if beyond repair and the insertion of either timber or aluminium double glazed secondary glazing.

This does not correlate with the Drawings, see below.

Obscure glazing film eg W24/25 why? W47/48 etc, please clarify;

Door Schedule: no specific comments;

Fireplace Schedule: no specific comments;

External Schedule: condition rainwater goods where replacement necessary.

Balustrading and piers - subject of email 2nd July 2020

Dome: to be conditioned

Rendering: to be conditioned

Winslade House: no specific comments;

Winslade Manor

02 drawings

Detail Zone E: replacement cricket pavilion - there is some confusion here where plans refer to a replacement pavilion, but the Landscaping Plan (Zone C) shows it being retained and refurbished, please clarify;

North elevation: detailed notes relating to repair. Possible areas of concern: dome over portico; balustrade & piers - stone/ replacement - material? Render - steam cleaned and repaint using Keim mineral paint - colour/finish to be agreed. Rainwater goods -repair and or replace; repair and redecorate timber sash windows - please clarify those to be replaced? The information within the Schedule of Works needs to be transferred to the application drawings where replacement is envisaged.

Some of these items could form the basis of further information/conditions;

East elevation: as above. Bridge link to Winslade House;

South elevation: as above;

West elevation: as above;

Lower Ground floor: less significance, minor reconfiguration of the space;

Ground floor: some very minor reconfiguration of the layout to revise WC's;

First floor: some very minor reconfiguration of the layout to revise WC's, new handrail to atrium, see detail below. No change to staircase handrail. Dome over entrance to be cleaned or replaced, again this could be conditioned;

Second floor: some very minor reconfiguration of the layout to revise WC's, new handrail to atrium, see detail below. No change to staircase handrail;

Roof plan: details of inspection/roof repairs and replacement of central dome rooflight over atrium, acceptable subject to details - condition;

Typical sliding sash window (basement): single glazing to heritage double glazed unit - see clarification;

External door detail existing: altered to achieve double glazing - check justification;

Fall protection Hand rail detail & elevations: internal to central atrium/hallway, brass handrail above existing timber rail fixed to existing column and underside of existing handrail;

Flooring details: marble & parquet flooring, no objection in principle. 25mm cut from bottom of door for both, minimal impact;

Architrave & Heater Grille (Ground floor): single glazing to double glazed heritage unit - this does not correlate with the Window Schedule, see above. There is no justification, see clarification. Shutters to be retained and refurbished where possible. No objections to grilles;

Disabled access: no objection in principle to improving access to the ground or upper floors of Winslade Manor. This is limited to the mainly public areas at ground floor and includes a new folding stair with ramp up to front entrance - see Schedule of works. Sits back behind the column against the existing stone balustrade, could easily be removed? This could be conditioned eg. fixings;

Sections: no specific comments:

Temporary building: attached to Winslade Manor, to be removed, no objection;

Winslade House

Lower Ground floor: some minor reconfiguration of layout;

Ground floor: some minor reconfiguration of layout

First floor: some minor reconfiguration of layout;

Second floor: some minor reconfiguration of layout, clerestory windows to be retained;

Ceiling Plans: Lower Ground floor, Ground, First, all noted; Second floor: suspended ceiling to be removed and underside of roof to be insulated and plaster boarded;

Roof plan: no details shown;

Elevations: some minor alterations;

Sections: no specific comments;

CCTV: can no longer find the plans for these;

Air Con (M & E units): can no longer find the plans for these;

Suspended floor detail (all blocks): no specific comments;

New stair core detail (Block C): this provides improved access and therefore the viability of the office space for various users. Link block to Manor, no specific comments;

Replacement window - typical glazing detail: all blocks, unit retained and glazing replaced with double glazing 12mm, acceptable

Terrace fall protection handrail (Block A & B): glazed balustrade system, no objections;

Clerestory ceiling detail (Block B): no specific comments;

Entrance canopy: new glass canopy over existing entrance with new signage, Winslade House, to hammered granite finish - details to be agreed by condition. Clarification required regarding signage. Does this require any other permission? Details to be conditioned re: typeface and design;

Stable Block Zone F

East elevation - 06 the stables: walkway roof and squash court roof removed. New openings for windows. Extension to gym/leisure facility roof;

North elevation - 06 The Stables: removal of squash court & gym roof. New extensions to have flat roofs;

South elevation - 06 The Stables: removal of walkway roof and windows. Height of existing rendered wall raised and gym roof removed;

West elevation - 06 The Stables: walkway roof, handrails and gym roof removed. New extensions above the ridge height - uncomfortable block with flat roof - signage on frontage likely to need consent, details to be conditioned;

Section A-A: no specific comments;

Section B-B: extension above ridge line - this aspect needs to be addressed, see below;

Stable Block Zone F - Internal courtyard:

South: new large opening at ground floor (powder coated aluminium frame);

West: new larger openings;

North: new ground floor door and signage;

Lower Ground floor: no comments;

Ground floor: new openings to main block and the internal spaces opened up providing café, restaurant, reception and spa/treatment area;

First floor: no existing plans on LBC;

Roof: concerns relating to new flat roof;

Views: this shows that the stable block has now been completely enclosed by development with the new extension rising above the original main block. There is considerable concern relating to the development of the Stable Block which detracts from the overall character and appearance of this curtilage listed structure. Any extension here needs to be subservient to the principal building and this aspect of the development therefore needs further consideration to minimise the harm and impact.

20/1001/MOUT

Zone A: residential development to NE. Sufficient distance to have minimal impact/harm on the setting of the heritage assets. No specific comments;

Zone B: this is a two storey well-crafted linear block with undercroft level for parking. The development occupies a sensitive site within the overall parkland setting, see comments from Historic England. Concerns relating to views on approach to the Manor and the impact on the setting of the listed buildings/heritage assets. This needs further consideration to reduce the overall impact of the development and to minimise the harm;

Block C: cricket pitch and football pitches, tennis courts, no specific comments other than clarification regarding the two structures, cricket pavilion and sports pavilion;

Zone D: a residential development of three storeys, but no details supplied. This is in the immediate setting of the listed building and needs considerably more information to be submitted to assess what will clearly have an impact on the Manor, its setting and the original historic parkland, see Historic England comments;

Conclusion: this is a considerably detailed scheme involving both repair and restoration of the existing buildings and new development. The protection of the heritage assets, including setting and significance, is paramount and any harm needs to be weighed against the public benefits of the scheme.

PROVISIONAL RECOMMENDATION - PROPOSAL

20/1001/MOUT

ACCEPTABLE in principle, but concerns relating to specific issues and zones, see above

SUGGESTED CONDITIONS: to be agreed

Conservation

ADDRESS: Winslade Park, Clyst St Mary

GRADE: II/II* APPLICATION NO: 20/1001/MOUT & 20/1003/LBC

Amended plans received 26th August 2020:

The comments below relate to the submitted amended plans. However, there are still some issues that require clarification or amendment:

Landscaping plans (3): see comments from Landscape. Cricket pavilion now shown as replaced.

20/1001/MOUT

Zone B: the development occupies a sensitive site within the overall parkland setting, see comments from Historic England. Concerns relating to views on approach to the Manor and the impact on the setting of the listed buildings/heritage assets. This still needs further consideration to reduce the overall impact of the development and to minimise the harm;

Block C: cricket pitch and football pitches, tennis courts, no specific comments other than clarification regarding cricket pavilion now received;

Zone D: a residential development of three storeys, which has now been reduced from 59 units to 40. This is in the immediate setting of the listed building and still needs considerably more information to be submitted, as previously requested, to assess what will clearly still have an impact on the Manor, its setting and the original historic parkland, see Historic England comments;

Zone E: please seek comments and views from Landscape

Conclusion: this is a considerably detailed scheme involving both repair and restoration of the existing buildings and new development. The protection of the heritage assets, including setting and significance, is paramount and any harm needs to be weighed against the public benefits of the scheme.

PROVISIONAL RECOMMENDATION - PROPOSAL

ACCEPTABLE in principle, but still some concerns relating to specific issues and zones, see above

SUGGESTED CONDITIONS: still to be agreed on submission of further information

Conservation

20/1001/MOUT

ADDRESS: Winslade Park, Clyst St Mary

GRADE: II/II* APPLICATION NO: 20/1001/MOUT

Amended plans received 24th September 2020:

Zone B: the development occupies a sensitive site within the overall parkland setting. There are still concerns relating to views on the approach to the Manor and the impact on the setting of the listed buildings/heritage assets. None of the plans (elevations, floorplan, 3D) appear to show the existing grass bund which currently screens the site behind. Is this being removed making the development more prominent?

This still needs further consideration to reduce the overall impact of the development and to minimise the harm, see comments from Historic England

Zone D: a residential development of three storeys, which has now been reduced from 59 units to 40. As shown, in the 3D illustrations, this is totally unacceptable and appears to mimic the modern office development on the site or a student housing block. This should be an innovative well designed scheme being in such close proximity to the listed Manor.

This is in the immediate setting of the listed building and still needs considerably more information to be submitted, as previously requested, to assess what will clearly still have an impact on the Manor, its setting and the original historic parkland, see Historic England comments;

Conclusion: this is a considerably detailed scheme involving both repair and restoration of the existing buildings and new development. The protection of the heritage assets, including setting and significance, is paramount and any harm needs to be weighed against the public benefits of the scheme.

PROVISIONAL RECOMMENDATION - PROPOSAL

ACCEPTABLE in principle, but still some concerns relating to Zones B & D, see above

SUGGESTED CONDITIONS: still to be agreed on submission of further information

Sports England

16/06/2020

Sport England **objects** to the application because it is not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 97 of the NPPF.

The loss of the Clyst Valley FC playing pitch without adequate replacement could be addressed in a revised layout of Zone A with reduced housing and the inclusion of an adult football pitch in close proximity to the proposed sports building which should have improved access and parking.

As a Statutory Consultee this objection should carry the appropriate weight in the decision making process. In the High Court decision to quash a planning consent for development adjoining the East Meon cricket ground in East Hampshire District (High Court Ref: Case No: CO/1894/2014). In summing up the case, the Inspector said: "In my judgment, the officers and the Planning Committee failed to have proper regard to the representations of Sport England in its capacity as statutory consultee". Sport England would therefore request that the local planning authority give due weight to the concerns raised by Sport England with regard to this proposal, given our status as a statutory consultee.

We welcome the issues in this response to be addressed

Sports England

23/09/2020

From the amended information provided, we are satisfied that the proposal does not involve the loss of playing field land and we no longer object to the planning application. However, the applicant needs to address the risk of balls leaving the Clyst Valley FC site and providing appropriate mitigation at no cost to the football club.

Additionally there are a number of issues that require clarification in future proposals and planning conditions attached to this application are required to deliver and manage fit of for purpose sports facilities at Winslade Park as shown by the developer. Sport England recommends, based on our assessment, that if the Council is minded to approve the application, the following planning conditions should be imposed.

1. a. No occupation shall take place in Zone A and Zone D until:
 - (i) A detailed assessment of ground conditions of the land proposed in Zone C for the playing field land as shown on drawing number.. shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
 - (ii) Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.
- b. The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

*Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and to accord with LP Policy ***

2. The playing fields and pitches in Zone C shall be constructed and laid out in accordance with the [planning application *, Section * and Drawing No. **] and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use before first use or occupation [or other specified timeframe] of the development [or specified

part of the development/] hereby permitted.

*Reason: To ensure the quality of pitches is satisfactory and they are available for use before development (or agreed timescale) and to accord with LP Policy **.*

3. Prior to the bringing into use of the playing fields and tennis courts a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of occupation of Zone A and Zone D.

*Reason: To ensure that new facility/ies is capable of being managed and maintained to deliver playing fields and tennis courts which are fit for purpose, sustainable and to ensure sufficient benefit of the development to sport (National Planning Policy Framework (NPPF) para 97) and to accord with LP Policy ***

4. No occupation in Zone A and Zone D until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to [describe facilities forming part of the development] and include details of pricing policy, hours of use, access by users [/non-members], management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

*Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy **.*

If you wish to amend the wording of the recommended condition(s), or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned.

Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

Housing Strategy Officer Melissa Wall

This application includes the provision of 137 residential units and under strategy 34 would require 50% (68.5 units) for affordable housing.

The applicants in their affordable housing statement are claiming that because the site contains vacant buildings then vacant building credit should be applicable. To support the re-use of brownfield land, national policy permits the reduction of affordable housing contributions where vacant buildings are being reused or redeveloped, known as 'vacant building credit' (VBC). In such cases, the affordable housing requirement should be reduced by a proportionate amount, equivalent to the existing gross floor

space of existing buildings. If the total floor space of existing buildings to be reused or redeveloped is equal to or exceeds the total floor space created, then no affordable housing would be required.

We understand that the planning officer is taking legal advice on the application of VBC as the vacant buildings are intended to be used for their current (or most recent) use and the residential use is to be located on greenfield land.

If vacant building credit is to be applied then further confirmation needs to be sought on the correct floor areas to be used. The calculation in the affordable housing statement only includes the residential element. As the floor space of the existing buildings is larger than the proposed residential new build element then this results in no affordable housing being required. If however we take into account all of the proposed development including the commercial use then there would be a requirement for affordable housing. It should also be noted that this is only an outline application for the residential element and the size of the proposed dwellings are not yet confirmed therefore the issue of VBC will have to be resolved and confirmed at reserved matter stage. The S106 will have to allow for this.

Without the application of VBC 50% affordable housing (68.5 units) would be required with a tenure split of 70% rented and 30% for affordable home ownership products.

In accordance with Strategy 34 where a proposal doesn't meet the affordable housing targets set it will be necessary to submit evidence to demonstrate why provision of affordable housing is not viable. An overage clause will be sought and secured via a S106 agreement in respect of future profits where levels fall below policy targets. In line with our adopted Planning Obligations Supplementary Guidance viability constraints can only actually be confirmed at reserved matters stage and the S106 will need to secure this. With an outline application viability is difficult to establish as there are many unknown factors.

The amount of affordable housing to be secured on this site will be determined once the question of vacant building credit is resolved. It is also likely that viability issues will be raised. However early discussions with a registered provider are recommended and these discussions will assist with the design and type of affordable dwellings to be provided.

Housing Strategy Officer Melissa Wall

The amendments to the application result in the reduction of dwellings to 94, with 40 apartments in Zone D and up to 54 dwellings in Zone A. This would reduce the amount of affordable housing to 47 units if applying 50% as per planning policy.

The applicants are intending to provide 10% affordable housing in Zone A only which would now equate to 5.4 dwellings. The question of whether Vacant Building Credit (VBC) is applicable has yet to be decided. If VBC is not applicable and the level of affordable housing provision is below the policy target of 50% then a viability assessment will need to be submitted.

Natural England

Thank you for your consultation on the above application dated 21 May 2020.

DESIGNATED SITES [EUROPEAN] - FURTHER INFORMATION REQUIRED

Habitats Regulations Assessment - Recreational Impacts on European Sites

As submitted, the application could have potential significant effects on the East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar. It is your Authorities duty to undertake a Habitats Regulations Assessment and Appropriate Assessment prior to determining the applications (see below);

The following further information is required:

- How the requirement for mitigation in relation to the above European sites will be met through the provision of financial contributions and/or Suitable Alternative Natural Green Space (SANGS).
- Demonstrate that the proposed SANGS will be fit for purpose and how it will be secured.
- Phasing plans to ensure that the SANGS is operational prior to first occupation of the residential development.

Without this information, Natural England may need to object to the proposal.

Please re-consult Natural England once this information has been obtained.

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

Additional Information required

HABITATS REGULATIONS ASSESSMENT

This development falls within the 'zone of influence' for the Exe Estuary Special Protection Area (SPA) and Ramsar site and the East Devon Pebblebed Heaths Special Area of Conservation (SAC) and East Devon Heaths Special Protection Area (SPA) as set out in Strategy 47 of the East Devon Local Plan and the South East Devon European Sites Mitigation Strategy (SEDEMS). It is anticipated that new housing development in this area is 'likely to have a significant effect', when considered either alone or in combination, upon the interest features of the SAC/SPA due to the risk of increased recreational pressure caused by that development.

In line with the SEDEMS and the Joint Approach of Exeter City Council, Teignbridge District Council and East Devon District Council, we advise that mitigation will be required to prevent such harmful effects from occurring as a result of this development. Permission should not be granted until such time as the implementation of these measures has been secured.

The consultation documents provided by your authority do not include any information to demonstrate that the requirements of Regulations 61 and 62 of the Habitats Regulations 2017 (as amended) have been considered, i.e. your authority has not

recorded your assessment and conclusions with regard to the various steps within a Habitats Regulations Assessment.

If your authority is not able to rule out the likelihood of significant effects without additional mitigation measures you should undertake an Appropriate Assessment, in accordance with Regulation 61 of the Habitats Regulations, including consultation with Natural England.

Suitable Alternative Natural Green Space (SANGS)

Paragraph 7.8 of the Planning Support Statement notes that there is considered potential for the proposed open space at Zone K, south of Grindle Brook, to provide SANGS which would mitigate impacts on increased recreational pressure. Natural England have not been approached to comment on the suitability of this possible SANGS but on the basis of the information provided, we are able to advise the following to assist you with your Habitats Regulations Assessment.

1. It must be clearly demonstrated that the proposed SANGS will need to meet the criteria set out in Strategy 47 of the East Devon Local Plan in terms of size, quality and functionality, with a main purpose being for dog walking. We note it falls within EA Flood Zone 2.
2. Creating pedestrian links from the open space for this development to the wider Clyst Valley Regional Park could increase the recreational value of the SANGS land and enhance Green Infrastructure.
3. SANGS and residential development phasing plans are required to demonstrate the SANGS will be functional prior to occupation of the first dwelling.
4. The SANGS management strategy will be necessary, secured in perpetuity.
5. A condition should be included on the permission preventing occupancy of any dwellings until an appropriate quantum of SANGS has been provided (i.e. a Grampian Condition).

Additional enhancements to the SANGS could be delivered to achieve some of the biodiversity net gain (BNG) requirements (see below). In this case, the habitat value of the SANGS will need to be calculated through the biodiversity metric (both baseline and predicted BNG value).

The baseline for the SANGS calculation must include all habitat features of the site that are there to meet the minimum SANGS requirements. BNG contributions can only be claimed for features added that are additional to this. Care should be taken to ensure that any such additional features do not compromise the original purpose of the SANGS (e.g. adding features which may be in conflict with dog-walkers).

SITES OF SPECIAL SCIENTIFIC INTEREST (SSSIs)

Providing appropriate mitigation is secured to avoid impacts upon the European sites occurring there should be no additional impacts upon the SSSI interest features of the Exe Estuary and East Devon Pebblebed Heaths.

PROTECTED LANDSCAPES

The application site lies approximately 5km outside of the East Devon Area of Outstanding Natural Beauty (AONB). Having considered the application, Natural England does not believe that it would impact significantly upon the purposes of designation of the AONB.

PROTECTED SPECIES

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

Natural England has published Standing Advice on protected species. The Standing Advice includes a decision checklist which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us at with details at consultations@naturalengland.org.uk.

BIODIVERSITY NET GAIN

We advise you to follow the mitigation hierarchy as set out in paragraph 118 of the National Planning Policy Framework (NPPF) and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal.

In accordance with the paras 170 & 174 of the NPPF, opportunities to achieve a measurable net gain for biodiversity should be sought through the delivery of this development. Note however this metric does not change existing protected site requirements.

In the Chancellor's 2019 Spring Statement, the government announced that it "...will mandate net gains for biodiversity on new developments in England to deliver an overall increase in biodiversity".

Accordingly and to future proof the proposed development, we advise that the proposals are reviewed in light of this commitment towards the delivery of biodiversity

net gain. On 29 July 2019, Natural England released the updated and improved Biodiversity Metric 2.0.

If you have any queries relating to the advice in this letter please contact me on Alison.Slade@naturalengland.org.uk.

Should the applicant wish to discuss the further information required and scope for mitigation with Natural England, we would be happy to provide advice through our Discretionary Advice Service.

Please consult us again once the information requested above has been provided.

Natural England

Planning consultation: Additional documents - Hybrid application to include full planning permission for the demolition of an existing pre-fabricated building, refurbishment of 15,441sqm of commercial (Use Class B1a) floorspace, 2,364sqm of leisure space (Use Class D1/D2 and A3) , the development of a new commercial (Use Class B1a/D1) building, extension to Brook House providing ancillary B1c and B8 floorspace, site-wide landscaping, engineering works and the provision of associated car parking spaces. Outline planning permission with all matters reserved except for access for the erection of up to 94 residential units, including affordable housing, replacement cricket pavilion, new sports pavilion, reinstatement of associated sports pitches, tennis courts and parkland

Location: Winslade Park, Clyst St Mary, Devon EX5 1DA

Thank you for your consultation on the above application dated 26 August 2020.

DESIGNATED SITES [EUROPEAN] - FURTHER INFORMATION REQUIRED

Habitats Regulations Assessment - Recreational Impacts on European Sites

The residential development could have potential significant effects on the East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar due to the risk of increased recreational pressure caused by that development. It is your Authorities duty to undertake a Habitats Regulations Assessment and Appropriate Assessment prior to determining the applications;

In line with the South East Devon European Sites Mitigation Strategy (SEDEMS) and the Joint Approach of Exeter City Council, Teignbridge District Council and East Devon District Council, we advise that mitigation will be required to prevent such harmful effects from occurring as a result of this development. Permission should not be granted until such time as the implementation of these measures has been secured.

Natural England's further advice on designated sites/landscapes and advice on other issues was set out in our previous letter dated 9 June 2020.

Additional Information required

HABITATS REGULATIONS ASSESSMENT

Further to our previous letter dated 9 June 2020, the additional information clarifies that it has been agreed with Simon Bates of East Devon District Council that mitigation under SEDEMS will be provided through contributions to off-site mitigation and not

through provision of Suitable Alternative Natural Green Space (SANGS). We welcome the plans to deliver informal public open space and biodiversity gains at this site.

Devon County Archaeologist

The proposed development site lies within a landscape containing evidence of prehistoric and Romano-British activity. A programme of archaeological geophysical survey has been undertaken across most of the application area and has indicated little in the way of archaeological potential. However, Zone L (shown on the Masterplan) of the proposed development - where 64 new dwellings are proposed - has not been subject to any archaeological field evaluation so the presence and significance of any heritage assets here is unknown. The Historic Environment Team do not consider there to be a requirement to undertake any additional archaeological investigations to support this planning application, but would advise that any impact of development upon the archaeological resource in Zone L 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 199 of the National Planning Policy Framework (2019) 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, 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 199 of the National Planning Policy Framework (2019), 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 a suitable programme of work as taking the form of a staged programme of archaeological works, commencing with an archaeological geophysical survey of the housing area within the north-eastern part of the proposed development site. This would be followed - if required by the results of the geophysical survey - by 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.

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 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/>.

Devon County Archaeologist

I have been informed that Zone L as shown on the proposed Masterplan of the site is not part of this current planning application. As such, I would like to withdraw my previous advice and offer no comments from the Historic Environment Team on this current planning application.

However, should Zone L be subject to any future planning application I would be grateful if the Historic Environment Team could be consulted for comments by the Planning Authority.

Devon County Archaeologist

Dear Sir/Madam,

Application No. 20/1001/MOUT

Winslade Park Clyst St Mary EX5 1DA - Hybrid application to include full planning permission for the demolition of an existing pre-fabricated building, refurbishment of 15,441sqm of commercial (Use Class B1a) floorspace, 2,364sqm of leisure space (Use Class D1/D2 and A3), the development of a new commercial (Use Class B1a/D1) building, extension to Brook House providing ancillary B1c and B8 floorspace, site-wide landscaping, engineering works and the provision of associated car parking spaces. Outline planning permission with all matters reserved except for access for the erection of up to 94 residential units, including affordable housing, replacement

cricket pavilion, new sports pavilion, reinstatement of associated sports pitches, tennis courts and parkland: Revised plans and documents: Historic Environment

My ref: Arch/DM/ED/35480c

I refer to the above application and your recent re-consultation.

The Historic Environment Team has no additional comments to make on this planning application to those already made.

Development Delivery Project Manager

05.10.2020

I have now reviewed the Viability prepared by Jones Lang LaSalle for the above mentioned site. I comment as follows:

The report appears to be of a robust nature, with a well-reasoned viability approach, with good relevant commentary, a good amount comparable market evidence for both the residential and commercial elements of the scheme and have also included various sensitivity analysis. I have reviewed the costs associated with the proposed scheme and agree with the build costs proposed. The residential rate is fair and corresponds with BCIS Estate Housing and Flats rates for East Devon. The build costs associated with the refurbishment elements of scheme seem reasonable and have been evidenced against BCIS data, benchmarked against tender information and the developers cost consultant. For the commercial elements of the scheme they have used established BCIS rates and cost data provided by the Developers Cost Consultants. Contingency percentage is correct with them using the standard / typical market allowance of 5% and an increased contingency 7.5% for the listed building element. Professional fees of 8% is typical market allowance. The Marketing, letting and disposal costs are within the normal parameters I would have expected. Finance cost 6% is appropriate and the developers profit is within EDDC normal parameters. I have also reviewed the GDV including the market evidence of residential sales values, commercial rental levels evidenced within the report. I have checked these against current market comparable evidence within a 3 mile radius of the site and these all seem to be within acceptable sale values and commercial / office market rental levels.

The only thing that I would mention under the costs section is there is no allowance made for Habitat Mitigation (£354 per dwelling). If you were to include this it would only make the scheme more unviable.

Economic Development

22.09.2020

In Economic Development terms, the importance of the transformation being proposed at Winslade Park cannot be underestimated.

We are presented with one of the most significant prospects for improved employment opportunity and local economic benefit that our district has seen in recent years.

Some of the particular challenges and opportunities our district economy currently faces will be met through the proposed development of this allocated site. These include our pressing requirement for more skilled employment exacerbated by the recent loss of FlyBe and almost 1,000 of the most skilled roles we could least afford to lose; the need to improve our sustainability through increased levels of self-containment; the chance to secure increased inward investment and provide the right environment for indigenous businesses to grow and improve local prosperity.

More immediately, the issue of constrained workspace space supply and availability in the district - particularly modern, flexible, high quality office accommodation will be directly addressed. The speed at which this can be delivered at scale through refurbishment will position the district well to meet increased demand associated with economic recovery and it is noted that very strong interest has already been established with employer tenants.

For some time our focus in Economic Development was on the *quantity* of jobs facilitated by new development and this proposal certainly delivers well in excess of the Local Plan target of 1 new job per dwelling for major development sites. We have had some success in recent years, securing large scale inward investment from significant sized convenience and online retail employers in the west of the district.

However, over the same period, we have seen both our district wage profile and levels of productivity stagnate or decline. We have experienced an increase in typically lower paid part time employment, persistent issues of poverty and low average workplace and resident earnings.

More recently with the rapid increase in unemployment following from the economic impact of the C-19 pandemic, we have seen younger workers (18-24yrs) disproportionately affected by increased levels of redundancies. It is worth noting that the particular mix of employment uses being proposed, along with the wellbeing focus and leisure elements of the scheme will both attract and benefit this demographic.

What is now more widely understood is that it is not simply the number, but the *quality* of new employment which should be the focus of our attention in considering proposed commercial development. As a district with an aging demographic and an over-reliance on less productive tourism and agricultural employment, we want to promote high skilled roles, productive workplaces, digital engagement and attractive careers to help retain younger workers, improve average earnings and career prospects.

The submitted economic assessment (July 2020) sets out how *both* a high quantity and quality of new employment will be achieved through the delivery of 15,816m² of modern, high quality B1(a/b/c), D1 and D2 workspace. This will accommodate more than 1,381 new varied and skilled jobs across higher value sectors in which East Devon is currently underrepresented (such as financial, digital, insurance), generating a gross anticipated £100.12m in additional GVA p/a in the local economy.

Further analysis factoring in employment displacement identified a net increase of 945 full and part time jobs, a 0.6% increase in economic output and a £67.43m contribution to the Greater Exeter economy.

Having seen the delivery of new jobs fall behind the provision of new housing in East Devon since the adoption of our Local Plan, we would welcome a rebalancing that this scheme would unquestionably contribute towards.

We have sought to defend the permitted employment use of this unique allocated site while its buildings fell out of active use and the site became dormant.

We could not have anticipated and have been pleasantly surprised to see a development opportunity of this significance emerge comprising such a substantial and compelling series of employment uses which go far beyond the simple reinstatement of the original offices.

We warmly welcome the opportunity to recommend support to a mixed use development which seeks to deliver an increased level of valuable employment use, so far in excess of the enabling residential component.

From an Economic Development perspective, the scale, diverse range and overall quality of the employment offer within this proposed development warrants the strongest possible support.

Green Infrastructure Project Manager – Simon Bates

01.07.2020

Many thanks for consulting me on this application.

<p>Overview</p>	<p>The Exeter and East Devon Growth Point (2009) “Green Infrastructure Study and Strategy” identifies Winslade Park as a priority for enhancement. We therefore very much welcome the commitment to enhance the biodiversity, landscape and heritage value of the parkland and woodland that forms Zone K of the application, and to make most of Zone K accessible to the public.</p> <p>The application has the potential to deliver part of the Clyst Valley Trail. The Clyst Valley Trail will form the backbone of the Clyst Valley Regional Park (Strategy 10 of our Local Plan) and is supported by Devon County Council and the Greater Exeter Strategic Plan.</p>
<p>Relevant EDDC Local Plan Policies</p>	<ul style="list-style-type: none"> • Strategy 5 – Environment • Strategy 5B – Sustainable Transport • Strategy 10 – Clyst Valley Regional Park • Strategy 47 - Nature Conservation and Geology
<p>Additional information required:</p>	<ul style="list-style-type: none"> • A green infrastructure framework plan is missing, so it is unclear precisely which areas are to provide Public Open Space and public rights of way, and how they relate to the existing network and the proposed Clyst Valley Trail.

	<ul style="list-style-type: none"> • The Ecological Impact Assessment (EclA) lacks a Habitats Regulations Assessment but adverse impact on European wildlife sites is likely and the development needs to demonstrate clearly how that impact is to be mitigated. • Confirmation that no additional vehicular access to Church Lane is proposed by this application. Church Lane is a quiet greenway and a cul-de-sac and is a vital part of the sustainable movement network.
Conditions	<ul style="list-style-type: none"> • Minimum 10% biodiversity net gain • Landscaping scheme • Landscape & Ecological Management Plan (LEMP) • Construction & Environmental Management Plan (CEMP) with specific details on soil protection • Detailed layout and design, including pedestrian footpaths and cycleways
S106 Heads of Terms	<p>To include commuted sums for delivery of enhancements to sustainable transport, and European wildlife site mitigation.</p> <p>I support the DCC Highways request for a contribution of £100,000 to be secured via S106 obligation for upgrading the Winslade Park traffic lights as part of the Clyst Valley Trail scheme.</p> <p>I note DCC have asked for improvements between the village hall and the primary school, and to Footpath No 3, including changes to two pinch points to make them easier for pedestrians and cyclist to negotiate. These are shown on Plan 2 (below) and further commuted sums are required to deliver these schemes.</p>

Sustainable Transport

Plans 1 & 2 below are offered to inform the GI framework plan which is presently missing. The Clyst Valley Trail would benefit new residents of Winslade Park by providing a safe, mainly off-road route by bicycle, mobility scooter/wheelchair, and on foot to the award-winning Exe estuary trail at Dart's Farm. It will also improve bicycle access to Newcourt rail station less than 3 km away for commuters.

Please don't hesitate to contact me for help with wording conditions and S106 obligations.

Landscape Architect – Chris Harriades

30.06.2020

5.0 CONCLUSIONS & RECOMMENDATIONS

5.1 Acceptability of proposals

Notwithstanding the planning policy conflicts in respect of Zone A, the proposals as submitted are also considered to be in conflict with Local Plan policies D1, D2 and D3. Amendments and further information is required as noted at section 4 above before an final judgement can be made on the overall acceptability of the proposals in terms of landscape and visual impact/ design and the adequacy of green infrastructure provision.

5.2 Landscape conditions

In the event that amended information as noted above is secured and approval is recommended, the following conditions should be imposed:

1) No development work shall commence on site until the following information has been submitted and approved:

a) Hard landscape details showing the location, height, extent, design, materials and finishes of all walls, retaining structures, fencing, pavings and edgings, site furniture, external lighting and signage.

b) Details of existing and proposed levels, earthworks and detailed drainage scheme incorporating appropriate SuDS features.

c) Soft landscape details including planting plans showing locations and number of new tree, shrub and herbaceous planting, type and extent of new grass areas, existing vegetation to be retained and removed and means of protection.

d) Plant schedule indicating the form, size, numbers and density of proposed planting.

e) Soft landscape specification covering soil quality, depth, cultivation and amelioration; planting, sowing and turfing; mulching and means of plant support and protection during establishment period.

f) Tree pit and staking/ guying details including soil volume calculations for trees in or adjacent to hard paving.

g) Measures for protection of existing perimeter trees/ undisturbed ground during construction phase in accordance with BS5837: 2012. Approved protective measures shall be implemented prior to commencement of construction and maintained in sound condition for the duration of the works.

2 The works shall be executed in accordance with the approved drawings and details and shall be completed prior to first use of the proposed building(s) in accordance with an approved phasing programme with the exception of planting which shall be completed no later than the first planting season following first use for that phase.

3 No development shall take place until a detailed Landscape and Ecology Management Plan (LEMP) for a minimum period of 25 years has been submitted and approved in writing by the Local Planning Authority which should include the following details:

- Extent, ownership and responsibilities for management and maintenance.*
- Details of how the management and maintenance of open space will be funded for the life of the development.*

- Inspection arrangements for existing and proposed trees and hedgerows and monitoring of bio-diversity net-gain.*
- Management and maintenance of trees and hedgerow.*
- Management and maintenance of shrub, herbaceous and grass areas.*
- Management of ecological habitat, maintenance of any ecological mitigation measures and further measures for enhancement of biodiversity value.*
- Management and maintenance of any boundary structures, drainage swales and other infrastructure/ facilities within public areas.*

Maintenance shall be carried out in accordance with the approved plan.

4 Any new planting or grass areas which fail to make satisfactory growth or which dies within five years following completion of the development shall be replaced with plants of similar size and species to the satisfaction of the LPA.

(Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Strategy 3 (Sustainable Development), Strategy 4 (Balanced Communities), Strategy 5 (Environment), Strategy 43 (Open Space Standards), Policy D1 (Design and Local Distinctiveness) and Policy D2 (Landscape Requirements) of the East Devon Local Plan. The landscaping scheme is required to be approved before development starts to ensure that it properly integrates into the development from an early stage.)

Landscape Architect – Chris Harriades

09.10.2020

This report forms EDDC's landscape and green infrastructure response to additional and amended information recently submitted in support of the above application.

The report provides a review of landscape related information submitted in relation to adopted policy, relevant guidance, current best practice and existing site context and should be read in conjunction with the submitted information and the previous landscape response dated 26 June 2020.

2 REVIEW OF ADDITIOANL/AMENDED DETAILS

2.1 Zone A

The retention of the existing Clyst Valley football ground in its current location is welcomed.

While the application for the remaining proposed housing area is outline and proposed layout therefore indicative, there is nothing in the amended plans or descriptions to suggest that the scheme will be anything other than an unremarkable suburban style layout that fails to meet the principles of the National Design Guide and other recognised housing design guidance.

As development of the site is not supported by local or neighbourhood plan policies approval of housing here would be an exception to Local Plan Strategy 26B, which is itself acknowledged in the Local Plan to be an exception site. If approval was to be considered for Zone A housing it should require an exceptional design embodying zero-carbon and sustainable travel principles and life style.

2.2 Zone B

The reduction in height and breaking up of the building mass into two units is an improvement which will reduce the visual impact of the development in views from the main open space to the north and the A376 to the south.

The provision of cycle storage between the two buildings is also positive.

Parking provision remains excessive in relation to proposed gross floor area (see further comments on parking at section 2.6 below).

The illustrative perspectives provided are helpful in conveying the appearance and impact of the proposed buildings but sections through the centre of each of them should be provided to include the woodland to the south and edge of the sports field to the north.

2.3 Zone C

There is still no clarity on how the Zone C open space is intended to operate, its accessibility to the general public and arrangements for booking/ charging for the pitches/ courts.

The proposed NEAP remains in much the same location as in the previous layout. The planning statement addendum confidently asserts the location affords excellent natural surveillance but this is not the case. The location is not overlooked by any buildings and it is questionable whether the adjacent footpath will have much use outside of peak times other than by occasional dog walkers and especially not at night when there would be little to deter vandalism and other nefarious activities from taking place un-noticed.

It appears that no fencing is now proposed around the various pitches but this should be confirmed including requirements for any ball-stop fencing.

A line of close spaced timber bollards is now proposed within the grass verge around the perimeter of the open space to prevent vehicular access. The hundreds of bollards required will have a visual impact on the space and further detail is required for this. Consideration should also be given to providing low trip rail with frequent breaks for pedestrian access instead. In either case posts should be set in hard paving to avoid the time consuming maintenance chore of having to regularly mow/strim around the base of each post.

2.4 Zone D

The reduction in scale of the Zone D housing block is welcomed. The submitted CGI image provides some indication of likely appearance and the spatial relationships with its surroundings but is taken from an aerial viewpoint. Accurate sections should also be provided to include the manor house to the south and the woodland strip and adjoining dwellings to the north, one drawn through the centreline of the manor house and the other at the point to the west where the building line first steps in. Sections should show the full canopy extent of the existing trees.

2.5 Zones E-J

The primary concern here remains the over-provision of parking spaces which will have an adverse visual impact on the site and setting of historical features and encourage excessive car use exacerbating congestion problems on the already overcrowded local road network. In many instances the parking layout also compromises tree root protection areas.

It is noted that Zone J car parking extends substantially beyond the site land allocation within the Local Plan (refer figure 1 above).

In response to previous comments additional tree planting has been introduced into proposed car parking areas. While this is welcome it is noted that due to space restrictions these are entirely surrounded by hard surfacing and will require extensive tree pits extending under paving utilising crated soil or structural soil systems to ensure that new tree planting will thrive and reach expected mature size. This will be costly but could be used positively as part of the SuDS drainage strategy.

2.6 Car parking generally

Parking provision serving the commercial buildings remains excessively high. According to the amended Design and Access Statement (page 85) Zone B parking is provided at a ratio of 1 space per 21m² gross floor area (GFA), while there is even higher provision for Zone E (manor house) at 1 space per 18m² and Zone H at 1 space per 17m².

By comparison parking provision at Exeter Science Park is limited to 1 space/35m² GFA. Given the proximity of the site to Exeter and the good public transport and cycle footpath links to the site there seems no justification for an increase in the commercial parking ratio for this site beyond 1 space /35m² GFA particularly for a post-COVID age where workers are more likely to be working regularly from home.

2.7 Bus/ coach provision

There still does not appear to be any consideration for bus and coach parking/ turning within the scheme. Omitting the parking bays to the east side of Zone B would enable a bus waiting/ turning area to be provided.

2.8 Green Infrastructure

There remains a lack of clarity on the extent of freely accessible public open space to be provided with the scheme and this should be clarified.

Provision for cycle storage generally seems to be acceptable. However, confirmation should be provided that charging points will be available for e-bikes.

The DAS notes that shower/ changing facilities will be provided for cyclists at the Manor House but similar provision should be provided for each office block.

A SuDS drainage strategy should be provided.

2.9 Other matters

It is noted that a new bridge crossing of Gribble Brook is proposed to the southeast of Zone B. This is shown as 6m width which seems excessive given that it leads into a 2m footpath to the south side. It is unclear why such a wide structure is required and

unless there is sound justification the width should be reduced to 3.5m to allow occasional vehicular maintenance access.

3.0 CONCLUSION & RECOMMENDATIONS

The amended designs are generally an improvement on the original scheme particularly in respect of Zones B, C and D but the extent of car parking remains a key concern. Further information and amendment is required as noted above and in my previous response before the scheme could be considered acceptable in terms of landscape design and impact.

Any decision to approve the application should be subject to landscape conditions as previously noted.

Other Representations

203 representations have been received as a result of this application over the course of 3 consultation periods 178 raise objections, 23 support the proposal and there are two representations.

The reasons for objecting can be summarised as follows:

- Retaining all of the buildings on site and building on a green field is overdevelopment of the site;
- Extending the car park in a flood zone, what will happen to the cars at times of flood?;
- The public consultation showed considerably different plans than have been submitted for the application;
- Development outside the allocation should not be allowed;
- Traffic movements created by all the employees and all the houses will lead to gridlock without substantial highway infrastructure improvements;
- The traffic 'rat runs' will be further exacerbated;
- The majority of the field is grade 3a BMV;
- Loss of wildlife habitats including bats and deer;
- No local need for more housing having already delivered 100 houses in the local area;
- Impact on the setting of the grade II* listed manor house not outweighed by benefits;
- Amendments have been made but not gone far enough;
- How will the community be able to use the facilities?;
- Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise." The application to build on a greenfield site in open countryside and on a site subject to flooding is clearly against the policies and strategies of both the NPPF and East Devon Local Plan. There are no material considerations put forward by the applicant that would override this and the application must therefore be determined by these policies and strategies which means it must be refused;
- The outline application should not have been accepted as there is not enough detail given;
- Poor design of apartment block in Zone D, agree with the conclusions of the conservation officer;

- Impact from residential development in Zone D on the amenity of nearby residents;
- Bungalows should be provided to the boundaries of Zone A;
- Excessive impact on highways, health, educational and transport services;
- This exceptional, distinctive, historic landscape deserves a quality approach rather than one displaying quantity to safeguard and truly enhance this small, rural East Devon village;
- Framework travel plan is not up to scratch;
- How will Clyst St Mary roundabout cope?;
- The walking and cycling routes to the site need to be improved;
- Scale of development is inappropriate in this area;
- The local sewerage network is already at capacity;
- How does this development comply with the 10 point National Design Guidance?;
- 40 units in Zone D is overdevelopment of the site, especially when the public consultation showed 14 houses;
- Subdivision of the large office blocks will create more employees than the applicant's state and therefore increased traffic;

The letters of support praise the redevelopment of redundant buildings and support public and school access to the site and its facilities.

PLANNING HISTORY

Reference	Description	Decision	Date
14/2638/LBC	Renovation works to secure the continued use of the building for B1(a) purposes. Removal of the modern bridge link between the Manor House and Winslade House.	Withdrawn	14.10.2015
14/2637/OUT	Demolition of Brook House and Clyst House and outline application (seeking to discharge means of access only) for up to 217 new dwellings, 1805 sq metres of B1(A) and D1 commercial floorspace, together with replacement sports facilities comprising two football pitches, a 5-a-side football pitch, a cricket pitch and sports pavilion, and associated development including parking and access.	Refusal	20.05.2016

14/2640/MFUL	Conversion of the building from current B1(a) office use to 61 (C3) residential units and provision of basement car park	Refusal	20.05.2016
14/2641/LBC	Conversion of Winslade House from B1(a) office to 61 (C3) residential units and provision of basement car park	Approval with conditions	20.05.2016
16/2460/MOUT	Hybrid application for 150 dwellings and 0.7ha of employment land (Use Class B1) to include full permission for 67 dwellings (conversion of Winslade House and The Stables) and outline permission seeking means of access only for up to 83 dwellings, new workplace units of 1809 sq. m along with associated infrastructure.	Withdrawn	04.03.2020
16/2461/LBC	Conversion of Winslade House and The Stables to 67 dwellings	Withdrawn	04.03.2020

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 1 (Spatial Strategy for Development in East Devon)

Strategy 2 (Scale and Distribution of Residential Development)

Strategy 4 (Balanced Communities)

(Strategy 5 (Environment))

Strategy 7 (Development in the Countryside)

Strategy 26B (Re-development of Redundant Offices Complex at Winslade Park and Land Adjoining Clyst St Mary)

Strategy 34 (District Wide Affordable Housing Provision Targets)

Strategy 43 (Open Space Standards)

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)

D8 (Re-use of Rural Buildings Outside of Settlements)

EN5 (Wildlife Habitats and Features)

EN8 (Significance of Heritage Assets and their setting)

EN9 (Development Affecting a Designated Heritage Asset)

EN13 (Development of High Quality Agricultural Land)

EN14 (Control of Pollution)

EN21 (River and Coastal Flooding)

EN22 (Surface Run-Off Implications of New Development)

H2 (Range and Mix of New Housing Development)

H3 (Conversion of Existing Dwellings and Other Buildings to Flats)

E5 (Small Scale Economic Development in Rural Areas)

RC1 (Retention of Land for Sport and Recreation)

TC2 (Accessibility of New Development)

TC7 (Adequacy of Road Network and Site Access)

TC9 (Parking Provision in New Development)

Strategy 50 (Infrastructure Delivery)

Government Planning Documents

NPPF (National Planning Policy Framework)

National Planning Practice Guidance

Other Plans

Bishops Clyst Neighbourhood Plan

BiC05 (Maintaining Local Character)

BiC06 (Improving Footpaths and Links)

BiC18 (Pedestrian Links to and from New Housing Developments)

BiC19 (Local Green Space)

BiC20 (Protecting Existing Sport Facilities)

Site Location and Description

The site is located to the south of the village of Clyst St Mary, and in recent times has acted as a headquarters for London & Manchester, and subsequently Friends Life, and other office uses. It is commonly known as Winslade Park and comprises a number of relatively modern office buildings (Winslade House, Brook House and Clyst House) a Grade II* listed building (Winslade Park), 35 hectares of land including land used as football and cricket pitches, car parking, recreational land, associated buildings, parkland and former leisure facilities. The principal access to the site is directly from the A376 Exeter to Exmouth road, with accesses from Church Road into car parking.

Proposed Development

This application is a hybrid application and listed building application which proposes some development in outline with all matters reserved except for access and for the remainder of development full planning permission. Listed building consent being sought for works to listed buildings to allow their conversion to modern business use.

The application seeks to provide a modern mixed-use campus comprising modern office and employment facilities in a parkland setting with associated residential development and on-site recreational facilities.

The outline application seeks permission for:

- Up to 94 residential units split over two parts of the site (indicatively shown as Zone A – up to 54 dwellings and Zone D – up to 40 dwellings)
- Improved sport pitches (football, cricket and tennis courts on Zone C)
- Provision of parkland recreation routes (Zone K)

The full application seeks permission for:

- Mixed use of Winslade Manor and Winslade House (B1, A3, D2) (Zone E)
- An extension to the leisure facilities to create improved facilities and a restaurant/café (Zone F)
- An extension to Brook House for employment use (Zone G)
- Extension to existing car park (Zone J)

Zone B was originally proposed to accommodate additional employment/office development but has been withdrawn from the application.

Zone H relates to Clyst House and this is proposed to remain in office use, being refurbished internally by the applicant.

There is a very small element of B8 use within a small service building to the east of Clyst House that would serve small vans and would not generate any HGV activity.

The listed building application seeks consent for:

Internal and external works/alterations to Winslade Manor, Winslade House, the stables leisure building and the Terrace, refurbishment of the buildings for office use and the Terrace for amenity space. These works fall within Zones E and F.

ANALYSIS

The main considerations in the determination of this application relate to

- The principle of the proposed development
- Loss of agricultural land
- Appropriate assessment
- Affordable housing/viability
- Impact on the setting of the listed building(s)
- Works to existing buildings to form office/leisure facilities
- Impact on highway safety
- Connectivity
- Impact upon residential amenity
- Flooding/surface water drainage
- Landscaping
- Ecology
- Sports facilities
- Clyst Valley Trail
- Other issues including planning obligations
- Planning balance and conclusion

Principle of the proposed development

The site lies outside of the defined settlement of Clyst St Mary as contained within the Villages Plan SPD. However, part of this site forms an allocation in the EDDC Local Plan under Strategy 26B and as identified on the proposals map. The Strategy states:

Land is allocated on the southern side of Clyst St Mary village, as shown on the Proposals Map for the conversion and redevelopment of redundant office buildings for residential uses with capacity to accommodate around 150 dwellings and to include 0.7 hectares of land (or retained office space equivalent in existing buildings) to provide B1 office employment uses.

The proposed development seeks to retain the majority of the employment buildings on site, build up to 94 residential units, with up to 40 residential units indicatively shown in the car park opposite Winslade Manor and up to 54 residential units indicatively shown on land to the east of the existing Clyst St Mary Football Club pitch. Accordingly,

the proposal, mainly by way of the proposed residential use of Zone A (although also partly due to the increased employment floorspace and reduced housing numbers compared to the allocation), represents a departure from the East Devon Local Plan and has been advertised as such by way of newspaper advertisements and site notices.

There is no Neighbourhood Plan policy that specifically relates to the site or allocation.

With regard to the use of Zone A for housing, this falls to be considered under Strategy 7 of the EDDC Local Plan where development should only be permitted if it is in accordance with another policy contained in the plan. There are no other policies in the EDDC Local Plan or Bishops Clyst Neighbourhood that would support housing of this scale in this location and as such the proposal does not gain any support from policies in the Development Plan.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

“where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.”

As such, an assessment is required regarding whether any adverse impacts from the proposal, when considered as a whole, would significantly and demonstrably outweigh the benefits of the proposal.

The report will therefore examine whether approving this development, which runs contrary to Strategy 26B of the EDDC Local Plan and does not gain support from any other specific Local or Neighbourhood Plan policies, would amount to sustainable development and whether there are other material considerations that weigh in favour of the proposal such that they outweigh any harm caused by the proposals that would justify the grant of planning permission.

The remainder of the report will therefore run through the key issues with a balance made at the end with regard to weighing up any harm and benefits from the proposal.

Loss of agricultural land

Zone A, where some of the residential development is proposed, is currently an agricultural field, where the loss of agricultural land is proposed an assessment must be made as to whether it is the best and most versatile agricultural land (Grades 1, 2 and 3a). Policy EN13 of the EDDC Local Plan and advice contained in the NPPF suggest that agricultural land falling in Grade 1, 2 or 3a should not be lost where there are sufficient areas of lower grade land available or the benefits of development justify the loss of the high quality land.

An assessment of agricultural land quality, involving a desktop study and a detailed Agricultural Land Classification (ALC) survey has been undertaken (in 2015) to determine the quality of the land in Zone A. A survey of the single field which amounts to approximately 2.5 hectares has found that 1.7 hectares or 68% of the site is limited to subgrade 3(a) land and the remainder 0.6 hectares or 32% is subgrade 3(b) land.

Whilst it is considered that the loss of 1.5 hectares of the higher quality land is regrettable, where it is not physically connected to land of a similar quality (as in this instance) and as there are large amounts of other land in the locality of higher quality, it is considered that the loss would not significantly harm agricultural interests or the national food supply. Therefore, should the benefits of the proposal outweigh any perceived harm it is considered that the proposal would be in accordance with Policy EN13 and advice contained in the NPPF (paragraph 170).

Habitat Regulations and Appropriate Assessment:

Natural England has advised that an Appropriate Assessment must be carried out as the site lies within close proximity of the Exe Estuary and Pebblebed Heaths, this assessment must consider whether the proposal will adequately mitigate any likely significant effects of the aforementioned areas. This report represents the Appropriate Assessment.

The delivery of SANGS is critical within East Devon, Exeter and Teignbridge; they are required to deliver a genuine alternative to visiting the Exe Estuary and Pebblebed Heaths for local residents to exercise, walk dogs, etc.

In protecting land for SANGS, it is critical to ensure that it is deliverable and provides the best use of resources. Work has taken place on delivery of such SANGS across the three authorities. The joint strategy between the authorities proposes 4 SANGS across the area these being at the following locations:

- o Dawlish Warren
- o South West Exeter
- o Cranbrook
- o Exmouth

The delivery of the mitigation strategy is overseen by the South East Devon Habitat Regulations Partnership which includes representatives from East Devon, Exeter and Teignbridge Councils. Significant progress is being made with delivery of the first two of these spaces with monies having been identified for purchase of these sites and in the case of the Dawlish Warren SANGS work is understood to be underway for its delivery. Negotiations are on-going with the Cranbrook consortium regarding the third SANGS area but it is envisaged that the necessary SANGS area will be delivered as part of the expansion areas. This just leaves the Exmouth SANGS, however Natural England are content that the required mitigation is being delivered across the wider area through the partnership and acknowledge that the Exmouth SANGS can come forward later in the plan period. It is considered to be the least significant of the 4 in mitigation terms because of the relatively modest levels of housing development proposed in the Local Plan for Exmouth compared to the other areas where SANGS are required. This is not however to diminish its importance in terms of delivery of the overall strategy.

The site itself is not considered to be a suitable area for SANGS due to its restricted size and interconnectivity with other such areas.

Given that SANGS is being provided within the District to mitigate development, and given that the development will contribute financially to the provision of these areas through CIL payments and a financial contribution that can be secured off the back of this application, it is considered that the proposal adequately mitigates any impacts upon the Pebblebed Heaths and Exe Estuary and will not result in any likely significant effects.

Natural England have advised that, on the basis of the appropriate financial contributions being secured to the South-east Devon European Sites Mitigation Strategy (SEDESMS), they concur with your authority's conclusion that the proposed development will not have an adverse effect on the integrity of Dawlish Warren SAC, the Exe Estuary SPA and Exe Estuary RAMSAR site.

Subject therefore to securing the necessary financial contribution through a S.106 Agreement, the proposal will not have any likely significant effects and is acceptable in this regard.

Affordable housing/viability

The site is not recognised as one of those which would benefit from a reduced level of affordable housing, and the site does not form part of an affordable housing rural exemption scheme, therefore the Local Plan envisages that the site should provide 50% affordable housing. The applicant's agents have provided a viability assessment indicating that it is not viable to provide the 50% target.

This is a hybrid application where full detailed permission is sought for the re-development of the existing office and leisure buildings and only outline consent is sought for the sports pitches and sports pavilions, housing and enhancement of the parkland as a recreation route

The application as originally submitted considered that Vacant Building Credit (VBC) was relevant to the scheme and that on this basis the scheme should not provide any affordable houses (save for the 10% of those on zone A as a benefit to the community). VBC is a credit given to developers to incentivise the re-use of brown field land to either bring buildings back into an active use or by demolishing buildings and re-using the sites for housing. However, as the office buildings are being brought back into use as their existing lawful office use (rather than being converted to residential use), the Local Planning Authority question whether vacant building credit is applicable in this instance, especially when the applicant was using the existing office floorspace to offset the provision of affordable housing on greenfield land on another part of the site.

However, as the two parties had differing views on the relevance of vacant building credit, to provide a clear picture on viability the applicant was asked to prepare a viability appraisal for assessment.

The Council's adopted guidance on Planning Obligations provides clear commentary on applications where there is a viability concern, especially at the outline stage, as follows:

'CIL regulations requires calculation of CIL liability to be based on actual net floor area. This poses a difficulty for any outline application where the actual net floor area is either not provided, or provided in relation to an indicative plan only. As it is the actual (and not an indicative) figure that would be needed to undertake the calculations in relation to CIL, exact costs for calculating CIL, and indeed for developing the scheme remain unknown at outline stage. In these cases the amount of net floor area for the development will not be pinned down until the reserved matters application. This gives rise to issues in relation to proving viability when relying on an indicative scheme at outline stage. This highlights a clear tension around accepting reduced contributions due to viability on outline applications. There are two ways that this issue could be addressed:

1) Accept the use of viability appraisals at outline stage, and require the details of the scheme that justify the viability conclusions to be pinned down. For example, if a scheme was for 9 three bed houses with a total floor space of 891 square metres, would have a viability appraisal prepared on this basis and the outline would pin this down. The completed scheme would then still need to be subject to viability appraisal on completion to assess whether or not any overage payment was due under a section 106 obligation.

2) Accept that at the moment the indicative viability indicates that there may be a viability issue with the scheme but this could only be confirmed at reserved matters stage, when full details of the scheme are known. A Section 106 agreement would be required that sets out the mechanisms by which the current viability appraisal would be tested, adjusted, or redone, as required at reserved matters stage. The Section 106 agreement would also then set out the requirement for a viability appraisal of the completed scheme, and how the assessment of any overage payment would be undertaken.'

As part of the submission, a viability appraisal was submitted indicating that due to costs of refurbishment of the listed buildings, redevelopment of the existing buildings to bring them up to a modern useable standard, site preparation, the upgrading of the existing swimming pool and leisure facilities, provision of football pitches, cricket pitch and tennis courts together with pavilion, and provision of a neighbourhood equipped area for play (NEAP), the scheme could not afford any affordable housing on site. This appraisal has been tested by the Council's Development Delivery Project Manager using up to date values, costs and predicted sales values taking into account the local property market and has been found to be sound. However, the developer is willing to reduce their expected profit levels (projected at 20% prior to the removal of Zone B) to accommodate 10% affordable housing as a benefit to the local community on zone A (5.4 units), which is seen as a benefit to the scheme. This will also, alongside the removal of the offices previously proposed in Zone B, reduce their profit to a more reasonable level below 20%.

Furthermore, the developer has indicated, through their viability appraisal, the floor area of each dwelling type and the number of units of that type to be built and therefore, it is reasonable to take the approach outlined in paragraph 1 above and pin down this floor space in a legal agreement together with an overage clause to ensure that a percentage of any 'super profit' is re-cooped into providing additional affordable

housing. In discussions with the applicant and their agent, it has been agreed that a review of viability would take place at the end of each agreed phase of development and any monies from any such 'super profit' would enable additional affordable houses to be built on site (rather than through a commuted sum to be built elsewhere in the town/district) in the final phase of development. All of which would need to be agreed in a suitably worded clause in a section 106 agreement.

Accordingly, it is considered that the proposed development would be in accordance with the Council's adopted Planning Obligations SPD and Strategy 50 of the East Devon Local Plan together with guidance in the NPPF and NPPG.

Impact on the setting of the listed building(s)

Winslade Park is a country estate based around a restrained Palladian villa set within a designed landscape. Redeveloped in the later 20th century to form the headquarters of an insurance company, the substantial office buildings were skilfully woven into the landscape by the notable architects Powell and Moya.

Built in the late 18th/ early 19th century, the neo-Palladian country house, Winslade Manor, was designed with a plain restrained appearance with later embellishment through applied architectural details. The interior retains much of its original plan form and features, including doors, staircase and extensive plasterwork. Its focal point and architectural climax is the central atrium that cuts through the building with light provided via a glazed dome. Due to the surviving quality of the building's interior and exterior, Winslade Manor is listed at grade II*, due to its more than special interest. The buildings attached to it (Winslade House) are also considered to be Grade II*.

Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The foremost building that is visible on approach when travelling up the long entrance drive is Winslade Manor, the application as originally submitted proposed to erect a new B1/D1 office/service building on an existing car park on approach to the house (as part of the full application) indicated on the proposed site plan as Zone B. Throughout its various iterations of design and layout there were serious concerns expressed by officers and Historic England that the two storey building's location would have a detrimental impact on the setting of the grade II* listed building, through negotiation with the applicant this building has now been withdrawn from the proposal.

Plans to increase the size of Brook House have the potential to impact on the setting of the listed church, the rear of Winslade House and the former stables area (Zone F). However, it is considered that the setting of both these assets have already been compromised by Brook House and its car park such that any extension would lead to less than substantial harm to these assets, the weighing up of this harm against the public benefits of the proposal will be undertaken at the end of this section of the report.

Another part of the site that is listed is the ornamental terrace walk extending 120 metres east-west along the north bank of Grindle Brook. Early 19th Century rendered

brick on Heavitree and limestone rubble plinth. The walk is laid out along the artificially widened brook which runs here in a wide ornamental meander with arbour to west, low wall with piers at angles, all with fielded panels, with a central projection into the water. The application proposes a number of positive works to this area including the reinstatement of part of the Ornamental Terrace's balustrade and axial path that historically lead down from the house to the river, as well as opening up public access along the river bank. Concern has been expressed by Historic England that the positive works would be undermined by the proximity of the car park to the ornamental terrace and a more robust buffer between the parking and the terrace should be provided. Amended plans have been received indicating a landscaped hedging buffer whose details should be secured through an appropriately worded condition. It is therefore considered that the proposed works are a benefit to the scheme, enhancing the setting of the terrace and walkway without compromising its setting through the provision of parking spaces.

Whilst in outline, it is important to consider the impact that the proposed apartment building(s), indicated on the site plan accompanying the outline application as Zone D, would have on the setting of both Winslade Manor and its attached buildings (Grade II* listed) and the church (Grade II listed). The illustrative plans originally submitted with the application indicated a large building spanning the width of the existing car park to a maximum height of 3 stories and containing 59 apartments, the width of the building through discussion was reduced to provide up to 40 apartments. Historic England, through their consultation responses, indicate that they are content to support the principle of residential development on part of the car park, however, the current arrangement set out in the visualisation is for a substantial three storey linear range. This indicates that a structure of significant scale and mass would be needed to accommodate the quantum of development proposed and therefore would not appear recessive or subservient in views to or from Winslade Manor.

Amended illustrative plans have been provided indicating the apartment building containing up to 40 apartments being split into 3 separate buildings with open space between them to give views through the tree belt behind and reducing the significant mass of building creating a more open and pleasing residential environment that appears less like an office block. There would be at least 70 meters between the nearest part of Winslade House and the apartments and almost 100 metres between Winslade Manor and the apartments. It is acknowledged that there is limited detail contained on the illustrative plans and these details would not be approved until any reserve matters stage. At any reserve matters stage the design, bulk and height of these units will need careful consideration and may necessitate a scheme of less than 40 dwellings depending up the design, layout and impact.

Accordingly, whilst there would be an impact on the setting of the heritage assets, where great weight should be given to the conservation of Winslade Park whose grade II* listed status gives it high significance, this impact would be a less than substantial harm, in such circumstances Paragraph 196 of the NPPF indicates that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In this instance the development on zone D and the extension to Brook House represent part of an extensive scheme affecting a number of assets across a large site where there would be significant investment to bring the heritage assets and other vacant building back into their lawful uses together

with providing extensions to these buildings, upgrading the historic parkland and sports pitches and allowing public access to the site, where the viability is marginal and requires a certain quantum of housing development take place to incentivise the developer into undertaking any of these works. The design of the apartments will be key to the success of any future reserved matters approval in providing the recessive impact that is considered most important should this be achieved then it is considered that the quantum of development proposed in taking the whole quantum of development proposed across Zones A and D in providing up to 94 residential units (houses and apartments) can be achieved without detrimentally impacting upon the setting of Winslade Manor, Winslade House or the church.

The proposal is considered to be acceptable in accordance with Policy EN9 of the EDDC Local Plan, the NPPF and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Works to existing buildings/leisure facilities

The majority of the existing buildings on site have lawful uses as B1 offices, these uses would be re-instated and the buildings brought up to a modern office standard which weigh in favour of the proposal. The internal works to Winslade Manor and Winslade House, which are listed, are subject to listed building application 20/1003/LBC.

The works to Winslade Manor are of the foremost importance given that this is the most valuable heritage asset on site because of its internal and external architecture and historic features. The Conservation Officer is content to support the proposals as explained in the schedule of works, save for a few matters that require additional details to be submitted, these will be addressed through appropriately worded conditions on the listed building consent. These refurbishment works to secure the future of the building in office use weigh in favour of the proposal.

The works to Winslade House would be purely functional/cosmetic so that the buildings can more easily be broken down into smaller offices for different companies or retained as one larger office building depending upon what the market requires at the point of letting it to the market and to provide restaurant/café facilities for the employees. The value of Winslade House is from its external design and as such the internal changes are acceptable and as with Winslade Manor, the investment in the refurbishment of the building to retain it in modern office use is welcomed and weighs in favour of the proposal.

Concerns have been expressed by the Council's Conservation Officer and Historic England regarding the impact of the extensions to the stables leisure building. The extension would provide for enhanced facilities and catering provision, the height of the extension would be above the height of the existing building however, this would only be discernible when viewed from a long distance. In balancing the impact of the proposed extension of a historic heritage asset whose setting has been diminished over the years through the building of Winslade House and Brook House and whose character is purely locational (used historically as stables in connection with Winslade Manor) rather than through its historic features, it is considered that the enhanced facilities that would be open to employees and the local primary school would have a

public benefit that would outweigh the less than substantial harm that the extensions would have.

Accordingly, the proposed works and extensions to the listed and non-listed buildings are considered appropriate in compliance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policies D1 and EN9 of the EDDC Local Plan and advice contained in the NPPF.

Impact on highway safety

There has been a significant amount of concerns raised by local residents and the parish council regarding the proposal in terms of the amount of traffic it would generate and the impact that this would have on the local and strategic road network. However, it is important to consider the existing lawful use of the site and how much traffic that would generate should it be used to its maximum capacity together with the new/improved facilities and houses proposed to see how much additional traffic would be generated.

Existing situation

The extant B1a (offices) planning permission covers a floor area of 22,369 square metres together with an extant planning permission that provides for 2,127 square metres of D2 (gym/leisure) use, equating to 24,496 square metres, whilst the buildings associated with these uses have not been in an active use for a number of years, the permissions granted remain lawful and could be used to their full potential without the need for any further planning permission. This must therefore form a baseline for consideration of the application.

Proposed use traffic generation

The proposed increase/change in floor area would be as follows:

- o Zone E - Removal of Temporary Pre Fab building - 407sqm
- o Zone F - Proposed extension - Use Class D2 - 443sqm
- o Zone G - Proposed extension - Use Class B1 - 767sqm
- o Zones A and D 94 residential units.

These figures do not include Zone B - Proposed new commercial building - Use Class B1/D1 - 2,285 square metres as this has now been withdrawn from the application, however, the comments from some consultees will not reflect this as it has been withdrawn at a very advanced stage of the determination of the application.

The applicant has employed a transport consultant, Hydrock, to undertake a transport assessment which has been considered by Highways England and Devon County Highways. Highways England's role is to determine the likely impact of the increase in traffic on the strategic road network, principally the M5 motorway and its junctions with other arterial roads. The applicant's consultant has been in discussion with Highways England through the application to provide additional details and safety reports.

The following advice has been given by Highways England:

'Highways England's own estimates of traffic generation for the proposed development would suggest that overall trips to the site will increase by +90 in the AM peak hour and +70 in the PM peak hour as a result of the proposed redevelopment'.

Highways England are of the view that the majority of trips generated by the proposed development will pass through M5 Junction 30. However, it is not considered that this scale of increase (compared to the extant use of the site), will have a significant impact on junction performance. Furthermore since zone B has been withdrawn from the proposed development, a further response has been received from Highways England which states the following:

'The removal of the above quantum of development (2656 sqm of B1 Light Industrial Use) will result in a reduction in the number of trips generated by the development to that previously considered by Highways England. We are therefore satisfied that this amendment will not result in an adverse impact on the operation of M5 Junction 30, and that our below recommendation remain appropriate'.

Whilst redevelopment of the Winslade Park site will inevitably add to existing congestion at the motorway junction, we have always accepted that the site has a permitted use and an implied level of traffic generation. In light of the confirmation of extant floor areas, and the revised development proposals, our review now indicates that the increase in traffic associated with the proposed redevelopment of the site is not significant.'

In terms of the access to the main Winslade Park site, the existing traffic lighted junction with the main A376 would remain, an improved access onto the road leading to the Manor House and employment buildings would be formed from the current filed gate to provide access to the houses proposed in the outline application for Zone A and the long access road to the Manor House and other employment buildings would remain, together with access to the proposed residential units in Zone D. The withdrawn area known as Zone B would remain as parking for 176 cars.

There are 901 existing parking spaces on the site which are dedicated to the various employment and leisure activities on site and which are also used for the football pitches, cricket pitch and tennis courts, the majority of these spaces would remain, save for where they would be lost to development, but would be added to in Zone J to ensure that there is sufficient parking available for all types of visitors to the site whether it be for work, leisure or recreation purposes (1012 spaces in total). Concerns have been raised by local residents that the increase in development in the site could lead to increased pressure to park on nearby housing estate roads, however, the parking proposed is considered more than appropriate to cater for the needs of all the visitors involved in the uses on the site; no objections to the amount of parking have been received from DCC Highways Department.

Accordingly, the proposed development is considered acceptable in relation to Policy TC7 of the EDDC Local Plan and advice contained in the NPPF.

Connectivity

There have been a number of representations received and consultee replies which raise concerns regarding the relationship of the site to the rest of Clyst St Mary and the wider area, particularly with reference to pedestrian links to services in the villages such as the primary school and the convenience store and to public transport links to further afield settlements such as Exeter.

Zone A is proposed to be built immediately adjacent to the built up area boundary of Clyst St Mary where there are links and a pedestrian bridge over the busy A3052 highway to access services.

As the route from Zone A to the footbridge does not benefit from a footway and lighting for the whole of the route (and there being insufficient space to provide a footpath and retain two-way traffic) it is expected that some residents of Zone D will drive to local amenities including the school and village hall. Given this, and given that there is an agreement with the village hall that its car park can be used to drop off children and walk them to the school, the request from DCC Highways to improve the pedestrian link towards the primary school (via a £21,000 contribution) from adjacent to the recent development by Cavanna Homes is considered justified and can be secured through a legal agreement.

Should the parish council wish to use some of the CIL monies that they would receive from the development towards this project that that will be a matter for them to decide upon.

The residents in Zone D would be further away from the settlement, although there is an existing public footpath path to the north of this zone which accessed through the adjacent housing estate and then on towards the main A3052, however, this would be some distance for the main centre of the village and again adds to the justification for the footpath contribution mentioned above. Whilst this is acknowledged this site is allocated for up to 150 homes in the EDDC Local Plan and there is little more that can be done to improve the footpath links to the village from this direction. It is understood that the applicant and their agent have explored the possibility of diverting one of the existing bus routes into and out of the site to improve connectivity, however, until such time as the number of businesses on site increased to a viable level the bus companies cannot commit to a diverted route. This would certainly improve the connectivity of this part of the site with Clyst St Mary and Exeter, although at this stage it is not something that could be insisted upon as reliance lies in the hands of a third party and therefore would not meet the tests of a planning obligation or condition.

The businesses that would operate from the site would also benefit from improved public transport connections, however, as the majority of the buildings are simply being brought back in their lawful use and could operate today without the need for a further grant of planning permission, it would be unreasonable to impose a requirement to divert a bus route into and out of the site. It does seem appropriate, however, to impose a condition requiring the submission of a green travel plan for the entire site to encourage more sustainable forms of transport and initiatives such as car sharing. This has also been requested by Highways England.

Devon County as the Highway Authority have requested that the applicant submit a scheme to improve Clyst St. Mary Footpath 1 that runs through the site. As the

development will put increased pressure on the use of this footpath it is considered reasonable to secure the submission of improvements (to be agreed with DCC) through any S.106 Agreement.

Overall, whilst recognising the allocation for the site is for significantly higher quantum of residential development which would be more distanced for the settlement, the connectivity to the village of Clyst St Mary is considered acceptable, improved public transport into the site would be welcomed and is something the applicant is actively seeking, therefore it seems appropriate to impose a condition requiring submission of a green travel plan prior to first occupation of any of the employment buildings.

Impact upon the amenity of residents

The main area for impact upon the amenity of residents is through the two housing areas in Zones A and D. Whilst there will be impacts from the employment uses and increased traffic, impact from the employment uses should be no greater than has historically occurred with highway impacts addressed elsewhere in the report and mainly around traffic numbers rather than noise and disturbance.

Zone A

Residential development on this part of the site will bound the rear of existing dwellings on Clyst Valley Road and Winslade Park Avenue.

As this part of the application is in outline, the exact number of dwellings and layout for this part of the site is unknown at present. However, it is possible to achieve a layout on this part of the site that will protect the amenity of neighbouring residents through a suitable design of dwellings and through ensuring at any reserve matters stage, that adequate separation distances and suitable window positions are proposed.

Given that there is no layout for this part being considered (and as such distances to existing dwellings cannot be assessed), it is not possible to condition that any dwellings adjoining existing dwellings are bungalows/single-storey in height. This can however be considered at the reserve matters stage if necessary and the applicant has noted the benefits that this could achieve. However, should a reserve matters scheme be submitted with suitably designed two-storey dwellings, and/or good separation distances to existing windows and suitable boundary treatment, bungalows may not be necessary.

Zone D

The units within Zone D are again proposed in outline and as such the impact from any final design in terms of height and loss of amenity cannot be fully considered at this stage.

However, given the location of this residential development within the existing car park, with woodland planting behind and distances of approximately 30m to the bottom of the closest gardens and a further 20+ metres to the rear of the closest dwellings on

Clyst Valley Road, it is clear that a suitable design and layout can be achieved that will not harm the amenity of those residents.

Again this will need careful consideration at any reserved matters stage, not only to protect residential amenity but to minimise harm to the listed buildings. Should the final design necessitate less than 40 units then this will need to be considered by the applicant.

In addition, any final designs will need to ensure that they adequately protect the amenity of residents, but also ensure that they respect the character of the area as required by policies in the Local and Neighbourhood Plans.

Flooding and drainage

Parts of the application site lie within flood zones 2 and 3 as defined by the Environment Agency's mapping system, in such areas, which are prone to flooding, the Environment Agency advise against development unless the development is a less vulnerable use such as an office or recreational use and the building can be made flood resilient.

The full element of the proposal did propose a new B1 office building in flood zones 2 and 3 (Zone B), however this has now been withdrawn from the proposal. The remaining areas of the proposal that fall within flood zones 2 and 3 would be the extension to the car park in zone J and the parkland walking recreation area in zone K, however these uses are considered to be less vulnerable uses and simply wouldn't be used in the event of a flood. Concerns have been expressed as to where employees would park in the event of a flood, however, it is also likely that the offices would not be used in the event of a flood due to the close proximity of the Grindle Brook. The Environment Agency raise no objections to the proposed development.

Whilst the access road to the site may be unusable at times of extreme flood events, it is considered that emergency vehicle access can be achieved (as at present) from Church Lane.

The drainage for the existing buildings on site would remain as existing, with the extension to Brook House also draining into the existing drainage system on site. The proposed dwellings in Zone A and Zone D would require new drainage systems and connections, and although submitted in outline, it is important to consider whether a viable drainage solution can be achieved on site prior to granting outline permission, the detail would be secured by condition to be provided at the reserved matters stage.

The drainage details provided, including the greenfield run off rates and infiltration rates that would need to be controlled, have been consulted upon with Devon County Flood Risk department, whilst they have been a number of revised and additional details provided, they are content to support the proposal subject to conditions.

With regard to sewer capacity, SWW have raised no objection to the application and as such, and despite concerns from local residents regarding capacity, a refusal of permission or contribution towards upgraded facilities cannot be secured as part of the application.

The proposal is therefore considered acceptable in relation to Policies EN19 and EN21 of the EDDC Local Plan and advice contained in the NPPF.

Landscaping

The existing site has been established for a number of years and it is surrounded by very mature landscaping so that when it is viewed from the surroundings it is almost hidden from view, including from when travelling on the A376 highway and from Clyst St Mary Village, however, users of the church and public footpath along Church Lane would gain views of the site.

The findings of the LVA that the likely landscape and visual impacts of the application are limited by virtue of the low lying nature of the site, existing retained tree cover and the surrounding gently rolling agricultural landscape which together provide a strong degree of containment, coupled with a limited PROW network, with few publically accessible viewpoints, is generally accepted.

It is proposed to provide some additional landscaping in and around the listed terrace (as requested by Historic England) and walkway together with some supplemental planting in places around the wider site, especially in Zone K for the parkland recreation route.

The 395 space car park proposed in Zone J is large and results in limited planting provision within it and the northern and eastern sides being pushed close to the existing site boundaries which compromises root protection areas of adjacent trees and hedgerow. A much wider landscape buffer is required to the eastern end particularly, however, the principle of the car park is considered acceptable and therefore it is considered reasonable to seek amendments to the car park with greater landscaping by condition, ultimately whilst this may result in lesser spaces, the views into the site from the countywide and the rural location mean that the landscaping and buffer to the edge of the site are important. This will also secure the 5m buffer required by the Environment Agency.

The proposals provide for the creation of an extensive network of new pathways within the woodland and around the perimeter of the parkland meadow to the south side of Grindle Brook (zone K) which are of considerable community benefit and ecological benefit, especially given that the applicant has stated their intention to open these up to the wider community, this public access would need to be secured through a legal agreement.

The majority of trees on site are to be retained, those affected by the outline permission in Zones A, C, D and K will require tree protection plans and method statements to be agreed at the reserved matters stage and where trees cannot be retained at that stage, suitable replacement and compensatory planting should be provided.

The proposal is considered to be acceptable in relation to Policies D2 and D3 of the EDDC Local Plan.

Ecology

An ecological impact assessment has been undertaken and submitted with the application, the report identifies that the proposed development would have an impact on a number of protected species as follows:

Bats

There have been a number of existing bat roosts identified across the site, the majority of which, in existing buildings and mature trees, would not be affected by the proposed development, however, the brown long-eared bat roost would be impacted upon as a result of the works to Brook House. It is proposed to replace this roost within the same building under a license, the details of the replacement roost can be secured through condition.

There are also numerous records of bats using the site for foraging purposes, specifically along the woodland edge and Grindle Brook, there is a potential for the foraging to be impacted upon as a result of scrub clearance and lighting. The report recommends a number of mitigation measures which can be secured by condition.

Hazel dormice

The report confirms the hazel dormice being present within areas of boundary scrub and woodland within the site, loss of limited areas of scrub in Zone J and paths alongside the Grindle Brook mean that mitigation measures as outlined in the report will be required, these can be secured by an appropriately worded condition.

Reptiles

There is a 'good' population of slow worms and 'low' population of barred grass snake across the site where there is potential for disturbance during the site preparation and construction works. Mitigation and compensatory habitat is proposed in the report and can be secured by condition.

All other protected species have been surveyed and not been found to be present on site, though there is potential for other species such as otters to be present, the report recognises this and recommends mitigation measures should species be found during works.

Whilst it is understood that a number of Kingfishers have been spotted around Zone J, these have started using the area due to the lack of recent activity and subject to the revised landscaping scheme necessary for this area and to be secured by condition, they should not be adversely affected by the proposal.

Finally, the Environment Agency originally requested some biodiversity net gain in relation to the development of Zones B and J. With the removal of development from Zone B, and given the need for improved landscaping/layout for Zone J, this is being adequately addressed. The EA have also requested a sensitive design of the bridge over the brook to protect fish and this can be achieved before the bridge is constructed.

Taking into account the recommendations and mitigation measures outlined in the report which would be secured by condition, the proposal is considered acceptable in relation to Policy EN5 of the EDDC Local Plan.

Sports facilities

It is proposed to retain the existing historic sports facilities on site, including the football pitches, cricket pitch and tennis courts and enhance them so that they can be of beneficial use to both the residents of the proposed dwellings and the wider community. It is also proposed to provide a replacement cricket pavilion and new toilets/changing facilities, details of which would need to be secured through conditions and the funding for their provision and long term maintenance, together with an agreement for their use to be for the wider community secured through an appropriately worded legal agreement; this would also control the phasing of such facilities so that they are provided in a timely manner.

The original proposal on site was to relocate the Clyst Valley Football Club ground onto the site and replace it with housing, however, as objections were received from Sport England due to the loss of existing sports pitches and them not being replaced, this element of the proposal was withdrawn. Sport England has been re-consulted and have the following comments to make:

From the amended information provided, we are satisfied that the proposal does not involve the loss of playing field land and we no longer object to the planning application. However, the applicant needs to address the risk of balls leaving the Clyst Valley FC site and providing appropriate mitigation at no cost to the football club.

Additionally there are a number of issues that require clarification in future proposals and planning conditions attached to this application are required to deliver and manage fit of for purpose sports facilities at Winslade Park as shown by the developer.

A scheme to prevent balls leaving the football ground into the housing site would need to be secured through a legal agreement and the costs of fencing or suitable mitigation planting would need to be met by the developer.

A neighbourhood equipped area for play (NEAP) is proposed to the side of one of the sports pitches to accord with Strategy 43 of the EDDC Local Plan, £275,000 is earmarked in the viability assessment to pay for its construction and to equip it, which is considered to be a reasonable amount; this would be secured through a legal agreement together with when it is phased in to the development and made available for community use.

With regard to the swimming pool that will be refurbished within Zone E, the applicant has offered to make this accessible to the school. It may also be made accessible to local residents depending upon availability and levels of use with the new residents and school taking priority.

Accordingly it is considered that the proposal accords with Policy RC1 and Strategy 43 of the EDDC Local Plan and Policy BiC 20 of the Neighbourhood Plan

Clyst Valley Trail

The applicant is keen to accommodate the Clyst Valley Trail through the site and establish connections to the wider strategic route for its residents and the employees on site, together with encouraging people to use more sustainable modes of transport such as cycling to access the site, at this stage the route is not confirmed but it is understood that the site will be required to form important connections. Devon County Council Highways Department requested £100,000 from the applicant towards adding in an additional 'phase' in the traffic lights at the entrance to the site where it forms a junction with the A376. However, the Clyst Valley Trail is a strategic project serving a much wider population than just the proposed inhabitants of the site and therefore it would be unreasonable to insist that the applicant pay the whole amount towards the additional 'phase' of traffic lights. In any event strategic projects are required to bid for funding through the CIL bidding process from the Regulation 123 list and cannot be secured through S.106 agreements off the back of planning applications.

Planning obligations

Contributions towards various types of local infrastructure have been requested by a number of the consultees together with securing public access to the improved recreational/leisure facilities on site, each of the various requests will be considered below.

Highway infrastructure requests:

Devon County Highways Department have requested the following:

- Contribution of £100,000 towards providing a new phase in the traffic lights on the A376 to enable the Clyst Valley Trail to cross the public highway safely - this is not considered to be required to mitigate the impacts of the development proposed, the Clyst Valley Trail is a strategic project that is being undertaken in a piecemeal manner to link Broadclyst to Exmouth via a walking and cycle trail, the proposed development should not have to fund the crossing of the highway which is outside the site and is for the benefit of the wider community of East Devon and Exeter and not just the residents of the proposed dwellings on site. This can be funded through CIL.

- Contribution of £21,000 to improvements to the footpath between the village hall and the school;

- Contribution of £20,000 towards providing a safety screen on the approach to Clyst St Mary roundabout from the A376 - these are strategic road safety measures that are required even without the proposed development taking place, in any event these safety screens have already been implemented.

NHS England has requested the following:

- Contribution towards the cost of care of new residents for 1 year following occupation of each dwelling as there is a lag between housing completions and receiving NHS funding - these contributions are for unplanned development i.e. departures from the development plan, whilst technically this application represents a departure from the

development plan, the wider site is allocated for 150 homes and only 94 would be provided, the NHS should have worked their funding on planned development in the Local Plan. Furthermore, at this point in time, the request for funding on non allocated sites is justified in principle but the evidence behind the amount requested from the NHS is not in sufficient detail to ascertain how the money will be spent and if the amount requested is correct given that different patients would require care others would not. Accordingly, for both reasons this request is not justified at the present time and does not meet the tests for securing a financial contribution.

The matters that are considered to be appropriate to be secured through a Section 106 legal agreement are as follows:

- Habitat mitigation (non-infrastructure contribution) of £354 per dwelling
- Community access to sports pitches and parkland
- Swimming pool, sports pitches and parkland access for Clyst St Mary Primary School
- £275,000 to be spent on the provision of a Neighbourhood Equipped Area For Play (NEAP)
- £21,000 contribution towards footway improvement works between the village hall and the school
- Maintenance plan for the sports pitches and parkland (in perpetuity)
- Provision of replacement cricket pavilion and new changing rooms/toilet block
- 10% of houses on Zone A as affordable housing – 5 units provided on site and a contribution/commuted sum for the remainder 0.4 of a dwelling;
- Improvements to Clyst St. Mary Footpath 1;
- capped floorspace of residential units of 8,800 square metres;
- Overage clause;
- A scheme to prevent footballs leaving the football ground into Zone A housing.

Planning balance and conclusion

The proposal represents a comprehensive development that seeks to retain the majority of the employment buildings on site, whilst erecting new residential development, some of which is on greenfield land, and enhancing the existing sports pitches, sports pavilion and swimming pool/leisure building. To accommodate the housing and retain the employment buildings, the proposal includes development on greenfield land that is not in accordance with the allocation in Strategy 25B of the EDDC Local Plan. As such, the proposal represents a departure from the development plan.

It is therefore considered important to undertake an assessment against the three strands of sustainability to ascertain whether the benefits of the proposal (other material considerations) outweigh the harm arising from the proposed development and its location outside of the allocation and BUAB for Clyst St. Mary.

Economic

The proposal seeks to re-use the majority of the employment buildings on site for the B1 purposes they already have an extant permission for, it is also proposed to include

some A3, D1, D2 and B8 uses on the site. The Council's Economic Development Manager comments as follows:

'In Economic Development terms, the importance of the transformation being proposed at Winslade Park cannot be underestimated.

We are presented with one of the most significant prospects for improved employment opportunity and local economic benefit that our district has seen in recent years.

Some of the particular challenges and opportunities our district economy currently faces will be met through the proposed development of this allocated site. These include our pressing requirement for more skilled employment exacerbated by the recent loss of FlyBe and almost 1,000 of the most skilled roles we could least afford to lose; the need to improve our sustainability through increased levels of self-containment; the chance to secure increased inward investment and provide the right environment for indigenous businesses to grow and improve local prosperity'.

Furthermore, the proposal would support the construction industry albeit for a limited period of time.

There would be an economic dis-benefit of losing 1.5 hectares of grade 3(a) agricultural land (BMV), however, for the reasons outline in the report, this is likely to only have a limited impact on the nation's agricultural supply and land for the growth of food to enter the supply.

Overall, however, the proposed development can be seen to have a significant economic benefits that weigh in favour of the proposal.

Social

The application proposes to provide 5 affordable houses and a commuted sum for the 0.4 of a unit which would have some benefit to the local population, it is not the amount that the policy expects but the overall offer has been justified through submission of an economic viability assessment.

It is proposed to allow the local community to have use of the enhanced sports pitches, cricket pavilion, changing rooms/toilets and parkland with recreation routes together with access by primary school children to all of these facilities and the upgraded swimming pool.

Accordingly, it is considered that there would be significant social benefits to the local community through this proposal.

Environmental

The use of unallocated greenfield land to provide housing where it is in agricultural use and can contribute towards the nation's food supply is a dis-benefit of the proposal. Increasing the development on site by not demolishing the employment buildings would in turn increase the level of traffic entering and leaving the site on a daily basis together with an increase in pollution from the private motor vehicles.

The proposal has been found to have an impact on the setting of a grade II* listed building and other designated heritage assets which are afforded special protection and should not be impacted upon unless there are clear economic benefits that outweigh the harm, these will be balanced at the end of this section of the report.

A further dis-benefit of the proposal is the expansion of Zone J car parking into the flood zone and loss of associated vegetation (although new planning can be secured).

However, these are also environmental benefits to the scheme, firstly, the retention of the majority of the employment buildings has the benefit of retaining all of the embodied carbon within the buildings, the allocation for the site envisages the demolition of the non-listed buildings to make way for housing. Secondly, the proposal seeks to bring the heritage assets back into an active use and preserves their historic character for future generations to experience and enjoy.

And whilst the application proposed residential development on a greenfield site outside of any BUAB, the site for the proposed housing is in itself well located close to the wider allocation and development at Clyst St. Mary such that its location will minimise the use of the car and be fairly environmentally sustainable.

In conclusion taking the above into account, the overriding benefits of the proposal through providing a wealth of employment opportunities to keep pace with the housing growth that has taken place over recent years, employment provision that is likely to attract skilled workers which would help grow the local economy together with bringing back into use of heritage assets that have been redundant for a number of years and providing enhanced sports and leisure facilities to the local community and primary school (access to be secured by a legal agreement) are considered to outweigh any harm caused by the proposal and outweighs the fact that the proposal represents a departure from local plan policy.

RECOMMENDATIONS

- 1. Adopt the appropriate assessment attached to this report**
- 2. Approve subject to the following matters to be secured by a Section 106 legal agreement:**

- Habitat mitigation (non-infrastructure contribution) of £354 per dwelling
- Community access to sports pitches and parkland
- Swimming pool, sports pitches and parkland access for Clyst St Mary Primary School
- £275,000 to be spent on the provision of a Neighbourhood Equipped Area For Play (NEAP)
- £21,000 contribution towards footway improvement works between the village hall and the school
- Maintenance plan for the sports pitches and parkland (in perpetuity)
- Provision of replacement cricket pavilion and new changing rooms/toilet block
- 10% of houses on Zone A as affordable housing – 5 units provided on site and a contribution/commuted sum for the remainder 0.4 of a dwelling;
- Improvements to Clyst St. Mary Footpath 1;

- capped floorspace of residential units of 8,800 square metres;
- Overage clause;
- A scheme to prevent footballs leaving the football ground into Zone A housing.

For the outline element of the proposal:

3. Approve subject to the following conditions:

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
(Reason - To comply with section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.).
2. Approval of the details of the layout, scale and external appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason - The application is in outline with one or more matters reserved.)
3. 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.)
4. No development shall take place until a detailed phasing plan including all necessary works to implement the development has been submitted to and agreed in writing with the Local Planning Authority (hereinafter referred to as Local Planning Authority). The development shall not be carried out other than in strict accordance with the Phasing Plan as may be agreed unless otherwise agreed in writing with the Local Planning Authority.
(Reason - to ensure the development proceeds in a properly planned way from an early stage and to limit any unacceptable impact on the locality in accordance with Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan)
5. As part of any reserved matters application a Construction and Environment Management Plan (CEMP) (to include schemes for the suppression of dust and air quality measuring and mitigation has been submitted to and agreed in writing with the Local Planning Authority. The development shall not proceed otherwise than in strict accordance with the CEMP as may be agreed unless otherwise agreed in writing with the Local Planning Authority.
(Reason - To ameliorate and mitigate, at an early stage, against the impact of the development on the local community in accordance with Policy EN14 (Control of Pollution) of the East Devon Local Plan)

6. 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 ameliorate and mitigate against the impact of the development on the local community in accordance with Policy EN14 (Control of Pollution) of the East Devon Local Plan)
7. As part of a reserved matters application for the residential elements of the proposal a detailed Design Code for the whole of the residential element of the development shall be submitted to and agreed in writing with the Local Planning Authority. The Design Code shall include details and principles of site layout, highway design (including footways and shared surfaces), soft and hard landscaping, materials to be used on dwellings and for ground surfacing, building heights, spans and proportions, boundary features, window and door details, details of flues, meter boxes, eaves and roof ridges and treatment of verges and open areas to the front, rear and side of all dwellings, car parking courts and areas, and details and design parameters of public open space areas including play equipment where necessary. Each phase of the development shall thereafter be carried out in accordance with the approved details.
(Reason - to ensure that the development is planned as a whole in a cohesive manner, to avoid piecemeal development displaying differing design ethics, and to ensure that the resulting development is of high quality as required by Local Plan policies and in line with government guidance in accordance with Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan.)
8. As part of any reserved matters application a detailed Landscape and Ecology Management Plan (LEMP) for a minimum period of 25 years shall be submitted and should include the following details:
- Extent, ownership and responsibilities for management and maintenance.
 - Details of how the management and maintenance of open space will be funded for the life of the development.
 - Inspection arrangements for existing and proposed trees and hedgerows and monitoring of bio-diversity net-gain.
 - Management and maintenance of trees and hedgerow.
 - Management and maintenance of shrub, herbaceous and grass areas.
 - Management of ecological habitat, maintenance of any ecological mitigation measures and further measures for enhancement of biodiversity value.
 - Management and maintenance of any boundary structures, drainage swales and other infrastructure/ facilities within public areas.

Maintenance shall be carried out in accordance with the approved plan.

(Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Strategy 3 (Sustainable Development), Strategy 4 (Balanced Communities), Strategy 5 (Environment), Strategy 43 (Open Space Standards), Policy D1 (Design and Local Distinctiveness) and Policy D2 (Landscape Requirements) of the East Devon Local Plan.

9. The landscaping scheme approved at the reserved matters stage shall be carried out in the first planting season after commencement of the development unless otherwise agreed in writing by the Local Planning Authority and 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 - 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 East Devon Local Plan)

11. Prior to the commencement of any works on site, 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, shall be submitted to and approved in writing by the Planning Authority.

The layout and design of the development shall be informed by and take account of the constraints identified in the survey and report.

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

The development shall be carried out in accordance with the approved details. 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 the continued well being of retained trees in the interests of the amenity of the locality in accordance with Policy D3 (Trees and Development) of the East Devon Local Plan.

12. Prior to the commencement of any works on site (including demolition and site clearance or tree works), details of the design of building foundations, access roads and car park surface construction (temporary and permanent) the layout (with positions, dimensions and levels) of service trenches, ditches, drains and other excavations on site (insofar as they may affect trees on or adjacent to the site), shall be submitted to and approved in writing by the Planning Authority.

(Reason: To ensure the continued well being of retained trees in the interests of the amenity of the locality in accordance with Policy D3 (Trees and Development Sites) of the East Devon Local Plan.

13. Tree Pruning / Felling Specification/ ground condition amelioration
Prior to the commencement of any works on site (including demolition and site clearance or tree works), a detailed and timetabled specification for all necessary arboricultural work to retained trees shall be submitted to and approved in writing by the Local Planning Authority. The specification will accord with the principles given in BS 3998:. All tree felling and pruning works shall be carried out in full accordance with the approved specification and the principles of British Standard 3998:2010 - Recommendations for Tree Works and in accordance with the agreed timetable of operations or such other works at such other times as may be agreed in writing by the Local Planning Authority (Reason: To ensure the continued well being of the trees in the interests of the amenity of the area locality in accordance with Policy D3 (Trees and Development Sites) of the East Devon Local Plan)
14. Each new dwelling or flat with one bedroom shall be provided with at least one parking space (excluding garages), each new dwelling or flat with two or more bedrooms shall be provided with at least two parking spaces (excluding garages).
(Reason: To ensure there is sufficient parking provision in accordance with Policy TC9 (Parking provision in New Development) of the East Devon Local Plan.
15. a. No occupation shall take place in Zone A and Zone D until:
(i) A detailed assessment of ground conditions of the land proposed in Zone C for the playing field land as shown on drawing number.. shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
(ii) Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.
b. The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.
Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and to accord with Policy RC1 (Retention of Land for Sport and Recreation) of the East Devon Local Plan.
16. The playing fields and pitches in Zone C shall be constructed and laid out in accordance details that shall be submitted at the reserved matters stage and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use in accordance with an agreed timeframe as provided for in the legal agreement accompanying this application
Reason: To ensure the quality of pitches is satisfactory and they are available for use in an appropriate timeframe and to accord with Policy RC1 (Retention of

Land for Sport and Recreation) of the East Devon Local Plan

17. Prior to the bringing into use of the playing fields and tennis courts a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of occupation of Zone A and Zone D.

Reason: To ensure that new facility/ies is capable of being managed and maintained to deliver playing fields and tennis courts which are fit for purpose, sustainable and to ensure sufficient benefit of the development to sport (National Planning Policy Framework (NPPF) para 97) and to accord with Policy RC1 (Retention of Land for Sport and Recreation) of the East Devon Local Plan

18. No occupation in Zone A and Zone D until a community use agreement Prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the football pitches, cricket pitch, tennis courts, replacement pavilion and changing facilities and include details of pricing policy, hours of use, access by users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approve agreement."

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Policy RC1 (Retention of Land for Sport and Recreation) of the East Devon Local Plan.

19. The reserved matters application(s) shall be submitted in accordance with the recommendations of Section 5 of the Ecological Impact Assessment undertaken by Burton Reid Associates ref BR0417/EclA/C dated October 2020 and the development shall thereafter be carried out in accordance with the recommendation set out therein.

Reason: To ensure that the protected species found to be on site/have the potential to be on site are dealt with in an appropriate and sensitive manner to safeguard their future and to replace lost habitats in accordance with Policy EN5 (Wildlife Habitats and Features) of the East Devon Local Plan.

20. The reserved matter application(s) shall be submitted in accordance with the methodology and recommendation set out in the Flood Risk Assessment prepared by Hydrock (ref. 13528-HYD-XX-XX-RP-FR-001, dated April 2020). (Reason -To ensure the development complies with the guidance as set out in the National Planning Policy Framework).

21. The following information shall be submitted at the reserved matters stage:

(a) Soakaway test results in accordance with BRE 365 and groundwater monitoring results in line with DCC groundwater monitoring policy.

(b) Evidence that there is a low risk of groundwater re-emergence downslope of the site from any proposed soakaways or infiltration basins/tanks.

(c) A detailed drainage design based upon the approved Flood Risk Assessment Winslade Park, Clyst St Mary 13528-HYD-XX-XX-RP-FR-0001 dated 2nd April P02 and Drainage Strategy Sheet 3 WIN-HYD-XX-XX-DR-C-1002 P08, Drainage Strategy Sheet 2 WIN-HYD-XX-XX-DR-C-1002 P09 and Drainage Strategy Sheet 1 WIN-HYD-XX-XX-DR-C-1002 P06 and the results of the information submitted in relation to (a) and (b) above

(d) Detailed proposals for the management of surface water and silt runoff from the site during construction of the development hereby permitted.

(f) Proposals for the adoption and maintenance of the permanent surface water drainage system.

(g) A plan indicating how exceedance flows will be safely managed at the site.

(h) A detailed assessment of the condition and capacity of the existing surface water drainage system 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.

No building shall be occupied until the works have been approved and implemented in accordance with the details under (a) - (h) above.

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), Policy EN22 (Surface Run-Off Implications of New Development) and national policies, including NPPF and PPG.

Note for the applicant:

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved.

Plans relating to this application:

L09.01 P2 EXISTING	Location Plan	14.08.20
L02.02 P2 EXISTING	Location Plan	14.08.20

L09.03 P1 Location Plan 14.08.20
EXISTING

L01.01 P8 Proposed Site Plan 19.10.20

List of Background Papers

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

For the full element of the proposed development

4. 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. The development shall not proceed other than in strict accordance with the Flood Risk Assessment prepared by Hydrock (ref. 13528-HYD-XX-XX-RP-FR-001, dated April 2020).
(Reason -To ensure the development complies with the guidance as set out in the National Planning Policy Framework).
4. No development shall take place on the Brook House extension or leisure facilities in the stables until a revised Construction and Environment Management Plan (CEMP) (to include schemes for the suppression of dust and air quality measuring and mitigation has been submitted to and agreed in writing with the Local Planning Authority. The development shall not proceed otherwise than in strict accordance with the CEMP as may be agreed unless otherwise agreed in writing with the Local Planning Authority.
(Reason - To ameliorate and mitigate, at an early stage, against the impact of the development on the local community in accordance with Policy EN14 (Control of Pollution) of the East Devon Local Plan)
5. 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 ameliorate and mitigate against the impact of the development on the local community in accordance with Policy EN14 (Control of Pollution) of the East Devon Local Plan)
6. Notwithstanding the details provided on drawing numbers LL-374-101-D

received on 19.10.2020, LL-374-108-B received on 19.10.2020, L.01.17 P4 received on 14.08.2020 and L.01.18 P4 received on 14.08.2020 a detailed landscaping scheme for the extension to the car park in Zone J shall be submitted to and approved in writing before any works to the car park are undertaken. The scheme shall include additional tree planting between parking bays than that shown on the aforementioned plan and include a comprehensive planting buffer between the parking spaces and open countryside. The landscaping scheme approved shall be carried out in the first planting season after commencement of the development of the car park extension unless otherwise agreed in writing by the Local Planning Authority and 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 - 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 East Devon Local Plan)

7. Within 6 months of the date of this permission a green travel plan shall be submitted to and approved in writing by the Local Planning Authority. The green travel plan should include (but not be limited to) the following matters:

- Reduced use of workplace car parking
- Improved access to public transport information for all staff and visitors
- Improved financial benefits for cyclists (e.g. mileage allowance, purchase loans etc)
- Review of car allowances & loans to release resources for greener options
- Green pool vehicles (i.e. cleaner fuels & pool bikes)
- Increased tele-working & tele-conferencing
- Vehicle and emissions reduction policies (inc. regular emissions testing)
- Public transport promotion and initiatives (inc. interest-free season ticket/travel card loans)
- Cycle prioritisation and provision of facilities (e.g. secure parking, showers, lockers)
- Encourage walking and provision of route information
- An agreed procedure for monitoring progress towards targets.

The businesses operating from the site shall thereafter work to the principle contained in the green travel plan.

The businesses operating from the site shall thereafter work to the principle contained in the green travel plan.

Reason: To ensure that the site is operated with sustainable transport in mind in accordance with Policy TC2 (Accessibility of New Development) of the East Devon Local Plan

8. Development shall proceed in accordance with the recommendations of Section 5 of the Ecological Impact Assessment undertaken by Burton Reid Associates ref BR0417/EclA/C dated October 2020.
Reason: To ensure that the protected species found to be on site/have the potential to be on site are dealt with in an appropriate and sensitive manner to safeguard their future and to replace lost habitats in accordance with Policy EN5 (Wildlife Habitats and Features) of the East Devon Local Plan.
9. The playing fields and pitches in Zone C shall be constructed and laid out in accordance details that shall be submitted to and approved by the Local Planning Authority and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use in accordance with an agreed timeframe as provided for in the legal agreement accompanying this application
Reason: To ensure the quality of pitches is satisfactory and they are available for use in an appropriate timeframe and to accord with Policy RC1 (Retention of Land for Sport and Recreation) of the East Devon Local Plan.
10. Prior to the commencement of development in Zones F, G and J, the following information shall be submitted to and approved in writing by the Local Planning Authority:
 - (a) Soakaway test results in accordance with BRE 365 and groundwater monitoring results in line with DCC groundwater monitoring policy.
 - (b) Evidence that there is a low risk of groundwater re-emergence downslope of the site from any proposed soakaways or infiltration basins/tanks.
 - (c) A detailed drainage design based upon the approved Flood Risk Assessment Winslade Park, Clyst St Mary 13528-HYD-XX-XX-RP-FR-0001 dated 2nd April P02 and Drainage Strategy Sheet 3 WIN-HYD-XX-XX-DR-C-1002 P08, Drainage Strategy Sheet 2 WIN-HYD-XX-XX-DR-C-1002 P09 and Drainage Strategy Sheet 1 WIN-HYD-XX-XX-DR-C-1002 P06 and the results of the information submitted in relation to (a) and (b) above
 - (d) Detailed proposals for the management of surface water and silt runoff from the site during construction of the development hereby permitted.
 - (f) Proposals for the adoption and maintenance of the permanent surface water drainage system.
 - (g) A plan indicating how exceedance flows will be safely managed at the site.
 - (h) A detailed assessment of the condition and capacity of the existing surface water drainage system 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.

No building within Zones F, G or J shall be occupied until the works have been approved and implemented in accordance with the details under (a) - (h) above.

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), Policy EN22 (Surface Run-Off Implications of New Development) and national policies, including NPPF and PPG.

Note for the applicant:

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved.

Plans relating to this application:

RP-3-0001	General Correspondence	18.08.20
L01.12 P5 HOUSE	Proposed Site Plan	14.08.20
L01.13 P4 LYST	Proposed Site Plan	14.08.20
L01.14 P4 BROOK	Proposed Site Plan	14.08.20
L01.15 P4 STABLES	Proposed Site Plan	14.08.20
L01.17 P4 ZONE J	Proposed Site Plan	14.08.20
L01.18 P4 ZONE J EAST	Proposed Site Plan	14.08.20
L09.01 P2 EXISTING	Location Plan	14.08.20
L02.02 P2 EXISTING	Location Plan	14.08.20
L09.03 P1 EXISTING	Location Plan	14.08.20

L02.02 4 GROUND	Proposed Floor Plans	14.08.20
L43.01-2 GROUND	Proposed Floor Plans	14.08.20
L02.04 -3	Proposed roof plans	14.08.20
L02.03-4 SECOND	Proposed Floor Plans	14.08.20
MANOR ROOM DATA SHEETS	General Correspondence	14.08.20
L01.02-3	Proposed Site Plan	14.08.20
L32.00 -6 DOOR SCHEDULE	Other Plans	14.08.20
L32.02-2 WINDOW SCHEDULE	Other Plans	14.08.20
MANOR SCHEDULE OF WORKS	General Correspondence	14.08.20
WINSLADE SCHEDULE OF WORKS	General Correspondence	14.08.20
A23.01 P2 SUSP FLOOR	Other Plans	14.08.20
A31.03 P2 REPL WINDOW	Other Plans	14.08.20
A34.02 P2 TERRACE FALL	Other Plans	14.08.20
A36.01 P2 SIGNAGE	Other Plans	14.08.20
A45.01 SO P2 CEILING SECTION	Sections	14.08.20
L01.02 P8	Proposed Site Plan	19.10.20

L09.10 zone key plan P5	Proposed Site Plan	19.10.20
L34.01-3	Other Plans	19.10.20
L01.06-3	Other Plans	19.10.20
L04.04-2	Other Plans	19.10.20
P2	Schedule of Works	19.10.20
A24.01 P3	Other Plans	19.10.20
L02-010 SO P6	Proposed Floor Plans	19.10.20
L02-020 SO P6	Proposed Floor Plans	19.10.20
L02-030 SO P6	Proposed Floor Plans	19.10.20
L02-040 SO P6	Proposed Floor Plans	19.10.20
L03.01 SO P4	Sections	19.10.20
L04.02 SO P5	Proposed Elevation	19.10.20
L04.03 SO P5	Proposed Elevation	19.10.20
L04.04 SO P5	Proposed Elevation	19.10.20
L04.07 SO P5	Proposed Elevation	19.10.20
L06-010 SO P6	Proposed Floor Plans	19.10.20
L06-020 SO P6	Proposed Floor Plans	19.10.20
L06-030 SO P6	Proposed Floor Plans	19.10.20
L06-040 SO P6	Proposed Floor Plans	19.10.20
L06-160 SO P6	Proposed Elevation	19.10.20
L45-01 SO P4	Proposed Floor Plans	19.10.20
L45-02 SO P4	Proposed Floor Plans	19.10.20
L45-03 SO P4	Proposed Floor Plans	19.10.20
L45-04 SO P4	Proposed Floor Plans	19.10.20
LL-374-100 D	Landscaping	19.10.20

LL-374-101 D	Landscaping	19.10.20
LL-374-106 D	Landscaping	19.10.20
LL-374-109 C	Landscaping	19.10.20
L06.050 SO P4 DEM OLITION	Proposed roof plans	14.08.20
L06.060 SO P4 DEM TEMP BLDG	Other Plans	14.08.20
L06.100 SO P4 BLOCK A	Proposed Elevation	14.08.20
L06.100 SO P4 BLOCK A	Proposed Elevation	14.08.20
L06.110 SO P4 BLOCK B SOUTH	Proposed Elevation	14.08.20
L06.120 SO P4 BLOCK B EAST 01	Proposed Elevation	14.08.20
L06.130 SO P4 BLOCK B EAST 02	Proposed Elevation	14.08.20
L06.140 SO P4 BLOCK C 01	Proposed Elevation	14.08.20
L06.150 SO P4 BLOCK C 02	Proposed Elevation	14.08.20
L06.170 SO P4 DEM TEMP BLDG	Proposed Elevation	14.08.20
L06.200 SO P3 DEM AA+BB	Sections	14.08.20
LL-374-108 B MASTERPLAN ZONE J	Landscaping	14.08.20
LL-374-114 D	Landscaping	19.10.20

LL-374-200 B PARKING QUANTUMS	Landscaping	14.08.20
L06.20 P2 : AA+BB	Sections	06.05.20
L06.30 P2 : demolition lower ground ceiling	Proposed Floor Plans	06.05.20
L06.31 P2 : demolition ground floor ceiling	Proposed Floor Plans	06.05.20
L06.32 P2 : demolition first floor ceiling	Proposed Floor Plans	06.05.20
L06.33 P2 : demolition second floor ceiling	Proposed Floor Plans	06.05.20
L09.20 P3 : existing AA+BB	Sections	06.05.20
L02.01 P4 : lower ground	Proposed Floor Plans	06.05.20
L02.02 P4 : ground	Proposed Floor Plans	06.05.20
L02.03 P4 : first	Proposed Floor Plans	06.05.20
L02.04 P3 : second	Proposed Floor Plans	06.05.20
L02.05 P3	Proposed roof plans	06.05.20
L03.01 P2 : proposed AA+BB	Sections	06.05.20
L01.04 B	Proposed Site Plan	06.05.20
L02.20 C : lower ground	Proposed Floor Plans	06.05.20

L02.21 C : ground	Proposed Floor Plans	06.05.20
L02.22 C : first	Proposed Floor Plans	06.05.20
L02.23 B	Proposed roof plans	06.05.20
L03.01 B : A-A	Sections	06.05.20
L03.02 B : B-B	Sections	06.05.20
L04.01 B : north	Proposed Elevation	06.05.20
L04.02 B : south	Proposed Elevation	06.05.20
L04.03 B: east	Proposed Elevation	06.05.20
L04.04 B : west	Proposed Elevation	06.05.20
L04.20 B : demolition 01-06	Proposed Elevation	06.05.20
L04.30 B : 01-06	Proposed Elevation	06.05.20
L02.01 B : ground	Proposed Floor Plans	06.05.20
L02.02 B : first	Proposed Floor Plans	06.05.20
L02.03 B : second	Proposed Floor Plans	06.05.20
L02.04 B : roof space	Proposed Floor Plans	06.05.20
L02.05 B	Proposed roof plans	06.05.20
L01.04 B	Proposed Site Plan	06.05.20
L03.01 B : A-A	Sections	06.05.20
L03.02 B : B-B	Sections	06.05.20
L04.01 B : north	Proposed Elevation	06.05.20
L04.02 B : east	Proposed Elevation	06.05.20
L04.03 B : south	Proposed Elevation	06.05.20
L04.04 B : west	Proposed Elevation	06.05.20

L02.04 3 : demolition lower ground	Proposed Floor Plans	06.05.20
L02.05 4 : demolition ground	Proposed Floor Plans	06.05.20
L02.06 3 : demolition first	Proposed Floor Plans	06.05.20
L02.08 4 : lower ground	Proposed Floor Plans	06.05.20
L02.09 6 : ground	Proposed Floor Plans	06.05.20
L02.10 4 : first	Proposed Floor Plans	06.05.20
L02.11 3	Proposed roof plans	06.05.20
L02.12 3 : proposed+demoli tion views	Other Plans	06.05.20
L02.13 3 : north	Proposed Elevation	06.05.20
L02.14 3 : east	Proposed Elevation	06.05.20
L02.15 3 : south	Proposed Elevation	06.05.20
L02.16 3 : west	Proposed Elevation	06.05.20
L02.17 3 : sections 1	Sections	06.05.20
L02.18 2 : sections 2	Sections	06.05.20
L02.19 3 : internal courtyard	Proposed Elevation	06.05.20
winslade stables	Schedule of Works	06.05.20
A31.02-1 : typical sliding sash basement window detail	Other Plans	06.05.20

A32.01-1 : external door detail	Other Plans	06.05.20
A34.01_1 : fall protection handrail	Other Plans	06.05.20
A34.01_2 : fall protection handrail typical elevations	Other Plans	06.05.20
A49.01-1 : architrave+heatin g grill GF window detail	Other Plans	06.05.20
L02.02-3 : first floor	Proposed Floor Plans	06.05.20
L02.03-3 : second	Proposed Floor Plans	06.05.20
L02.01-3 : ground	Proposed Floor Plans	06.05.20
L02.04-2	Proposed roof plans	06.05.20
A34.03-1 : flooring typical details	Other Plans	06.05.20
L02.10-2 : disabled access	Other Plans	06.05.20
L04.00-2 : north	Proposed Elevation	06.05.20
L04.01-2 : east	Proposed Elevation	06.05.20
L04.02-2 : south	Proposed Elevation	06.05.20
L04.03-2 : west	Proposed Elevation	06.05.20
L05.01-1 : AA	Sections	06.05.20
L05.02-1 : BB	Sections	06.05.20

L06.01 P4 : demolition lower ground	Proposed Floor Plans	06.05.20
L06.02 P4 : demolition ground	Proposed Floor Plans	06.05.20
L06.03 P4 : demolition first	Proposed Floor Plans	06.05.20
L06.04 P4 : demolition second	Proposed Floor Plans	06.05.20
L06.05 P3 : demolition	Proposed roof plans	06.05.20

Drainage Strategy Sheet 3 WIN-HYD-XX-XX-DR-C-1002 P08 received 11/11/2020

Drainage Strategy Sheet 2 WIN-HYD-XX-XX-DR-C-1002 P09 received 11/11/2020

List of Background Papers

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

Application 20/1003/LBC (listed building consent)

RECOMMENDATION

APPROVE subject to the following conditions:

1. The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.
(Reason - To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.)
2. The works 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. Where partitions are to be removed in accordance with the approved works, the work shall be made good to match the original.
(Reason - To safeguard the architectural and historic character of the building in accordance Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)

4. Where new partitions are constructed in accordance with the approved works they shall be scribed around (not cut into) existing cornices, skirtings or other features.
(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)
5. Any damage caused by or during the course of the carrying out of the works hereby permitted shall be made good in matching materials after the works are complete.
(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)
6. Before any work is undertaken to remove any part of the building, the applicant shall take such steps and carry out such works as shall, during the process of the works permitted by this consent, secure the safety and the stability of that part of the building which is to be retained. Such steps and works shall, where necessary, include, in relation to any part of the building to be retained, measures as follows:-
 - a) to strengthen any wall or vertical surface;
 - b) to support any wall, roof or horizontal surface;
 - c) to provide protection for the building against the weather during the progress of the works.Details of any additional necessary repairs required as a result of the works, including methodology, specification or schedule shall be submitted to and approved in writing by the Local Planning Authority before continuing with the works.
(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)
7. The render to Winslade Manor shall be repaired using a suitable mix, the specification of which shall be submitted to and approved in writing by the Local Planning Authority. In addition, the render shall be finished with a suitable microporous paint, the details of which, including colour, shall be submitted to and approved in writing by the Local Planning Authority prior to painting.
(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)
8. The railings and rainwater goods shall be painted in a colour to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of these works. The works shall be carried out in accordance with the approved details.
(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)

9. Before the relevant parts of the works begin on the items specified below, the following details and specification for these items shall be submitted to and approved in writing by the Local Planning Authority:

- o Repairs to the roof of Winslade Manor, including the details of the replacement central domed rooflight;
- o Structural Engineers Report to accompany the chosen materials, framing etc for the domed rooflight;
- o Signage for Winslade House above fascia, including method of fixing.

The works shall be carried out in accordance with the approved details and specification.

(Reason - In the interests of the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)

10. The repairs and renovation works shall be carried out as detailed within the revised 'Schedule of Works' for Winslade Manor & Winslade House submitted as part of the application and hereby approved unless the written consent of the Local Planning Authority is obtained to any variation.

(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)

Note for the applicant:

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant listed building concerns have been appropriately resolved.

Plans relating to this application:

L34.01-3	Other Plans	19.10.20
L01.06-3	Other Plans	19.10.20
L04.04-2	Other Plans	19.10.20
P2 revised	Schedule of Works	19.10.20
A24-01 P3	Other Plans	19.10.20
L02-010 SO P6	Proposed Floor Plans	19.10.20
L02-020 SO P6	Proposed Floor Plans	19.10.20
L02-030 SO P6	Proposed Floor Plans	19.10.20
L02-040 SO P6	Proposed Floor Plans	19.10.20

L03-01 SO P4	Sections	19.10.20
L04-02 SO P5	Proposed Elevation	19.10.20
L04-03 SO P5	Proposed Elevation	19.10.20
L04-04 SO P5	Proposed Elevation	19.10.20
L04-07 SO P5	Proposed Elevation	19.10.20
L06-010 SO P6	Proposed Floor Plans	19.10.20
L06-020 SO P6	Proposed Floor Plans	19.10.20
L06-030 SO P6	Proposed Floor Plans	19.10.20
L06-040 SO P6	Proposed Floor Plans	19.10.20
L06-160 SO P6	Proposed Floor Plans	19.10.20
L45-01-SO P4	Proposed Floor Plans	19.10.20
L45-02-SO P4	Proposed Floor Plans	19.10.20
L45-03-SO P4	Proposed Floor Plans	19.10.20
L45-04-SO P4	Proposed Floor Plans	19.10.20
AMENDED	Design and Access Statement	19.10.20
D40790/PY/A	Additional Information	19.10.20
D40790/PY/A	Additional Information	19.10.20
L02.01 4 ground	Proposed Floor Plans	14.08.20
L02.00 7 lower ground	Proposed Floor Plans	14.08.20
L07.00 2 demolition LGF	Proposed Floor Plans	14.08.20
L02.04 3	Proposed roof plans	14.08.20
L02.03 4 second floor	Proposed Floor Plans	14.08.20
L01.02 3	Proposed Site Plan	14.08.20

L32.02 2 window schedule	Other Plans	14.08.20
schedule of works	General Correspondence	14.08.20
schedule of works	General Correspondence	14.08.20
A23.01 P2 suspended floor/window	Other Plans	14.08.20
A31-03 P2 replacement window glazing	Other Plans	14.08.20
A34-02 2 terrace fall protction	Other Plans	14.08.20
A36.01 P2 signage	Other Plans	14.08.20
A45.01 SO P2 proposed ceiling	Sections	14.08.20
L02.020 SO P4	Proposed roof plans	14.08.20
L04.01 SO P4 block A	Proposed Elevation	14.08.20
L04.05 SO P4 block C 01	Proposed Elevation	14.08.20
L04.06 SO P4 block C 02	Proposed Elevation	14.08.20
L06.050 SO P4	Proposed roof plans	14.08.20
L06.060 SO P4 dem temp bldg	Proposed Elevation	14.08.20
L06.100 SO P4 Block A	Proposed Elevation	14.08.20
L06.110 SO P4 Block B south	Proposed Elevation	14.08.20

L06.120 SO P4 Block B east 01	Proposed Elevation	14.08.20
L06.130 SO P4 Block B east 02	Proposed Elevation	14.08.20
L06.140 SO P4 Block C 01	Proposed Elevation	14.08.20
L06.150 SO P4 Block C 02	Proposed Elevation	14.08.20
L06.170 SO P4 dem temp bldg	Proposed Elevation	14.08.20
L06.200 SO P3 dem AA+BB	Sections	14.08.20
L01.11 Manor_P5	Proposed Site Plan	14.08.20
L01.12 House_P5	Proposed Site Plan	14.08.20
L01.15 Stables_P4	Proposed Site Plan	14.08.20
LL-374-100 C	Landscaping	14.08.20
LL-374-101 C	Landscaping	14.08.20
LL-374-105 C	Landscaping	14.08.20
LL-374-106 C	Landscaping	14.08.20
L09.01	Location Plan	21.04.20
L01.02 P4 : proposed detailed	Proposed Site Plan	06.05.20
L09.12 P1 : zone E Winslade House	Proposed Site Plan	06.05.20
A31.02-1 : typical sliding sash basement window detail	Other Plans	06.05.20

A32.01-1 : external door detail	Other Plans	06.05.20
A34.01_1 : fall protection handrail	Other Plans	06.05.20
A34.01_2 : fall protection handrail typical elevations	Other Plans	06.05.20
A49.01-1 : architrave+heatin g grill GF window detail	Other Plans	06.05.20
L02.02-3 : first floor	Proposed Floor Plans	06.05.20
A34.03-1 : flooring typical details	Proposed Floor Plans	06.05.20
L02.10-2 : disabled access	Other Plans	06.05.20
L04.00-2 : north	Proposed Elevation	06.05.20
L04.01-2 : east	Proposed Elevation	06.05.20
L04.02-2 : south	Proposed Elevation	06.05.20
L04.03-2 : west	Proposed Elevation	06.05.20
L05.01-1 : AA	Sections	06.05.20
L05.02-1 : BB	Sections	06.05.20
winslade manor archive	General Correspondence	06.05.20
The Stables	Schedule of Works	21.04.20
LL-374-106 : composite landscaping masterplan zone E (south)	Landscaping	06.05.20

L02.04 3 : demolition lower ground	Proposed Floor Plans	06.05.20
L02.05 4 : demolition ground	Proposed Floor Plans	06.05.20
L02.06 3 : demolition first	Proposed Floor Plans	06.05.20
L02.07 3 : demolition	Proposed roof plans	06.05.20
L02.08 4 : lower ground	Proposed Floor Plans	06.05.20
L02.09 6 : ground	Proposed Floor Plans	06.05.20
L02.10 4 : first	Proposed Floor Plans	06.05.20
L02.11 3	Proposed roof plans	06.05.20
L02.12 3 : proposed+demoli tion views	Other Plans	06.05.20
L02.13 3 : north	Proposed Elevation	06.05.20
L02.14 3 : east	Proposed Elevation	06.05.20
L02.15 3 : south	Proposed Elevation	06.05.20
L02.16 3 : west	Proposed Elevation	06.05.20
L02.17 3 : sections 1	Sections	06.05.20
L02.18 2 : sections 2	Sections	06.05.20
L02.19 3 : internal courtyard	Proposed Elevation	06.05.20
L02.04 P3 : second	Proposed Floor Plans	06.05.20

List of Background Papers

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

Appropriate Assessment	
The Conservation of Habitats and Species Regulations 2017, Section (63)	
Application Reference	20/1001/MOUT
Brief description of proposal	Hybrid application to include full planning permission for the demolition of an existing pre-fabricated building, refurbishment of 21,131sqm of commercial (Use Class B1a and D2) floorspace, 2,364sqm of leisure space (Use Class D1/D2 and A3), extension to Brook House providing ancillary B1c and B8 floorspace, site-wide landscaping, engineering works and the provision of associated car parking spaces. Outline planning permission with all matters reserved except for access for the erection of up to 94 residential units, including affordable housing, replacement cricket pavilion, new toilets/changing facility, reinstatement of associated sports pitches, tennis courts and parkland
Location	Winslade Park Clyst St Mary EX5 1DA
Site is:	<p>Within 10km of Dawlish Warren SAC and the Exe Estuary SPA site</p> <p>Within 10km of the Exe Estuary SPA site alone (UK9010081)</p> <p>Within 10km of the East Devon Heaths SPA (UK9010121)</p> <p>Within 10km of the East Devon Pebblebed Heaths SAC (UK0012602)</p> <p>Within 10km of the Exe Estuary Ramsar (UK 542)</p> <p>(See Appendix 1 for list of interest features of the SPA/SAC)</p>
Step 1 Screening for Likely Significant Effect on Dawlish Warren SAC, Exe Estuary SPA or Pebblebed Heaths SPA/SAC or Exe Estuary Ramsar sites	
Risk Assessment	
<p>Could the Qualifying Features of the European site be affected by the proposal?</p> <p>Consider both construction and operational stages.</p>	Yes - additional housing within 10km of the SPA/SAC will increase recreation impacts on the interest features.
Conclusion of Screening	

Is the proposal likely to have a significant effect, either 'alone' or 'in combination' on a European site?	<p>East Devon District Council concludes that there would be Likely Significant Effects 'alone' and/or 'in-combination' on features associated with the proposal at Winslade Park, Clyst St Mary, in the absence of mitigation.</p> <p>See evidence documents on impact of development on SPA/SAC at: East Devon District Council - http://eastdevon.gov.uk/media/369997/exe-overarching-report-9th-june-2014.pdf</p> <p>An Appropriate Assessment of the plan or proposal is necessary.</p>	
Local Authority Officer	G Spiller	Date: 04 November 2020

Step 2
Appropriate Assessment
 NB: In undertaking the appropriate assessment, the LPA must ascertain whether the project would adversely affect the integrity of the European site. The Precautionary Principle applies, so to be certain the authority should be convinced that no reasonable scientific doubt remains as to the absence of such effects.

In-combination Effects

Plans or projects with potential cumulative in-combination impacts. How impacts of current proposal combine with other plans or projects individually or severally.	<p>Additional housing or tourist accommodation within 10km of the SPA/SAC add to the existing issues of damage and disturbance arising from recreational use.</p> <p>In –combination plans/projects include around 29,000 new dwellings allocated around the estuary in Teignbridge, Exeter and East Devon Local Plans.</p> <p>This many houses equates to around 65,000 additional people contributing to recreational impacts.</p>	
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Mitigation of in-combination effects.	<p>The Joint Approach sets out a mechanism by which developers can make a standard contribution to mitigation measures delivered by the South East Devon Habitat Regulations Partnership.</p> <p>Residential development is also liable for CIL and a proportion of CIL income is spent on Habitats Regulations Infrastructure. A Suitable Alternative Natural Green Space (SANGS) has been delivered at Dawlish and a second is planned at South West Exeter to attract recreational use away from the Exe Estuary and Dawlish Warren.</p>	
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Assessment of Impacts with Mitigation Measures

Mitigation measures included in the proposal.	<p>Joint approach standard mitigation contribution required</p> <ul style="list-style-type: none"> Residential units £354.00 x 94 = £33,276 	
Are the proposed mitigation measures sufficient to overcome the likely significant effects?	Yes - the Joint Approach contribution offered is considered to be sufficient.	

Conclusion	
List of mitigation measures and safeguards	Total Joint Approach contribution of £33,276 will be secured through Section 106 agreement.
The Integrity Test	Adverse impacts on features necessary to maintain the integrity of the land at Winslade Park can be ruled out.
Conclusion of Appropriate Assessment	East Devon District Council concludes that there would be NO adverse effect on integrity of the Dawlish Warren SAC, Exe Estuary SPA or Pebblebed Heaths SPA/SAC or Exe Estuary Ramsar sites provided the mitigation measures are secured as above.
Local Authority Officer	G Spiller
	Date: 04 November 2020
21 day consultation to be sent to Natural England Hub on completion of this form.	

Appendix 1. List of interest features:

Exe Estuary SPA

Annex 1 Species that are a primary reason for selection of this site (under the Birds Directive):

Aggregation of non-breeding birds: Avocet *Recurvirostra avosetta*

Aggregation of non-breeding birds: Grey Plover *Pluvialis squatarola*

Migratory species that are a primary reason for selection of this site

Aggregation of non-breeding birds: Dunlin *Calidris alpina alpina*

Aggregation of non-breeding birds: Black-tailed Godwit *Limosa limosa islandica*

Aggregation of non-breeding birds: Brent Goose (dark-bellied) *Branta bernicla bernicla*

Wintering populations of Slavonian Grebe *Podiceps auritus*

Wintering populations of Oystercatcher *Haematopus ostralegus*

Waterfowl Assemblage

>20,000 waterfowl over winter

Habitats which are not notified for their specific habitat interest (under the relevant designation), but because they support notified species.

Sheltered muddy shores (including estuarine muds; intertidal boulder and cobble scars; and seagrass beds)

Saltmarsh NVC communities: SM6 *Spartina anglica* saltmarsh

SPA Conservation Objectives

With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features**
- The structure and function of the habitats of the qualifying features**
- The supporting processes on which the habitats of the qualifying features rely**
- The population of each of the qualifying features, and,**
- The distribution of the qualifying features within the site.**

Dawlish Warren SAC

Annex I habitats that are a primary reason for selection of this site (under the Habitats Directive):

Annex I habitat: Shifting dunes along the shoreline with *Ammophila arenaria* ('white dunes').

(Strandline, embryo and mobile dunes.)

SD1 *Rumex crispus-Glaucium flavum* shingle community

SD2 *Cakile maritima-Honkenya peploides* strandline community

SD6 *Ammophila arenaria* mobile dune community

SD7 *Ammophila arenaria-Festuca rubra* semi-fixed dune community

Annex I habitat: Fixed dunes with herbaceous vegetation ('grey dunes').

SD8 *Festuca rubra-Galium verum* fixed dune grassland

SD12 *Carex arenaria-Festuca ovina-Agrostis capillaris* dune grassland

SD19 *Phleum arenarium-Arenaria serpyllifolia* dune annual community

Annex I habitat: Humid dune slacks.

SD15 *Salix repens-Calliargon cuspidatum* dune-slack community

SD16 *Salix repens-Holcus lanatus* dune slack community

SD17 *Potentilla anserina-Carex nigra* dune-slack community

Habitats Directive Annex II species that are a primary reason for selection of this site:

Petalwort (*Petalophyllum ralfsii*)

SAC Conservation Objectives

With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

List of interest features:

East Devon Heaths SPA:

A224 *Caprimulgus europaeus*; European nightjar (Breeding) 83 pairs (2.4% of GB population 1992)

A302 *Sylvia undata*; Dartford warbler (Breeding) 128 pairs (6.8% of GB Population in 1994)

Objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site.

East Devon Pebblebed Heaths SAC:

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 heath – bog-moss (*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

Objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

Exe Estuary SPA

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

Objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site.

Exe Estuary Ramsar

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)