

Planning Statement and Statement of Community Involvement

**Seabrook Orchards, Topsham
Road, Topsham – Reserved
Matters Application for Phase
3 and Seabrook Square**

Prepared For
Bloor Homes (Exeter)

**2711
September 2023**



bell cornwell

CHARTERED TOWN PLANNERS

Bell Cornwell LLP, Winslade Park, Winslade House, Manor Drive
Clyst St Mary, Exeter, EX5 1FY

01392 539720 | hello@bell-cornwell.co.uk | www.bell-cornwell.co.uk



CONTENTS

1	INTRODUCTION	1
2	THE SITE AND ITS LOCATION	3
3	PRE-APPLICATION CONSULTATION	4
4	RELEVANT PLANNING POLICIES	5
5	TECHNICAL MATTERS	10
6	THE RESERVED MATTERS	15
7	AFFORDABLE HOUSING STATEMENT	21
8	STATEMENT OF COMMUNITY INVOLVEMENT	22
9	PRE-COMMENCEMENT CONDITIONS	23
10	CONCLUSIONS	25
	APPENDIX 1 – CONSULTATION LETTERS	26



1 INTRODUCTION

- 1.1 This Planning Statement is prepared on behalf of Bloor Homes (Exeter) in support of a reserved matters (RM) application for Seabrook Orchards, Topsham Road, Topsham. The application is made following pre-application engagement with Exeter City Council's planning department.
- 1.2 Outline planning permission was granted on 15th October 2013 for a mixed use development including up to 700 dwellings, known as Seabrook Orchards (application reference 11/1291/01), which established the principle of developing this site for housing. The reserved matters relating to phases 1 and 2 have been approved and phases 1 and 2a are complete and occupied.
- 1.3 This RM application relates to Phase 3 and Seabrook Square. Details of the access to the proposed buildings, layout, appearance, scale and landscaping are submitted for approval. The description of this reserved matters application is:
- “Application for the approval of details of layout, scale, appearance, access to buildings and landscaping, plus the discharge of and/or confirmation of compliance with conditions pursuant to outline planning permission 11/1291/01.”*
- 1.4 A total of 204 dwellings (including affordable housing) are proposed, broken down as follows:
- Phase 3 – 191 dwellings;
 - Seabrook Square – 13 dwellings.
- 1.5 Seabrook Square includes a flexible community building, parking and landscape and play area.
- 1.6 A list of validation requirements was agreed as part of pre-application discussions with the case officer at Exeter City Council, via emails dated 12th and 17th July 2023 and a follow-up telephone conversation.



- 1.7 The submission also includes details which are submitted to satisfy a number of the conditions attached to the outline planning permission that are either required to be submitted for approval at the RM stage or before construction commences/prior to occupation. The conditions for which confirmation of discharge/compliance is sought are listed in the covering letter accompanying this application.
- 1.8 This Planning Statement should be read in conjunction with all the supporting material and plans submitted as part of the RM application, which are listed in in the application covering letter and accompanying issue sheets.



2 THE SITE AND ITS LOCATION

THE SITE AND ITS LOCATION

- 2.1 The site covers an area of approximately 7.68 ha and forms part of a wider allocation for a residential-led mixed use development (Newcourt area).
- 2.2 The site lies to the west of the M5 motorway and to the south of Exeter Golf and Country Club. To the south and west/south west of the site are the first and second phases of development of Seabrook Orchards. Phase 1 is complete and occupied and phase 2 is very advanced. An aerial image is included below, for context.



Figure 1 – aerial image Google ©



3 PRE-APPLICATION CONSULTATION

- 3.1 Pre-application advice was sought from Exeter City Council prior to the submission of this application (ref. 23/0607/P). A meeting was held with the case officer on 6th June 2023 to discuss the scope of the application. It was agreed that the application would cover phase 3 and Seabrook Square and that the four conditions attached to the outline planning permission that are required to be discharged prior to the submission of any reserved matters application (conditions 6, 28, 29 and 30) could be discharged as part of the same application i.e. a separate discharge of condition application was not required to be submitted in advance. A list of validation requirements was agreed as part of the pre-application discussions.
- 3.2 A request for a screening opinion as to whether or not the reserved matters application is EIA development and whether or not an additional Environmental Statement (to the one submitted at the outline stage) is required was submitted to Exeter City Council on 31st July 2023. The Council provided a formal screening opinion on 21st August 2023, ref. 23/0967/SO, and determined that an EIA is not required.

Public Engagement

- 3.3 Prior to the submission of this application the applicant engaged with the local community. Please refer to the Statement of Community Involvement chapter of this Planning Statement (Chapter 8).



4 RELEVANT PLANNING POLICIES

4.1 Planning law (Section 38(6) of the Planning and Compulsory Purchase Act 2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. The relevant development plan documents for this application are the:

- Exeter Core Strategy (adopted 2012);
- Exeter City Local Plan First Review 1995-2011 (adopted 2005) – saved policies.

CORE STRATEGY

4.2 The Core Strategy sets the overall strategic planning framework for Exeter and sets out policies to guide future development and change in Exeter city for the period up to 2026.

Policy CP4

4.3 Policy CP4 requires residential development to 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 and trunk network.

Policy CP5

4.4 Policy CP5 requires the supply of housing to meet the needs of all members of the community. This means that: all major developments should include a mix of housing; specialist housing, such as wheelchair accessible housing, should be provided as part of mixed communities, where possible, in accessible locations close to facilities and all housing developments should be designed to meet Lifetime Homes Standards where feasible and practical.

Policy CP7

4.5 Policy CP7 provides the policy on affordable housing. On sites capable of providing three or more additional dwellings, 35% of the total housing provision should be made available as affordable housing. Of this 35%, the policy requires at least 70% to be



provided as social rented housing. It is accepted that the overall percentage of affordable housing and the tenure split will be subject to considerations of viability and feasibility.

Policy CP11

- 4.6 Policy CP11 requires development to be located and designed so as to minimise and, if necessary, mitigate against environmental impacts.

Policy CP12

- 4.7 Policy 12 requires all development proposals to mitigate against flood risk using SUDS where feasible and practical.

Policy CP14

- 4.8 New development comprising ten or more dwellings is required by Policy CP14 to use decentralised and renewable or low carbon energy sources (subject to viability and feasibility).

Policy CP15

- 4.9 Development proposals are expected to demonstrate how sustainable design and construction methods will be incorporated. All development must be resilient to climate change (particularly summer overheating) and optimise energy and water efficiency through appropriate design, insulation, layout, orientation, landscaping and materials, and by using technologies that reduce carbon emissions.

Policy CP17

- 4.10 Policy CP17 requires development proposals to exhibit a high standard of sustainable design that is resilient to climate change and complements or enhances Exeter's character, local identity and cultural diversity.

Policy CP18

- 4.11 New development must be supported by appropriate infrastructure, provided in a timely manner.



Policy CP19

- 4.12 The site is within the Newcourt area strategic allocation, which is an allocation for around 3500 dwellings, around 16 hectares of employment land and all associated infrastructure.

Objectives 3 and 9

- 4.13 The Core Strategy sets out a number of objectives. Objective 3 is to:

“Provide decent homes for all.”

- 4.14 Objective 9 is to:

“Create and reinforce local distinctiveness and raise the quality of urban living through excellence in design.”

LOCAL PLAN SAVED POLICIES

Policy KP8 – Newcourt Area

- 4.15 Policy KP8 allocates land in the Newcourt area for housing and employment development.

Policy T10 – Car Parking Standards

- 4.16 Policy T10 states that development will not be permitted with more parking than the standards set out in schedule 3. For residential developments outside of the pedestrian priority zone the standard is a maximum of 1.5 spaces per dwelling.

Policy EN4 – Flood Risk

- 4.17 Policy EN4 does not permit development that would increase the likelihood of flooding or that would be at risk itself from flooding.

Policy DG1 – Objectives of Urban Design

- 4.18 Policy DG1 sets out general design guidance for all developments in Exeter. Development should be of a height which is appropriate to the surrounding townscape and ensure that the height of constituent part of buildings relate well to adjoining



buildings, spaces and to human scale. Development should ensure that the volume and shape (the massing) of structures relates well to the character and appearance of the adjoining buildings and the surrounding townscape. Development should ensure that all designs promote local distinctiveness and contribute to the visual richness and amenity of the townscape. Finally, development should use materials which relate well to the palette of materials in the locality and which reinforce local distinctiveness.

Policy DG4 – Residential Layout and Amenity

4.19 Residential development should be at the maximum feasible density taking into account site constraints and impact on the local area. Development should also ensure a quality of amenity which allows residents to feel at ease within their homes and gardens. The supporting text states that private garden space may vary in size but should not normally be smaller than 55 sqm (paragraph 13.38).

4.20 Other saved policies of relevance to this reserved matters approval are:

- Policy H6 – Affordable Housing
- Policy H7 – Housing for Disabled People

DEVON WASTE PLAN

4.21 The role of the Devon Waste Plan is to establish the overarching principles and policy direction for waste planning in Devon, it also identifies strategic sites for energy recovery across the County and a series of planning policies for making decisions on planning applications. The Plan covers the period to 2031.

Policy W4 – Waste Prevention

4.22 Planning applications for major development are required to include a waste audit statement demonstrating how the demolition, construction and operational phases of the development will minimise the generation of waste and provide for the management of waste in accordance with the waste hierarchy.



SUPPLEMENTARY PLANNING GUIDANCE

Residential Design Guide SPD

- 4.23 Exeter City Council's Residential Design Supplementary Planning Document (SPD) provides detailed guidance in support of policies in the adopted Exeter Local Plan First Review and focuses on the standard of design required for new residential proposals.

THE NATIONAL PLANNING POLICY FRAMEWORK (2023)

- 4.24 The National Planning Policy Framework (NPPF) (September 2023) sets out the Government's planning policies for England. Although not development plan policy, it represents important guidance which sets out the Government's approach towards planning for new development. As such, it is an important material consideration.
- 4.25 Paragraph 38 on decision-making states that local planning authorities should approach decisions on proposed development in a positive and creative way.
- 4.26 Chapter 5 of the NPPF is entitled 'Delivering a sufficient supply of homes.' Paragraph 60 makes reference to the Government's objective of significantly boosting the supply of homes.
- 4.27 Chapter 12 of the NPPF sets out the government's approach for achieving well-designed places.



5 TECHNICAL MATTERS

5.1 The applicant has commissioned a number of qualified and experienced consultants to inform the detailed design of the development. To support this reserved matters application, the following technical reports and documents are provided:

- Drainage Statement Technical Note, produced by Stantec;
- Landscape and Ecological Management Plan, produced by EAD Ecology;
- Energy Strategy Statement, produced by Briary Energy;
- Green Infrastructure Plan/Statement, produced by LHC Design (and EAD Ecology);
- Hard and soft landscaping plans and planting schedule, produced by LHC Design;
- Site Waste Management Plan, produced by RSK Geosciences.

DRAINAGE

5.2 A pack of civil engineering drawings has been provided by Stantec. The pack includes Drainage Layout drawings, refs. SB-STN-HDG-PH3-DR-CH-0500 Rev. P03, SB-STN-HDG-PH3-DR-CH-0501 Rev. P03 and 30037-2055-501 Rev. D.

5.3 A Drainage Statement Technical Note (DSTN) has also been produced by Stantec in support of this RM application. The DSTN summarises and outlines the findings of the 2011 Flood Risk Assessment for the site and the design parameters for phase 3.

5.4 The phase 3 surface water drainage strategy consists of two discharge outfall points: 1) into the existing drainage system constructed during the works for phase 1 of the development, which eventually discharges into the south eastern infiltration blanket; 2) into the proposed north eastern infiltration blanket. The design of the infiltration blankets was informed by soakage tests. The drainage strategy has been prepared to



manage surface water runoff for rainfall events up to the 100 year return period (plus 30% allowance for climate change).

5.5 Foul drainage will drain into an existing foul water sewer.

5.6 Please refer to Stantec's Drainage Layout plans and the DSTN for full details.

ECOLOGY

5.7 A Landscape and Ecological Management Plan (LEMP), produced by EAD Ecology, is included with this reserved matters application. The LEMP contains all details needed to discharge conditions 28, 29 and 30 attached to the outline planning application, insofar as they relate to Phase 3 and Seabrook Square.

5.8 Condition 28 requires the site to be resurveyed to ascertain the presence or otherwise of any badger setts and to identify any other badger activity on the site. The submitted LEMP demonstrates how the findings of the survey have been protected/enhanced within the design and layout proposed.

5.9 Condition 29 requires each RM application to incorporate a statement demonstrating how compliance with the approved Landscape and Habitat Management Strategy for the site has been incorporated/achieved.

5.10 Condition 30 requires each RM application to incorporate a statement that prior to any trees being pruned or felled they will be assessed for possible bat interest prior to works being carried out.

5.11 The LEMP is informed by the Environmental Statement submitted with the outline planning application and update ecological surveys undertaken by EAD Ecology prior to the submission of this RM application. The LEMP covers the pre-construction phase, the construction phase and the first ten years of the post-construction phase, after which the document will be reviewed and updated in agreement with Exeter City Council. The LEMP accords with the approved site-wide Landscape and Ecological Management Strategy (2014) to ensure a consistent, integrated approach to each phase of the development.



5.12 Please refer to the LEMP for full details.

ENERGY

5.13 Bloor Homes (Exeter) commissioned Briary Energy to produce an Energy Strategy Statement (ESS) in support of this reserved matters application.

5.14 The ESS examines the feasibility of suitable Low to Zero Carbon sources, high-efficiency alternative systems and low carbon energy efficiency measures, to ensure that the development complies with Core Strategy Policies CP13, CP14 and CP15.

5.15 The ESS sets out how Phase 3 and Seabrook Square will be developed with the aim of reducing annual energy consumption, whilst providing energy in the most environmentally friendly way to reduce the annual carbon dioxide footprint. The strategy has been developed using established methodology i.e. Be Lean, Be Clean, Be Green. The ESS also provides analysis of other steps towards achieving a low carbon solution, with measures including the incorporation of passive design solutions by considering the dwellings' orientation and layout solutions and the incorporation of energy efficiency measures through the design of services and improved fabric performance. The development would incorporate solar PV and Showersave Waste Water Heat Recovery.

5.16 The ESS concludes that the proposed energy strategy for the site will provide 31.63% carbon reductions, which also represents a 28.19% reduction in the energy requirements of the site.

5.17 Please refer to the ESS for full details.

GREEN INFRASTRUCTURE

5.18 A Green Infrastructure Plan, produced by LHC Design in collaboration with EAD Ecology, is included with the submission. This is attached to a Green Infrastructure Statement, which explains the strategy for the site and how it will sit within its existing landscape and green infrastructure context. The strategy has been informed by up-to-date technical work.



LANDSCAPING

- 5.19 Included with this reserved matters application are softworks plans, a softworks planting schedule, hardworks and enclosures plans and landscape details, produced by LHC Design. These details are submitted to satisfy condition 12 attached to the outline planning permission and deal with this reserved matter.
- 5.20 The development has been designed to ensure that it would sit well within its existing landscape and green infrastructure context for the site.
- 5.21 The development would deliver high quality green spaces. The landscaping strategy includes open space for public recreation, amenity and strategic landscaping, plus drainage and wildlife habitat. Boundaries are to be reinforced with newly planted trees and hedgerows to ensure that they are retained as habitat corridors. Generous and high quality on-plot planting is proposed.

WASTE

- 5.22 A Site Waste Management Plan (SWMP) is included with the application, as required by Policy W4 of the Devon Waste Plan.
- 5.23 The SWMP considers the potential impacts that might arise from waste generation during the site preparation, construction and operational phases of the development. The objective is to develop a suitable and compliant strategy for the separation, storage, collection, treatment and or disposal of any waste.
- 5.24 The overall aims of the SWMP are to:
- Identify opportunities to maximise the reduction, reuse, recycling and recovery of waste, thereby minimising disposal inline with government policy;
 - Identify opportunities for waste segregation and the transfer of waste to appropriate processing facilities.
- 5.25 Please refer to the SWMP for full details.



OVERALL CONCLUSION ON THE SUBMITTED REPORTS

5.26 The application is acceptable on technical grounds.



6 THE RESERVED MATTERS

6.1 This chapter provides the details of the reserved matters.

OVERVIEW

6.2 The proposals submitted for approval have been built on the information submitted in respect of outline planning permission 11/1291/01 and details have been developed with reference to the parameters and principles set at the outline stage. The proposed development has been designed to be compliant with the conditions attached to this permission.

6.3 Condition 6 of outline planning permission 11/1291/01 requires a detailed set of design codes. A Design Code document, produced by LHC Design, is included with this application. The Design Code for Phase 3 and Seabrook Square follows the Design Codes for phases 1 and 2 (materials, details and the overall design philosophy are still relevant) and also follows the agreement of the Site Wide Design Statement (March 2015), which established the fundamental design principles for the site as a whole. The Design Code document sets out three character areas in order to promote variety and legibility and ensure that the different areas of the site are developed appropriately. Please refer to LHC Design's Design Code document, dated September 2023, for full details.

6.4 204 dwellings are proposed in total (including affordable housing): 191 for phase 3 and 13 for Seabrook Square. A range of house types and sizes are included. An Accommodation Schedule, produced by LHC Design, is included with this application, which provides a break down of the proposed dwellings.

6.5 Seabrook Square includes a flexible community building and landscape and play area.

MEANS OF ACCESS TO THE DWELLINGS

6.6 Matters of access were approved at the outline stage. Access to this phase of development is via the existing phases 1 and 2 road network. It was agreed with Exeter City Council as part of the pre-application discussions that a Transport Assessment is not needed to support this reserved matters application, as all necessary information was



included within the Transport Assessment included as part of the outline planning application.

- 6.7 Detailed engineering drawings have been produced by Stantec and are included with this application submission.
- 6.8 A Parking Plan is included with this application, ref. SB03-LHC-00-XX-DR-UD-0105 Rev. P3, which demonstrates that an appropriate level of parking would be provided. The Parking Plan includes locations for electric vehicle charging for all plots.
- 6.9 The accessibility of the site by bicycle has been considered and an appropriate amount of cycle parking would be provided. A Cycle Storage Plan is included with this application, ref. SB03-LHC-00-XX-DR-UD-0107 Rev. P3.

LAYOUT

- 6.10 The Site Layout Plans, refs. SBO3-LHC-00-00-DR-UD-0102 Rev. P2, SBO3-LHC-00-00-DR-UD-0103 Rev. P2 and SBO3-LHC-00-00-DR-UD-0104 Rev. P3 demonstrate that the development proposed can be provided on site comfortably and will create a pleasant residential environment.
- 6.11 Vehicular and pedestrian routes have been designed to ensure that they are open visually and direct.
- 6.12 The proposed layout has been designed to accommodate a variety of house types and sizes, providing a broad range of dwellings ranging from one bedroom apartments to five bedroom detached houses. There is a mix of terraces, semi-detached and detached dwellings. Affordable housing is clustered around the site in small groups.

Parking

- 6.13 The Parking Plan included with this application, ref. SB03-LHC-00-XX-DR-UD-0105 Rev. P3, demonstrates that an appropriate level of parking would be provided for the development. The plan shows a mixture of allocated on plot spaces, unallocated spaces for residents and visitors, single and double garage spaces and visitor parking for the



community hub. 512 car parking spaces are proposed in total, the majority of which are on-plot. Off-plot parking spaces would be clearly numbered.

- 6.14 The Parking Plan includes locations for electric vehicle charging for all plots.
- 6.15 A Cycle Storage Plan is included with this application. This shows storage space within garages, space within sheds and communal cycle stores.

Refuse

- 6.16 Secure refuse stores are provided on-plot wherever possible. For the apartments, secure, shared refuse storage is provided within the curtilage of the apartments.
- 6.17 Refuse collections would be undertaken throughout the development and vehicle tracking of appropriate vehicles accessing the site is shown on the detailed tracking plans drawings produced by Stantec.
- 6.18 LHC Design has produced a Refuse Collection Plan, ref. SBO3-LHC-00-XX-DR-UD-0106 Rev. P3, in support of the application, which shows off plot bin collections points (within 25m of adopted highway), communal bin storage for apartments and on plot bin storage.

Residential Amenity

- 6.19 Acceptable residential amenity can be achieved for the proposed dwellings. Detailed consideration has been given to separation distances and overlooking to ensure residents will have appropriate levels of privacy and security.
- 6.20 All dwellings comply with the National Described Space Standards to ensure that all residents will have acceptable standards of living accommodation and space that is needed for everyday living.
- 6.21 A bund area is provided in the north eastern corner of the site to mitigate noise from the M5. This has been designed as a landscaped area.
- 6.22 High quality amenity public open space is provided as part of the development.



Drainage

- 6.23 The proposed layouts have been informed by detailed design advice in terms of surface water and foul drainage. Drainage layout plans have been produced by Stantec and are included with this application.
- 6.24 Ultimately, the proposed layout achieves an efficient and effective use of the land and is appropriate for the site and its surrounding context.

SCALE

- 6.25 The scale and massing of the proposed development takes the form of two and two and a half storey houses, with occasional three storey apartment buildings in suitable locations. A variety of two, three and four bedroom houses are proposed, of varying sizes.
- 6.26 Street Elevations are included with this application, which demonstrate the scale of the proposed development.
- 6.27 Ultimately, the development will sit comfortably within the context of the site.

APPEARANCE

- 6.28 The development has been designed in accordance with the Design Code, which follows the Design Codes for phases 1 and 2 (materials, details and the overall design philosophy are still relevant) and also follows the agreement of the Site Wide Design Statement (March 2015), which established the fundamental design principles for the site as a whole.
- 6.29 A house types pack is included with this application, which shows the design and appearance of each house type.
- 6.30 The proposed palette of materials has been carried through from the previous phases of development. The proposed materials for the proposed dwellings include red brick, render and dressed edge and textured fibre cement slates. Detailed Materials Plans and Plot Styles plans have been produced in support of this RM application – please refer to LHC Design’s Drawing Register – Issue Sheet.



- 6.31 It is proposed that the community building would be a simple timber-clad pavilion.
- 6.32 The proposed affordable housing has been designed to be tenure blind.
- 6.33 In terms of the appearance of the internal road network, Surface Finishes Layout Plans, produced by Stantec, are included in the submission.
- 6.34 For full details of the appearance of the development, please refer to the elevation drawings, street elevation drawings, Materials Plans and Plots Styles plans and the Design & Access Statement.

LANDSCAPING

- 6.35 Condition 12 attached to the outline planning permission requires a detailed scheme for landscaping, including the planting of trees and/or shrubs and hard landscaping including boundary screen walls and fences, to be submitted to Exeter City Council as part of the submission of reserved matters. The landscaping scheme is required to specify planting types and species and any earthworks required together with a programme of planting and the timing of implementation of the scheme.
- 6.36 An appropriate landscaping scheme for the site has been provided - please refer to the softworks plans, softworks planting schedule, hardworks & enclosures plans, landscape details and Landscape Plan for Seabrook Square, produced by LHC Design. These documents show that the development of the site layout has been driven by key landscape and ecological features, which include existing feature trees, the Seabrook Corridor (please refer to the Design & Access Statement for details) and existing hedges. Existing vegetation on the site boundaries is retained and the boundaries would be reinforced with newly planted trees and hedgerows. Street tree and on-plot planting is proposed throughout the development. Ultimately, the development has been designed to ensure that it would sit well within its existing landscape and green infrastructure context for the site.



DETAILS OF ELECTRICITY SUB-STATION

- 6.37 Condition 23 attached to the outline planning permission requires any reserved matters application to include details of the proposed location, design and means of enclosure of any electricity sub-stations required as part of the development. Included with this application is a typical substation detail drawing, ref. SBO3-LHC-00-00-DR-A-97.09 Rev. P2. This provides all the information necessary to discharge condition 23.

SUMMARY

- 6.38 In summary, the RM scheme submitted for approval will provide a high quality and locally distinctive residential environment.



7 AFFORDABLE HOUSING STATEMENT

- 7.1 This RM submission provides the percentage and type of affordable housing set out in the Section 106 Agreement pursuant to outline planning permission 11/1291/01 i.e. not less than 25% of the dwellings and which shall comprise 70% social rented dwellings and 30% intermediate dwellings.
- 7.2 The affordable housing requirement equates to 51 dwellings (25% of 204 dwellings). 61 affordable dwellings are proposed, which is 30% of the total dwellings proposed (25% of the dwellings within phase 3 and 100% of the dwellings within Seabrook Square).
- 7.3 The affordable accommodation would be delivered as follows:
- 19 x 1 bed apartments
 - 2 x 1 bed bungalow
 - 18 x 2 bed apartments
 - 1 x 2 bed bungalow
 - 10 x 2 bed houses
 - 8 x 3 bed houses
 - 3 x 4 bed dwellings
- 7.4 As required, three of the affordable dwellings would be constructed as wheelchair accessible dwellings: 2 x one bedroom bungalows and 1 x two bedroom bungalow.
- 7.5 Please refer to LHC Design's three site layout plans, which show the location of the proposed affordable housing.



8 STATEMENT OF COMMUNITY INVOLVEMENT

- 8.1 Prior to the submission of this application, letters (140 in total) were sent to the ward members (Councillor Ellis-Jones, Councillor Leadbetter and Councillor Williams) and the existing owner/occupiers of Phase 1 and Phase 2a Seabrook Orchards. An example letter and copies of the letters to the ward councillors are attached to this report as **Appendix 1**. Enclosed with the letter was an initial sketch layout for recipients to review and provide comments on.
- 8.2 Given the successful delivery of Phases 1 and 2a, a letter drop was considered an entirely appropriate approach for the pre-reserved matters submission consultation process.
- 8.3 It should also be noted that Bloor Homes (Exeter) has been liaising directly with the neighbouring Exeter Golf and Country Club and Seabrook Orchards Residents Group Executive Committee.
- 8.4 A total of nine responses were received over a period of six weeks and Bloor Homes (Exeter) provided an individual email response to each by Bloor Homes as the developer. The comments raised largely covered the following points:
- Timescales of commencement of construction, duration of build and completion;
 - Noise mitigation and acoustic bunding;
 - Adoptions of the roads by Devon County Council and associated timescales;
 - Access to the development;
 - Intended uses, configuration and management of Seabrook Square.



9 PRE-COMMENCEMENT CONDITIONS

- 9.1 This application includes details which are submitted in connection with a number of conditions attached to outline planning permission 11/1291/01 that need to be approved before development commences. This application is seeking to discharge pre-commencement conditions 10, 15, 16 and 25.

CONDITION 10 – ENERGY GENERATION

- 9.2 Condition 10 requires a scheme for generating a minimum of 20% of the predicted energy requirement of the development from on-site renewable or low carbon energy sources to be submitted to and approved in writing by the local planning authority.
- 9.3 Please refer to the Energy Strategy Statement, produced by Briary Energy.

CONDITION 15 – DRAINAGE WORKS

- 9.4 Condition 15 requires the submission for approval of full details of all drainage works associated with the development.
- 9.5 Please refer to the Drainage Layout drawings, refs. SB-STN-HDG-PH3-DR-CH-0500 Rev. P03, SB-STN-HDG-PH3-DR-CH-0501 Rev. P03 and 30037-2055-501 Rev. D, and the Drainage Statement Technical Note report, produced by Stantec.

CONDITION 16 – ARCHAEOLOGICAL WRITTEN SCHEME OF INVESTIGATION

- 9.6 Condition 16 requires a written scheme of archaeological work for each phase of development. Included with this application is a Written Scheme of Investigation (WSI), dated August 2023, which has been produced by Wessex Archaeology. The WSI has been submitted directly to, and approved by, Exeter City Council's Archaeologist.

CONDITION 25 – LEVELS

- 9.7 Condition 25 requires the submission for approval of the proposed levels of the particular phase of development in relation to existing ground levels and an agreed fixed point or O.S. datum.



- 9.8 Please refer to the two Site Levels Details plans, refs. SB-STN-HAC-PH3-DR-CH-0150 Rev. P02 and SB-STN-GEN-PH3-DR-CH-0151 Rev. P02, produced by Stantec.



10 CONCLUSIONS

- 10.1 This reserved matters application is submitted on behalf of Bloor Homes (Exeter). The site forms part of a larger site for which outline planning permission has been granted for up to 700 dwellings, which has established the principle of housing on the site. This application provides for approval details of all the reserved matters i.e. appearance, landscaping, layout and scale, for phase 3 of the development and Seabrook Square.
- 10.2 A detailed design code has been produced for the proposed development and it is demonstrated in the supporting information that the development is of an appropriate design, layout, scale and appearance to tie in with phases 1 and 2 of the overall development and for the site's context. Effective and efficient use of the site is made to create a high quality residential environment, with good levels of residential amenity.
- 10.3 Affordable housing is included within the development in line with the requirements of the Section 106 Agreement pursuant to outline planning permission 11/1291/01.
- 10.4 Overall, the proposed development is a high quality and well thought out scheme that is in line with the development parameters set at the outline stage, complies with the relevant development plan policies and is supported by a suite of technical information, which demonstrates that the development is acceptable on technical grounds. In light of all of the above, this reserved matters application should be approved as soon as possible to enable the housing, which will make a significant contribution to Exeter's housing supply, to be delivered quickly.



APPENDIX 1 – CONSULTATION LETTERS