



# BRACKLEY

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Your ref:

Our ref: 8747.AM.sjp

Date: 1 March 2022

Planning Services  
Exeter City Council  
Civic Centre  
Paris Street  
Exeter  
United Kingdom  
EX1 1JN

Dear Sir / Madam

Town & Country Planning Acts: Submission of Full Planning and Listed Building applications  
Honeylands House, Pinhoe Road, Exeter EX4 8AD

I am pleased to enclose the following in support of the applications referenced above for the restoration and redevelopment of Honeylands House for a 64 bed Care Home (class C2) submitted of even date via the Planning Portal. A hard copy / CD-Rom of the application is also in the post:

- Completed application form and notices
- Drawings (as per the attached Schedule) including Schedule of Listed Building Works
- Planning Statement incorporating Statement of Community Involvement and appending details of pre-application enquiries
- Heritage Appraisal and Geophys survey
- Design & Access Statement
- Preliminary Ecological Appraisal including Bat activity and emergence surveys
- Arboricultural Impact Assessment, Tree Protection & Constraint plans and Survey
- Transport Statement including Stage 1 RSA & Designers Response
- Flood Risk / Drainage Assessment including Geotechnical and Contamination Report
- Sustainability Statement and BREEAM pre-assessment
- Noise Survey
- Landscape plan
- Utilities Statement

*Brackley Investments Limited Trading as Brackley*

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Also at: **LAWFORD ROAD, RUGBY, WARWICKSHIRE CV21 2UU**

**TEL: 01788 574511; FAX: 01788 541364**

**REG NO: 03119358; VAT NO: 669946166**

Brackley Investments are a specialist developer of care facilities and have acquired the site from the Royal Devon & Exeter NHS Foundation Trust in order to develop this much-needed care accommodation for older people to meet current and growing future needs.

Honeylands House dates back to the 1820's and was most recently used as a Childrens' Centre but has been derelict since 2012 and has since been falling into a state of disrepair.

Submission of the applications represent the culmination of detailed planning including pre-application enquiries with the Planning Authority and key stakeholders including the neighbouring community over several years.

I trust the attached suite of supporting information is sufficient to enable you to swiftly validate the application as duly-made and I look forward to receiving confirmation of the application's registration shortly.

In the meantime should you require any additional information please don't hesitate to contact me.

Yours faithfully



Andy Marshall

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