

# Avalon

PLANNING & HERITAGE

Fernleigh Nurseries, Ludwell Lane, Exeter



Planning Statement & Landscape Visual  
Assessment

April 2023

<b>Client</b>	<b>Ms A Shi-Sansom</b>
<b>Project Number</b>	<b>A2459</b>
<b>Prepared by</b>	<b>Elizabeth Bricknell</b>
<b>Reviewed by</b>	<b>Murray Ross</b>

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## 1. INTRODUCTION

1.1 This Planning Statement (the "Statement") has been prepared in support of a planning application submitted by Ms A Shi-Sansom ("The Applicant") for the conversion of existing nursery buildings/garage to a single dwelling.

1.2 For the avoidance of doubt, the application seeks permission for the following development:

*"Conversion of existing nursery buildings/garage to single dwelling  
(resubmission of refused planning application ref: 21/1666/FUL)"*

1.3 This application is a resubmission of planning application LPA ref: 21/1666/FUL, which was refused on the 7<sup>th</sup> January 2022. It is considered that the reasons for refusal, which are discussed in Section 3 of this Statement, have been fully addressed in this application.

1.4 This Statement has been prepared to support the planning application submission and will:

- Provide details on the site and its context;
- Detail the proposed development for which planning permission is sought;
- Identify the relevant policies from the development plan and material considerations;
- Explain the design rationale and development process;
- Provide a planning assessment of the proposals in the context of the identified policies and material considerations;
- Conclude on the planning balance and case for the proposed development.

1.5 This Statement should be read in conjunction with the planning application documents, which include:

- Existing and proposed plans and elevations by Barrie Simons & Associates
- Ecological Appraisal by Devon Wildlife Consultants;
- Structural Report for Conversion of Garages to a Dwelling by Simon Bastone Associates Ltd.

## 2. SITE AND CONTEXT

### The Site

- 2.1 The application site comprises a garage and store building (the "Building") used in connection with an established nursery business (the 'Site'). The Building is located within a cluster of buildings, which include residential dwellings and buildings used in connection with the nursery. It comprises two, simple pitched roof structures at different levels, adjoined through a flat roofed link.
- 2.2 The Site is located within Ludwell Valley Park and is accessed via Ludwell Lane. It is approximately 600m west of Pines Hill Business Park and 700m northeast of Topsham Road. The Building is set within a small complex of buildings, which include buildings related to the nursery business and residential dwellings. The Site context is a mix of agricultural and residential, set within an expanse of green space within the city.
- 2.3 According to the local plan review proposals map, the Site is located within Ludwell Valley Park (Policy L1), which an area of Landscape Setting (Policy LS1), is locally designated as a Local Nature Conservation/RIGS (Policy LS4) and nationally designated as a Ramsar/Special Protection Area (Policy LS2) and a Site of Special Scientific Interest (SSSI) (Policy LS3).

### Landscape Character

- 2.4 Ludwell Valley Park is an area of countryside within the city of Exeter, which is surrounded by built development. It comprises a patchwork of agricultural fields delineated by mature hedgerows, and, in addition to the application Site, includes a number of residential dwellings accessed from Ludwell Lane. The land has an undulating topography where views across the city and the Exe Estuary can be experienced. The Park is managed to provide publically accessible space for informal recreation.
- 2.5 A site visit was carried out in January 2023 to establish the visibility of the Site from publically accessible locations within the Park. Eight representative views were selected. Photographs of these views are included in Appendix A.

### 3. PLANNING HISTORY

- 3.1 The Exeter City Council online planning register lists a number of applications for the Site and two applications that relates to the Building. Applications relating to the Site and the Building are set out separately in the table below:

Reference	Description of development	Decision	Date
<b>The Building</b>			
21/1666/FUL	Conversion of existing nursery buildings/garage to single dwelling (Resubmission of refused planning application ref: 20/1678/FUL)	Refused Appeal Dismissed	07.01.22
20/1678/FUL	Conversion of existing nursery buildings/garage to single dwelling	Refused	14.05.21
<b>The Site</b>			
20/0393/FUL	Conversion of single dwelling to two dwellings with ancillary external works	Approved	03.06.20
20/0967/FUL	Retrospective application for semi-detached dwellings (linked to ref. 14/1883/FUL)	Approved	25.11.20
20/1622/VOC	Variation of condition to remove porch (ref. 20/0393/FUL)	Approved	13.01.21
14/1883/FUL	Two semi-detached houses to replace two existing dwellings	Approved	10.10.14
89/0601/OUT	Erection of bungalow	Refused	01.08.89
89/0396/HIST	Part change of use of dwelling to office	Refused	10.07.89
85/0755/FUL	Extensions/alterations to dwelling	Approved	25.07.85

#### **Planning Application ref: 21/1666/FUL**

- 3.2 In January 2022, planning permission was refused for the conversion of the Building to a single dwelling (ref: 21/1666/FUL) for the following two reasons:

*"1. The application site is located within Ludwell Valley Park, an area of mostly undeveloped open space that acts as a 'green lung' and makes a positive contribution to the landscape setting for the city. The Council's current development plan does not seeks to bring forward any sites for housing within the Ludwell Valley Park. Indeed, Objective 8 and Policy CP16 of the Local Development Framework Core Strategy seek to protect the character, local distinctiveness and natural setting of areas such as Ludwell Valley Park. Saved Policy LS1 of the Exeter Local Plan First Review 1995-2011 also aims to protect the City's Valley Parks from residential development although some flexibility is provided in respect of the conversion rather than require demolition and /or substantial rebuild after a consent has been granted.*

The Council considers that the amount of extension and alteration of the existing outbuildings required to deliver the proposed dwelling would be on such a scale as to significantly change their overall size, form, character and appearance. As a result, the Council concludes that the proposal would go beyond what could be described as a conversion and therefore would be contrary to Saved Policy LS1 of the Exeter Local Plan First Review 1995-2011, which states that developments should be "reasonably necessary for the purposes of agriculture, forestry, the rural economy, outdoor recreation or the provision of infrastructure". Because the proposal would not protect the locally distinctive character, appearance and natural setting of the Ludwell Valley Park, the proposal would also be contrary to Objective 8 and Policy CP16 of the Local Development Framework Core Strategy.

The Council also concludes that the proposal is contrary to Paragraph 127 of the National Planning Policy Framework, Objectives 8 and 9 and Policies CP4, CP16 and CP17 of the Exeter Local Development Framework Core Strategy and Saved Policies H2, LS1 and DG1 of the Exeter Local Plan First Review 1995-2011 because by virtue of its massing, size, height, position and design, the proposed dwelling would result in increased urbanisation of the Fernleigh Nurseries site, which would be harmful to the locally distinctive character, appearance and natural setting of the Ludwell Valley Park and, by extension, the landscape setting of the city.

2. Insufficient information has been submitted to demonstrate that the proposed dwelling would represent sustainable development. In particular, there is an absence of information to demonstrate that the scheme could achieve a 19% reduction in CO2 emissions over that necessary to meet the requirements of the 2013 Building Regulations. Consequently, the proposal is contrary to Objective 1 and Policy CP15 of the Exeter Local Development Framework Core Strategy and Sections 1 and 9 of the Council's Residential Design Supplementary Planning Document."

### Planning Appeal ref: APP/Y1110/W/22/3296927

- 3.3 The above planning application was appealed and the decision was issued in November 2022 (ref: APP/Y1110/W/22/3296927) (the "Appeal"). Whilst the Appeal was dismissed, the Inspector considered that the proposal would comprise a conversion, which is one of the types of development supported in Ludwell Valley Park as set out in Local Plan Policy LS1. The following comments are made in paragraph 7 of the appeal decision:

"LP Policy LS1 permits development concerned with the change of use, conversion or extension of existing buildings. There is no limitation within the policy on the size of extension or scope of conversion. There is no substantive evidence as to why the required works could not fall within

*the scope of this policy requirement. I find that the proposal would amount to a conversion."*

- 3.4 The Appeal was dismissed on the basis of the impact of the proposal on the character and appearance of the area. It was considered that the residential character of the proposal would contrast with the utilitarian appearance of the nursery buildings, resulting in an encroachment of urban form into the rural character of the area, which is visible from public viewpoints within Ludwell Valley Park. The following comments are made in paragraphs 9 and 10 of the appeal decision:

*"I observed that expansive views of the site are available from large parts of public footpaths within Ludwell Valley Park to the south. From these viewpoints, the contrast in character between the utilitarian appearance of the cluster of nursery buildings including the appeal building, and that of the domestic appearance of the residential dwellings to the south is highly evident."*

*"Due to the larger roof structure and its position on the rising topography being clearly visible from public viewpoints within Ludwell Valley Park, it would be seen as an encroachment of urban form into the rural character of this area. Consequently, the proposal would result in harm to the rural character of Ludwell Valley Park which provides an important contribution to the landscape setting of the city."*

- 3.5 With respect to the second reason for refusal regarding carbon reduction measures, the Inspector considered that this matter could be dealt with via planning condition.
- 3.6 In light of the above, the main issue is considered to be the scale and appearance of the proposal and its impact on the rural character of Ludwell Valley Park. The applicant has taken these comments and concerns on board and has amended the proposal to reduce the scale of the works required to the roof and to ensure the building retains a utilitarian appearance that is in keeping with the existing cluster of buildings that forms the nursery.



#### 4. PROPOSED DEVELOPMENT

- 4.1 The proposal is to convert the existing building into a single dwelling. The dwelling will have three bedrooms and an open plan kitchen/living/dining area. It will have access to an area of outdoor amenity space to the rear, which will be enclosed by a new Devon hedgebank. Vehicle access to the building will remain largely as existing, with additional soft landscaping added.
- 4.2 The walls of the existing building will be retained and existing window and door openings will be altered to suit the revised internal layout. The existing roof will be altered to ensure there is sufficient head height internally and allow both building elements to be joined together. There will be a very minor increase (de minimis) to the ridge height of the main roof sections and a small increase in height to the flat roofed central section. A hipped part of the main roof will also be changed to a gable. This is illustrated in drawing ref: 2208/23/013 Rev A, which shows the extent of the existing building in a red hatch.

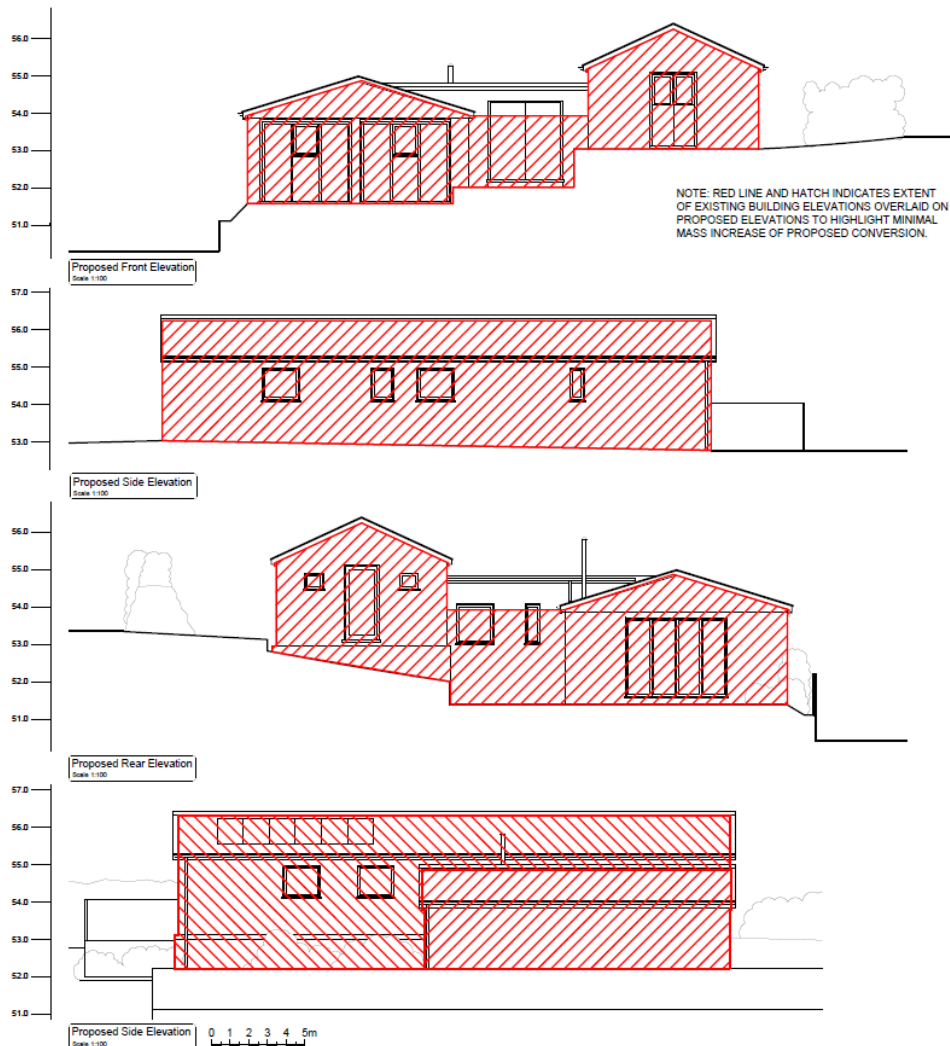


Fig 1. Comparison overlay elevations (existing building shown in red hatch)

- 4.3 The proposal has been designed to ensure that the utilitarian appearance of the building is retained through the retention of the overall building form and the incorporation of the existing external materials. The proposed window openings have been kept to a modest scale, while remaining functional and allowing good amounts of daylight into the interior spaces.
- 4.4 Please refer to the supporting plans, elevations and Design and Access Statement for further details.

## **5. PLANNING POLICY CONTEXT**

- 5.1 The site falls within the administrative boundary of Exeter City Council and is covered by policies contained within the statutory development plan, which comprises the Core Strategy (2012) and the Local Plan First Review (2005).

### **Local Plan First Review**

- 5.2 Key policies from the Local Plan First Review, which are relevant to the proposed development include:

- Policy H2: Location Priorities;
- Policy LS1: Landscape Setting of the City;
- Policy DG1: Objectives to Urban Design.

### **Core Strategy**

- 5.3 Key policies from the Core Strategy, which are relevant to the proposed development include:

- Objective 1: Mitigate and adapt to climate change;
- Objective 8: Protect and enhance the city's character;
- Objective 9: Achieve well designed places;
- Policy CP4: Density;
- Policy CP15: Sustainable Construction;
- Policy CP16: Protected Sites and Species;
- Policy CP17: Design and Local Distinctness;

### **Material Considerations**

- 5.4 Other material considerations include:

- Residential Design Guide Supplementary Planning Document (SPD) (2010)
- The Net Zero Exeter 2030 Plan (2020)
- National Planning Policy Framework (NPPF) (2021);
- National Planning Practice Guidance (NPPG).

## 6. **PLANNING CONSIDERATIONS**

- 6.1 Section 38(6) of the Town and Country Planning Act makes it clear that planning decisions should be taken in accordance with the development plan unless material considerations indicate otherwise. This section of the Statement provides an assessment of the proposed development in context of the development plan policies and material considerations identified in the preceding sections.

### **Principle of development**

- 6.2 The National Planning Policy Framework (NPPF) is underpinned by a presumption in favour of sustainable development (Section 2) and seeks for development to make the most efficient use of land (Section 11). Section 5 of the NPPF sets out the Government's objective of significantly boosting the supply of homes.
- 6.3 The Site comprises brownfield land within Ludwell Valley Park. Local Plan Policy LS1 supports new housing within Ludwell Valley Park provided it maintains local distinctiveness and character and consists of the change of use, conversion or extension of existing buildings. Local Plan Policy H2 also supports the conversion to residential use of buildings that are vacant, under-used or in poor condition.
- 6.4 As set out in the *Proposed Development* section of this Statement, the proposal comprises the conversion of the existing building. This application is accompanied by a Structural Report by consulting civil and structural engineers Simon Bastone Associates Ltd, which concludes that the Building is suitable for conversion without the need to rebuild existing walls. It is for this reason that, in the recent appeal decision, the Inspector considered that the proposal would amount to a conversion.
- 6.5 The proposal is therefore considered acceptable in principle and its impact on the character and appearance of the area is discussed in the following section.

### **Impact on the Character and Appearance of the Area**

- 6.6 As set out in Section 2 of this Statement, the Building forms part of a cluster of buildings, which include both residential dwellings and buildings that form part of the nursery, surrounded by the agricultural fields that make up Ludwell Valley Park. The Park is publically accessible and the Site can be seen from some public vantage points, as shown in the representative views set out in Appendix A.
- 6.7 The proposal comprises the conversion of an existing nursery building. The external walls will be retained and the existing building footprint will remain as existing. In addition, the external materials will remain as existing. This will ensure that the building retains a utilitarian character, in keeping with the nursery buildings on the Site.
- 6.8 Minor alterations are proposed to the roof and the external window and door openings. There will be a very minor increase (de minimis) to the ridge height of the main roof sections and a small increase in height to the flat roofed central section. This is illustrated in drawing ref: 2208/23/013 Rev A, which shows the extent of the existing building in a red hatch.

- 6.9 The 3D massing of the proposal has been added to each of the representative views to assess the impact on the landscape (see Appendix A). These visuals demonstrate that the proposal will have only a very minor impact on the landscape setting, to the extent that the changes will barely be noticeable. As the Building will retain a utilitarian character, it will not be easily distinguishable from the existing nursery buildings and will therefore remain in keeping with the existing character of the Site. Furthermore, an area of existing hard surfacing will be used for car parking and the outdoor amenity space will be enclosed by a Devon hedgebank, which will blend into the landscape setting.
- 6.10 As discussed in the preceding section, the development plan permits new housing within the application Site, provided it comprises the conversion of an existing building and does not result in a detriment to the character and quality of the local environment. Local Plan Policy LS1 also permits extensions to existing buildings. In order to enable a good quality of accommodation, any converted dwelling will include associated car parking and outdoor amenity space. As such, and given the minor alterations involved with this proposal and the sensitive landscaped boundary treatment, this proposal is considered to fall into the type of conversion envisioned as being acceptable in countryside locations.
- 6.11 In light of the above, the proposal is not considered to harm the area's overall character and appearance and is considered to comply with Objective 8, Policy CP16 and Policy CP17 of the Core Strategy, and Policy LS1 of the Local Plan.

### Residential Amenity

- 6.12 The proposed dwelling will meet Nationally Described Space Standards (NDSS) for a three bedroom one storey dwelling, and will meet and exceed the minimum garden size as set out in the Residential Design SPD. The proposal will also include off-street car parking to meet the minimum standard set out in the Residential Design SPD, and dedicated refuse and recycling storage. New window openings will be created to ensure that all habitable rooms will have good access to daylight. As such, the proposal will provide an excellent quality of accommodation.
- 6.13 Whilst the proposed dwelling will be in close proximity to the existing dwellings to the south, due to its location and the site's topography, any impacts on residential amenity are not considered to be significant. The LPA agreed with this when determining application ref: 21/1666/FUL.

### Transport and Highways

- 6.14 The Site has existing vehicle access and an existing area of hardstanding will be used for off-street car parking. As the Site includes both existing residential dwellings and the existing nursery buildings, there is existing activity in terms of comings and going to the Site. As such, the proposal is not considered to generate a significant increase in vehicle traffic. The NPPF states that development should only be prevented on highways grounds if the residual cumulative impacts on the road network would be

severe. In light of this, the proposal is considered acceptable in highways terms. The LPA agreed with this when determining application ref: 21/1666/FUL.

### Ecology

- 6.15 This application is accompanied by an Ecological Appraisal by Devon Wildlife Consultants. The Appraisal sets out the results of a survey that was carried out in August 2021. The report makes the following conclusions:
- No evidence of roosting bats was identified in any of the buildings;
  - No evidence of nesting birds was noted within the buildings;
  - No evidence of roosting/nesting barn owl activity was noted;
  - The pile of rubble and areas of tall ruderal vegetation have potential to support reptiles;
  - A number of mitigation and enhancement measures are recommended, including measures to protect reptiles, bat and bird boxes and new landscape planting.
  - The implementation of the mitigation and enhancement measures will ensure that the development will result in an overall gain in biodiversity on the Site.
- 6.16 The proposal is therefore considered to comply with Core Strategy Policy CP16.

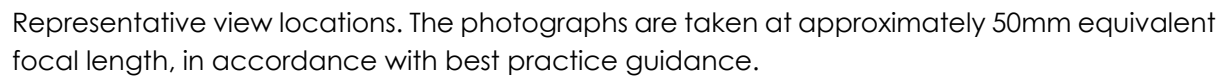
### Carbon Reduction Measures

- 6.17 The applicant is committed to creating a sustainable dwelling on the Site, through the detailed design and construction methods used, the incorporation of renewable energy technology in the form of roof-mounted solar PV panels and the installation of energy saving measures with respect to artificial lighting and appliances. Reusing and converting an existing building will result in less carbon emissions compared to the demolition of the existing building and creation of a new-build dwelling due to the embodied carbon within the existing building. As such, there are significant benefits associated with the conversion of the existing building.
- 6.18 Core Strategy Policy CP15 requires new residential development to achieve Code for Sustainable Homes Level 5. As the Code for Sustainable Homes no longer applies, the LPA have asked for an equivalent standard of a 19% reduction in CO2 emissions over that necessary to meet the requirements of the 2013 Building Regulations. In the recent Appeal decision, the Inspector confirmed that this matter can be dealt with via a suitably worded planning condition.

## 7. CONCLUSION

- 7.1 This Statement has been prepared to support a planning application for the conversion of an existing nursery building/garage to a single dwelling.
- 7.2 The application is a resubmission of planning application ref: 21/1666/FUL and it is considered that the reasons for refusal have been fully addressed in this submission.
- 7.3 In support of the proposals, the following points are made:
- The proposal comprises a conversion, which is compliant with Local Plan Policies LS1 and H2;
  - As the utilitarian character of the existing building will be retained, the proposed alterations to the roof are very minor in scale, and new boundary treatment will be formed of Devon hedgebanks, the proposed alterations will barely be noticeable from surrounding public vantage points and for this reason the proposal is not considered to harm the character and appearance of the area;
  - The proposal will create a high quality dwelling, which will result in significant improvements to the existing condition of the Building and the overall appearance of the Site;
  - The proposal will result in a biodiversity gain, through the incorporation of mitigation and enhancement measures.
  - The required CO2 reduction rate can be secured by way of a suitably worded planning condition.
- 7.4 This Statement has shown that these proposals for the Site can be delivered in a way that will be in general accordance with the relevant policies contained within the development plan and in a manner that will deliver a sustainable development that will respond appropriately to its context, mitigate any adverse impacts and will make an effective use of land by reusing an existing building.
- 7.5 In light of this, it is respectfully requested that planning permission is granted.







Representative View 1



Representative View 1 – showing proposed massing of proposal





Representative View 2



Representative View 2 – showing proposed massing of proposal





Representative View 3



Representative View 3 – showing proposed massing of proposal





Representative View 4



Representative View 4 – showing proposed massing of proposal





Representative View 5



Representative View 5 – showing proposed massing of proposal





Representative View 6



Representative View 6 – showing proposed massing of proposal





Representative View 7



Representative View 7 – showing proposed massing of proposal





Representative View 8



Representative View 8 – showing proposed massing of proposal





**Appendix 2 – Appeal Decision Notice (ref: APP/Y1110/W/22/3296927)**



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# Appeal Decision

Site visit made on 20 September 2022

by **S Harrington MA MRTPI**

an Inspector appointed by the Secretary of State

**Decision date: 18 November 2022**

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**Appeal Ref: APP/Y1110/W/22/3296927**

**Fernleigh Nurseries, Ludwell Lane, Exeter EX2 5AQ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by A Sansom, Team Property Investment Ltd against the decision of Exeter City Council.
  - The application Ref 21/1666/FUL, dated 28 October 2021, was refused by notice dated 7 January 2022.
  - The development proposed is conversion of existing nursery building/garage to single dwelling.
- 

## Decision

1. The appeal is dismissed.

## Main Issues

2. The main issues are:
  - The effect of the proposed development on the character and appearance of the area; and
  - Whether the proposal makes adequate provision for the inclusion of carbon reduction measures.

## Reasons

### *Character and appearance*

3. The appeal site comprises a garage and store building used in connection with an established nursery and located within the Ludwell Valley Park. The building is set within a grouping of buildings which include both residential dwellings to the south, and buildings related to the nursery to the north. Ludwell Valley Park is an undeveloped area within Exeter which provides publicly accessible open space for casual and formal recreation. The character of the area contrasts with that of the surrounding urban areas of Exeter and is one of a rural character formed by green open space, hedge boundaries and the undulating topography of the surrounding area.
4. The existing appeal building is a single storey structure consisting of two distinct pitch roof elements at different levels due to the rising topography, adjoined by a flat roof link. The building has a utilitarian appearance befitting of its purpose as a garage and store building associated with the nursery. This utilitarian appearance is in stark contrast to the residential appearance of existing dwellings directly to the south of the building, but sits comfortably with the grouping of buildings to the north associated with the nursery.

5. Policy LS1 of the Exeter Local Plan First Review 1995-2011 (LP) establishes that development in such locations as the appeal site should maintain local distinctiveness and character and permits only certain categories of development or the change of use, conversion, or extension of existing buildings. Furthermore, LP Policy H2 also provides support to the conversion of vacant, under-used or buildings in poor condition to residential use providing there is no detriment to, amongst other things, the character and quality of the local environment.
6. The development proposal would raise the ridge height of the building and introduce a pitched roof link in place of the existing flat roof link. To do so, the proposal requires the replacement of the entire roof structure, and the nature of the buildings' construction would require a supporting timber frame and associated extension to existing foundations to be inserted to carry the new roof structure. However, the appellant's structural report identifies no sign of movement or structural damage, and outlines that the building is suitable for conversion for use as a residential building without the need to rebuild existing walls. Aside from the new windows and doors, the main structure would largely remain intact with the exception of the roof structure.
7. I observed on my site visit that the building is largely of permanent construction. Whilst I find structural works will be required, in particular to support the new roof structure, LP Policy LS1 permits development concerned with the change of use, conversion or extension of existing buildings. There is no limitation within the policy on the size of extension or scope of conversion. There is no substantive evidence as to why the required works could not fall within the scope of this policy requirement. I find that the proposal would amount to a conversion.
8. However, the acceptance of a conversion is within the context of the overall aims of LP Policy LS1 & H2 to prevent harm to the city's landscape setting, character and quality of local environment and maintain local distinctiveness.
9. I acknowledge that the proposed design and materials are traditional and reflect some elements of the dwellings to the south. In this way, the proposal may well accord with various important parts of the Exeter City Council Residential Design Supplementary Planning Document (2010) (SPD). However, I observed that expansive views of the site are available from large parts of public footpaths within Ludwell Valley Park to the south. From these viewpoints, the site is seen on the hillside, with the cityscape visible in the distance beyond, thereby enhancing the importance of the rural appearance of the appeal site. Furthermore, within these viewpoints, the contrast in character between the utilitarian appearance of the cluster of nursery buildings including the appeal building, and that of the domestic appearance of the residential dwellings to the south is highly evident.
10. The proposed development would incorporate high quality and traditional materials. However, the building would take on a residential appearance with a garden and associated residential paraphernalia. Due to the larger roof structure and its position on the rising topography being clearly visible from public viewpoints within Ludwell Valley Park, it would be seen as an encroachment of urban form into the rural character of this area. Consequently, the proposal would result in harm to the rural character of

Ludwell Valley Park which provides an important contribution to the landscape setting of the city.

11. I therefore conclude that the proposal would harm the area's overall character and appearance. This would result in conflict with Objectives 8 and 9 of the Exeter Local Development Framework Core Strategy (2012) (CS) which seek to protect and enhance the cities natural setting that is provided by the valley parks and create and reinforce local distinctiveness and raise the quality of urban living through excellence in design.
12. It would also conflict with CS policies CP4, CP16, CP17 and LP policies DG1, H2 and LS1. These policies seek, amongst other things, to ensure development of high-quality design that protects the character and local distinctiveness of Valley Parks and achieves the highest appropriate density compatible with the character and quality of the local environment. The proposal would also be contrary to the provisions of the National Planning Policy Framework (Framework) in relation to achieving well-designed places which are visually attractive and are sympathetic to local character including the surrounding built environment and landscape setting, and guidance found within the SPD in relation to achieving high quality townscape and landscape.

#### *Carbon reduction*

13. CS Objective 1 and CS Policy CP15 identify a need to adapt to climate change and deliver a low carbon future for the plan area and identifies that residential development will be required to achieve a reduction in CO2 emissions. Such a need is also reflected within guidance found in the SPD.
14. The appellant accepts the principle of meeting the policy requirement, but no specific details are provided at this stage. Nevertheless, there is no clear reason why a planning condition could not be imposed on the grant of any planning permission to ensure that the proposal meets the requirements of CS Policy CP15. Consequently, I find that with such a condition, the proposal could accord with the provisions of CS Objective 1 and Policy CP15, and guidance found within the SPD.

#### **Other Matters**

15. I note that there is an extensive planning history, and that the appellant has sought to address previous reasons for the refusal of a similar scheme. However, this scheme still falls to be considered on its merits and I have found it to be harmful. Nothing in the history, therefore, leads me away from my earlier findings.

#### **Conclusion**

16. Whilst I have found that carbon reduction measures can be secured via condition, this would be neutral in the planning balance. As the proposal would fail to preserve the character and appearance of the area, there would be conflict with CS objectives 8 and 9 and policies CP4, CP16, CP17 and LP Policies DG1, H2 and LS1 and the development plan, read as a whole.

17. No material considerations have been shown to have sufficient weight to indicate that a decision should be taken otherwise than in accordance with the development plan. Therefore, the appeal is dismissed.

*S Harrington*

INSPECTOR

# Avalon

PLANNING & HERITAGE

The logo for Avalon Planning & Heritage features the word "Avalon" in a large, bold, lime green sans-serif font. Below it, the words "PLANNING & HERITAGE" are written in a smaller, grey, all-caps sans-serif font. A small horizontal lime green bar is positioned directly under the ampersand in the second line.