

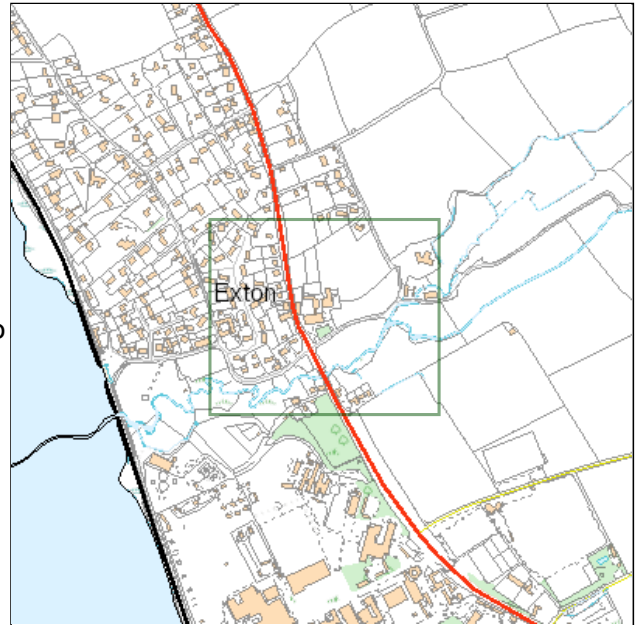
Ward Woodbury And Lymstone

Reference 19/2132/MFUL &
19/2133/LBC

Applicant Hayes Grange LLP

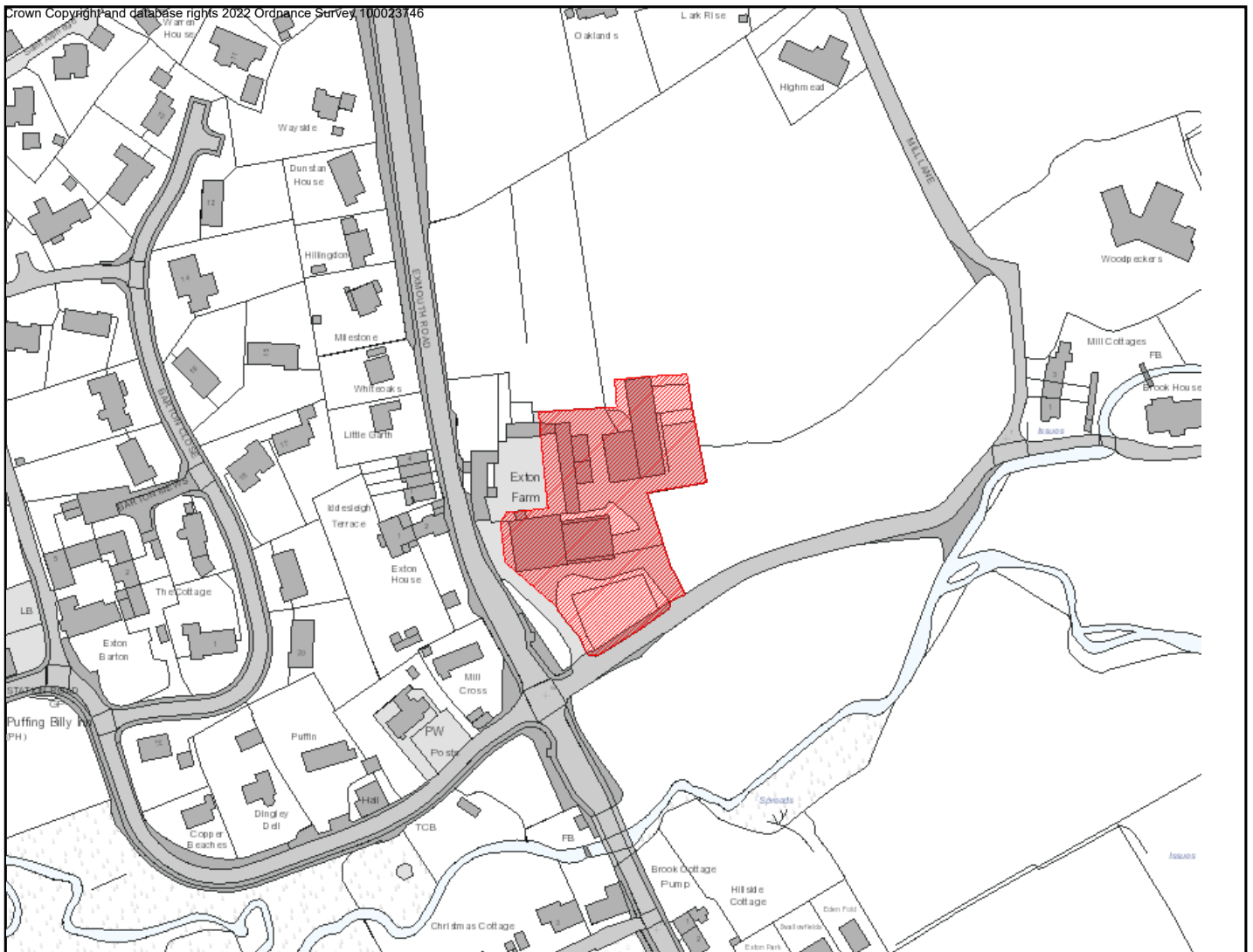
Location Exton Farm Exmouth Road Exton Exeter EX3
0PZ

Proposal (19/2132/MFUL) Conversion of existing barns to
3 no. residential dwellings and the demolition of
existing barns and their replacement with 7 no.
new build dwellings, alterations to existing
vehicular access onto Mill Lane, parking,
drainage and landscaping. (19/2133/LBC)
Conversion of barns to form 3 no. residential
dwellings



RECOMMENDATION 19/2132/MFUL: 1. Adopt the appropriate assessment
2. Approve subject to prior signing of a legal agreement

RECOMMENDATION 19/2133/LBC: Grant subject to conditions



		Committee Date: 16th March 2022
Woodbury And Lympstone (Woodbury)	19/2132/MFUL	Target Date: 10.02.2020
Applicant:	Hayes Grange LLP	
Location:	Exton Farm Exmouth Road	
Proposal:	Conversion of existing barns to 3 no. residential dwellings and the demolition of existing barns and their replacement with 7 no. new build dwellings, alterations to existing vehicular access onto Mill Lane, parking, drainage and landscaping.	

RECOMMENDATION: 1. Adopt the appropriate assessment
2. Approve subject to prior signing of a legal agreement

		Committee Date: 16th March 2022
Woodbury And Lympstone (Woodbury)	19/2133/LBC	Target Date: 06.01.2020
Applicant:	Hayes Grange LLP	
Location:	Exton Farm Exmouth Road	
Proposal:	Conversion of barns to form 3 no. residential dwellings	

RECOMMENDATION: Grant subject to conditions

EXECUTIVE SUMMARY

This report relates to two applications at Exton Farm. They are before the Planning Committee as the development constitutes a major proposal which is a departure from the development plan.

The applications relate to the redundant barns located opposite Exton Farm. The site is accessed off a minor road, close to its junction with the A376 (known as Exeter Road); there are traffic lights, including a pedestrian crossing, at the

junction between these roads. Also joining Exeter Road in the same place is a minor road into the village of Exton. There is also a bus stop at the junction, and a pavement alongside the A376. The application site lies outside of a built-up area.

The site itself consists of a number of barns and other agricultural buildings. Some of these are of a modern nature, whilst others are more historic. The original farmhouse is a grade II star listed structure. There are a number of trees and/or hedges which provide some screening of the site from the aforementioned highways, particularly when viewing the site from the south.

Planning permission is sought to convert one of the existing barns into 3 dwellings. Additionally, it is proposed to demolish the other barns and to construct 7 dwellings in their place. Vehicle parking, a domestic curtilage and landscaping are also proposed as part of the development.

The proposal represents a departure from adopted development plan policy because Exton is not considered to be a settlement that can support future housing growth due to it not having sufficient services and infrastructure to support daily living although it does have good transport links. However, recent appeal decisions (referenced in the report) have found that sites close to the crossroads and train station can be considered acceptable relying upon services in other settlements. As such it is considered, on balance, that the principle of housing on this site is acceptable.

The proposals would take place in close proximity to the grade II* listed building and concerns some of its curtilage listed farm buildings, whilst there would undoubtedly be an impact on the setting of the main farmhouse and outbuildings, the report discusses the positive impacts that would arise from removing the older buildings on site and more modern extension to the curtilage listed structures to better reveal their significance together with securing the long term future and maintenance of the buildings. Accordingly, the less than substantial harm that would occur is considered to be outweighed by the public benefits of the scheme.

The design of the proposed scheme has been through various iterations following comments from the conservation officer and Historic England, together with comments from the landscape architect and is now considered to be a sensitive scheme given its rural setting and close to the heritage assets such that it accords with adopted development plan policy and guidance contained in the NPPF.

Whilst the Parish Council and Ward Member raise concerns regarding the road and junction accessing the site flooding due to its location within flood zones 2 and 3, the proposed dwellings and parking fall outside of the flood zone with alternative means of escape and access from the site if required.

Other aspects of these scheme including highways, drainage, ecology archaeology and impacts on third parties have been considered in the report and been found to be acceptable.

Given the considerations discussed above and benefits from the development, it is considered that these applications are acceptable. Consequently, it is recommended that these applications are approved.

CONSULTATIONS

Local consultations

Woodbury And Lympstone - Cllr Geoff Jung

I have viewed the documents and attended a site visit for the planning application for 19/2132/MFUL for the conversion of existing barns to 3 no. residential dwellings and the demolition of existing barns and their replacement with 7 no. new build dwellings, alterations to existing vehicular access onto Mill Lane, parking, drainage and landscaping at Exton Farm Exmouth Road Exton.

Because this is a redundant farm facility close to the residential area and it will provide suitable housing for the local area, I support this application.

I reserve my final view on this application until I am in full possession of all the relevant arguments for and against.

Further comments:

Thank you for your report and recommendation. I note that this application is recommended for approval. I originally supported the application that replaced a redundant farm and associated buildings with properties that would provide accommodation, and generally tidy up a redundant site.

However, despite concerns from myself, the Parish Council and requests to the consultees regarding flood and highway issues, the problem of continued flooding onto Mill Lane and the adjacent main Exmouth to Exeter Road means that the proposed access for pedestrians and vehicles will mean they will be entering a flood whenever there is a substantial storm event.

I fully appreciate that the site itself will not be affected by flooding but I am afraid I cannot support an application that will affectively not provide the safe access and ingress for residents during a flood event.

Therefore, I will be objecting to this application until there is a satisfactory solution to the ongoing surface water dangers effecting the wider location along Mill Lane and the Main Road

Parish/Town Council

NOT SUPPORTED. Concern over flooding issues requiring input from Highways and the Environment Agency.

Further comments:

SUPPORT. Subject to a satisfactory solution to the flood risk and drainage issues for access to the 376 and Mill Lane.

Technical consultations

Conservation

BRIEF DESCRIPTION OF HISTORIC CHARACTER/ ARCHITECTURAL MERIT:

See listing description and information on file

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

This application was the subject of pre-application advice under 18/0182/PREAPP for Exton Farm which is listed Grade II. A site meeting was held on Wednesday 29th May 2019, and included Historic England. There is no objection in principle to the conversion of the historic barns to housing. However, any scheme will need to be mindful of both setting of the listed farmhouse and the inherent character and appearance of the barns. Some of the comments made at pre-application stage are still relevant.

Site Plan: the existing brick farm building range is to be retained and converted to 3no residential units. The barn closest to the farmhouse (North Shed) is to be removed along with the Dutch Barn, Dairy, Cow Shed, Silage clamp and South Barns. There is no objection in principle to the removal of the existing outbuildings as listed above. The proposal includes the construction of two further ranges of new dwellings, No's 4-6 to the south and No's 7-10 to the east. Parking and courtyard space are incorporated into the scheme.

Existing barns

Ground floor: whilst it is appreciated that the original farm buildings were grouped around the courtyard, some separation would allow the use of openings in the south gable end of the brick barns. In addition, to remove the need to include a rooflight on the west elevation see below. Some reconfiguration of the layout maybe required to address other issues relating to the proposals. The kitchen and utility room to Unit 3 have no windows;

First floor: some reconfiguration of the layout maybe required to address other issues relating to the proposals;

Roof plan: the refurbishment of the roof is welcomed. Any rooflights should be on the east slope away from the Grade II* listed farmhouse. These should be flush fitting conservation type;

West elevation: the rooflights should be omitted and re-located on the east slope away from the farmhouse. With regards fenestration, the use of the existing openings is welcomed and the use of shutters. However, the fenestration itself is overly domestic and requires simplification;

East elevation: see comments below relating to wrapping round existing barns.

North elevation: the glazing to the first floor should be simplified;

Section A: existing roof structure retained, strengthened and insulated. This will need to be conditioned;

Section C: as above;

Section Through Curtilage: as above;

New units

The south range No's 4-6 wrap around the corner of the existing brick barns, which impacts on the existing structure. Consideration should be given to some separation between the two. The units are considerably larger in scale and footprint than the brick barns. This is clearly demonstrated on North elevation.

The east range No's 7-10 replace the Dutch Barn & Cow Shed and are considerably larger in scale and footprint than the brick barns.

4-6 Elevations: no objection in principle, but whilst the materials and overall appearance has an agricultural feel, the pattern of design/fenestration etc is very regular;

4-6 Roof plan: no objection to corrugated metal roof. The rooflights should be re-located to the south slope away from the Grade II* listed farmhouse;

7-10 Elevations: no objection in principle, but whilst the materials and overall appearance has an agricultural feel, the pattern of design/fenestration etc is very regular;

7-10 Roof plan: no objection to corrugated metal roof;

Landscaping: see comments from Chris Hariades under 19/2132/MFUL;

Boundary treatment: other than the principle for estate railing, the other two boundary treatments shown are both very domestic. See further comments from Chris Hariades under 19/2132/MFUL;

Heritage Impact Assessment: no specific comments, but please note that Exton Farmstead - Keystone Report: whilst this is referenced in the Heritage Impact Assessment, this comprehensive and useful document has not been submitted with the application. It should form part of any submission for LBC & PP;

Structural Survey: this report carried out in October 2019 appears to demonstrate that the historic barns are generally in good condition and capable of conversion without major reconstruction;

General points: the existing courtyard needs to be kept free of domestic paraphernalia including physical division, gardens etc. The existing layout is still dominated by the access road and parking spaces. This needs to be minimised and less formal, see

landscape comments, see above. Lamp posts are unlikely to be acceptable and an alternative lighting scheme considered. The proposed courtyard is also still too formal.

Whilst it is appreciated that the majority of openings are on the west elevation of the brick range, careful consideration needs to be given to the relationship between the farmhouse, barns and courtyard. The scheme would be better orientated with the frontage for the barns facing east but this will require considerable skill and re-working of the layouts.

Historic England comments: please note the comments and concerns raised by Historic England.

Further comments:

Amended plans received 26th May 2020:

The amended plans seeks to address the concerns raised in the previous comments and further detailed comments are set out below:

Site Plan: as before, the existing brick farm building range is to be retained and converted to 3no residential units. The barn closest to the farmhouse (North Shed) is to be removed along with the Dutch Barn, Dairy, Cow Shed, Silage clamp and South Barns. There is no objection in principle to the removal of the existing outbuildings as listed above. The proposal includes the construction of two further ranges of new dwellings, No's 4-6 to the south and No's 7-10 to the east. Parking, bicycle lock-up, bins/recycling provision and courtyard space are incorporated into the scheme.

Existing barns

Ground floor: the separation and the re-location of the southern range has allowed the use of openings in the south gable end of the brick barns and the rooflight on the west elevation has now been removed, see below. The kitchen to Unit 3 now utilises the existing opening. The estate railings to the courtyard boundary referred to within the Heritage Statement are not shown, see comments below;

First floor: some reconfiguration of the layout has been undertaken to address other issues relating to the proposals. Bedroom to Unit 3 only has a rooflight which will need to conform to Building Regulations as means of escape;

Roof plan: the refurbishment of the roof is welcomed and it is noted that the roof adjoining Unit 1 is now to be a monopitched corrugated material. In addition, a double height arch has been inserted between the existing and new units to the south, see below. The rooflights have now been re-located on the east slope away from the Grade II* listed farmhouse and this is welcomed. These should be flush fitting conservation type;

West elevation: the rooflights have now been omitted and re-located on the east slope away from the farmhouse and this is welcomed. The fenestration has now been simplified and in conjunction with the use of the existing openings and the use of shutters and is an improvement to the overall appearance of the traditional barns. A

new double height arched entrance has been inserted as the link between the existing barns and the new southern units and this is a creative solution to address the concerns previously raised;

East elevation: previous comments relating to wrapping round existing barns now addressed. New arch as above. Existing openings re-used and minimal on this elevation;

North elevation: no changes to the glazing to the first floor, please clarify. The changes to the roof of the single storey link to Unit 1 are noted;

Section A: existing roof structure retained, strengthened and insulated. This will need to be conditioned. Changes to link to Unit 1 noted;

Section C: as above;

Section Through Curtilage: as above;

New units (19/2132/MFUL)

The south range No's 4-6 has now been re-located away from the corner of the existing brick barns, to reduce the impact on the existing structure and a new double height arch link has been inserted to address this issue. This is considered to be a creative solution. The units have now been reduced in height to match the ridge line of the existing barns via the link archway. In addition, the footprint is now in keeping with the brick barns.

4-6 Elevations: changes to the fenestration and materials have been made, no objections in principle, subject to conditions/samples;

4-6 Roof plan: it is noted that the roof is now shown as slate on the detailed plans for Units 4-6, but shown as 'suitably aged clay tiles' on the site plan, please clarify. The rooflights have been omitted;

The east range No's 7-10 replace the Dutch Barn & Cow Shed and are still considerably larger in scale and footprint than the brick barns. No changes appear to have been made to this aspect of the scheme, please clarify.

Comments therefore as before:

7-10 Elevations: no objection in principle, but whilst the materials and overall appearance has an agricultural feel, the pattern of design/fenestration etc is very regular;

7-10 Roof plan: no objection to corrugated metal roof;

Landscaping: see comments from Chris Hariades under 19/2132/MFUL;

Boundary treatment: it is noted that the courtyard is to be retained as an open space with cobbled area to Units 1 - 3 enclosed by estate railing. However, this does not appear to be shown on any plans, see below. Please clarify;

Heritage Impact Assessment April 2020 Rev C: no specific additional comments, but please note that Exton Farmstead - Keystone Report: whilst this is referenced in the Heritage Impact Assessment, this comprehensive and useful document has still not been submitted with the application. It should form part of any submission for LBC & PP;

Structural Survey: this report carried out in October 2019 appears to demonstrate that the historic barns are generally in good condition and capable of conversion without major reconstruction;

General points: the existing courtyard has now been kept free of domestic paraphernalia including physical division, gardens etc. However, there is still concern relating to how the individual space for each unit will be sectioned off and the fact that any use of this area will be directly opposite the farmhouse impacting on amenity and use. It seems that limited consideration has been given to the relationship between the farmhouse, barns and courtyard. It is appreciated that the majority of openings are on the west elevation of the brick range, but from a use and amenity aspect, the scheme would be better orientated with the frontage for the barns facing east. There is concern that the gardens to the east will have little functional use;

Historic England comments: an 'Assessment of alternative uses and impacts on listed building' has been produced to address the specific comments raised by Historic England regarding the change of use of the barns to residential. This covers various alternative uses including continuing agricultural, commercial, office space, retail, and leisure. It concludes that '...only a residential scheme is able to minimise the degree of impact, facilitate other benefits and be viable. It is therefore considered that there is a strong justification for a residential use relative to the other possibilities'.

Please note any further comments and concerns raised by Historic England relating to this aspect.

Further comments:

ADDRESS: Exton Farm, Exmouth Road, Exton

GRADE: II* APPLICATION NO: 19/2132/MFUL

Amended plans received 18th November 2020:

None of the additional information or amended plans appear to have addressed the concerns raised previously in June 2020. See previous comments.

Historic England comments: please note the comments and concerns raised by Historic England.

Historic England

Thank you for your letters of 26 May 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.

Significance

The application site forms the farmstead to Exton Farmhouse, a 17th century property based on a three room cross passage plan form. The farmhouse is unusual due to its size and its elevated sense of status as seen through features such as the projecting first floor porch and the quality of the surviving architectural detailing. This has resulted in the house being listed at grade II*.

The associated farmstead consists of a 19th century range facing the house across the farmyard. There is a large modern barn to the south of the courtyard and a smaller range to the north. The complex remains subservient to the house and creates a clear sense of hierarchy between the principal building and the functional elements of the site.

Historic England provided comments on the earlier scheme for the comprehensive redevelopment of the site for residential use. Our comments focused on two main areas: firstly, ensuring that the design continued to reflect the agricultural character of the site; and secondly, the potential impact of the site's subdivision on the long term sustainable future of the principal house.

Impact of the changes to the architectural approach

As part of the revised proposals, a number of design changes have been made to address the comments raised in our previous letter, which are welcomed.

This includes the omission of the soft landscaping within the courtyard area and the delineation of the associated land through the change in materials. It also includes a revised approach to the fenestration and the omission of the roof lights. The application has also looked to address the design and scale of the new barn, which sits more comfortably against the historic range. The revisions have helped to lessen the visual impact of the development on the farmhouse's significance as derived from its setting (Para 200, NPPF).

The proposal's landscaping uses more traditional local materials to address the surfaces; however, it still introduces suburban features into the setting of the farmhouse, in particular the proposed treatment of the eastern boundary along the drive to the main house. Further consideration should be given to this aspect of the scheme to minimise the impact of the development on the significance of the house derived from its setting (Para 190, NPPF).

Impact of the proposed change of use

The conversion of all supporting outbuildings, with the exception of one unit, results in the fundamental and permanent subdivision of the farmhouse from its farmstead. With the change in farming practises, Historic England acknowledges that often historic farm-building's intended uses are no longer viable. When considering alternative uses,

we would encourage that the site is considered holistically, including the principal house. This approach will ensure that the uses proposed are compatible with the continued occupation of the main property, retain its sense of hierarchy through the subservience of the barns and reduce the potential pressures for future further development on the site.

Consequently, any proposal will need to show how the change of use is sustainable not only financially but also in terms of the future conservation of the house and the farmstead, in order to demonstrate that it forms the optimum viable use for the site.

Relevant National Planning Policy and Guidance

When considering the proposals, the council should consider the relevant policies in the NPPF. These include Para 196, where any harm to the heritage asset needs to be balanced against the public benefit of the scheme including the site's optimum viable use. Further guidance can also be found in Para PPG 015 Reference ID: 18a-015-20190723 of the PPG with regard to optimum viable use.

Position

The revisions to the proposed design has minimised the visual impact of the scheme on the farmhouse. This is through the reduction in scale and the loss of overly domestic features. Further steps could be taken to address the suburban character of the site, in particular the treatment of eastern boundary of the farmhouse's main drive.

In respect of the change of use, the permanent subdivision of the site will erode the sense of hierarchy within the complex as well as limit the opportunities available on site to provide future sustainable development, if required, to support the on-going conservation of the grade II* listed Farmhouse. These elements will need to be taken into consideration by the council, while they consider whether this scheme forms the optimum viable use for the site.

Recommendations

Historic England has concerns regarding this application on heritage grounds.

The revised design has addressed previous concerns raised. We would encourage the council seek further steps to address the suburban layout of the proposal, particular along the east boundary of the main drive to the grade II* listed farmhouse. In consideration of whether the development presents the optimum viable use for the site, the council in their deliberation need to be confident that this proposal will ensure the future conservation of the asset as a whole, including the farmhouse (Para 196, NPPF).

The council in determining this application, should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. They should 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.

Further comments:

Thank you for your letter of 18 November 2020 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Historic England does not have any further comments to make on the newly submitted information. The advice set out in our letter dated the 24th June 2020 remains extant and we would refer you to that letter to inform your assessment of the proposals.

Recommendation

Consequently, Historic England continues to have concerns regarding this application on heritage grounds.

The revised design has addressed previous concerns raised. We would encourage the council seek further steps to address the suburban layout of the proposal, particular along the east boundary of the main drive to the grade II* listed farmhouse (NPPF, Para 200).

In consideration of whether the development presents the optimum viable use for the site, the council in their deliberation need to be confident that this proposal will ensure the future conservation of the asset as a whole, including the farmhouse (Para 196, NPPF).

The council in determining this application, should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. They should 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.

EDDC Landscape Architect - Chris Hariades

EDDC Landscape and green infrastructure response to planning application

Application no.

19/2132/MFUL

Exton Farm, Exton

Description

Conversion of existing historic barns to three dwellings and demolition and replacement of existing modern barns with seven new-build dwellings, associated car parking, infrastructure and alteration of existing access to Mill Lane

EDDC Planning Area

West

Date of response

5/12/2019

1 INTRODUCTION

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

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

2 REVIEW OF SUBMITTED INFORMATION

2.1 Reports and surveys

2.1.1 Ecological survey, version 1.0

The ecological survey is limited to consideration of the impact of nesting birds and bats currently using the existing buildings, and makes recommendations for undertaking building works under an ecological watching brief, providing alternative roosting/ nesting provision and use of non-breathable cladding membranes.

There is no consideration of other habitat around the site, particularly the willow copse adjacent to the Mill Lane boundary or surrounding hedgerow and the potential for habitat enhancement for bio-diversity benefit as required under Local Plan Strategy 47.

The assessment makes no recommendations for limiting light spill from the proposed development to avoid impact on bat commuting and foraging patterns.

2.1.2 Tree survey, impact assessment and protection

None provided.

2.1.3 Existing site plan, dwg. no. 1209_101

The existing site plan fails to show the full extent of existing trees to the southern site boundary and as evident in the aerial photograph below.

A revised plan should be submitted that shows these together with an indication of ground levels at the base of trees.

Image here

2.1.4 Design and access statement (DAS), revision B

Para 3.1.4 Access and landscaping - Notes preference for low level task lighting but provide no detail. Details are required of all external lighting including wall mounted units. Lighting design should conform with Guidance Note 08/18 - Bats and Artificial Lighting in the UK, Institute of Lighting Professionals/ Bat Conservation Trust, 2018.

Para 3.1.5 Sustainability

Water butts should be provided to collect and store roof water for each garden. Given the easy access to the Exe Cycle Trail the site is a good location for cycle commuting to Exeter and Exmouth. However, there is no mention of sustainable transport or provision for cycle storage within the DAS although the Proposed Site Plan, dwg. no. 1209_201 rev D, indicates a location for cycle parking/ bin storage and possible positions for bicycle lock ups in the gardens of plots 1-6.

All dwellings should have suitably designed secure, covered cycle storage with sufficient space to store a minimum of two bikes per unit plus additional gardening equipment or, alternatively, equivalent shared facilities. Details of the locations and design of these should be provided.

Para 3.1.10 Landscaping

The proposed use of estate type metal post and rail fencing between rear gardens and the historic (listed) farmstead is contrary to pre-app advice provided by both Historic England and the EDDC Conservation officer that the western farmyard should be kept open and free of any divisions.

2.1.5 Layout and landscape proposals

Proposed landscaping plan - dwg. no. 1209_206A
Proposed site plan, dwg. no. 1209_201 Rev D

While the overall layout is generally acceptable there is a lack of consideration of existing trees and hedgerow, local distinctiveness and biodiversity and the following points should be addressed:

a) Mill Lane frontage

The proposals for the site frontage with Mill Lane should seek to retain the existing verge and willow copse, as seen in the photo below, in order to maintain the rural character of the lane with minimal cutting back to achieve required visibility splays. No roadside railings or kerbing should be provided.

Image here

b) Treatment of the willow copse (Planting zone 1)

Although the condition of many of the trees in the copse is poor, the area provides opportunity for SUDS drainage management and biodiversity enhancement, while the existing trees will provide screening of the development from Mill Lane. The indication on the site plan and landscaping plan that the area will be used as a park with lawn

under the trees would entail the loss of most if not all of the existing trees which would be unacceptable.

A carefully considered design and management proposal is required for this area that accounts for these factors, allows for clearance of dumped material and otherwise retains its rough character rather than seeking a manicured appearance.

The need for a new pedestrian path along the western margin of the copse would reduce its size and is considered unnecessary as the adjacent driveway could be used instead if a pedestrian access is deemed necessary from the southwestern corner of the site.

c) Site entrance

I have concerns about the appearance and impact of the proposed stone entrance columns, for which there is no local precedence and consider these should be omitted.

Suitable demarcation should be provided across the site entrance to delineate between public highway and private access drive such as a pitched stone rumble strip using locally sourced stone.

d) Parking and vehicular circulation

Consideration should be given to utilising the existing entrance to the west side of the site for vehicular access to the proposed car park with a pedestrian only access at the eastern end. This would avoid adverse impact on the frontage to Mill Lane.

e) Proposed surface finishes

The proposed use of granite setts and granite chippings does not reflect local vernacular or rustic farmyard character and are considered unsuitable.

Reclaimed granite kerbing could be acceptable but in most instances is considered unnecessary and edgings to rear and sides of carpark areas would generally be better as discrete, flush.

The use of clay pavers to private paths could be acceptable subject to reflecting local brick type and being laid stretcher bond rather than herringbone as proposed.

f) Courtyard design between plots 1-3 and 7-10

The proposed hard surfacing of the footprint of the Dutch barn within the centre of the courtyard with fan laid granite setts is out of character and will restrict adequate water getting to the proposed trees. This area would work better if planted with suitable ground cover plants which could also then serve as an infiltration area for the SUDS scheme.

A suitable, permeable natural bound gravel path with suitable local aggregate would be more appropriate surfacing for surrounding paths.

g) Tree root protection zones (RPAs)

The RPAs of existing trees to be retained to the north side of planting zone 1 appear to be compromised by the proposed bin-store, access path, parking bays and associated edgings. Conflicts could be avoided by reducing the width of parking bays

to 2.5m and a more considered design approach based on an evaluation of tree condition and constraints.

h) Planting

The proposed planting details are inadequate. A clear planting strategy is required identifying existing trees and hedgerow to be removed and retained and proposed trees, native structure planting, hedgebanks, ornamental planting, grass and wildflower meadow / wetland.

The proposed planting of Ash as indicated on the tree schedule is prevented under legislation to control the spread of Ash die back.

The statement in the drawing notes that there is to be no tree planting in private gardens is contradicted by their inclusion on the plan. Tree planting should be included within gardens on the boundaries with communal space.

Suitable native or semi-ornamental hedgerow and occasional small/ medium sized trees should be provided behind proposed estate railings to garden boundaries fronting onto communal areas to provide screening and softening.

2.1.6 Boundaries - drawing no. 1209_208

Proposed estate railings should be limited to the boundaries with communal areas to the east side of plots 1-3, the south side of plots 4-6 and west side of plots 7-10 front gardens to plots . Railings should be dark painted and a hedge should be planted behind them to include small/ medium trees at suitable spacings.

The proposed dwarf brick with Chiswick railing detail around the historic courtyard to the west contradicts the DAS (para 3.1.10) and is considered too urban and out of character for this situation. It is also contrary to advice provided by Historic England and EDDC conservation officer that no enclosure should be provided. It is suggested that traditional cobble stone paving should be provided within the dwelling curtilages with some trees planted in appropriate pits along the boundary line to provide some privacy between the farmhouse and west elevation of plots 1-3 which have large windows looking out across the yard.

There is a contradiction in the height for privacy fencing which is shown as 900mm high on drawing 1209_208 but rear gardens of plots 7-10 are shown as 1.8m high timber board on drawing no. 1209_206A. The drawings should be checked and amended accordingly.

The northern and eastern application site boundaries abutting fields should be native Devon hedgebank constructed in accordance with Devon Hedge Group recommendations (Appendix A) in order to provide biodiversity value and suitable screening of the proposed development in views from across the adjoining fields. There is scope to widen the planting bed to the rear of parking bays 16-21 by moving them westwards by 1.5m.

2.1.7 Drainage

Two alternative drainage strategies have been submitted, one based on Attenuation of surface water, dwg. no. 7000 P2 and the other on Infiltration, dwg. no. 7001 P2. The latter is far more preferable in terms of on-site storm water management and biodiversity benefit but it is understood that further percolation results are required before it can be confirmed whether it is viable.

In respect of foul drainage, the proposed routing of the foul drainage run through the willow copse should be avoided by running it either through the roadside verge or parking area to the north of the copse instead.

3 CONCLUSIONS & RECOMMENDATIONS

3.1 Acceptability of proposals

On the basis of the details submitted the scheme should be considered in conflict with Local Plan policies Strategy 47 and policies D1, D3 and D4 and is consequently unacceptable in terms of landscape design/ impact.

However, subject to the following information being provided reflecting the above points the scheme could be considered for approval:

BS 5832 2012 tree survey, arboricultural impact assessment plan and tree protection plan.

Amended Design and Access Statement.

Amended ecological impact assessment to include areas of the site beyond the existing buildings.

Revised site layout, boundaries treatment, planting and drainage strategies reflecting points at section 2 above.

Details of proposed structures/ cycle stores and retaining walls.

It is recommended that a chartered landscape architect is engaged to provide appropriate hard and soft landscape design and advice.

3.2 Conditions

In the event that the additional details noted at section 3.1 above are satisfactory and approval is recommended, the following conditions should be imposed:

1) Notwithstanding the submitted details no development shall take place until the following information has been submitted to and approved in writing by the Local Planning Authority:

Detailed planting plan(s) at minimum 1:200 scale providing details of locations and species of proposed trees, shrubs, hedging and herbaceous plants and areas of turf/ grass seed/ wildflower meadow/ wetland within the site boundaries together with details and location of trees and hedgerow to be retained and removed.

Soft landscape proposals shall be accompanied by a schedule detailing the proposed plant species/ seed mixes, their form, planting size, the density at which they will be planted, any specific planting matrices, the number of plants of each species and notes describing how the scheme will be implemented including specification for preparation

of subsoil, topsoil supply, depth and cultivation, planting seeding, mulching, means of support and first year maintenance. Details of the various tree pit and staking details required and calculations of tree soil volumes should also be provided.

Construction details for all boundary treatments, retaining walls, steps, ramps, pavings, hard surfacing, proposed structures, stores and site furniture.

Details of proposed Devon Hedgebanks to be built in accordance with Devon Hedge Group recommendations (refer Appendix A).

External lighting details including wall mounted units, to include type of fittings and support, construction details, proposed times of operation and means of control together with a lux level lighting plan. Lighting design should conform with Guidance Note 08/18 - Bats and Artificial Lighting in the UK, Institute of Lighting Professionals/ Bat Conservation Trust, 2018.

Proposed and existing site levels, indicating proposed locations and extent of retaining walls, steps and ramps and indication of slopes greater than 1:3 gradient.

Detailed surface water drainage plan including locations and surface and invert levels of gulleys and downpipes, drainage runs, inspection chambers, drainage basins and any inlet and outlet details.

Details and location of any ecological mitigation measures in accordance with the ecological survey recommendations.

The approved planting scheme shall be carried out in the first planting season after completion of the groundworks and the building construction works or prior to first occupation whichever is the earliest unless otherwise agreed in writing by the Local Planning Authority and the landscaping shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

(Reason - 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.)

2) Management and maintenance

No development shall take place until a schedule of landscape maintenance for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

(Reason - To ensure that the details are considered at an early stage in the long term interests of preserving and enhancing the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D2 - Landscape Requirements of the Adopted East Devon Local Plan 2013-2031.)

Further comments:

Having reviewed the amended information submitted in support of the above application I comment as follows:

Layout amendments as per Planning Revisions Key Site Plan dwg. no. 1209-212

Generally the proposed amendments are acceptable and address most of the layout issues in my previous landscape response dated 5/12/2020, but the following issues are noted:

Secure covered cycle storage is not shown and should be indicated on the plan. Perhaps suitable location to north of existing Dutch barn.

The need for a pedestrian path to the east side of the access road to the farmhouse seems unnecessary especially as pedestrians will be emerging on to a lane with no footway. Perhaps a 1m mown grass verge could be provided instead as a refuge.

Additional information required as previously requested
Ecological survey to be extended to cover whole site.

Tree survey

Levels information based on detailed topographic survey including levels at base of existing trees to be retained in vicinity of paved areas should be provided.

Confirmation is required that the foul drainage proposals will be amended to avoid passing through the willow copse on the southern site boundary.

Other comments

As an alternative to tarmac surface for the car park exposed aggregate concrete with suitable brownish pink ballast and brushed aggregate finish would be more in keeping with existing farmyard character with permeable gravel parking bays.

It is noted that cobble paving is now proposed to the western curtilage of the converted barns. The Survey of Devon cobble church paths Devon Cobbled Churchyard Paths: Evaluating their Significance, Survival and Adaptation' by Keystone Historic Buildings Consultants, March 2016 , although focussed primarily on church paths, provides useful guidance on typical farmyard cobbling and laying details.

As previously noted water butts to collect roof rainwater should be provided to rear gardens.

Conditions

Should the application be approved conditions relating to landscape, drainage and external lighting will be required as set out in my previous landscape response.

Housing Strategy Officer

This application is for the conversion and replacement of farm buildings to provide 10 dwellings. 10 dwellings is considered a major development and therefore there would be a requirement to provide 50% on-site affordable housing (5 units).

The applicant is however claiming that vacant building credit should apply. Vacant building credit was introduced to promote development on brownfield sites. It allows the floorspace of existing buildings that are to be redeveloped to be offset against any affordable housing requirements. The planning officer will decide if they agree that the buildings are 'vacant' and whether the credit can be applied.

The proposed footprint plan (plan no. 1209_207) states that the existing floor area of the buildings is 1279 sq m and the proposed footprint is 799 sq m. based on these floor areas this would remove any affordable housing obligation.

Further comments:

My previous comments still apply and I do not have any further comments on these additional plans.

Further comments:

I have no further comments to make on this application.

Devon County Highway Authority

The site in question is located on Mill Lane, (L409) onto Exmouth Road (A376) upon where a four-arm signal controlled crossing is present.

The proposed access to the development is to be upgraded to 6m wide, without these works, concerns were raised by the County Highway Authority in the pre-application (18/0182/preapp) that the in and out movement may cause traffic to back up on Mill Lane and disturb the traffic light system, therefore the upgraded access is welcomed.

The proposed dwellings will each have access to at least two parking spaces, with the parking layout also making provisions for disabled parking spaces and secure bike storage.

The site is close to the Exe-Estuary commuter cycle route, together with the train station and frequent bus services to both Exeter and Exmouth. Therefore with all these sustainable travel modes I believe the trip generation from this development will be limited. The site has historically had permitted agricultural use and therefore would have incurred traffic movements to the site, additionally, of a more obtrusive nature.

Therefore the County Highway Authority has no objection to this planning application.

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

Prior to commencement of any part of the site the Planning Authority shall have received and approved a Construction Management Plan (CMP) including:

- (a) the timetable of the works;
- (b) daily hours of construction;
- (c) any road closure;
- (d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the planning Authority in advance;
- (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
- (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;
- (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;
- (h) hours during which no construction traffic will be present at the site;
- (i) the means of enclosure of the site during construction works; and
- (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site
- (k) details of wheel washing facilities and obligations
- (l) The proposed route of all construction traffic exceeding 7.5 tonnes.
- (m) Details of the amount and location of construction worker parking.
- (n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work;

Further comments:

The County Highway Authority (CHA) has visited the site and examined the application details and has the following comments:

The development proposal is for the conversion and change of use of existing buildings currently for agricultural use for 3 dwellings and the demolition of other agricultural outbuildings to be replaced by 7 new dwellings in their place.

The site is located off Mill Lane in Exton close the signalled four way junction on the A376.

The application proposes a new footway connection from the site's vehicular access to the existing footway on the A376 and also as a separate pedestrian access, this footway should be a minimum 2 metres wide..

The site is near the Exe Estuary Trail and is close to public transport links with bus stops on both sides of the A376.

It is reasonable to say that a volume of traffic is already generated by the agricultural use of the site and these will be replaced by a small increase in the number of traffic movements as predicted in the TRICS forecast. The CHA does not consider such an increase to be severe.

Proposed Vehicular Access

The existing access will be upgraded and widened with entry and exit tapers to cater for large service and delivery vehicles with suitable visibility splays provided for the 85% percentile vehicle speeds commensurate with signed and observed traffic speeds.

The applicant will most likely offer the new access and some of the internal road layout for adoption by the CHA, and any required street lighting will be decided then. I ask that the Parish Council make their opinion known regarding street lighting to the CHA at that point.

On-site Parking Provisions

The proposal includes off-road parking for cycles and cars, and it is good to see that provision is included for some of these parking spaces will cater for electrically charged vehicles.

A Construction Traffic Management Plan will be required for this development.

Recommendation:

THE HEAD OF PLANNING, TRANSPORTATION AND ENVIRONMENT, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, RECOMMENDS THAT THE FOLLOWING CONDITIONS SHALL BE INCORPORATED IN ANY GRANT OF PERMISSION

1. Prior to commencement of any part of the site the Planning Authority shall have received and approved a Construction Management Plan (CMP) including:

- (a) the timetable of the works;
- (b) daily hours of construction;
- (c) any road closure;
- (d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the planning Authority in advance;
- (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
- (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;

- (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;
- (h) hours during which no construction traffic will be present at the site;
- (i) the means of enclosure of the site during construction works; and
- (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site
- (k) details of wheel washing facilities and obligations
- (l) The proposed route of all construction traffic exceeding 7.5 tonnes.
- (m) Details of the amount and location of construction worker parking.
- (n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work;

2. Visibility splays shall be provided, laid out and maintained for that purpose at the site access in accordance with the attached diagram Proposed Site Plan 1209_201D where the visibility splays provide intervisibility between any points on the X and Y axes at a height of 0.6 metres above the adjacent carriageway/drive level and the distance back from the nearer edge of the carriageway of the public highway shall be 2.4 metres and the visibility distances along the nearer edge of the carriageway of the public highway shall be 43.0 metres in a south westerly direction towards the A376 and 33.0 metres in the other direction.

REASON: To provide adequate visibility from and of emerging vehicles.

Contaminated Land Officer

I have considered the application and do not anticipate any contaminated land concerns because any surface contamination remaining from the agricultural use will be removed during oversite and landscaping works.

Further comments:

I have considered the application and do not anticipate any concerns in relation to contaminated land

Further comments:

We have considered the application and the amendments from that previously proposed appear to be largely cosmetic. We are not aware of any additional constraints regarding contamination in relation to this site. Therefore, we do not anticipate any contaminated land concerns because any surface contamination remaining from the agricultural use will be removed during oversite and landscaping works.

Environmental Health

I have considered the application and do not anticipate any environmental health concerns once the development is completed. However the attention of the applicant must be drawn to the council's Construction Sites Code of Practice to ensure that the development works do not unreasonably impact on local residents.

02/06/2020 Addendum: further to additional submissions received in May 2020, we have no additional comments to make.

Further comments:

I recommend approval with conditions:

Before the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise, vibration, dust and waste disposal resulting from the site preparation, groundwork and construction phases of the development and manage Heavy/Large Goods Vehicle access to the site. It shall include details of the hours of operation and measures to be employed to prevent the egress of mud, water and other detritus onto the public and any non-adopted highways. Once approved the CEMP shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

EDDC Trees

Although in principle I have no objections to the change of use and conversion of the barns I do have the following concerns:

- There has been no arboricultural input/survey/TPP/AMS submitted yet there are trees on site
- The species selection on the landscaping scheme is inappropriate on species selection/location
- The landscaping trees close to the buildings will require a sufficient volume of soil to grow, which will include tree pit design
- The planting zone 3 requires re-looking at as the proposal to retain the existing trees, allowing new ones to grow and maintaining a lawn area is not feasible
- Locating parking and street lights within the rpa/developing canopy of trees will cause ongoing conflict

Further comments:

I do not feel the newly submitted information covers my previous concerns

Natural England

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 15/11/2019.

The advice provided in our previous response applies equally to these amended details.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment

and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Devon County Archaeologist
Application No. 19/2132/MFUL

Exton Farm Exmouth Road, Exton Exeter, EX3 0PZ - Conversion of existing barns to 3 no. residential dwellings and the demolition of existing barns and their replacement with 7 no. new build dwellings, alterations to existing vehicular access onto Mill Lane, parking, drainage and landscaping: Historic Environment

My ref: Arch/DM/ED/34883a

I refer to the above application and your recent consultation. The proposed development lies in an area of archaeological potential with regard to medieval settlement and farming activity in this area - Exton Farm dates to the early/mid-17th century while Exton House to the west dates to the late 16th century - and will have an impact upon the appearance and fabric of a range of late 19th century agricultural buildings that are to be converted. Groundworks associated with the demolition of the extant modern agricultural buildings and the subsequent construction of the new dwellings have the potential to expose and destroy archaeological and artefactual deposits associated with the later medieval settlement and farming activities here. As such, the impact of development upon these heritage assets should be mitigated by a programme of work that should investigate, record and analyse the historic building fabric and archaeological evidence that will otherwise be affected 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 (2018) 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 (i) historic building recording and (ii) 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 (2018), that an appropriate record is made of the historic building fabric and 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.

Please note that this is a variation of the usually worded archaeological condition.

I would envisage a suitable programme of work as taking the form of:

- o a rapid photographic and written record of the historic agricultural buildings to be converted, and
- o the archaeological monitoring and recording of all groundworks associated with the proposed development to allow for the identification, investigation and recording of any exposed archaeological or artefactual deposits.

The results of the historic building recording and archaeological fieldwork, as well as 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/>.

Further comments:

I refer to the above application and your recent re-consultation. The Historic Environment Team do not have any additional comments to make to those already made, namely:

The proposed development lies in an area of archaeological potential with regard to medieval settlement and farming activity in this area - Exton Farm dates to the early/mid-17th century while Exton House to the west dates to the late 16th century - and will have an impact upon the appearance and fabric of a range of late 19th century agricultural buildings that are to be converted. Groundworks associated with the demolition of the extant modern agricultural buildings and the subsequent construction of the new dwellings have the potential to expose and destroy archaeological and artefactual deposits associated with the later medieval settlement and farming activities here. As such, the impact of development upon these heritage assets should be mitigated by a programme of work that should investigate, record and analyse the

historic building fabric and archaeological evidence that will otherwise be affected 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.

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'No development shall take place until the developer has secured the implementation of a programme of (i) historic building recording and (ii) 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

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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/>.

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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 (2018) 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:

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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 (2018), that an appropriate record is made of the historic building fabric and 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.

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- o a rapid photographic and written record of the historic agricultural buildings to be converted, and
- o the archaeological monitoring and recording of all groundworks associated with the proposed development to allow for the identification, investigation and recording of any exposed archaeological or artefactual deposits.

The results of the historic building recording and archaeological fieldwork, as well as 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/>.

Environment Agency

Environment Agency position

We have no objection to the proposed development as submitted. The reason for this position and advice is provided below.

Based on the view that there is substantial operational development as part of this application, before you determine the application, your Authority will also need to be content that the flood risk Sequential Test has been satisfied in accordance with the National Planning Policy Framework (NPPF) if you have not done so already. As you will be aware, failure of the Sequential Test is sufficient justification to refuse a planning application.

Reason - The site is located partially within flood zones 2 and 3, identified by Environment Agency Flood Maps as having a medium to high probability of flooding. We have reviewed the Drainage Strategy and Flood Statement' (Clarkebond, E05192/DS) and consider that we can agree with the conclusions made within.

We recognise that the dwellings themselves are located in an area of flood zone 1, at low risk of flooding, however the access and egress onto Mill Lane are located within flood zones 2 and 3. This area could experience water depths of up to 600mm during the design flood event which may prevent direct access/egress to the site.

Your authority will need to consider whether the provision of safe refuge within the dwelling in Flood zone 1 is adequate when considering this flood risk. We recommend that you consult your authority's Emergency Planners for advice on this.

Advice - Flood Resilience

In view of the potential flood risks in this locality, we would advise that any developer of this site gives consideration to the use of flood resilient construction practices and materials in the design and build phase. Choice of materials and simple design modifications can make the development more resistant to flooding in the first place, or limit the damage and reduce rehabilitation time in the event of future inundation. Detailed information on flood proofing and mitigation can be found by referring to the CLG free publication 'Improving the Flood Performance of New Buildings'. Please see the link below:

http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

Please contact us again if you require any further advice.

Thank you for re-consulting us on the above planning application.

We confirm that our response dated 26 Nov 2019 still applies. We have no objections to the proposed development because the dwellings themselves will be located within flood zone 1 (low probability of flooding). However, given that part of the development is located within flood zones 2 and 3 (medium and high probability of flooding respectively), before the application is determined your Authority will need to consider:

- o Application of the flood risk Sequential Test; and
- o Emergency evacuation in consultation with your Emergency Planners.

Please let us know if you have any further queries.

Further comments:

Thank you for your re-consultation on the above application. I have reviewed the submitted documents and consider that no changes have been made that affect our position outlined in our response in November 2019.

Please contact me if you have any questions or wish to discuss this further.

DCC Flood Risk Management Team

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:

The applicant has produced an underground attenuation based surface water drainage strategy but proposed to offer infiltration facilities should infiltration testing confirms the suitability of soakaways.

However, these underground systems cannot be considered as truly sustainable means of drainage because they do not provide the required water quality, public amenity and biodiversity benefits, which are some of the underpinning principles of SuDS. Consequently, above-ground SuDS components should be utilised unless the applicant can robustly demonstrate that they are not feasible; in almost all cases, above and below-ground components can be used in combination where development area is limited.

The applicant should also note that in accordance with the SuDS Management Train, surface water should be managed at source in the first instance. The applicant will therefore be required to explore the use of a variety of above-ground source control components across the whole site to avoid managing all of the surface water from the proposed development at one concentrated point (e.g. a single attenuation pond). Examples of these source control components could include permeable paving (which could be underdrained), formalised tree pits or other bioretention features such as rain gardens, as well as green roofs, swales and filter drains.

Further comments:

We will not be providing comments at this stage as the amendments do not relate to drainage. Our response dated 28th November 2019 still stands.

Further comments:

Recommendation:

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:

Prior to or as part of the Reserved Matters, 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 our DCC groundwater monitoring policy.

(b) A detailed drainage design based upon the approved Exton Farm Drainage Strategy and Flood Statement (Report Ref. E05182, Rev. S2_P1, dated 20th September 2019) and the results of the information submitted in relation to (a) above

(c) Detailed proposals for the management of surface water and silt run-off from the site during construction of the development hereby permitted.

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

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

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

It is proposed to utilise extensive permeable paving and gravel for the parking and access areas before discharging to the site control feature. A rain garden/ bio-retention feature is also proposed for the courtyard area to provide source control benefits for the drainage of this local area.

The site access and ingress falls within the floodplain. This development should consider creating a ditch along the Mill Lane, next to Gillbrook to help to channel the water back into the brook during flow events.

Hock Lee
Senior Flood and Coastal Risk Officer

Other Representations

Four comments from third parties have been received, of which three are objections and the other is neutral. The objections raised relate to:

- Flooding.
- Lack of street lighting in Mill Lane.
- The height of units 7 to 10.

The neutral representation asks about an existing gateway into a field. It is unclear which gateway the author of that representation is referring to.

PLANNING HISTORY

Reference	Description	Decision	Date
88/P2416	Demolition Of Farm Buildings & Erection Of New Cattle & Agric Storage Building.	Approval with conditions	07.03.1989
85/P1920	Demolish 2 Barns Adjacent To Exton Farm.	Approval - standard time limit	17.02.1986

89/P0148	Demolition Of Farm Building. Erection Of New Implement/poultry Building.	Approval with conditions	05.09.1989
89/P1528	Demolition Of Barn & Adjoining Monopitch Shed.	Approval - standard time limit	05.09.1989
91/P0700	Conversion Of Farm Shop To Farm Shop And Sub Post Office.	Refusal	02.07.1991
91/P0701	Alterations	Approval with conditions	02.09.1991
03/P1317	Light Industrial Workshops	Withdrawn	23.02.2006

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 7 (Development in the Countryside)

Strategy 46 (Landscape Conservation and Enhancement and AONBs)

Strategy 48 (Local Distinctiveness in the Built Environment)

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)

EN6 (Nationally and Locally Important Archaeological Sites)

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

EN8 (Significance of Heritage Assets and their setting)

EN9 (Development Affecting a Designated Heritage Asset)

EN14 (Control of Pollution)

EN16 (Contaminated Land)

EN21 (River and Coastal Flooding)

EN22 (Surface Run-Off Implications of New Development)

TC2 (Accessibility of New Development)

TC7 (Adequacy of Road Network and Site Access)

TC9 (Parking Provision in New Development)

Government Planning Documents

NPPF (National Planning Policy Framework 2021)

NPPG (National Planning Practice Guidance)

Site Location and Description

These applications relate to the redundant barns located opposite Exton Farm. The site is accessed off a minor road, close to its junction with the A376 (known as Exeter Road); there are traffic lights, including a pedestrian crossing, at the junction between these roads. Also joining Exeter Road in the same place is a minor road into the village of Exton. There is also a bus stop at the junction, and a pavement alongside the A376.

The site itself consists of a number of barns and other agricultural buildings. Some of these are of a modern nature, whilst others are more historic. The original farmhouse is a grade II star listed structure. There are a number of trees and/or hedges which provide some screening of the site from the aforementioned highways, particularly when viewing the site from the south.

The site is located in a valley which has a small watercourse running along it. Consequently, the southern edge of the site where the public highway is located falls within a flood zones 2 and 3 as determined by the Environment Agency (EA).

Proposed development

Planning permission is sought to convert one of the existing barns into 3 dwellings. Additionally, it is proposed to demolish the other barns and to construct 7 dwellings in their place. Vehicle parking, a domestic curtilage and landscaping are also proposed as part of the development.

The site is not located within a built-up area boundary and, therefore, in planning policy terms is considered to be in the open countryside; the application has been advertised as a departure from the development plan.

ANALYSIS

The main considerations in the determination of these applications relate to:

- Principle and sustainability
- Affordable housing
- Design and listed building impact
- Flooding and drainage
- Highway and parking matters
- Visual and landscape matters and trees
- Wildlife impact and habitat mitigation
- Archaeology
- Environmental Health
- Neighbour impacts
- Third party comments

Principle and sustainability

The application site lies outside of a built-up area and, therefore, is deemed to be in the open countryside (Exton is not a village that is envisaged to support additional housing growth due to its lack of services required for daily living), where all development must be strictly controlled so that it does not detrimentally impact upon the character and appearance of its surroundings, however, this does not represent a bar on all development as proposals that accord with a specific policy of the plan are acceptable in principle. In this instance whilst there are policies that allow barn conversions to residential use close to existing settlements (explored in more detail below), there are no policies that would allow the demolition of existing agricultural buildings and construction of new dwellings. Therefore, the development is contrary to the provisions of Strategy 7 (Development in the Countryside) of the Local Plan.

The nature of the proposal, which includes the conversion of some of the existing buildings, is such that it can be considered under policy D8 (Re-use of rural buildings Outside of Settlements), which sets out the circumstances under which such development can be permitted. In terms of the key elements of this policy, it is considered that:

- Although discussed in more detail later in this report, the design of the development is suitable given the nature of the existing buildings.
- The building to be converted is structurally sound and capable of conversion.
- There are no traffic concerns relating to the development. Although, this matter is discussed in greater detail later in the report.
- The application form clearly states that the buildings are now redundant, so the development would not result in the loss of an existing agricultural business.
- Through design and landscaping, the development can take place without visual harm to the area.
- The submitted Structural Survey confirms that the building which it is proposed to convert is suitable for conversion.

Given the above, despite the fact that several of the points raised above are discussed in greater detail further into this report, it is considered that the conversion of the barns would comply with Policy D8 of the Local Plan.

The new build dwellings to be provided in place of existing agricultural buildings, however, are not supported by any policies of the Local Plan, in these circumstances unless there are any material considerations that would outweigh the policy harm.

The reasons included in the decision not to include Exton within the settlements that are considered acceptable to support future housing growth (Strategy 27) during the formulation of the Local Plan was because it did not have sufficient services to support daily living, this is blanket approach applied to the whole settlement. It is considered necessary to consider the sustainability credentials of each site rather than apply the blanket policy approach as some areas of Exton are more sustainable than others due to their proximity to transport infrastructure that make journeys to further afield settlement that are more sustainable more appealing.

It is acknowledged that Exton does have good transport links; with the train station, bus services and access to the Exe Estuary cycle path, and also has a public house. However, it does not contain the facilities required for it to be considered a sustainable settlement. A list of settlements to include in Strategy 27 was considered in detail in the examination of the local plan - the list is based on the Small Towns and Villages Development Suitability Assessment produced by EDDC, which was used by the Local Plan Inspector to finalise the list of settlements for Strategy 27. This did not include Exton which whilst rating highly in transportation terms, was considered to be a settlement that lacks everyday facilities and services such as a shop, post office or school, such that residents are likely to be overly dependent on the use of the car to access facilities of that nature.

However, notwithstanding the proposals conflicting with the accessibility and sustainability requirements of adopted policies of the Local Plan, in addition to the site's location where future occupiers are likely to be overly dependent on the use of the car, which would also be contrary to the provisions of Policy TC2 (Accessibility of New Development) of the Local Plan, there have been a number of recent appeals in which Inspectors have taken a different view on residential developments on the southern side of Exton.

The general approach from Inspectors in appeal decisions for residential development at Foye, River Front in Exton (Ref APP/U1105/W/15/3139662) and Orchard Cottage (ref APP/U1105/W/18/3196758) was that these sites have been found to be sustainably located. This is on the basis that they are on the southern side of the settlement and considered to have unusually good access to a range of non-car options for travel (train station, cycle route, bus routes) to nearby villages larger local centres and onwards to national networks. In the Orchard Cottage appeal in particular, the Inspector noted the following:

'So whilst the development would inevitably generate some car journeys, future occupiers of the dwelling would have real opportunities to travel by non-car modes for commuting or making day-to-day trips to retail and community facilities. This would undoubtedly minimise the need to travel by car. It would

also have the potential to support services in nearby villages as well as Exton, helping to maintain the vitality of these rural communities. As a result, I do not consider the site to be remote from essential facilities'.

....I conclude that the proposed development would be in a suitable location, in terms of accessibility to local facilities and services. I therefore have no conflict with Strategy and policy TC2 of the Local Plan in the context of this issue. The proposal would also be consistent with the Framework insofar as it seeks to locate housing where it will enhance or maintain the vitality of rural communities'.

The site to which this application relates is located where the access to public transport is very similar to the aforementioned appeal site, and range of facilities in Exton has not changed since those appeals were determined. Consequently, notwithstanding the proposal's conflict with Strategy 7 and 27 of the Local Plan, it is considered that the proposal would be sustainably located and add to the viability of the existing services and provide a range of units to add to the village's housing stock and is, therefore, acceptable in principle.

Affordable housing

The buildings to which this application relates are vacant, the applicant's agent in the original submission considered that the proposal would benefit from vacant building credit and therefore no affordable housing would be required, however the vacant building credit legislation does not relate to agricultural buildings and the therefore the requirement to provide 50% affordable housing on site remains.

The applicant's agent raised concerns that they could not provide the policy compliant level of affordable housing on site. The Council's adopted guidance on Planning Obligations provides clear commentary on applications where there is a viability concern. In order to establish the level of affordable homes that the proposed development could reasonably afford to provide, a bespoke viability assessment was produced. This has been independently assessed by Plymouth City Council and whilst there has been protracted on-going negotiations between all parties, an agreement has been reached that the proposal could afford to provide three of the dwellings for affordable occupation.

The viability review report undertaken by Plymouth City Council comments the following in conclusion:

'10.1. In our opinion the AVA2 submitted in support of the planning application presents a reasonable conclusion that 30% affordable housing can be provided as part of the proposed development having considered local and national policy and the evidence available. In the context of the CVA analysis, 30% affordable housing is a reasonable negotiated position, especially with the additional build cost evidence provided with the AVA2. The LPA could consider including an upward review mechanism to secure additional affordable housing above this level should the sales values be at towards the higher end of our analysis.

10.2. We note that registered providers may not consider the unit types offered appropriate due to their size. The Council should consider the possibility that an off-site contribution being necessary to secure a contribution for affordable housing from the site in this eventuality.'

At the request of officers, the agent has provided documentary evidence that none of the three affordable housing providers contacted would be willing, for various reasons including location but primarily the small number being provided, to take on ownership of the units once they are constructed and therefore are seeking to provide the Council with a payment of £278,980 in lieu of affordable housing so that they can be constructed elsewhere.

Notwithstanding the findings of the viability report, as the percentage of affordable homes falls short of the policy complaint position and in accordance with the adopted guidance it would be necessary to impose an overage clause to enable the Council to recover some of the 'super profit' that the development could make should the financial situation improve and exceed the profit expected in the viability report, 17.8%. This could enable more affordable homes to be built in the local area.

Accordingly, whilst it is disappointing that no affordable homes would be constructed on site, the payment in lieu would enable houses to be built elsewhere locally to meet the needs of the district in accordance with Strategy 34 of the EDDC Local Plan. Furthermore, the imposition of an overage clause could mean that more money toward affordable housing is provided should circumstances not foreseen in the viability report change.

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.

Design and listed building impact

The farm house at Exton Farm is a grade II star listed building and, therefore, is of significant historic interest. However, such a designation does not necessarily mean that the property, or its immediate surroundings should be immune from any future development. Instead it is important to consider the duty under Section 66 of the Town and County Planning (Listed Buildings and Conservation Areas) Act which requires Local Planning Authority 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.

In this regard, it is considered that the design of the proposed conversions (units 1, 2 and 3) is such that their appearance would be sympathetic to the curtilage listed barns buildings themselves as well as the main listed farmhouse; many of the original features and their scale would be retained and, consequently, it is considered that this element of the development would not give rise to harm to the listed building or its setting. The conservation officer and Historic England have been heavily involved in ensuring that amendments were sought to the originally submitted in a proactive manner to ensure that the scheme could work with the existing buildings together with removing some of the later additions so that it would better reveal the significance of

the original buildings. The same is true of how the courtyard elevation and outside space (which has been limited to avoid domestic paraphernalia and clutter) is treated where it would interact with the main farmhouse, this element of the scheme is key to protecting the significance of the heritage assets as well as the setting of the main farmhouse.

Units 4 to 6 would be constructed as new builds, replacing barn structures. They would constitute a terrace of properties, and would be constructed to be of a similar scale and design to the converted buildings which they would adjoin by way of an archway. It is considered that the scale and form of these structures would be such that they would be compatible with the retained structures and the listed farm house. Additionally, it is considered that the proposed fenestration on the northern, western elevations (which face toward the listed building) and eastern elevation is also compatible. It is possible to argue that the fenestration on the southern elevation would be less compatible. However, that elevation would face away from the listed building, and the number and nature of openings is considered to be compatible nature. Given the above, on balance, it is considered that the construction of units 4 to 6 would not result in harm to the listed building, and would represent an enhancement to the setting of the listed building when compared to the existing structures.

The new building structures which would contain units 7 to 10 would be of a different design to that of the other units; it would be slightly larger in terms of bulk and would not have the appearance of a former agricultural building. However, this structure would be located to the east of the other elements of the development and, consequently, would be detached from the immediate influence on the listed building, as screening and separation will be provided by distance and the other structures. However, some visual influence on the listed building would still exist. Despite this, it is considered that the influence of this structure on the listed building would be reduced by the other elements of the development to ensure that it would not result in harm to the listed building; especially so when other development equally close to the listed building, such as existing properties to the north and west, is taken into account.

In the early stages of considering this application, it was clear that Historic England (HE) and the Council Conservation Officers had concerns regarding the impact of the development on the setting of the listed building. A particular concern related to the suburban nature of the buildings, as originally proposed. Consequently, amendments to the proposal were sought, and later comments from these consultees, in particular from HE, indicate that this concern has been overcome. As detailed above, planning officers concur that the design is now of a nature which would not result in harm to the listed building.

Accordingly, whilst there would be an impact on the setting of the heritage assets, where great weight should be given to the conservation of the farmhouse and curtilage listed buildings whose grade II* listed status gives them 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 conversion of the curtilage listed buildings in a sensitive manner would secure long term viable use for the buildings and better reveal their significance through removal of existing structures. The removal of the more modern farm

buildings, the majority of which have reached and/or are reaching the end of their life would aid in opening up views of the assets and whilst constructing new dwellings in their place would have limited harm to the setting of the assets, the significance of the assets is more than the setting, the character and historic interest of the grade II* building and its curtilage buildings would not be harmed, in fact they would overall be enhanced. Taking this together with the fact that the long term maintenance of the buildings would be secured, houses would be provided in a sustainable part of the village and support local services and the contribution toward affordable housing locally it is considered that the limited harm on the lower end of less than substantial harm would be outweighed by the public benefits to the scheme.

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.

With regard to the design of the proposal, Policy D1 (Design and Local Distinctiveness) of the Local Plan is the key policy. As discussed above, it is considered that the proposals have been designed in such a way that they respect the setting of the site, with particular regard to the listed building, by way of the fenestration, scale, massing and form of the buildings. Some concerns have been raised by a third party about the height of the eastern most building. However, it is considered that this building would not be of a height which would be out of character or visually harmful to the area.

Given the above comments, it is considered that the proposal is acceptable in terms of its design and impact on the listed building.

Flooding and drainage

The proposed properties would be constructed outside the flood zone, as would their associated parking and amenity areas. However, the flood zone does include a small strip of the site frontage, where the vehicle entrance would be situated. The flood zone runs down the road, across Exmouth Road and down to the estuary. Although officers are not aware of the site itself flooding, officers understand that the highway top the front of the site and the junction flood a handful of times each year.

Given that the dwellings are outside of the flood zone, the Environment Agency (EA) has confirmed that it has no objection to the proposal. The EA does, however, make reference to the requirement for a sequential test to be considered given that a small part of the site falls within flood zones 2 and 3. With regard to this, it is clear that the benefits provided from the development, particularly in terms of the conversion of the curtilage listed barns, could not be provided elsewhere. As such, it is considered that the Sequential Test is passed and officers are satisfied that the development is acceptable, on the basis the development represents the best use of a sustainably located brownfield site and would ensure the security of the listed building. It is also relevant to note that in a flood event, whilst the residents may not be able to access the site by car, they would be able to gain access/egress through the adjoining farmyard or adjoining fields to the east. This is therefore unlikely to result in pressure on emergency services to visit the site in a flood event.

Although the concerns raised by the Parish Council and Ward Member in relation to flood risk are noted, the comments appear to be requesting significant engineering works by the Environment Agency and/or Devon County to reduce the flood risk in this location which will require works further upstream. This of course is beyond the remit of this application and as it's an existing situation that the applicant will not be adding to, it is unreasonable to ask them to address this.

With regard to drainage, the Devon County Flood Risk Management Team originally objected to the proposal. However, following amendments to the scheme, Devon County Flood Risk Management Team has confirmed that it no longer objects to the application.

Given the above comments, it is considered that the development would accord with the provisions of policies EN21 (River and Coastal Flooding) and EN22 (Surface Run-off implications of New Development) of the Local Plan, as well as the relevant sections of the NPPF.

Highway and parking matters

The County Highway Authority (CHA) has provided detailed comments relating to this application. They conclude by confirming that the CHA has no objection to the proposal subject to a condition relating to a CMP (Construction Management Plan) being imposed in the event that this application is approved.

The support of the CHA is based on:

- the development would not result in a notable increase in traffic beyond that which could be generated by the site in agricultural use.
 - the provision of a footway to the existing footway on the A376.
 - a suitable vehicular access and visibility spays being provided.
 - an adequate number of vehicle parking spaces and cycle storage being provided.
- The provision of electric car charging points is also highlighted.

Policy TC9 (Parking Provision in new Development) states that 2 parking spaces per dwelling must be provided in this instance. Ten units are proposed, and 21 parking spaces are proposed; thus exceeding the policy requirement. Policy TC9 also requires provision for at least one cycle parking space per unit to be provided. The proposed site plan shows the provision of cycle parking, and the text on the plan details how this will be provided. Consequently, it is considered that the development would meet the requirements of Policy TC9.

Given the comments of the CHA, it is also considered that the development would meet the requirements of Local Plan Policy TC7 (Adequacy of Road Network and site Access).

Overall, it is considered that the proposal is acceptable with regard to parking and highway matters.

Visual and landscape matters and trees

The application site is located within a valley, running roughly from east to west. This limits the longer distance views of the site in all directions, with the site being most visible when viewed either up or down the valley or when passing through the valley on the A road. However, these views are broken up by existing built and landscape features. Consequently, long distance views of the site are limited.

Notwithstanding that, it is considered important that suitable landscaping is included within the scheme in order to further reduce the visual impact of the development on the countryside, as well as to ensure that the setting of the listed building is respected. A landscaping plan has been provided with the proposals, and that has been assessed by the Council's Landscape Architect. Largely speaking the Landscape Architect is supportive of the proposal and the suggested landscaping. However, the Landscape Architect highlights some areas where the submitted detail is weak or could be changed. Consequently, some conditions are recommended to ensure that enhanced details are provided in the event that this application is approved. It is considered that these conditions would be reasonable in order to ensure that the landscaping installed is effective and fully respects the location of the development in the countryside and adjacent to a listed building.

With regard to trees, the Council's Arboricultural Officer has observed that there are trees on the site but that a full tree survey has not been provided, but has also stated that he has no objections in principle to the proposal. Given that, it is considered that a trees survey can be obtained by condition in the event that this application is approved.

Given the above comments it is considered that the proposal is acceptable in terms of its visual amenity, landscaping matters and the impact on trees, in accordance with Strategy 46 (Landscape Conservation and Enhancement and AONB's) and Policies D1 (Design and Local Distinctiveness), D2 (Landscape Requirements) and D3 (Trees and Development Sites) of the Local Plan, in addition to the relevant parts of the NPPF.

Wildlife impact and habitat mitigation

The Protected Species Report submitted with the application indicates that evidence of Bat roosting and bird nesting in parts of the site was present. Furthermore, Bats and birds were witnessed at the site. Consequently, a number of recommendations are made in the Protected Species Report, and it is considered reasonable to impose a condition ensuring that the development takes place in accordance with those, should this application be approved. Natural England has not objected to the conclusions of the Protected Species Report.

The nature of this application and its location close to the Exe Estuary and/or Pebblebed Heaths and their European Habitat designations is such that the proposal requires a Habitat Regulations Assessment. This section of the report forms the Appropriate Assessment required as a result of the Habitat Regulations Assessment and Likely Significant Effects from the proposal. In partnership with Natural England, the council and its neighbouring authorities of Exeter City Council and Teignbridge District Council have determined that housing and tourist accommodation developments in their areas will in-combination have a detrimental impact on the Exe Estuary and Pebblebed Heaths through impacts from recreational use. The impacts

are highest from developments within 10 kilometres of these designations. It is therefore essential that mitigation is secured to make such developments permissible. This mitigation is secured via a combination of funding secured via the Community Infrastructure Levy and contributions collected from residential developments within 10km of the designations. This development will be CIL liable and the financial contribution has been offered through a Heads of Terms which could be secured through a S106 agreement should planning permission be granted. On this basis, and as the joint authorities are work in partnership to deliver the required mitigation in accordance with the South-East Devon European Site Mitigation Strategy, this proposal will not give rise to likely significant effects. A copy of the appropriate assessment as agreed by Natural England is appended to this report. In this instance, this will be secured through a Section 111 legal agreement.

Natural England has not advised the Council of any concerns relating to the proposal having a detrimental impact on Exe Estuary or the East Devon Pebblebed Heaths.

Consequently, the proposal is considered to accord with Strategy 47 (Nature Conservation and Geology) and Policy EN5 (Wildlife Habitats and Features) of the Local Plan in addition to the relevant sections of the NPPF.

Archaeology

The Devon County Archaeologist has confirmed that, in addition to having an impact on the Range, the ground works associated with the demolition of the modern farm buildings, as well as the construction of the new buildings, have the potential to expose and destroy archaeological and artefactual deposits associated with the later medieval settlement and farming activities at Exton Farm. Consequently, the Devon County Archaeologist has confirmed that the impact of development upon these heritage assets should be mitigated by a programme of work that should investigate, record and analyse the historic building fabric and archaeological evidence that will otherwise be affected by the proposed development. Therefore, a condition relating to the provision of a Written Scheme of Investigation (WSI) has been recommended by Devon County Archaeologist. It is considered that, should this application be approved such a condition is appropriate, and would ensure that the development complies with Strategy 49 (The Historic Environment) and Policies EN6 (Nationally and Locally Important Archaeological sites) and EN7 (Proposals Affecting Sites Which May Potentially be of Archaeological Importance) of the Local Plan, in addition to the relevant sections of the NPPF.

Environmental Health

The proposal has been considered by the Council's Environmental Health Department with regard to Environmental Health matters as well as contaminated land factors. In both instances, the consultation responses confirm that there are no concerns. Consequently, subject to the condition suggested, which relates to the submission of a Construction Environmental Management Plan (CEMP), to control matters such as hours of work, noise and vibration, being imposed, it is considered that the development is acceptable in this regard. It would accord with the relevant Local Plan policies EN14 (Control of Pollution) and EN16 (Contaminated Land), in addition the relevant sections of the NPPF.

Neighbour impacts

The nearest neighbouring property to the site is Exton Farmhouse, which is located within the blue line. Some parts of the development would be located reasonably close to that property. However, it is considered that the design of the development, in relation to the distance between the farm house and the proposed residential units, and the layout/nature of proposed openings is such that it would not lead to an unacceptable loss of amenity to the occupiers of the new dwellings or the farm house. Especially so, since the farmhouse is within the blue line.

In terms of properties located outside the blue line, the nearest are on the opposite side the A376. It is considered that there would be sufficient distance between those properties and the proposed dwellings to ensure that no loss of amenity would arise. There are other dwellings located to the north, east and south of the site, but these are a considerable distance from the site, so it is considered that no loss of amenity for the occupiers of these dwellings would arise.

Consequently, it is considered that the proposal as acceptable in this regard, and would comply with the relevant sections of Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan.

Third party comments

Two of the first concerns raised in the objections received have been considered in the above text. The matter which hasn't been specifically mentioned above is the lack of street lighting in Mill Lane. This matter hasn't been drawn to the Council's attention as an area of concern by the CHA. The pedestrian entrance to the development, in particular, would be located very close to the junction of Mill Lane and the A376; the latter of those roads has street lights, as does Station Road which leads from the aforementioned junction into Exton. So it is considered that there is sufficient street lighting, especially as the CHA has not raised a lack of street lighting as a concern. If the person raising the concern about street lighting is referring to lighting on Mill Lane to the east of the site, it wouldn't be a matter which it would be reasonable to address as part of this application as the existing properties on Mill Lane have existed for many years without street lighting.

CONCLUSION

The proposal represents a departure from adopted development plan policy because Exton is not considered to be a settlement that can support future housing growth due to it not having sufficient services and infrastructure to support daily living although it does have good transport links. However, recent appeal decisions (referenced in the report) have found that sites close to the crossroads and train station/cycle route can be considered acceptable relying upon services in other settlements. As such it is considered, on balance, that the principle of housing on this site is acceptable.

The proposals would take place in close proximity to the grade II* listed building and concerns some of its curtilage listed farm buildings, whilst there would undoubtedly be an impact on the setting of the main farmhouse and outbuildings, the report discusses

the positive impacts that would arise from removing the older buildings on site and more modern extension to the curtilage listed structures to better reveal their significance together with securing the long term future and maintenance of the buildings. Accordingly, the less than substantial harm that would occur is considered to be outweighed by the public benefits of the scheme.

The design of the proposed scheme has been through various iterations following comments from the conservation officer and Historic England, together with comments from the landscape architect and is now considered to be a sensitive scheme given its rural setting and close to the heritage assets such that it accords with adopted development plan policy and guidance contained in the NPPF.

Whilst a small strip of land along the site frontage with the public highway falls within the flood zone, the parking, amenity areas and proposed dwellings lie outside of the flood zone with alternative means of escape if necessary. In addition, it is beyond the scope of this application to address wider flooding matters caused upstream, these matters falling to the Environment Agency as the relevant body, or Devon County as flooding occurs on their highway.

Accordingly, on balance, it is considered that the proposed development is acceptable subject to the prior signing of a legal agreement to secure an affordable housing contribution and overage clause together with appropriate safeguarding conditions.

RECOMMENDATION 1

19/2132/MFUL - APPROVE subject to the following

1. Adopt the appropriate assessment
2. The prior signing of a legal agreement to secure the following:
 - Affordable housing contribution of £278,980
 - An overage clause to secure a share of any 'super profit' towards affordable housing

And 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. Notwithstanding the submitted details no development shall take place until the following information has been submitted to and approved in writing by the Local Planning Authority:
 - Detailed planting plan(s) at minimum 1:200 scale providing details of locations and species of proposed trees, shrubs, hedging and herbaceous plants and

areas of turf/ grass seed/ wildflower meadow/ wetland within the site boundaries together with details and location of trees and hedgerow to be retained and removed.

- Soft landscape proposals shall be accompanied by a schedule detailing the proposed plant species/ seed mixes, their form, planting size, the density at which they will be planted, any specific planting matrices, the number of plants of each species and notes describing how the scheme will be implemented including specification for preparation of subsoil, topsoil supply, depth and cultivation, planting seeding, mulching, means of support and first year maintenance. Details of the various tree pit and staking details required and calculations of tree soil volumes should also be provided.
- Construction details for all boundary treatments, retaining walls, steps, ramps, pavings, hard surfacing, proposed structures, stores and site furniture.
- Details of proposed Devon Hedgebanks to be built in accordance with Devon Hedge Group recommendations (refer Appendix A).
- External lighting details including wall mounted units, to include type of fittings and support, construction details, proposed times of operation and means of control together with a lux level lighting plan. Lighting design should conform with Guidance Note 08/18 - Bats and Artificial Lighting in the UK, Institute of Lighting Professionals/ Bat Conservation Trust, 2018.
- Proposed and existing site levels, indicating proposed locations and extent of retaining walls, steps and ramps and indication of slopes greater than 1:3 gradient.
- Detailed surface water drainage plan including locations and surface and invert levels of gulleys and downpipes, drainage runs, inspection chambers, drainage basins and any inlet and outlet details.
- Details and location of any ecological mitigation measures in accordance with the ecological survey recommendations.
- Details of the location of any meter boxes.

The approved planting scheme shall be carried out in the first planting season after completion of the groundworks and the building construction works or prior to first occupation whichever is the earliest unless otherwise agreed in writing by the Local Planning Authority and the landscaping shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

(Reason - 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.)

4. No development shall take place until a schedule of landscape maintenance for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

(Reason - To ensure that the details are considered at an early stage in the long term interests of preserving and enhancing the character and appearance of the area in accordance with Policies D1 (Design and Local Distinctiveness) and D2 (Landscape Requirements) of the Adopted East Devon Local Plan 2013-2031.)

5. Prior to commencement of any works on site (including demolition), tree protection details, to include the protection of hedges and shrubs, shall be submitted to and approved in writing by the Planning Authority. These shall adhere to the principles embodied in BS 5837:2012 and shall indicate exactly how and when the trees will be protected during the site works. Provision shall also be made for supervision of tree protection by a suitably qualified and experienced arboricultural consultant and details shall be included within the tree protection statement. The development shall be carried out strictly in accordance with the agreed details.

In any event, the following restrictions shall be strictly observed:

- (a) No burning shall take place in a position where flames could extend to within 5m of any part of any tree to be retained.
- (b) No trenches for services or foul/surface water drainage shall be dug within the crown spreads of any retained trees (or within half the height of the trees, whichever is the greater) unless agreed in writing by the Local Planning Authority. All such installations shall be in accordance with the advice given in Volume 4: National Joint Utilities Group (NJUG) Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) 2007.
- (c) No changes in ground levels or excavations shall take place within the crown spreads of retained trees (or within half the height of the trees, whichever is the greater) unless agreed in writing by the Local Planning Authority.

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

6. No development shall take place until the developer has secured the implementation of a programme of (i) historic building recording and (ii) 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 (2018), that an appropriate record is made of the historic building fabric and archaeological evidence that may be affected by the development. A pre-commencement condition is required to ensure that the archaeological works are agreed and implemented prior to any

disturbance of archaeological deposits by the commencement of preparatory and/or construction works.)

7. Before the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise, vibration, dust and waste disposal resulting from the site preparation, groundwork and construction phases of the development and manage Heavy/Large Goods Vehicle access to the site. It shall include details of the hours of operation and measures to be employed to prevent the egress of mud, water and other detritus onto the public and any non-adopted highways. Once approved the CEMP shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

(Reason - To ensure that the development, and preparation for it, do not result in environmental harm or harm to the amenity of the occupiers of other properties, to accord with the provisions of Policies D1 (Design and Local Distinctiveness) and EN14 (Control of Pollution) of the Adopted East Devon Local Plan. A pre-commencement condition is required to ensure that the relevant details are agreed prior to activity on site taking place).

8. Prior to commencement of any part of the site the Planning Authority shall have received and approved a Construction Management Plan (CMP) including:

- (a) the timetable of the works;
- (b) daily hours of construction;
- (c) any road closure;
- (d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the planning Authority in advance;
- (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
- (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;
- (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;
- (h) hours during which no construction traffic will be present at the site;
- (i) the means of enclosure of the site during construction works; and
- (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site
- (k) details of wheel washing facilities and obligations
- (l) The proposed route of all construction traffic exceeding 7.5 tonnes.

(m) Details of the amount and location of construction worker parking.
(n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work;
(Reason: To ensure that the development does not compromise highway safety, and to ensure that the development is in accordance with the provisions of Policy TC7 (Adequacy of Road Network and Site Access) of the Adopted East Devon Local Plan).

9. The development hereby permitted shall be undertaken in accordance with the details contained within the Assessment, Recommendations and Mitigation section of the Protected Species Survey, dated September 2018, and produced by Richard Green Ecology.
(Reason - To ensure that the development does not result in harm to protect species, in accordance with Policy EN5 (Wildlife Habitats and Features) of the Adopted East Devon Local Plan).
10. Before development above foundation level is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external walls and roofs of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure that the materials are sympathetic to the character and appearance of the area in accordance with Policy D1 - Design and Local Distinctiveness of the Adopted East Devon Local Plan 2013-2031.)
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no works shall be undertaken within the Schedule 2 Part 1 Classes A, B, C, D, E, F, G or H for the enlargement, improvement or other alterations to the dwelling hereby permitted, other than works that do not materially affect the external appearance of the buildings, or for the provision within the curtilage of any building or enclosure, swimming or other pool (other than any enclosure approved as part of the landscape management scheme).
(Reason - The space available would not permit such additions without detriment to the character and appearance of the area and the listed building, or to the amenities of adjoining occupiers, in accordance with Policies D1 (Design and Local Distinctiveness), EN8 (Significance of Heritage Assets and Their Setting) and EN9 (Development Affecting a Designated Heritage Asset) of the Adopted East Devon Local Plan 2013-2031.)
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no works shall be undertaken within the Schedule 2 Part 2 Class A, for the erection of any fences, walls gates or other means of enclosure (other than any enclosure approved as part of the landscape management scheme).
(Reason - The space available would not permit such additions without detriment to the character and appearance of the area and the listed building, or to the

amenities of adjoining occupiers, in accordance with Policies D1 (Design and Local Distinctiveness), EN8 (Significance of Heritage Assets and Their Setting) and EN9 (Development Affecting a Designated Heritage Asset) of the Adopted East Devon Local Plan 2013-2031.)

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no works shall be undertaken within the Schedule 2 Part 11 Classes A, B, C, D, E, F, G, H or I for the installation of domestic renewable energy installations.
(Reason - The space available would not permit such additions without detriment to the character and appearance of the area and the listed building, or to the amenities of adjoining occupiers, in accordance with Policies D1 (Design and Local Distinctiveness), EN8 (Significance of Heritage Assets and Their Setting) and EN9 (Development Affecting a Designated Heritage Asset) of the Adopted East Devon Local Plan 2013-2031.)
14. Visibility splays shall be provided, laid out and maintained for that purpose at the site access in accordance with the attached diagram Proposed Site Plan 1209_201D where the visibility splays provide intervisibility between any points on the X and Y axes at a height of 0.6 metres above the adjacent carriageway/drive level and the distance back from the nearer edge of the carriageway of the public highway shall be 2.4 metres and the visibility distances along the nearer edge of the carriageway of the public highway shall be 43.0 metres in a south westerly direction towards the A376 and 33.0 metres in the other direction.
(Reason: To provide adequate visibility from and of emerging vehicles, and to ensure that the development is in accordance with the provisions of Policy TC7 (Adequacy of Road Network and Site Access) of the Adopted East Devon Local Plan).

NOTE FOR APPLICANT

Informative:

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.

RECOMMENDATION 2

19/2133/LBC - 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 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. Before development above foundation level is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external walls and roofs of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure that the materials are sympathetic to the character and appearance of the area in accordance with Policy D1 - Design and Local Distinctiveness of the Adopted East Devon Local Plan 2013-2031.)

4. 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: (Select from following list)
 - Roofing materials including product details, sample and method of fixing.
 - Size, type and manufacturers model of all roof lights, including method of flashing.
 - New rainwater goods including profiles, materials and finishes.
 - Lead work, including profiles and details of any ornamentation.
 - Roof ventilation systems.
 - New windows including sections, mouldings, profiles and paint colour. Sections through casements, frames and glazing bars should be at a scale of 1:2 or 1:5.
 - Replacement windows including sections, mouldings, profiles and paint colour. Sections through casements, frames and glazing bars should be at a scale of 1:2 or 1:5.
 - New doors including sections, mouldings, profiles and paint colour. Sections through panels, frames and glazing bars should be at a scale of 1:2 or 1:5.
 - Replacement doors including sections, mouldings, profiles and paint colour. Sections through panels, frames and glazing bars should be at a scale of 1:2 or 1:5.
 - Eaves and verge details including construction and finishes.
 - External vents, flues and meter boxes.
 - Sample of new bricks including mortar colour and specification and bond type.

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.)

NOTE FOR APPLICANT

Informative:

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 these applications:

Sept 2018	Protected Species Report	25.09.19
1209_205 : units 7-10	Proposed Combined Plans	25.09.19
1209_207 : proposed footprint plan	Other Plans	25.09.19
1209_208 : proposed boundary treatment plan	Other Plans	25.09.19
1209_201F	Proposed Site Plan	01.05.20
1209_202B: floor/roof - listed barn (units 1-3)	Proposed Combined Plans	01.05.20
1209_203B : elevations/sections - barn (units 1-3)	Proposed Combined Plans	01.05.20
1209_204B : units 4 - 6	Proposed Combined Plans	01.05.20
1209_212 Planning Revisions Key Site Plan	Proposed Site Plan	01.05.20
1209_2011-P Rev I	Proposed Site Plan	19.11.20
1209_206E_Proposed Landscaping Plan	Landscaping	19.11.20

Appraisal
November 2020

Ecological Assessment 19.11.20

List of Background Papers

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