

From: Emma Reid <Emma.Reid@walsingplan.co.uk>
Sent: 29 July 2021 16:53
To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Cc: Ian Jewson <Ian.Jewson@walsingplan.co.uk>
Subject: FW: 21/0020/OUT - Land Off Pendragon Rd

Hi Matthew,

Further to your email below, please find attached the documents you have requested to complete validation for the above application.

Air Quality Assessment We would suggest this document could be conditioned, please can you confirm?

Archaeological Report (incorporating desk-based assessment and field evaluation where necessary) Previously submitted, see Heritage Statement.

Contaminated Land Risk Assessment - If any of the contamination questions on the application form are answered 'Yes'. Not relevant to this application.

Ecology Report, including extended phase 1 habitat survey and protected species surveys where relevant Previously submitted.

Flood Risk Assessment Previously submitted.

Green Infrastructure Statement Please find attached.

Landscape and Visual Impact Assessment Please find attached.

Lighting Assessment As the application is in outline details of lighting are undetermined, such an assessment could be provided at the Reserved Matters stage.

Open Space/Recreation Assessment, to address Policy L3 and paragraph 97 of the NPPF Not relevant to this application, the site as existing is private agricultural land and has never been accessed as open space or for recreation.

Planning Statement Previously submitted.

Statement of Community Involvement Previously submitted.

Sustainability/Net Zero Carbon Statement Please find attached.

Topographical Survey We do not consider this necessary at the outline stage and this has not been requested on other outline applications we have recently submitted.

Transport Statement/Assessment and Framework Travel Plan Previously submitted.

Tree Survey and Arboricultural Impact Assessment Previously submitted.

Waste Audit Statement, to address Policy W4 of Devon Waste Plan Please find attached.

Whilst I appreciated you currently have a new local validation list out for consultation, this is yet to be published as a formally adopted document and this application was submitted in January before the draft new local list had been published. We recently submitted representation on the new local list which highlighted our concerns with the lack of distinction between outline and full applications.

I would also note, there are other outline applications for major residential development which appear on the Council's website as validated in the last few months, one of which we are involved with. These applications have provided significantly less information than you are requesting in this instance. Despite this, we have in most cases and where appropriate provided the documents you have requested.

We trust you now have everything you require to progress this application.

Many Thanks,

Emma Reid
Planner

Walsingham Planning
1 Gas Ferry Road, Bristol, BS1 6UN

Phone: 0117 3252000 Mobile: 07500773230
www.walsinghamplanning.co.uk



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From: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Sent: 30 April 2021 14:40
To: Emma Reid <Emma.Reid@walsingplan.co.uk>
Cc: Ian Jewson <Ian.Jewson@walsingplan.co.uk>
Subject: RE: 21/0020/OUT - Land Off Pendragon Rd

Hi Emma

Sorry I was hoping to have the consultation draft of the new Local List up on line by now, but our members wanted us to delay the consultation until after the local elections... therefore, I didn't want to put it out there so to speak until I had the authority to do so. However, I've been through it and while I realise you've provided some of the information already, below are the technical documents we would expect for the application according to the draft Local List. The List includes guidance and key contact information... I'm hoping to be able to get it online w/c 10 May. In the meantime, if you have any questions I'll do my best to help.

Air Quality Assessment

Archaeological Report (incorporating desk-based assessment and field evaluation where necessary)

Contaminated Land Risk Assessment - If any of the contamination questions on the application form are answered 'Yes'.

Ecology Report, including extended phase 1 habitat survey and protected species surveys where relevant

Flood Risk Assessment

Green Infrastructure Statement

Landscape and Visual Impact Assessment

Lighting Assessment

Open Space/Recreation Assessment, to address Policy L3 and paragraph 97 of the NPPF

Planning Statement

Statement of Community Involvement

Sustainability/Net Zero Carbon Statement

Topographical Survey
Transport Statement/Assessment and Framework Travel Plan
Tree Survey and Arboricultural Impact Assessment
Waste Audit Statement, to address Policy W4 of Devon Waste Plan

Regards

Matt

Matthew Diamond

Principal Project Manager (Development)
City Development
Exeter City Council

01392 265214

From: Emma Reid <Emma.Reid@walsingplan.co.uk>
Sent: 29 April 2021 12:40
To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Cc: Ian Jewson <Ian.Jewson@walsingplan.co.uk>
Subject: RE: 21/0020/OUT - Land Off Pendragon Rd

Hi Matthew,

Further to our call last week, please can you send over a list of documents you feel are still required for the application?

Many Thanks,

Emma Reid
Planner

Walsingham Planning
1 Gas Ferry Road, Bristol, BS1 6UN

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Throughout the month of April Walsingham Planning are raising money for the Alzheimer's Society by walking as many steps as possible. We have set ourselves a company-wide target of **5 million steps** across the 30 days, which means that each member of staff needs to walk 6,666 steps per day. **Please help us achieve this by going to our Just Giving page <https://www.justgiving.com/fundraising/walsingham-planning> and sponsoring us for the challenge.** Walsingham Planning will double the amount raised through sponsorship amount. Thank you for your support.

COVID-19: In line with Government advice and our commitment to the safety of our staff, clients and other 3rd parties, Walsingham Planning have set a full work from home policy without any disruption to our normal service. All of our team will continue to be available via email, video calls, voice calls and messaging.



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From: Ian Jewson <Ian.Jewson@walsingplan.co.uk>
Sent: 15 April 2021 14:10
To: 'Matthew Diamond' <Matthew.Diamond@exeter.gov.uk>
Cc: Emma Reid <Emma.Reid@walsingplan.co.uk>
Subject: RE: 21/0020/OUT - Land Off Pendragon Rd

Hi Matthew

Further to my voicemail just now I am just following up my email below. Please could you suggest a few suitable dates to discuss these proposals?

Many thanks

Regards

Ian Jewson
Director

Walsingham Planning
1 Gas Ferry Road, Bristol, BS1 6UN

Phone: 0117 3252000 Mobile: 07751 683600
www.walsinghamplanning.co.uk

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We are pleased to announce that our Company Charity for 2021 will be The Alzheimer's Society. Instead of sending our Christmas Cards to our clients and contacts this year, we will instead be making a donation to our chosen charity and look forward to undertaking further fundraising events in the New Year. www.alzheimers.org.uk

From: Ian Jewson
Sent: 30 March 2021 15:46
To: 'Matthew Diamond' <Matthew.Diamond@exeter.gov.uk>
Cc: Emma Reid <Emma.Reid@walsingplan.co.uk>
Subject: RE: 21/0020/OUT - Land Off Pendragon Rd

Hi Matthew

I hope you are well.

Just wanted to follow up our emails below to check you had received everything. I'd also welcome a discussion as to your initial thoughts at a suitable time. Please could you suggest a few suitable dates?

Regards

Ian Jewson
Director

Walsingham Planning
1 Gas Ferry Road, Bristol, BS1 6UN

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From: Emma Reid <Emma.Reid@walsingplan.co.uk>
Sent: 23 March 2021 11:43
To: 'Matthew Diamond' <Matthew.Diamond@exeter.gov.uk>
Cc: Ian Jewson <Ian.Jewson@walsingplan.co.uk>
Subject: RE: 21/0020/OUT - Land Off Pendragon Rd

Hi Matthew,

In addition to the below, please find attached a Flood Risk Assessment in relation to the site. I'd be grateful if these could be forwarded to the relevant consultees for consideration.

Please could you also confirm receipt of this document and the previous documents sent to you via email?

Many Thanks,

Emma Reid
Planner

Walsingham Planning
1 Gas Ferry Road, Bristol, BS1 6UN

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www.walsinghamplanning.co.uk

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From: Emma Reid

Sent: 16 March 2021 15:41

To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>

Cc: Ian Jewson <Ian.Jewson@walsingplan.co.uk>

Subject: RE: 21/0020/OUT - Land Off Pendragon Rd

Hi Matthew,

Further to Ian's email below, please now find attached an amended illustrative layout that addresses the comments received concerning play space.

Many Thanks,

Emma Reid
Planner

Walsingham Planning
1 Gas Ferry Road, Bristol, BS1 6UN

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From: Ian Jewson <Ian.Jewson@walsingplan.co.uk>
Sent: 12 March 2021 18:04
To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Cc: Emma Reid <Emma.Reid@walsingplan.co.uk>
Subject: RE: 21/0020/OUT - Land Off Pendragon Rd

Hi Matt

I hope you are well.

I write in relation to the above application to provide an update on the current situation.

Ecology

To supplement the information already submitted we now attach an Ecological Impact Assessment and Biodiversity net gain calculation prepared by GE Consulting. The report concludes that *'suitable avoidance and mitigation measures have been incorporated into the design to ensure that the proposal and work programme is designed to minimise adverse impacts on protected species and ensure legislative compliance.'* The proposals have also been demonstrated to deliver a Biodiversity Net Gain of over 12% through *'creation of a variety of high quality habitats and through favourable long-term management of retained habitats under provisions of a LEMP.'* I would be grateful if you could forward this to Natural England, the RSPB and the Devon Wildlife Trust for their consideration.

Trees

We have noticed that the Arboriculture information I sent to you on the 2nd March by my colleague Emma Reid in response to the Tree Officer's comments has not yet appeared on the Council's website, please could you confirm receipt?

Environmental Health

I note that an air quality assessment has been requested by Environmental Health although from previous experience in Exeter I understand that this matter could be adequately dealt with via the imposition of a condition. Our client would be happy with that approach. Please could you confirm that this is acceptable?

Other Consultees.

We will shortly provide drainage and landscape information to address comments relating to those matters. The illustrative layout will also be amended to address the comments received in relation to play space. In the meantime I believe that we are still waiting on a number of consultee responses including Highways and Housing. Please could you confirm when we should expect responses on these matters?

Principle of Development

You will have noted that the submitted Planning Statement sets out the justification for approving planning permission at the site but I wanted to take this opportunity to reiterate the main points. As we know paragraph 11d of the NPPF applies and the tilted balance engaged. This is the case as the Council is unable to demonstrate a 5YHLS and the Development Plan is out of date. You will be aware that the NPPF advises that plans should be reviewed at least once every 5 years. You will also be aware that the Council has been unable to demonstrate a 5YHLS for a considerable number of years. It is clear that the Council's development plan housing policies have failed.

As you will appreciate housing land supply is not just about a simple mathematical calculation. The supply of housing has a direct impact on people's lives. For Exeter there were over 2,500 households registered on Devon Home Choice as of 1st October 2020. The lack of housing supply impacts upon affordability and prevents the property market operating properly. As a result those living in large empty houses are unable to downside, growing families are unable to upsize and young people are unable to enter the market. Regrettably it is often the voice of local objectors fortunate enough to already own a house that are the loudest. Those in housing need are rarely heard.

Based on the consultee responses received so far and our knowledge of the site I would respectfully suggest that any adverse impacts are unlikely to outweigh the very significant benefits that will arise from the proposals. You will be well aware of the significant economic benefits that will arise both at the construction stage and also from the new residents. However, the supply of new market and affordable housing is a very significant positive impact which should not be underestimated.

I have been drawn to an appeal on Land west of Clyst Road, Topsham (APP/Y1110/W/18/3202635) which was considered in 2018 and allowed in 2019. In that case the tilted balance did not even apply. However, the inspector made it very clear that little weight could be applied to conflict with policy LS1 (or indeed CP16 which was also relevant in that case). He concluded that:

Drawing the above matters together, I therefore consider that in the light of the considerable housing shortfall, the contribution that the appeal scheme would make to the supply of housing is an important material consideration that is sufficient to outweigh the adverse effect that would be caused to the character and local distinctiveness of the strategic gap and the conflicts with relevant development plan policies in this instance.

During that appeal the Council conceded that to meet the Core Strategy housing requirement and to achieve a five year housing land supply, permissions would need to be granted on land that is subject to policies LS1 and CP16. At that time the scale of the five year land supply was agreed by the main parties as being just over two years and one month indicating a considerable shortfall. The Council confirmed that the lack of a five year housing land supply dates back to at least 2010. The situation has not improved since then.

I am aware that there has been a relatively large number of objections to the scheme. However, this is not unusual for a housing scheme such as this. The number of objectors are far outweighed by the number of people who will benefit from these proposals.

Our client is realistic about the prospects of members approving these proposals as it is of course far easier for the Council to refuse permission and take its chances at appeal hoping that things will change for the better by the time the appeal is heard. However, as the planning case officer I hope you will carefully weigh up the facts and reach the conclusion that planning permission should at least be recommended for approval.

In due course we would like the opportunity to discuss these proposals with you further but for now I trust the above is helpful.

Regards

Ian Jewson
Director

Walsingham Planning
1 Gas Ferry Road, Bristol, BS1 6UN

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From: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Sent: 04 February 2021 13:24
To: Ian Jewson <Ian.Jewson@walsingplan.co.uk>
Cc: Emma Reid <Emma.Reid@walsingplan.co.uk>
Subject: 21/0020/OUT - Land Off Pendragon Rd

Dear Ian

Please find an acknowledgement letter attached for your recent application.

Regards

Matt

Matthew Diamond
Principal Project Manager (Development)
City Development
Exeter City Council

01392 265214

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