

21st September 2023



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Dear Sirs,

RE: Reserved matters application relating to outline permission (20/0538/OUT) at Land Off Spruce Close and Celia Crescent, Spruce Close, Exeter, Devon.

On behalf of our clients, Edenstone Homes Ltd ('the Applicant'), we are pleased to submit a Reserved Matters Application (RMs) in respect of Land at Land Off Spruce Close and Celia Crescent, Exeter. The RMs are pursuant to outline planning permission (ref: 20/0538/OUT). The outline planning permission, approved at appeal on 25th August 2022¹, with the following description of development:

Outline application for up to 93 residential dwellings (Approval sought for details of access only, with scale, layout, appearance and landscaping all reserved for future consideration)

The outline planning permission reserved all matters with the exception of access. This reserved matters application, therefore, seeks approval of appearance, landscaping, layout and scale. The application fee of £28,857 including VAT and service charge will be paid under separate cover.

The proposed description of development is:

'Application for approval of reserved matters following outline approval 20/0538/OUT for the erection of 93 dwellings with associated access and highway works, drainage and attenuation, open space, play area and landscaping. Matters of layout, scale, appearance and landscaping to be determined.

A concurrent discharge of conditions application is submitted separately to this application for approval of reserved matters. This is required to discharge conditions 5, 7, 12 and 14-20 of the outline planning consent.

This reserved matters application is accompanied by the following plans and documents:

¹ Appeal decision APP/Y1110/W/22/3292721

Plans:

- Site Location Plan (ref: 101)
- Proposed Site Layout (ref: 100)
- Proposed Site Masterplan (ref: 100-1)
- Proposed Materials Plan (ref: 102)
- Enclosures Layout (ref: 103)
- Affordable Housing Layout (ref: 104)
- Storey Heights Layout (ref: 105)
- Refuse Strategy Layout (ref: 107)
- Garden Amenities Layout (ref: 110)
- Single Garage Plans and Elevations (ref: 180)
- Double Garage Plans and Elevations (ref: 181)
- Housetype Plans and Elevations (ref: 150 – 166)
- Proposed Street Scenes & Sections Page 1 of 2 (ref: 180)
- Proposed Street Scenes & Sections Page 2 of 2 (ref: 180-1)
- Existing Site Sections (ref: 110)

Documents

- Design and Compliance Statement dated September 2023
- Secure by Design Statement

Background

Outline Consent

The site lies on the northern edge of Exeter in the Beacon Heath area of the city. Salter Property Investments Ltd secured outline consent for the development of up to 93 residential units. The outline planning permission considered only access in detail; therefore, this reserved matters application is required to seek approval of landscaping, scale, layout and appearance (as defined in condition 1 of the consent).

A range of plans were submitted in support of the outline application. The following plans are listed as approved under condition number 4 of the consent:

- **Site Location Plan (1000 Rev E)** – This defines the site area to which outline approval has been granted. It also shows the area within which off-site highway works will be undertaken by the developer.
- **Parameter Plan Land Use (1150 Rev F)** – This lays out the developable area of the site (2.58ha) and areas of landscaping and green space (1.32ha). It determines that no dwellings should be located beyond the 115.5m contour line due to the increased landscape sensitivity in this area of the site.
- **Parameter Plan Density (1151Rev F)** – This defines the densities of the developable area of the site. The south-eastern area of the site is shown to be suitable for higher density (predominantly semi-detached and terraced) development and the north-western area is identified as suitable for lower density dwellings (detached built form).
- **Parameter Plan Scale (1152 Rev F)** - this defines the south-eastern area of the site that will be 2 storey (including use of room in the roof) with eaves up to 7m high and a maximum ridge height of 11m. Gable fronted units to be proposed in key locations and spaces. It also defines the north-western area of the site that will be 2 storey with eaves up to 6m high and a maximum ridge height of 9.5m.
- **Parameter Plan Access and Movement (1153 Rev F)** - this defines the access and movement strategy for the site, showing the location of new junctions, primary streets, green streets, homezone streets, walking loop, foot/cycle ways, pedestrian access to and routes in the New Valley Park.
- **Parameter Plan Open Space Provision (1154 Rev G)** - this defines the location and extent of public open space, LAP, LEAP and the new Valley Park.
- **Parameter Plan Landscape Strategy (1155 Rev A)** - this defines the landscape strategy for the development. The plan has seemingly been referenced incorrectly as it does not reflect the revised masterplan and accord with the other approved plans. Accordingly, we have raised this inconsistency directly with the local planning authority in the pre-application enquiry and are assured that, where necessary, discretion will be shown judging broad accordance with parameter plans.
- **Preliminary Road Design Celia Crescent Access (04268-A-SK110-P4)** - this plan defines the Celia Crescent Access and the associated relocation of the dropped kerb tactile crossing, and new bus stop and double yellow lining proposed. Access was considered in detail and this reserved matters application does not seek alteration. Accordingly, works will be carried out in accordance with the plan.
- **Spruce Close Access and Parking (04268- A-SK124-P4)** - this plan defines the Spruce Close access and the associated road re-alignment, dropped kerb tactile crossings, bus stop and double yellow lining. Access was considered in detail and this reserved matters application does not seek alteration. Accordingly, works will be carried out in accordance with the plan.

- **Spruce Close Bus Stop Locations (04268-A-SK125-P4)** - this plan shows an overview of the wider access strategy and shows location of new bus stops and double yellow lining. Access was considered in detail and this reserved matters application does not seek alteration. Accordingly, works will be carried out in accordance with the plan.

Condition 2 of the outline permission requires the submission of reserved matters no later than the expiry of three years from the date of permission (date of permission: 25th August 2022) i.e., application for approval of reserved matters must be submitted to the local planning authority by no later than 25th August 2025.

Condition 3 of the outline planning permission requires development to take place no more than 2 years from the date of approval of the last of the reserved matters.

Condition 12 of the outline planning permission requires details of landscaping to be submitted concurrently to the reserved matters application and include a full specification of tree and hedgerow planting; details of soft landscape works and planting plans and an Ecological Mitigation and Enhancement Strategy (EMES) for the operational phase of development.

Alongside condition 12, conditions 5, 7, 14, 15, 16, 17, 18, 19 and 20 require supplementary information to be submitted concurrent with the reserved matters application. These conditions are to be addressed by a separate discharge of conditions application that is to be submitted concurrent with this application for approval of reserved matters.

Planning Obligations

Section 106 Agreement with Exeter City Council (July 2022)

A Section 106 pursuant to the outline consent was signed by the Owner and Exeter City Council on 25th July 2022. The single schedule agreement relates solely to the establishment and maintenance of a 'Landscape Buffer' by requiring an indexed contribution of £15,000 to be paid prior to commencement of development. This sum enables the City Council to carry out such works as they deem fit to create and maintain a landscaped buffer between the access to the Development and the adjacent land owned by the City Council known as Juniper Green. The intention for the landscape buffer is to reduce the visual impact and create a natural barrier to influence play and activities away from the access road.

Unilateral Undertaking (July 2022)

A Unilateral Undertaking (UU) dated 25th July 2022 covenants the Owner to Exeter City Council and Devon County Council. The provisions of the covenants are summarised below:

Obligations to Exeter City Council

Schedule 1, Part 1 – Affordable Housing

- **Overall Provision** - 35% Overall Provision to be delivered as Affordable Housing (unless otherwise agreed in writing);
- **Tenure Mix** - Minimum 70% Social Rented, with remainder to be Intermediate (shared ownership or other shared equity and low cost homes for sale or intermediate rent);
- **Affordable Housing Fractional Contribution** – The contribution to be calculated in accordance with the Exeter City Council Affordable Housing SPD (2014), Appendix 3. Contribution to be paid before 50% of the Open Market Dwellings are sold or occupied.
- **Affordable Housing Details** – to be submitted and approved prior to commencement of construction of any Dwelling;
- **Design Quality** - Affordable Dwellings to be designed and constructed in accordance with Design and Quality Standards dated April 2007 (or any replacement standards published by Homes England and in force at the date of RM approval) so as to be indistinguishable (in terms of design concept and general appearance from the Open Market Dwellings and employing so far as is practicable the same external materials);
- **Wheelchair Accessible Dwellings** – at least 5% of the Affordable Dwellings (to the nearest whole number), they shall be those sizes and types of dwelling which will most effectively meet the greatest need (at the time of RMs submission) and are to be let as Social Rented;
- **Disposal** – no commencement of any dwellings until the City Council is notified in writing: the date of anticipated commencement of construction of the Affordable Dwellings; the name of the Affordable Housing Provider (RP) and that they have subsequently confirmed in writing that they have agreed terms for the acquisition (or they anticipate doing so in the near future);
- **Phasing 1** – no more than 50% of the Open Market Dwellings to be sold or occupied until: 50% of the Affordable Dwellings are completed, connected to mains services and available and fit for occupation; transferred those 50% Affordable Dwellings to the RP and the Affordable Housing Fractional Contribution is paid;
- **Phasing 2** – no more than 80% of the Open Market Dwellings to be sold or occupied until: all of the Affordable Dwellings are completed, connected to mains services and available and fit for occupation and the Affordable Dwellings are transferred to the RP. The remaining 20% of the Open Market Dwellings shall not be marketed until the above is completed;
- **Notice 1** – notice to be given to the City Council of the date on which each Affordable Dwelling will be available for first occupation, namely 4 months notice for a Shared Ownership Dwelling and 6 weeks notice in any other case;
- **Notice 2** – notice to be given to the City Council upon the earlier of occupation or sale of 50% of the Open Market Dwellings;
- **Notice of Commencement** – no commencement until notice served on the City Council;
- Other non-planning matters relating to lettings and tenancy matters.

<p>Schedule 1, Part 2 – Management Body</p> <ul style="list-style-type: none">- Management Body Details - to be submitted to the City Council for approval prior to the transfer of the Open Space, SUDS or the Valley Park (if the Valley Park is not to be transferred to the City Council itself);- Other non-planning matters relating to the ongoing governance of the management body.
<p>Schedule 1, Part 3 – Open Space</p> <ul style="list-style-type: none">- Open Space – no less than 1.34 ha of formal and informal open space to be provided (which shall include the LEAP (naturalistic local equipped area of play of no less than 400m² in area with a 20m buffer between the activity zone and the nearest habitable room façade) and LAP (local area of play no less than 200m²) and all informal and incidental areas of landscaping), the precise location and area of which shall be set out in the reserved matters approval, but will be generally in accordance with the location indicative shown on the Open Space Provision Parameter Plan;- Open Space Specification – to be submitted in draft to the City Council for approval prior to commencement, no occupations until the Open Space Specification has been approved in writing by the City Council;- Phasing 1 – 85% of the Open Space to be completed (must include LAP and LEAP) prior to 50% occupation of the Dwellings;- Phasing 2 – All of the Open Space to be completed prior to 90% occupation of the Dwellings;- Transfer – the Open Space together with the equipment installed is to be transferred to the Management Body following completion and remain open to use by the general public;- SUDS – following completion of the SUDS they will be transferred to either a management body (first approved in writing by the City Council) or the City Council or their nominee;- Other non-planning matters relating to the ongoing management of the Open Space and SUDS.
<p>Schedule 1, Part 4 – Valley Park</p> <ul style="list-style-type: none">- Valley Park Specification – to be submitted and approved by the City Council prior to commencement – it shall accord with the BNG scheme;- Valley Park – the area of land being 9.13 ha shown edged blue on the S106 plan - to be completed prior to 50% occupation and either: transferred to a management body <u>or</u> the Valley Park has been transferred to the City Council or their nominee (should they so wish) and the Valley Park Commuted Sum paid (to be agreed between the parties towards the costs of maintaining the Valley Park for a period of 30 years);- Transfer – in the event the Valley Park is to be transferred to the City Council, they will be notified no later than 25% occupation and shall be allowed reasonable access and reasonable times to inspect the Valley Park;

<ul style="list-style-type: none"> - Notification – completion of Valley Park to be notified to the City Council upon completion, City Council to confirm list of necessary remedial works within 10 working days; - Following Transfer – following transfer of the Valley Park, it shall remain open to use by the general public as open space, subject to maintenance or repair, development, redevelopment, maintenance or repair of any part of the land, for one day in each year to prevent the creation of public rights of way, use or enjoyment of the Valley Park; - Other non-planning matters relating to the ongoing management of the Valley Park.
<p>Schedule 1, Part 5 – Financial Contributions</p> <ul style="list-style-type: none"> - Youth Facilities Contribution - £140 per dwelling towards the cost of upgrading floodlighting and provision of seating, shelters and meetings points at Multi-Use Games Areas (MUGAs) located at Pendragon Road or Arena Park and Arena Skate Park at Summer Lan, Exeter – to be paid prior to 50% occupation; - GP Surgery Contribution – £584 per dwelling towards the cost of works to increase capacity at Southernhay, St Leonards, Barnfield Hill and Foxhayes GP surgeries – to be paid prior to 50% occupation; - Foundation Trust Contribution - £1,230.73 per dwelling to fund the provision of additional health care services to meet patient demand by Royal Devon University Healthcare NHS Foundation Trust – to be paid prior to 50% occupation;
<p>Obligations to Devon County Council</p>
<ul style="list-style-type: none"> - Secondary Education Contribution - £3,558.74 per dwelling having 2 or more bedrooms towards the cost to the County Council towards the new secondary provision at South West Exeter – 50% of the Secondary Education Contribution to be paid prior to 10% occupation and the remainder to be paid prior to 50% occupation;
<ul style="list-style-type: none"> - Walking and Cycling Contribution - £1,000 per dwelling – to be paid prior to 50% occupation;
<ul style="list-style-type: none"> - Bus Service Contribution - £90,000 towards the cost of extending the F1 bus service to serve the development to be paid prior to the 11th occupation;
<ul style="list-style-type: none"> - Travel Plan Contribution - £500 per dwelling towards the cost of the County Council implementing a Travel Plan – to be paid prior to the 11th occupation;
<ul style="list-style-type: none"> - TRO Contribution - £15,000 towards the cost of any necessary Traffic Regulation Orders or such other order together with the making of any such order or publish notice of intent or similar – to be paid prior to commencement.

Pre-Application Engagement

The Applicant has engaged with the Exeter City Council to inform the design process leading up to the submission of this reserved matters application. A pre-application enquiry was submitted to Exeter City Council in May 2023 including a proposed layout. Exeter City Council declined to issue a formal pre-application response however the application was referred to the regional Design Review Panel (DRP) for the South West.

The Applicant’s design team presented the proposals to the DRP on 13th June 2023. Formal feedback was received on 29th June 2023. Following the DRP response, the Applicant

reviewed the proposed layout and met with Exeter City Council and the Urban Design Officer to discuss the development of the design. Further details of the Applicant's response to the DRP and officer feedback are given in the Design Compliance Statement submitted in support of this application.

Planning Policy

The Development Plan consists of the following documents:

- Saved Policies of Exeter Local Plan First Review 1995-2011 (Adopted 31 March 2005)
- Core Strategy Development Plan Document (adopted February 2012)

The principle of development, and access to the site, has been established through the outline permission. Therefore, those policies considered to be of relevance to the determination of the Proposed Development are summarised below. Where appropriate, specific commentary as to the proposal's compliance is given.

Core Strategy

Policy CP4 states that development should achieve the highest possible density compatible with the protection of heritage assets, local amenities, the character and quality of the local environment and the safety and convenience of the local trunk road. Within the approved parameters of the outline consent, the proposed development scheme has been developed with reference to the Exeter Residential Design Guide SPD and achieves the highest density possible whilst also responding sensitively to the character of the existing neighbourhood, the surrounding landscape character and provision of open space.

Policy CP5 states that all major development should provide a mix of housing informed by context, local housing need and the most up-to-date housing market assessment. The proposed housing mix detailed above demonstrates that a wide range of housing types and tenures and meets identified needs will be available within the proposed development.

Policy CP7 identifies the affordable housing requirement in Exeter City to be 35% of total housing provision. The proposal is policy compliant in this respect.

Policy CP14 requires new development comprising 10 no. dwellings or more to use decentralised renewable or low carbon energy sources and to cut predicted CO2 emissions by the equivalent of at least 10% over and above those required by building regulations. The proposal is policy compliant in this respect as is confirmed in the supporting SAP calculations required to address condition 14.

Policies CP15 and CP17 require development to be designed sustainably to optimise energy usage and be resilient to climate change.

Policy CP18 states that developer contributions will be sought for the provision of physical, social, green, economic and green Exeter. It is the case that all necessary planning obligations have been determined through the outline planning permission.

Saved Policies of Exeter Local Plan First Review 1995-2011 (Adopted 31 March 2005)

Policy H7 requires proposals of more than 20 dwellings to provide an element of housing that can be adapted to be accessible to wheelchair users. The proposal is designed provide accessible accommodation in accordance with this policy as well as the Residential Design Guide SPD and the Exeter Wheelchair Accessible Housing Design Standards Guide.

Policy L3 sets out that development resulting in the loss of open space will only be acceptable if it is replaced by open space of at least equivalent recreational, community, ecological and amenity value. The proposal will provide a 10.47ha of new open space in the fields to the north of the development site resulting in a net gain. The proposal is entirely in accordance with Policy L3.

Policy L4 sets out requirements for the provision of youth and adult play space in residential development. The proposed layout contains both a LEAP and a LAP and therefore is in accordance with policy.

Policy T1 sets out a transport hierarchy through which development should enable the most sustainable and environmentally acceptable modes of transport.

Policy T3 sets out that development should be laid out and linked to existing or proposed developments to encouraging use of sustainable modes. The proposed layout includes a pedestrian and cycle link between Spruce Close and Celia Crescent and is therefore compliant with this policy.

Policy T10 sets out that residential development will should feature a maximum of 1.5 car parking spaces per dwelling. The proposal is entirely compliant with this policy.

Policy DG1 sets out the objectives of urban design ensuring that proposals promote the urban character and townscape of Exeter. The proposal is designed sensitive to the pattern and design of surrounding development.

Policy DG2 sets out that new development should be laid out in a way that maximises the conservation of energy. The requirements of this policy have fed into the design process and outcomes.

Policy DG6 sets out the ways in which development should be designed to allow for circulation and car parking. Parking provision should be arranged so that urban form may be created without vehicles dominating the street scene and that safe and secure parking is provided subject to clear surveillance from residents.

Policy DG7 sets out that development should establish a safe and secure environment by ensuring pedestrian routes and public spaces are overlooked and subject to natural surveillance; enclosures of properties clearly define public and private space and lighting is located in such a way that it deters crime.

The Proposed Development

The reserved matters proposals consist of the development of the site to provide for 93 dwellings, in a mix of affordable and market homes, alongside drainage and attenuation, open space, play area and landscaping.

Housing Mix (open market and affordable housing)

The Proposed Development comprises the housing mix set in in Table 1 below.

Table 1 – Housing Mix

Spruce Close, Exeter (93 Units)			
Open Market – (61 Units)			
House Type	Storey	Beds	No. Units
Ashmore	2	1B	10
Ashford	2	2B	15
Tetford	2.5	3B	5
Stanton	2	3B	4
Dartford	2	3B	6
Mathern	2.5	3B	6
Sampford	2	4B	7
Monmouth	2	4B	3
Monmouth Corner	2	4B	5
Total			61

Affordable (32 Units)			
House Type	Storey	Beds	No. Units
Monnow GF	2	1B	3
Monnow FF	2	1B	3
Tyne GF	2.5	1B	2
Tyne FF	2.5	2B	2
Tyne SF	2.5	2B	2
Frome	2	2B	1
Ogmore	2	2B	16
Wye	2	3B	3
Total			32

Site Total			93
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The scheme aims to provide a wide range of dwellings across type, size and tenure responding to locally assessed need. It is therefore compliant with policy CP5 of the Exeter Core Strategy.

Affordable Housing

By means of Unilateral Undertaking the scheme is obligated to make 35% of dwellings available as affordable housing. This is also the proportion of affordable housing required to be compliant with Policy CP7 of Exeter Core Strategy.

Under the provisions of the UU, any shortfall in affordable housing is to be made good via a fractional contribution prior to the occupation of 50% of the proposed new dwellings. 35% affordable housing provision equates to 32.55 no. dwellings and a total of 32 no. are provided by the proposal. Therefore, a fractional payment equating to 0.55 dwellings will be due to Exeter City Council.

At least 70% of affordable dwellings are required to be made available on social rented tenure. The remainder of affordable housing provision is to be made available on a shared ownership – an NPPF compliant affordable housing tenure. The tenure mix of proposed affordable housing is entirely compliant with the provisions of the UU and CP7 of Exeter Core Strategy as evidenced by the table below.

Table 2 – Affordable Housing Tenure Mix

	Social Rent	Shared ownership
<i>1-bed</i>	4	4
<i>2-bed</i>	16	5
<i>3-bed</i>	3	0
Total	23	9
Percentage of provision	71.9%	28.1%
	32	

As demonstrated within the proposed housetype plans and elevations (drawing refs: 150 – 166), the design quality of all properties is consistent ensuring the affordable units remain visually indistinguishable from market homes.

Layout and Scale

The Proposed Site Layout (drawing ref: 100A) has been formulated in accordance with the parameter plans (detailed above) approved under the outline consent. Pre-application engagement with the Design Review Panel and Exeter City Council Officers has also fed into the layout design.

The Proposed Development consists of residential development of a site measuring approximately 3.8ha. The areas of the site identified for residential development are located in conformance with the 'Development Area' indicated within the Parameter Land Use Plan (1150 Rev F). This area includes the proposed dwellinghouses (use class C3) and their private gardens, landscaping features, access roads, a Local Area for Play (LAP) and residential parking. No dwellings will be located above the 115.5m contour line as established in the Parameter Land Use Plan.

The proposed development is in broad conformity with the Parameter Density Plan (1151 Rev F). The south eastern portion of the site, south of the access point to Celia Crescent, is characterised by higher density development in the form of terraced and semi-detached built form, while the north western section of the site is predominantly formed of detached and semi-detached built form.

In conformity with Parameter Plan Scale (1152 Rev F) the proposed dwellings do not exceed 2 storeys. Dwellings located in the south eastern section of the site feature eaves not exceeding 7m in height and ridges with a maximum of 11m. Dwellings in the north western section of the site feature eaves not exceeding 6m in height and ridges a maximum of 9.5m in height.

The proposed masterplan is therefore considered to provide dwellings in a scale, mass, form and layout appropriate to the local context and protects the amenity of residents, in accordance with the requirements of Policies CP4, CP5 and CP17 of the Exeter Core Strategy, Policy DG1 of the Exeter Local Plan (saved policies), The Residential Design Guide SPD and the parameters as set out in the outline consent.

Parking

Parking provision is provided in accordance with the Exeter Residential Design Guide SPD at an overall average of 1.5 allocated parking spaces per dwelling.

Each dwelling with allocated parking is to have one electric vehicle charging point installed. These will be located in convenient locations, such as in garages or front of house.

Cycle storage will be provided for all dwellings in rear gardens in a secure cycle store or in the garage.

Full details of cycle and car parking have been provided in support of the application to discharge conditions 19 and 20 of the outline consent.

Appearance

The Proposed Development incorporates two Character Areas which will provide development sensitive to the local built and natural context.

The 'Urban Core' occupies the south eastern section of the developable area. It is characterised by higher density development consisting primarily of 2.5 storey apartments and 2 storey houses in the form of terraces and semi-detached dwellings arranged around a tree lined primary street. In this character area, dwellings will predominantly be in brick with some render.

The 'Hilltop Fringe' occupying the north western section of the developable area centres around a tree lined primary street. It features 2 storey detached and semi-detached dwellings at a lower density. Built form in this area will be a mixture of brick, stone brick and render.

In architectural features, the proposed new dwellinghouses will share certain common design features across both character areas, creating a coherence of design and enabling a positive transition for future residents between the different character areas of the site. The proposed materials draw from the positive aspects of the local vernacular and are considered to reflect local context.

The Proposed Development is therefore considered to be compliant with policy CP4, CP5 of the Exeter Core Strategy and DP1 of the Exeter Local Plan Saved Policies.

Landscaping

The Proposed Site Layout (drawing ref: 100A) additionally provides for extensive public open space (POS) across the site, with approximately 1.32ha of on-site proposed POS (in conformance with the Parameter Land Use Plan). Furthermore, the Proposed Development ensures the retention of trees that contribute to the character and appearance of the area, alongside the planting of new trees and a community orchard located in the north eastern corner of the site. The layout features a Local Area for Play (LAP) located centrally in the residential zone as well as a Local Equipment Area for Play (LEAP) in the located in the north western corner of the site. Accordingly, the proposal is compliant with Policy L4 of the Exeter Local Plan Saved Policies.

Future residents of the development as well as existing residents of the local area will benefit from access to the 9.13ha Valley Park located in the fields immediately to the north west of the site. The park's creation and management are secured via the Unilateral Undertaking pursuant to the outline consent and signed in July 2022. In accordance with the owner's covenant to the City Council details of the valley park will be submitted to the City Council prior to commencement of development for approval.

Overview

This application submission sets out how the reserved matters scheme is compliant with the Development Plan and parameters established by the outline planning application and planning obligations pursuant to it.

We trust this is sufficient information for this application to be duly considered and determined. We look forward to dialogue with the Council officers during the course of the application determination period, and in the meantime please do not hesitate to contact me should you require any further information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'H. Clegg', written in a cursive style.

Henry Clegg
Assistant Planner

Enc: Plans as listed in this letter