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Our Ref: 18155_D07_001

15 May 2024

Dear Howard Smith,

AMENDMENT TO OUTLINE APPLICATION (SOME MATTERS RESERVED): WATER LANE, EXETER

Introduction

Please find submitted a series of documents which amend the Outline Planning Application Ref: which was submitted for consideration in August 2023 on behalf of the applicant, Cildara Group Exeter Ltd.

The full description of development as submitted within the Outline Planning Application remains unchanged and is as follows:

'Demolition of existing buildings and structures and residential-led mixed use development providing new dwellings and workspace, retail, café/restaurant, community and cultural/leisure/education/hotel uses and associated infrastructure, including vehicular access and servicing, mobility hub, energy plant; alteration of ground levels; drainage and public open space; landscaping and public realm works, including pedestrian and cycle routes, with all matters reserved for future consideration, with the exception of access.

Submitted Documents

Along with this covering letter, this submission is supported by the following documentation. The table below sets out the documents which are being submitted which supersede documents which formed part of the original Outline Planning Application in August 2023.

Drawing/Report being submitted	Drawing/Report being superseded (if applicable)
Reports	
21/08/2023_Water Lane Outline Surface Water & Foul Drainage Strategy	21/08/2023_Surface Water and Foul Drainage Strategy.pdf
Water Lane FRA_Rev B_Part 1 Water Lane FRA_Rev B_Part 2 Water Lane FRA_Rev B_Part 3 Water Lane FRA_Rev B_Part 4 Water Lane FRA_Rev B_Part 5	21/08/2023_Water Lane FRA_Part1 August 2023.pdf 21/08/2023_Water Lane FRA_Part2 August 2023.pdf

**Designated Members
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Edward Nash BA DipArch RIBA (SCA) AABC

Consultant Founding Partner

Drawing/Report being submitted	Drawing/Report being superseded (if applicable)
Water Lane FRA_Rev B_ Part 6	
21/08/2023_Landscape Townscape Visual Impact Assessment 196-G109_P2	21/08/2023_Landscape Townscape Visual Impact Assessment 196-G109_P1.pdf
21/08/2023_Landscape and Townscape Visual Impact Assessment 196-G109_P2 Appendix A Visual Baseline	21/08/2023_Landscape Townscape Visual Impact Assessment Appendix A Visual Baseline.pdf
21/08/2023_Landscape and Townscape Visual Impact Assessment 196-G109_P2 Appendix B Visualisations (Part 1 of 2, viewpoints 1 - 11)	21/08/2023_Landscape Townscape Visual Impact Assessment Appendix B Visualisations (part 1 of 2 viewpoints 1-11).pdf
21/08/2023_Landscape and Townscape Visual Impact Assessment 196-G109_P2 Appendix B Visualisations (Part 2 of 2, viewpoints 12 - 25)	21/08/2023_Landscape Townscape Visual Impact Assessment Appendix B Visualisations (part 2 of 2 viewpoints 12-23).pdf
21/08/2023_Landscape and Townscape Visual Impact Assessment 196-G109_P2 Appendix C Landscape and Townscape Assessment	21/08/2023_Landscape Townscape Visual Impact Assessment Appendix C Landscape and Townscape Assessment.pdf
21/08/2023_Landscape and Townscape Visual Impact Assessment 196-G109_P2 Appendix D Visual Assessment	21/08/2023_Landscape Townscape Visual Impact Assessment Appendix D Visual Assessment.pdf
21/08/2023_Landscape and Townscape Visual Impact Assessment 196-G109_P2 Appendix E Methodology	21/08/2023_Landscape Townscape Visual Impact Assessment Appendix E Methodology.pdf
21/08/2023_Water Lane_ Statement of Community Involvement_ Update April 2024	21/08/2023_Water Lane_ Statement of Community Involvement FINAL_AH.pdf
21/08/2023 Lighting Strategy_IN380_Issue 3	21/08/2023_External Lighting Strategy Sheet 1 of 2.pdf 21/08/2023_External Lighting Strategy Sheet 2 of 2.pdf
Drawings	
Illustrative Layout (18155-NP-00-00-DR-A-10005)	Illustrative Layout (18155-NP-00-00-DR-A-10005)
Building Height Parameter Plan (18155-NP-00-00-DR-A-10010)	Building Height Parameter Plan (18155-NP-00-00-DR-A-10010)
Disposition of Uses Parameter Plan (18155-NP-00-00-DR-A-10011)	Disposition of Uses Parameter Plan (18155-NP-00-00-DR-A-10011)
Green and Blue Infrastructure Parameter Plan (18155-NP-00-00-DR-A-10012)	Green and Blue Infrastructure Parameter Plan (18155-NP-00-00-DR-A-10012)
Access Parameter Plan (18155-NP-00-00-DR-A-10013)	Access Parameter Plan (18155-NP-00-00-DR-A-10013)
Demolition and Retention Parameter Plan (18155-NP-00-00-DR-A-10014)	21/08/2023_Demolition and Retention Parameter Plan 18155-NP-00-00-DR-A-10014-2 OPA .pdf
Framework Parameter Plan (18155-NP-00-00-DR-A-10015)	21/08/2023_Framework Parameter Plan 18155-NP-00-00-DR-A-10015-3 OPA .pdf

Drawing/Report being submitted	Drawing/Report being superseded (if applicable)
Proposed Tan Lane Concept Site Access and Swept Path Analysis (ref: 332310057-5503-001)	Drawings 1-3 in 230801_Transport Assessment_RevA-Drawings.pdf
Proposed Vertical Alignment and Clearance Through Tan Lane Tunnels (ref: 332310057-5503-004)	Drawing 4 in 230801_Transport Assessment_RevA-Drawings.pdf 332310057-5503-004_Vertical Alignment_Tan Lane Tunnels.pdf

The table below sets out the documents which are being submitted as part of this amendment which provide additional information/addendums and which do not supersede previous documents.

Reports being submitted in addition/as addendums to previous information	
Reports	
Design & Access Statement Addendum	(18155-NP-XX-XX-RP-A-9002) Chapter 1 part 1
Design & Access Statement Addendum	(18155-NP-XX-XX-RP-A-9002) Chapter 1 part 2
Design & Access Statement Addendum	(18155-NP-XX-XX-RP-A-9002) Chapter 1 part 3
Design & Access Statement Addendum	(18155-NP-XX-XX-RP-A-9002) Chapter 1 part 4
Design & Access Statement Addendum	(18155-NP-XX-XX-RP-A-9002) Chapter 2 part 1
Design & Access Statement Addendum	(18155-NP-XX-XX-RP-A-9002) Chapter 2 part 2
Design & Access Statement Addendum	(18155-NP-XX-XX-RP-A-9002) Chapters 3-4 all parts
Water Lane Environmental Impact Assessment (EIA) Compliance Note	
Trip Generation & Mode Share Forecasts/Targets in Response to Active Travel England Consultation Response	
Water Lane – Updated Modelling of Impacts of Conrad Energy Plant and Implications for Site suitability (AQ_TN002)	
Response to comments received on Environmental Statement in relation to noise and vibration	
Environmental Statement Addendum: Flood Risk and the Water Environment	
Air Quality Point Source Modelling Technical Note_ January 2024	

Summary

We would be grateful if you could acknowledge receipt of this amendment submission and if you have any queries or require any further information at this stage, please do not hesitate to contact us.

Yours Sincerely



Alexandra Egge BA(HONS) MSc, MRTPI

Associate Planner

Enc.

c.c Client