

**To: Head of Planning Services
Exeter City Council
Civic Centre
Paris Street
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EX1 1JN**

From: Development Management(Exeter)
Larkbeare House,
Tarmar Room,
Topsham Road,
Exeter,
EX2 4NG

Our Ref: EX/0882/2021

Case Officer: Alex Thomas
Telephone: 01392 383000

PLANNING APPLICATION – HIGHWAY CONSULTATION REPLY

APPLICATION NUMBER: 21/0882/FUL

APPLICANT: Mr Jack Bradley

DETAILS OF APPLICATION: Construction of an 86-bed care home and associated parking with vehicular access from Bewick Avenue (Alternative scheme to approved and extant application for a 72-bed care home application ref 20/0229/FUL).

LOCATION: Land To The North Of Exeter Road, Exeter Road, Topsham, Devon

Observations:

This application is a resubmission of the previously approved 72 bed-care home (20/0229/FUL). In comparison to the previous planning permission, this application seeks approval for an 86-bed care home, providing 14 more beds.

Access

The footprint, access and scale are generally consistent with the approved care home layout. In line with the previously approved application the site will be accessed off Bewick Avenue to the west of the building.

The main access junction of Exeter Road / bewick Avenue was approved at appeal for application (12/2066/OUT). The layout of the junction was using best practise at the time as construction started before the latest design guidance (LTN 1/20) was released. However, concerns have been raised that the visibility splays at the junction of Exeter Road / Bewick Avenue are not LTN 1/20 compliant. Through negotiations with the applicant, the boundary fencing has been realigned to improve the visibility of the junction, safeguarding the shared pedestrian / cycle link on Exeter Road. Drawing No S-03 "Site Layout Plan – Hard Landscaping" shows a visibility of 2.4* 32.5m can be achieved and is deemed acceptable. A condition has been included to secure this arrangement.

Trip Generation

The existing outline consent was for the provision of a 72-bed care home. The proposed development will provide 86 beds; however, an updated trip generation of the site hasn't been recalculated in the latest Transport Assessment. However, the highway authority has conducted this analysis; the resultant net change in vehicular trips demonstrates that there will be an uplift of approximately 1 two-way movements in the peak periods. Therefore, trip generation cannot be used as a reason for refusal.

On site facilities

The development will provide 33 car parking spaces, along with 2 disabled and 3 electric charging bays. The level of parking is deemed acceptable and should prevent any overspill onto the public highway meaning all users that are related to the development (residents/visitors/staff) are accommodated on site.

Appropriate levels of cycle parking are set out in chapter 5 of the ECC Sustainable Transport Supplementary Planning document should be adhered to. It is noted on the site plan that there is a facility for sheltered secure cycle parking on site (next to the delivery area), with a maximum capacity of 10 cycles. To complement the good links to cycle routes, a condition is recommended to increase the quantum of secure cycle parking.

Furthermore, the applicant should provide suitable changing facilities/lockers for staff members on site – these standards are in the sustainable SPD and should be included to encourage walking/cycling.

Travel Planning

In accordance with paragraph 111 of the NPPF and the Sustainable Transport SPD, the development will be required to have a Travel Plan. A simple Travel Plan has been included within the submission, including details of walking and cycling routes, as well as public transport including maps, timetables, and information about ticket offers. It should also include information about car sharing schemes, car clubs, eco-driving and motorcycle safety. A condition is recommended to secure the actions and measures within the Travel Plan to continue the promotion of non-car-based travel

Construction

To minimise the impact on the adjacent highway, construction traffic and arrangements should be carefully managed, this includes ensuring space is made on site to contain operatives' vehicles. These arrangements must be in accordance with the CEMP produced for discharge condition 11 (21/0570) for the previous permitted development.

Conclusion

Subject to the following conditions, the Highway Authority has no objections to this application.

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. No part of the development hereby approved shall be brought into its intended use until the Travel Plan measures as outlined in the submitted documents has been provided in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority. A review of travel patterns for the site shall be undertaken within 6 months of occupation of the development and updated on a basis as agreed in writing with the Local Planning Authority thereafter.

REASON: To ensure that the development promotes all travel modes to reduce reliance on the private car, in accordance with paragraph 111 of the NPPF

2. Prior to commencement of the development, details shall be submitted to the Local Planning Authority of secure cycle parking provision/staff changing facilities for the development. Development shall not be commenced until such details have been agreed in writing by the Local Planning Authority, and prior to occupation the cycle parking shall be provided in accordance with the submitted details.

REASON: To provide adequate facilities for sustainable transport

3. No part of the development hereby approved shall be brought into its intended use until visibility splays at the junction of Exeter Road / Bewick Avenue, as indicated on Drawing Number "S-03 Site Layout Plan" has been provided in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority.

REASON: To provide a safe and suitable access in accordance with paragraph 108 of the National Planning Policy Framework.

Officer authorised to
sign on behalf of the County Council

3 September 2021

General Data Protection Regulations Notice:-

<https://new.devon.gov.uk/privacy/privacy-notices/privacy-notice-for-highways-development-management/>