

Townscape Heritage Assessment of land adjacent to Water Lane: Southern Regeneration Zone



on behalf of
the client

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1. INTRODUCTION

This report has been prepared for Water Lane DMC and sets out the results of a Townscape Heritage Assessment (THA) undertaken by Oakford Archaeology in order to assess the impact of development at Water Lane Development Area, Water Lane, Exeter, Devon (SX 92162 291355). This is being undertaken as part of suite of supporting documentation prepared for a residential-led mixed use development with all matters reserved for future determination. The outline application is accompanied by illustrative material indicating how the site could be developed within the parameter plans submitted elsewhere. The work was commissioned on the advice of Historic England (HE) and the ECC Principal Project Manager Heritage (PPMH).

1.1 The site

The site (Fig. 1) lies to the south of the historic core of Exeter and on the southwest of the river Exe and canal basin. It covers a long irregular area of approximately 7.3 hectares, on low-lying level land at a height of c.6-8m AOD. The underlying solid geology belongs to the Alphington Breccia Formation of reddish-brown, fine-grained Breccia stone, a sedimentary bedrock formed between 298.9 and 252.2 million years ago during the Permian period and gives rise to alluvial deposits of clay, silt, sand and gravel, sedimentary deposit formed between 11.8 thousand years ago and the present during the Quaternary period.¹

2. AIMS

The principal aim of the Townscape Heritage Assessment (THA) was to establish the predominant characters and aspects of the surrounding townscape and to assess the extent and nature of any impact from the proposed development on local assets, amenities or visual receptors. A thorough understanding of any impact will allow for mitigation to be effectively implemented, or, where none is required allow hypothetical concerns to be addressed.

3. TOWNSCAPE ASSESSMENT AND CLASSIFICATION

The characterisation stage involves developing an understanding of each urban centre in terms of its setting, physical influences, evolution and urban structure. From this informed position, broad areas of common character can be identified and mapped.

3.1 Physical Influences and Landscape Setting

Physical influences (such as geology, topography and drainage) may determine the growth and appearance of a settlement. It is also important to understand how the settlement relates to its landscape context. The section on physical influences provides a description of the location and setting of the town and its relationship to the underlying geology and its landscape context. The Conservation Area Appraisals (CAA) provide detailed information about the settlements' physical setting, and this has been used to describe the landscape setting to urban centres.

Evolution of the site

In order to understand the evolution of the site, episodes of growth have been described and mapped in the accompanying desk-based assessment and will not be repeated here. Conservation Area appraisals and publications were used to summarise the evolution of the

¹ www.bgs.ac.uk.

site within the context of the city of Exeter to aid an understanding of the current settlement structure and form.

Urban Structure

The urban structure of a settlement is identified in terms of historic gateways, landmarks, nodes and key views, to provide context to the more detailed townscape typology within each settlement.

Historic gateways

The main point of entrance and arrival at the historic centre of a settlement - these indicate the principal approaches to the historic centre, as shown within historic mapping.

Landmarks

Prominent structures or geographical features that identify a location and contribute positively to the townscape. These are often used as navigational markers.

Nodes

Distinct points within the structure of a settlement which may be important historic junctions where important routes come together (for example an historic junction or intersection marked by a market cross or milestone), or places of particular importance where people congregate e.g. market/urban square or village green.

Key views

The most important views within the urban area (usually of landmark features). Key views may also be from the city looking out to the surrounding landscape, or from the surrounding landscape looking towards the urban area if they are particularly important to the understanding of the urban structure of the townscape. Key views should be important at the strategic level i.e. key views will not include individual views of local interest or of minor landmarks, for example some of those are identified within more detailed individual Conservation Area appraisals.

3.2 Townscape Classification

The aim of the classification was to identify consistent townscape character types and, within these, local character areas.

Townscape Type *Distinct type of townscape that is relatively homogeneous in character. Townscape types are generic in nature in that they may occur in different settlements across the county, but share broadly similar combinations of land use, morphology and building types.*

Townscape Character Area *Single unique area that is a discrete geographical area of a particular townscape type.*

The classification of townscape types and character areas involved analysis of a number of datasets, namely:

- Historic mapping (from the Devon Heritage Centre);
- land use data (from Local Plan Proposals Maps – local centres, employment areas, industrial sites)
- underlying physical data on geology and topography, (British Geology Survey, LiDAR, Ordnance Survey).

The classification was undertaken at a number of scales large enough to reveal detail on urban grain and street/block patterns, but small enough to allow coverage of all of the City's urban areas.

The classification identifies 'areas' or 'neighbourhoods' of consistent character, rather than classifying individual buildings or sites. For example, schools, churches and open spaces have generally been classified as part of the neighbourhood in which they occur – these features are usually consistent with the age of the built development surrounding these features. Anomalies in a townscape type or character area, such as small redevelopment sites, are generally classified as part of their surroundings.

Character Description

Townscape types form the main unit for the character description. Generic townscape character information is presented under the following headings for each townscape type:

- Key characteristics – an 'at a glance' summary;
- Location/distribution of type – an opportunity to explain the distribution of the type within that particular settlement;
- Physical influences – the influence that underlying geology and topography have on the townscape type;
- Human influences – evidence of evolution of the urban form, and period of predominant character;
- Townscape character – this is presented under a number of sub-headings and forms the 'meat' of the description of townscape character.

Additional information is presented at the character area level, drawing out any particular differences between the character areas, and special features that require different treatment from the generic townscape type.

4. DESCRIPTION AND EVALUATION BY TOWNSCAPE TYPE

The aim of the classification is to divide the city's urban areas into consistent townscape character types and, within these, geographically specific local character areas.

4.1 Townscape types within the city of Exeter

Townscape types are generic in nature in that they may occur in different settlements but share broadly similar combinations of land use, morphology and building types. Exeter contains 13 distinct townscape types or townscape character appraisals (TCA). Provided is a list and brief description of each townscape type, while Fig. 2 shows their distribution.

1. *Historic Town Core* are based on the extent of the town up to 1800, but also including redevelopment up to the present day, often originating around a church or marketplace, or on a strategic coaching road route or river crossing point. A high density, tight grained urban environment with relatively small scale (two- to three-storey) buildings set on narrow plots. Vernacular materials and harmonious, if eclectic form, drawn tight to street frontages. Irregular networks of streets and lanes.

2. *Historic suburbs* are the areas bordering the *Historic Town Cores* that were developed prior to 1600 and had opportunity to develop a character individual to themselves although

ultimately dependant on the *Historic Town Core*. Typically, their grain mirrors development along a principal route or road connecting the *Historic Town Core* to the wider country, possibly with a parish church situated at an established junction. After 1800, up to the late 19th century, these areas often include Victorian infrastructure and substantial Victorian, and later, redevelopment of a larger scale than the historic core. Extensive redevelopment is a key characteristic, as are infill and backland development, which has often ignored the historic spatial scale. Features such as ring roads and railway stations are often evident.

3. *Historic Village Cores* form the historic core of villages, usually associated with a village church, green or common.

4. *Georgian Suburbs* form some of the earliest suburbs outside the historic town cores, typically built between c.1720 and the mid-19th century. The townscape is defined by two-three storey brick townhouses (terraced or semi-detached) in a plain but elegant, often severe classical style. Buildings are characterised by their symmetry and regularity of detail including, sash windows with glazing bars, cast iron verandahs, moulded porches, and decorative front doors with intricate fan lights above. Later buildings (Regency) are usually more decorative with moulded stucco.

5. *Victorian and Edwardian Suburbs* are medium-high density suburbs consisting of terraces and semidetached Victorian houses on a grid street pattern. They were built relatively rapidly between c.1837-1910 and as such display a unified architectural style. The principal streets tend to have larger properties and street trees, while the residential side streets are usually more unified with regular terraces of two storey brick-built cottages. These residential suburbs also include schools, parks, churches and public houses that were constructed in the same period.

6. *Inter-war Suburbs* are residential estates of two storey semidetached houses and bungalows dating from between 1918-39, influenced by the garden city movement. The suburbs comprise wide, generously proportioned curvilinear streets and cul-de-sacs with a leafy character due to short, well vegetated front gardens bounded by ornamental, low boundary walls/fences and clipped hedges. Houses often display a unified style with pebble dashed and/or tile hung facades, gables to main facades, bay/bow windows, recessed arched porches and leaded lights/stained glass. The type also includes schools and public open space that were created as part of the estates.

7. *Post War Suburbs (to 1960)* are residential estates containing short terraces or semi-detached houses built between 1940 and 1960, typically at a relatively high density. The street pattern is characterised by curvilinear streets with dead ends branching off and buildings are defined by simple, plain semi-detached and terraced two storey houses built of dark, wire cut or 'drag-faced brick' (often in stretcher bond as facing for cheaper blockwork construction), with simple fenestration e.g. metal casement windows. Short front gardens are often defined by chain link fencing with reinforced concrete posts. The type also includes schools and public open space that were created as part of the estates.

8. *Late 20th Century Suburbs (1960s onwards)* are residential estates containing short terraces or semi-detached houses built post-1960, typically at a relatively high density. The street pattern tends to be more organic in layout with many cul-de-sacs and dead ends. Buildings are often on staggered or irregular plots, and buildings are defined by a lighter material palette including red and pale yellow/calcium silicate bricks, often with feature painted timber cladding and large 'picture windows'. Decorative stone cladding and long shallow pitched

roofs are often characteristic, as are more open garden boundary treatments. The type also includes schools and public open space that were created as part of the estates.

9. *Post War Residential Flats* This type is united by the ‘flatted’ nature of the development. In Exeter, this type typically comprises semi-detached buildings/terraces (typically three-four storeys) designed to mimic single properties that have been later converted. The architectural style varies, from simple 1930s-style blocks to more elaborate modern developments. Newer developments are often on ‘gateway’ sites such as roundabouts on the edges of towns.

10. *Leafy Residential Suburbs* are low density residential suburbs comprising large, detached houses in spacious irregular well treed plots, typically dating from the early 20th century to the present day. The type is defined by large properties set well back from the road, behind dense/high ornamental hedges with gravel drives and gates. These suburbs are neat, manicured and managed, with a private character including private roads and gated communities. Some distinctive building styles are evident including early 20th century ‘Arts and Crafts’ architecture, although larger, more modern properties are also present.

11. The ‘*Collegiate*’ type is characterised by its unique land use. It comprises large scale college buildings, often set within large gardens with integrated courtyards, quadrangles and green spaces. Cast iron railings and brick walls are features of the streetscape. Buildings are of various ages, styles and materials, but include a number of buildings of specific historic and architectural interest.

12. *Large Institutional Developments*. This type includes large scale institutional developments, where large scale buildings are set within private grounds, f. e.g. hospitals, barracks and racecourses. The buildings are mainly 19th/20th century in date.

13. *Industrial and Commercial Estates*. This type includes industrial estates and business/retail parks. The type comprises large scale late 20th century buildings, many of which are simple metal clad sheds (two commercial storeys) surrounded by car parking, service yards and ornamental landscaping.

4.2 Physical Influences and Landscape Setting

The city sits on high ground overlooking the Exe River at the first fordable crossing point. The soils are fertile and conducive for agriculture, while stone can be quarried locally for construction purposes. The Romans built the city walls and the later civic town from volcanic trap quarried from Rougemont, while Breccia, available from Heavitree, was an increasingly popular building material from the Later Middle Ages. Its position on the northeast bank of the river Exe has enabled the city’s inhabitants to utilise water power for its industry, in particular the cloth industry and its fulling mills, which dominated the city trade from the late medieval period until the early 18th century. Although it is possible that the river was navigable by ship during the Roman period, the construction of a weir by the Countess of Devon in the late 13th century meant that the city’s trade had to go through the port at Topsham. Following a prolonged conflict between the Courtenay Earl’s of Devon and the city, the shipping canal was finally constructed in 1566, linking Exeter Quay with the river downstream of Countess Wear.

4.3 Evolution of the City

Evidence for prehistoric activity in Exeter had until recently been limited to a small number of features uncovered in the centre of the city and its environs. Recent excavations at Southernhay,

on the site of the Crown Courts, revealed further evidence of scattered prehistoric settlement activity dating to the mid- to late Iron Age close to the historic core of Exeter.

It is likely that the legionary fortress at Exeter was built due to the sites prominent and easily defensible position overlooking the Exe River at the first fordable crossing point. This remained the case until the construction of Countess Wear bridge in the late 18th century. Following the departure of the Roman army in around AD75 the fortress was turned into a civitas capital called *Isca Dumnoniorum*. The town continued to serve as the commercial and administrative capital of the south-west peninsula until the early 5th century, when there was a permanent breakdown in the economic and administrative system of Roman Britain.

A small population may still have been active by the late 5th century and Exeter continued in existence as a settlement following the conquest of Devon by the Saxons in the 7th century. Exeter was re-founded as an urban centre by King Alfred in the 880s, at which time he refurbished the defences to create a fortified town or *burh*. It is likely that Exeter's medieval street system, much of which survives today, was laid out about this time.

The economic focus of Exeter throughout this period was increasingly on the cloth industry, with most of this activity taking place on the floodplain of the river Exe below the Higher Leat. The latter was probably originally constructed in the 11th century in order to reclaim the marshlands between the river and the city walls, while the Lower Leat was probably built in the 14th or early 15th century.² By the end of the 12th century a stone bridge had been built across the river Exe allowing easier trade out of the city on its western side and leading to the subsequent development of the western suburb of St Thomas and Shooting Marsh Stile along Alphington Road. It is thought that a port situated near the head of the estuary handled most of Roman Exeter's trade and that likewise in the later medieval period all goods destined for the city passed through the port of Topsham.

Following a prolonged conflict between the Courtenay Earl's of Devon and the city, the shipping canal was finally constructed in 1566, linking Exeter Quay with the river downstream of Countess Wear. Extended in 1676 for half a mile towards Topsham, the work involved the enlargement of the quay at Exeter. While the latter was extended, a relief channel known as the 'New Cut' was built in order to divert the water during this process. Land for this was bought from the Floyer Hayes estate, which lay within the parish of St Thomas. Further works to widen and deepen the canal were undertaken in 1819-27, including the construction of the New Basin on additional land acquired from the Floyer-Hayes estate.

The site was marginal unoccupied land throughout most of its early history, although it was located in close proximity to a number of Roman and medieval roads heading west and southwest from the city. There is limited evidence of settlement activity in the vicinity of the site from the 11th century onwards, with the manor of Sotreboc mentioned in Domesday, while a small priory of Augustinian canons was established by 1142 to the southeast. It is possible that the site was part of the Floyer-Hayes estate by the post-medieval period, the land probably laid to pasture and susceptible to flooding. It remained enclosed pasture until the post-war period when site was gradually re-developed for industrial use.

² Riverside CA, 2005 3.2-3.3

4.4 Urban Structure

The city walls with their Roman origins still reflect the core of Exeter's historic structure. This is bisected from northwest to southeast by the line of North and South Street respectively, and from northeast to southwest by the Hight Street and Fore Street. These four principal streets follow the alignment of the Roman legionary fortress and *civitas*, as well as the street pattern of the later Saxon *burh*. They originally passed through the wall circuit with the protection of substantial gatehouses. The lesser roads and streets, parallel with and perpendicular to these principal arteries are likely to have Saxon origins. Large areas of medieval townscape and former burgage plots survive, in particular along the High Street and within the Cathedral Precinct. Extensive 19th century re-ordering saw the construction of a new broad and level Queen Street to replace the narrow Iron Bridge which had been built in 1835 to span the steep Longbrook valley leading to the former North Gate of the city. Unfortunately, extensive bomb damage in 1942-3 means that there are large areas of loss within the city and its historic suburbs, notably South and North Street, the northern part of the High Street and Princesshay, as well as Sidwell Street.

By the Middle Ages the city had started to grow beyond the circuit of its walls and therefore includes several historic suburbs:

St Sidwells lies outside the East Gate on the former London Road. Prior to suffering heavily from bomb damage in World War II, the extra-mural settlement had been largely demolished in the Civil War in order to provide a clear line of fire from the city walls. The lines of the former streets (Sidwell, Longbrook and Paris Street) are the primary surviving elements of its built structure, along with the former aqueduct on Well Street which provided much of the city's drinking water throughout the medieval and post-medieval periods.

St David's on the far side of the Longbrook valley, the suburb extends from St David's church as far as the former North Gate of the City immediately below North Street. Due to the steep gradient of the Longbrook valley this was considered largely unsuitable for wheeled transport arriving to the city from the north and the East Gate was widely used instead. St David's was a largely agricultural suburb until the 19th century when it gradually developed into a middle-class suburb.

The suburb of *St Thomas* across the river from the city is largely focussed on the line of Cowick Street, providing routes into the city from Okehampton and Plymouth. The bridge crossing the river was completed in 1240 with a chapel built at its west end dedicated to Thomas a Becket. This, along with the parish church, became the focal points for the settlement. Due to repeated flooding the chapel was demolished and much of the built structure of the suburb today is Georgian and Victorian in date.

The suburbs of *Holy Trinity* and *Southernhay* lie immediately outside the South Gate and bounded by the line of the Shytebrook to the southeast. The South Gate was the main ceremonial gate of the city and provided easier access to the city from the former harbour at Topsham and the cities sea-going trade. The fields on either side of the arterial routes were primarily utilised for agriculture and cloth-drying, while a leper hospital was located on the far side of the Shytebrook valley from the early 12th century. Largely demolished during the Civil War the suburbs were rebuilt in the Georgian and Victorian period, including the cities new hospitals, while the construction of the Magdalene Road Viaduct in the 1830s opened up the eastern side of the Shytebrook valley extending as far as Heavitree and Wonford

Villages and townlets that became subsumed are:

Alphington is thought to have been founded in the late Saxons period and was listed as *Alfintone*. Formerly a royal manor during the medieval period it remained a small agricultural village on the southwestern side of the city until 1906 when it was connected to the city by an electric tram line. The former village was formally incorporated into the city in 1966.

The main road through *Whipton* may have originated as a Roman road, forming one of the principal routes to the Roman fortress at Exeter and the later Roman town and medieval city from Taunton. It ran through the village until the creation of Pinhoe Road in the 1930s. Like Alphington it was largely an agricultural village until subsumed by the city in the post-war period.

Heavitree was located along the main Roman roads leading to the East Gate from Dorchester and following the conquest of Exeter and the surrounding lands in the early 7th century Cenwealh, the Saxon King of Wessex, is believed to have built a church or chapel on the site of the current church and near the meeting place of the Wonford Hundred Court may at the *Heafod Treow*, an Anglo-Saxon word meaning or head or chief tree. Heavitree remained a relatively simple ribbon development until the first half of the 19th century, when it increasingly became a focus for the new ‘country’ villas of Exeter’s upper and middle classes, keen to escape the cramped and diseased conditions of the city. By the 1880s Heavitree had effectively become a suburb of Exeter and although the residents fought against it for many years it eventually became part of the City of Exeter in 1913.

4.5 Historic Gateways

In addition to the main gates described above, the Water Gate lead down to the historic quayside, although all the city gates were removed during the course of the 19th century. Outside the circuit of the city walls the remains of the former medieval bridge across the Exe to the historic suburb of St Thomas survive surrounded by the modern Exe Bridges, while Queen Street has been one of the principal avenues into the city from the north since the mid-19th century which has been the principal route to the north of the city since its creation between 1839 and 1841. To the north- and southeast Sidwell Street, Heavitree-, Magdalene- and Topsham Road are all historic gateways into the city.

4.6 Nodes

As an ancient fording point, the primary node is the position of the former medieval bridge from Exeter across the river Exe to St Thomas. Although the position of the crossing has been slightly altered in the post-war period, it is nonetheless the position is demonstrated by the converging of Alphington, Okehampton and Cowick Roads at the northeastern end of the St Thomas suburb close to an area named Shooting marsh Stile. At the other end of the city the main road from the East Gate north is thought to have originated as a Roman road, forming one of the principal routes to the Roman fortress at Exeter and the later Roman town and medieval city.

4.7 Landmarks

The Cathedral of St Peter is a particularly important heritage asset, the two towers of which are an iconic part of the Exeter skyline and are visible across much of the city as well as the higher ground to the north, west and south. Colleton Crescent and the City Walls are prominently visible from the surrounding landscape and lower reaches of the city. To the southeast the Devon County Council office, in particular its distinctive clock tower, is a prominent listed

building, while the church of St Leonard's with its distinctive steeple occupies a prominent position on a natural ridgeline extending towards the southeast. Both are distinctive landmarks along Topsham Road, while the latter in particular, is particularly visible from to the south and southeast along the Exe valley. The remains of the medieval bridge and tower of St Edmund's, which is surrounded by Frog Street, Edmund Street, Western Way and New Bridge Street are distinctive landmarks, although they do not form part of the Exeter skyline.

4.8 Key views

There are any number of Key Views within the wider area of the city, however, those most likely to be affected include the views up and downriver that highlight its connection to the city, and its panorama across the floodplain. The view towards the Canal Basin is listed within the Riverside Conservation Area Appraisal as an 'important view' and is a positive contributor to the area Representative Viewpoint 08 (RV08). There are four additional 'important views' across the river towards the site listed within the Friars Conservation Area. Two are from Colleton Crescent, the northwesterly point (RV09) and the southeasternmost (RV10) looking southeast. The remaining two are from the grounds south of the Devon County Council Registration office, looking southwest and south respectively. The Quayside generally, is a popular tourist attraction and leisure spot, with a number of listed buildings highlighting the historic industrial past (RV06) and segueing directly into Exeter Footpath 49 following the northern bank of the Exe heading southeast (RV12 and RV13). Lastly, the high ground occupied by the City Walls offers unparalleled views across Exe Island and the city's wider southern suburbs generally (RV02, RV03 and RV07).

5. METHODOLOGY FOR DEFINING IMPACT CRITERIA

5.1 Study Area

The scope of the assessment of the impact of the proposed development on the setting of the historic townscape has been defined on the visibility of the Proposed Development from viewpoints in the surrounding areas. The assessment viewpoints have been chosen to illustrate representative views from the key receptors and are supported by Accurate Visual Representations (AVRs). The selected viewpoints do not include every position from which the Proposed Development will be visible but are typical views which are representative of the key visual receptors in the area. The scope of the assessment of the setting is based on professional experience and judgement. The study area includes both the site and its wider context at a 5km radius from its boundary.

5.2 Definitions of parameters and baselines

The scope of the assessment has been defined on the basis of the visibility of the proposed development from viewpoints in the surrounding areas. The assessment viewpoints have been chosen to illustrate representative views from the key receptors and are supported by Accurate Visual Representations (AVRs). The selected viewpoints do not include every position from which the proposed development will be visible but are typical views which are representative of the key visual receptors in the area.

The scope of the assessment is based on professional experience and judgement. This has determined that the changes to townscape character and visual amenity during construction can give rise to a greater magnitude/differing character than the changes experienced during the

operation phase, although temporary in nature. The assessment of townscape and visual effects therefore considers the significant effects during both phases.

A Technical Note (196-TN-001) has been prepared for Exeter City Council (ECC) by Greenhalgh Landscape Architecture Ltd in order to agree the scope and methodology that would accompany an outline planning application.

The study area for the townscape heritage character appraisal includes both the site and its wider context at a 5km radius from its boundary. The study area for the visual appraisal also considers the primary zone of visual influence within a 5km radius.

The identification of the townscape and visual study area is based on experience of assessing similar developments, professional judgement and knowledge of the site and its surrounding development. The study area is illustrated on Figs. 2-3.

5.3 Desk-Based Studies

A full Desk-based assessment (DBA) has also been prepared by Oakford Archaeology to be presented in tandem with this document. This has utilised the existing Conservation Area Appraisals, aerial photography and historic mapping from 1587 up to the current Ordnance Survey (OS) maps to show the evolution and character progression of the wider cityscape. This THA has been produced in conjunction with the data presented within the DBA to identify the individual characters of the surrounding areas and determine the potential visual receptors.

A field survey was undertaken in February 2023 to review the townscape heritage context, and baseline photography was captured when conditions were fair, and visibility was very good. Another site visit was completed in March 2023 to inform this assessment and included a further review of the townscape and visual context in light of the previous THA work prepared for the site. The site visit also confirmed the key townscape character receptors, visual receptors and representative viewpoints to be assessed.

5.4 Heritage Impact Assessment Methodology

The THA assesses the impact of the proposed development on townscape and visual receptors. Townscape and visual assessments are separate although linked processes and so this report addresses the townscape effects and the visual effects separately, as recommended in the Guidelines for Landscape and Visual Impact Assessment (GLVIA3). Potential effects of the Proposed Development on the following are assessed:

- *The townscape as a resource in its own right (caused by changes to the constituent elements of the townscape, its specific aesthetic or perceptual qualities); and*
- *views and visual amenity as experienced by people (caused by changes in the appearance of the townscape).*

In order to recognise and assess the likely effects of proposed development on the identified visual receptors, a range of visualisation types have been prepared. The type of visual representation has been guided by the *Landscape Institute's Technical Information Note 06/19: Visual Representation of Development Proposals* and GLVIA3 which recommends a proportionate approach to assessment in relation to the scale of development proposed and the sensitivity of the visual receptors. In order to identify what visualisation type is required, the guidance initially states that the purpose and intended users of the THA and associated visualisations is identified. This is a standalone THA within an EIS to support a full planning

application, where there are potential concerns about townscape and visual effects and the visualisations will be in the public domain. The guidance states that in these instances, Visualisation types 1-4 are appropriate which are summarised below:

- *Type 1: Annotated Viewpoint Photograph - To represent context and outline or extent of development and of key features.*
- *Type 2: 3D Wireline / Model (Non-photographic) - To represent 3D form of development /context.*
- *Type 3: Photomontage / Photowire (CGI) - To represent appearance, context, form and extent of development.*
- *Type 4: Photomontage /Photowire Survey / Scale Verifiable - To represent scale, appearance, context, form, and extent of development.*

6. IDENTIFYING VISUAL IMPACTS

The visual impacts of developments are bi-phasal; those related to demolition and construction, and those from the completed development.

6.1 Demolition and construction

The key aspects of the construction phase which have potential to affect the townscape and visual receptors have been identified as:

- the presence of temporary boundary hoardings, construction compounds, materials storage and contractors' accommodation;
- works associated with tree removal and planting of new trees;
- excavation and storage of spoil;
- presence and movement of Heavy Goods Vehicles, deliveries and transportation of materials, and other construction traffic and activity around the site;
- demolition of existing structures;
- construction of buildings including the use of piling equipment, large tower cranes, temporary scaffolding and temporary lighting during night-time construction; and
- public realm works.

6.2 Completed development

The key aspects of the proposed development once complete and operational, which are likely to affect the townscape and visual receptors, have been identified as:

- construction of 1500 residential apartments extending between 1 and 12 storeys above new retail units;
- construction of Exeter College Construction Faculty and Renewable Energy Skills Centre;
- provision of student accommodation,
- redesign of existing arterial routes including landscaping improvements, enhanced pedestrian and cycle connections, provision of car share/co-car facilities, and construction of an additional railway station.

The methodology for townscape and visual assessment is based on current best practice as set out in:

- Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013);
- Townscape Character Assessment: Landscape Institute Technical Information Note 05/2017 (Revised April 2018); and
- Visual Representation of Development Proposals, 2019 (Landscape Institute Technical Information Note 06/19).

To ensure transparency within the THA process, the following assumptions and limitations have been identified:

- The assessment is based on the supporting application drawings submitted for approval, the information contained within 196-TN-001 LVIA Scope and Methodology Technical Note (31.01.2023) of the proposals prepared by Greenhalgh LA. This approach has allowed for a balanced assessment that considers all the relevant material and allows for judgements to be made on design quality and associated mitigating effects;
- the assessment of townscape and visual effects considers the likely significant effects during operation year 1 only. It is considered that these would be permanent effects and represents a worst-case scenario in terms of the maturity of the landscape proposals. Temporary construction effects are also considered;
- with regard to the visual assessment, it does not attempt to predict the visual effects of seasonal changes throughout the year, or the difference between day and night-time effects, but describes the ‘worst case’ position in terms of view when the proposed development would likely be most visible i.e. daytime views in the winter when trees would have no foliage; and
- while 31 representative viewpoints have been selected for assessment, not all views within the Study Area have been modelled and professional judgement has been used to assess the effects of the proposed development and when defining significant and not significant effects.

7. METHODOLOGY FOR DEFINING TOWNSCAPE CHARACTER EFFECTS

The sensitivity of townscape receptors relates to the value attached to that receptor (which is established as part of the baseline assessment) and the susceptibility of the receptor to the type of change or development proposed. The value of the identified townscape receptor is assessed with reference to the following criteria and the definitions of level set out below.

- Any designation of policies (both national and local) which may be present; and
- the presence or absence of other attributes which contribute to townscape value such as condition, scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects or associations e.g., with writers, artists or historic events.

7.1 Receptors and Receptor sensitivity

Value	Criteria
Very High	<ul style="list-style-type: none"> ▪ World Heritage sites and associated structures;

Value	Criteria
	<ul style="list-style-type: none"> ▪ Buildings and archaeological remains of acknowledged international significance; ▪ Historic landscapes of international value; ▪ Extremely well-preserved historic landscapes with exceptional coherence, time-depth or other critical factor(s); ▪ Assets that can contribute significantly to acknowledged international research objectives.
High	<ul style="list-style-type: none"> ▪ Scheduled monuments and their settings; ▪ Grade I and Grade II* listed buildings and their settings; ▪ Other Listed structures that can be shown to have exceptional qualities not adequately reflected in the Listing grade; ▪ Grade I and II* Registered Parks and Gardens and their settings; ▪ Designated and undesignated historic landscapes of outstanding interest; ▪ Undesignated landscapes of high quality and importance, and of demonstrable national value; ▪ Conservation areas containing buildings that contribute significantly to its historic character; ▪ Non-designated assets of schedulable quality and value; ▪ Assets that can contribute significantly to acknowledged international and national research objectives; ▪ Designated and non-designated historic landscapes of outstanding interest or of high quality and importance and of demonstrable international or national value; ▪ Well-preserved historic landscapes with exceptional or considerable coherence, time—depth or other critical factors; ▪ Buildings and archaeological remains of acknowledged international significance; ▪ Assets that can contribute significantly to acknowledged international research objectives.
Medium	<ul style="list-style-type: none"> ▪ Grade II listed buildings and their settings; ▪ Grade II Registered Parks and Gardens and their settings; ▪ Registered Battlefields and their settings; ▪ Conservation areas containing buildings that contribute significantly to its historic character; and their settings; ▪ Designated or non-designated assets that contribute to regional research objectives; ▪ Designated or non-designated historic landscapes that would justify special historic landscape designation, or landscapes that would be considered to be of regional value; ▪ Hedgerows defined as ‘important’ under the criteria set out in the Hedgerow Regulations (1997); ▪ Non-designated archaeological sites of regional value; ▪ Moderately well-preserved historic landscapes with reasonable coherence, time-depth or other critical factors;
Low	<ul style="list-style-type: none"> ▪ Locally-listed structures and their settings;

Value	Criteria
	<ul style="list-style-type: none"> ▪ Designated or non-designated assets of limited value, but with the potential to contribute to local research objectives; ▪ Robust undesigned historic landscapes or those with importance to local interest groups; ▪ Historic landscapes, the value of which is limited by poor preservation and/or poor survival of contextual associations; ▪ Historic townscape or built-up area of limited historic integrity or built settings; ▪ Assets compromised by poor preservation and/or poor survival of contextual associations; ▪ Assets of limited value, but with potential to contribute to local research objectives.
Negligible	<ul style="list-style-type: none"> ▪ Assets with very little or no surviving archaeological interest; ▪ Buildings of no architectural or historical merit; ▪ Landscapes of little or no significant historic interest.

7.2 Susceptibility to change of Townscape Receptors

GLVIA3 defines susceptibility as:

“the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the Proposed Development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies”. (Ref: 7.9 Para 5.40)

Judgement on the susceptibility to change of each townscape receptor is made based on the scales and definitions laid out as defined below:

High - Townscape receptor would be unlikely to accommodate the type of development proposed without undue negative or beneficial consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies. Townscape receptor has little or no relationship to the type of development proposed and/or would be difficult to replace or substitute if lost e.g. ancient woodland, veteran trees and historic parkland. Characteristics of the townscape which contribute to the townscape character are highly sensitive and would be fundamentally altered by the type of development proposed.

Medium - Townscape receptor would be compromised by the type of development proposed and/or the achievement of townscape planning policies and strategies would be compromised. Townscape receptor has some relationship to the type of development proposed and/or could be partially replaced or substituted if lost. Townscape receptor is moderately sensitive and characteristics of the receptor would be altered by the type of development proposed. The general townscape character would remain but would be weakened by the type of development proposed.

Low - Townscape receptor would be likely to accommodate the type of development proposed without undue negative or beneficial consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies.

Townscape receptor has a close relationship to the type of development proposed and could be easily replaced or substituted if lost. Townscape receptor is of low sensitivity and characteristics of the townscape would not be significantly altered by the type of development proposed. The general townscape character is resilient to change.

Using the definitions outlined above, a judgement on the overall sensitivity of each townscape receptor (ranging from High to Negligible) is made. This is based on the combined evaluation of susceptibility and value attached to the receptor, together with informed professional judgement and guidance provided in GLVIA3. For example, a townscape receptor that has a High Sensitivity is likely to have a High Value and a High Susceptibility to change, and a townscape receptor that has a Low Sensitivity is likely to have a Low Value and a Low Susceptibility.

7.3 Magnitude of impact

The magnitude of effect on townscape receptors considers the size or scale, geographical extent and the duration and reversibility of the effect. The degree of magnitude of impact to the Townscape Receptors is as defined below:

Large - Permanent loss of all or most of the key characteristics of a townscape receptor and/or addition of major new elements which would be dominant features with little or no relationship to the townscape receptor. Changes would substantially alter the character of a large area.

Medium - Permanent partial loss or change to some of the key characteristics of a townscape receptor and/or addition of new elements which would be prominent features. Changes would result in a large change to the character of a small area or a noticeable change to a larger area.

Low - Permanent limited/localised loss or change to common characteristics of a townscape receptor and/or addition of new elements which would be noticeable features but largely in keeping with the existing character. Changes would result in a small change to the character of a large area or a noticeable change to a small area. Also includes temporary and/or reversible changes of larger scale or extent.

Negligible - No, or barely discernible, change to townscape receptor.

7.4 Defining the effect

Townscape effects include:

- changes to, and/or complete or partial loss of features, elements, characteristics or perceptual aspects that contribute to the character and distinctiveness of the townscape/local townscape area; and/or;
- introduction of new elements or features that influence the character and distinctiveness of the townscape/local townscape area.

The overall townscape effect for each receptor is determined by combining the assessment of sensitivity with the assessment of predicted magnitude of effect for each identified receptor. Consideration is also given to the Type of Effect in terms of whether it is Adverse, Beneficial or Neutral. Often, effects will include a combination of both beneficial and adverse effects. However, a judgement is made on the nature of the overall effect which is based on the following terms:

- Adverse: overall harm to the townscape character/feature;
- Beneficial: overall improvement to the townscape character/feature;
- Neutral/Negligible: no overall harm or improvement to the townscape character/feature.

7.5 Methodology for defining visual effects

Visual receptors are the people who may be affected by changes in views and visual amenity. They include people passing through the area, people working in an area and people visiting or engaged in recreational activities. Residents living in an area are also a receptor group but private views from residential properties were scoped out of this assessment.

The sensitivity of the visual receptor comprises a judgement on the value attached to the views and an assessment of the susceptibility of each receptor to the type of change proposed. A judgement on the value attached to the views is made with reference to the following criteria and the definitions of value set out below.

- Planning designations e.g. Designated Views or Protected Vistas identified in local or regional planning policy;
- other designations relating to landscape features or heritage assets e.g. key views identified in conservation area appraisals or recorded in citations for listed buildings or registered parks and gardens; and,
- indicators of the value attached to views by visitors e.g. views identified in guidebooks or on tourist maps, official viewpoints (often with sign boards and interpretive material) or views referenced in literature or art. The degree of value attached to views is as defined below:

Very High - This includes International, or National Views associated with sites of international importance such as World Heritage sites.

High - This includes National or Regional Designated views of national or regional importance such as views of noted importance to sites of national importance e.g. Scheduled Monuments, AONBs, Grade I/Grade II* listed buildings, and/or Registered Historic Park and Gardens.

Medium - This includes Regional or Local Views identified or protected at local level such as those identified in local planning policy or guidance, and views associated with heritage or townscape features of regional or local importance e.g. some Conservation Areas and Grade II/II* listed buildings. May also include views which are undesignated, but value perhaps expressed through non-official publications or its contribution to enjoyment of a designated or non-designated heritage asset.

Low - This includes general local views. The view from the identified visual receptor is not related to designated, or non-designated, heritage assets, or a planning designation; and/or mentioned in guidebooks or on tourist maps; and/or referenced in art and literature; but contributes positively to the visual amenity experienced by the receptor.

Negligible - This includes general local views with the understanding that the view from the identified visual receptor does not make a positive contribution to local visual amenity.

The assessment of susceptibility of visual receptors is based on the approach set out in para 6.32 of GLVIA3, which notes that:

“the susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- *The occupation or activity of people experiencing the view at particular locations: and,*
- *the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations”.*

Judgements on the susceptibility of a visual receptor to change are broadly based on the descriptions of susceptibility as defined below.

7.6 Susceptibility to Change of Visual Receptors: Susceptibility Description

High - Receptors for whom the view and visual amenity is of high importance to the experience or activity including people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape and on particular views e.g. waymarked walks through the landscape; and visitors to heritage assets or other attractions where views of the surroundings are an important contributor to the experience.

Medium - Receptors for whom the view and visual amenity is of moderate importance to the experience or activity including travellers on most road or rail routes.

Low - Receptors for whom the view and visual amenity is of low importance to the experience or activity including: people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape; and, people at their place of work whose attention may be focussed on their work, not on their surroundings, and where the setting is not important to the quality of working life.

A judgement on the overall sensitivity of each visual receptor (ranging from High to Negligible) is made. This is based on the combined evaluation of susceptibility and value attached to the receptor, together with informed professional judgement and guidance provided in GLVIA3.

8. MAGNITUDE OF IMPACT

The magnitude of visual effect considers the size or scale, geographical extent, and the duration and reversibility of the effect. Judgements on the magnitude of visual effect are broadly based on the definitions of magnitude set out below.

8.1 Defining Magnitude of Change – Visual Receptors

Large - Permanent loss of all or most of the key characteristics of a view and/or addition of major new elements which would be dominant features. Changes would substantially alter the character of the view.

Medium - Permanent partial loss or change to some of the key characteristics of the view and/or addition of new elements which would be prominent features. Changes would result in a large change to the character of a small part of the view or a noticeable change to a larger part of the view.

Low - Permanent limited/localised loss or change to a view and/or addition of new elements which would be noticeable features but largely in keeping with the existing character of the view. Changes would result in a small change to the character of a large part of the view or a noticeable change to a small part of the view. Also includes temporary and/or reversible changes of larger scale or extent within the view.

Negligible - No, or barely discernible, change to the view.

8.2 Defining the effect

Visual effects include:

- Changes to, and/or complete or partial loss of features, elements, characteristics or perceptual aspects that contribute to the character and distinctiveness of the view; and/or,
- introduction of new elements or features that influence the character and distinctiveness of the view.

The overall visual effect for each receptor is determined by combining the assessment of sensitivity with the assessment of predicted magnitude of effect for each identified receptor. Consideration is also given to the Type of Effect in terms of whether it is Adverse, Beneficial or Neutral. Often, effects will include a combination of both beneficial and adverse effects. However, a judgement is made on the nature of the overall effect which is based on the following terms:

- Adverse - overall harm to the character/quality of the view and loss of visual amenity;
- Beneficial - overall improvement to the character/quality of the view and improvement of visual amenity;
- Neutral/Negligible - no overall harm or improvement to the view or visual amenity.

9. BASELINE CONDITIONS

9.1 Land Use and Built Form

The site is located immediately to the south of Water Lane in the parish of St Thomas, Exeter and consists largely of defunct 20th century industrial buildings and warehouses. The site is oriented northwest-southeast, approximately 850m long and between 55-115m wide. The northeastern boundary is formed by Water Lane and the old Exeter Ship Canal, while at the northwestern end it is bound by Tan Lane. The southwestern boundary is formed by the mainline railway, while a fence and area of dense scrubland separates the southeastern end of site from the ECC Water Lane Solar Farm Substation.

The principal land use of the site is industrial. The southern part of the site consists of the former SecAnim meat rendering plant, while the central plots are occupied by similar industrial structures utilised for boatbuilding, long-term storage of goods and car rental, with three-storey housing occupying the northwestern corner of the site. The buildings are generally two- to

three-storeys in height and constructed of modern materials including brick and breeze block, roofed in corrugated iron or asbestos sheeting. The plots themselves are oriented only in as much as they need to utilise the primary access road, while functionality informs the design and offers no common themes or lines. The whole is typical of 20th century industrial sprawl, with almost all the open areas in between the buildings covered with hardstanding.

9.2 Materiality

Building 1 is built with stone footings and a mix of concrete and brick walls; a rectangular, single storey industrial storage unit with a corrugated metal roof and corrugated upper gable on the southwest facing elevation.

Building 2 comprises a long rectangular structure. The southeastern end of the building is a three storey, corrugated clad block, with a pitched corrugated roof.

Building 3 is L-shaped prefab, single storey construction, with wooden clad walls and a low flat roof.

Building 4 is a three-storey corrugated metal construction, extending across three bays, with low pitched corrugated roofs.

Building 5 is a 20th century brick built, two storey, industrial warehouse, with a low-pitched corrugated roof. A simple, brick built, single story extension with a flat roof, is located on its southwest side.

Building 6 is a 20th century, rectangular, single storey, brick structure with a low-pitched, tiled roof. Its northeastern façade is constructed of stone and rendered brick.

Building 7 is a 20th century two storey brick construction, with areas of partial render on its northeast elevation.

Building 8 comprises a large, rectangular, wood framed storage or warehouse unit, with a corrugated roof.

Building 9 is a 20th century, small, rectangular, brick built, single storey structure, with flat roof, and rendered street frontage elevation.

Building 10 is a simple two-storey height construction built of corrugated sheet metal, with a pitched, corrugated roof.

Building 11 is a large, rectangular, brick built, two-storey high warehouse, with a pitched roof.

Building 12 is a large warehouse; approximately five-storeys high. Its base is constructed of brick, while its upper walls are made of corrugated metal sheeting. It has a pitched roof of corroded corrugated metal sheets, with sky lights running the length of both roof pitches.

Building 13 consists of a series of large, brick and corrugated metal, one to two storey constructions, that adjoin each other in a series of bays. All have pitched, corrugated metal roofs, with some incorporated skylights.

Building 14 is a mid-20th century brick, two-storey, building, with a three storey wing on its southeastern side and a flat roof.

Building 15 is a single storey corrugated metal warehouse, with pitched corrugated metal roof.

Building 16 is a rectangular, two storey height, structure, built of the same materials as building 15.

9.3 Movement and connectivity

The site is located on a narrow strip of land between the mainline railway to the south and Water Lane to the north. As such the individual compounds are accessed either from Tan or Water Lane. The plots themselves are largely not inter-connected. Water Lane itself is a well-used two-lane road that overlies the old canal towpath at its southeastern end, before terminating at the Water Lane Solar Farm. There are two underpasses either on, or adjacent to the site that connect it to the industrial estate on the southern side of the trainline. The underpass on Tan Lane serves a single lane of traffic, while the pedestrian underpass connecting Water Lane and Marsh Green Road is a narrow and confined passageway.

9.4 Green Infrastructure and Public Realm

The site is bordered in part by the canal, which aside from its locally listed revetments is soft sided allowing a wealth of species to inhabit its micro-habitats. These can be readily appreciated along the route of the old canal towpath which is widely used for leisure and recreation. In addition, a number of mature deciduous trees line both sides of the towpath, providing visual and wind breaks, as well as habitat variation.

Further to the northeast of the site and beyond the line of the canal, the river can be seen, including the modern flood relief channel and concrete weir. The river and the relief channel afford vital, seasonally shifting habitats in an otherwise urban context.

9.5 Townscape Elements

The townscape character analysis included a review of the local townscape character areas within their Conservation Areas. Due to the varied nature of the city's townscape, these larger Conservation Areas serve as more convenient units of characterisation. Of the 20 local Conservation Areas, 15 were considered not likely to have significant effects arising from the proposed development and were scoped out from the assessment.

The site and much of its immediate surrounds are defined as TCA13 due to the overwhelming prevalence of 20th century industrial architecture and building materials present. The prevailing architecture consists of two- to five-storied, prefabricated steel buildings, often with one or more ancillary breezeblock buildings clustered with it, within a wider compound, typically fenced. The buildings are defunct, they were never especially aesthetically pleasing, and they do not tie in with the wider character of riverine trade and industry with the possible exception of the Boatbuilders'. The site immediately to the north of Water Lane will also in due time be advanced for development and is also considered a TCA13. To the west are largely orthogonal streets of three- and four-storey housing (TCA09), uniform in architecture and period.

The site is bounded in part by the Old Exeter Shipping Canal; all stone and timber revetting of which are locally listed, while the canal itself is recognised as forming a positive contribution reflective of the city and quay's industrial and trading past, as well as long-distance views to

and from the city which underline their historic relationship. Exeter Fringes (2007) defines the area (24) as:

“[an] area [that] has an intrinsically high ecological sensitivity and is a very important valley floor corridor with flood plain, marshland, river course, and pasture with cycle and pedestrian access. The area is a focus and corridor for views into the city, essential to its character and is very attractive in parts”.

The TCA has local variations of character with little degree of uniformity and is identified within the Exeter Local Plan Draft (2022) as brownfield suitable for development. Nothing within the site itself can be identified as contributing to the townscape character of any of the surrounding areas and is therefore assessed as being of **Negligible Townscape Value**.

10. EXTENT OF VISIBILITY

A baseline assessment of the local visual context and visual amenity was undertaken to understand the existing extent of visibility of the site, views in the vicinity of the site (including protected views) and visual receptors likely to be affected by the proposed development. In this context, the term site is used to refer to the full extent of the site and the existing buildings with this. Representative viewpoints were identified which reflected the character and quality of typical views from the key receptors, and to form the baseline against which the visual effect of the proposed development could be assessed.

The visibility of the site is largely influenced by the high density of existing built development. From the south, views into the site are currently largely screened by the existing industrial estate and the raised railway embankment, while views into the site from the north are mostly screened by the three- and four-storey apartment blocks along Haven Road, Maritime Court, Michael Browning Way and Water Lane. Further north the ground rises steeply above the historic quayside, with open views across the site from Colleton Crescent, while views from the City Walls are in part screened by existing post-war apartment blocks along South and Water Gate Roads. In addition, the site is clearly visible from the roof of Exeter Cathedral.

Further afield, long distance views of the site are generally screened by intervening residential and industrial buildings, as well as vegetation. Occasionally, where open spaces and the orientation of streets allow, some limited views of the site and its current buildings are afforded.

10.1 Visual Receptors

The key visual receptors which have been identified within the study area with the potential to have significant effects arising from the Proposed Development are set out below. Other visual receptors within the study area were scoped out from further assessment.

Users of the Quayside

The Quay is located to the north of the proposed site, and although a good distance between the two, the intervening distance is separated by the River Exe and the Canal Basin, allowing an uninterrupted view between and beyond the housing currently situated along Haven Bank. These are mainly three-storey with a number of four-storey scattered throughout. As such, substantially taller buildings beyond will be visible above the Haven Bank development from ground level. Representative Viewpoint RV06 and RV08.

Public Right of Way (PROW) Exeter Footpath 49

The footpath runs from the Quay southeast, following the northern bank of the river and is a popular route with pedestrians and cyclists for both commuting and leisure purposes. There is currently little to no intervening vegetation or development to filter or obscure views into site from the footpath until Trew's Weir, where bankside trees provide some, low green filtering. Representative Viewpoint RV12 and RV13.

Users of the River Exe

The river is used not only as visual amenity by tourists and citizens, but is also utilized for watersports, primarily rowing and kayaking. There are local rowing clubs as well as a Quayside business renting kayaks. As with users of PROW Footpath 49, there is little to obscure the users view from the site. Representative Viewpoint RV06 and RV08.

Canal

The Canal is one of the oldest shipping canals in the country. The waters are used for watersports such as kayaking boating and rowing, while the basin is a hub for retail and leisure. Representative Viewpoint RV08.

PROW Exeter Footpath 22

The footpath is one of the old Towpaths associated with the Canal. It runs along its northern bank and is popular among walkers and cyclists. From it, the entirety of site can be seen, bar that blocked by the Canalside development between Cotfield Road and River Meadows which provides blocking of up to three storeys in height. Representative View RV18.

PROW Exeter Footpath 23

The footpath is one of the old Towpaths associated with the Canal. It runs along its southern bank and is popular among walkers and cyclists. From it, the entirety of site can be seen, bar that blocked by the Canalside development between Cotfield Road and River Meadows which provides blocking of up to three storeys in height.

PROW Exeter Footpath 25

The footpath spurs from Footpath 23 and heads southwest, cutting through the site to pass through a tunnel under the railway embankment.

Commuters on the GWR mainline

The rail line runs along, and forms the border for, the southern edge of the site. As such, users of the GWR will have an incomparable view of the proposed development in their approach to the city passing by the foot of the construction.

Workers in Marsh Barton

The wider Marsh Barton Area, to the east and southeast of site, is a large-scale industrial estate, host to a large amount of employment and retail.

Allotments

To the northeast of site, between the canal and the river Exe, is an allotment occupying the slightly raised ground.

Pedestrians and road users of Water Lane, Tan Lane, Exton Road, Marsh Barton Road and Marsh Green Road North

As a site within a largely industrial estate, it is ringed by routes across the city. Many of these are primarily for access to places of work or goods sale, but a sufficiently large proportion is also domestic, such as those who use Water Lane to get to properties on Haven Bank.

Residential

From south of the A3015, to the development along Haven Bank, There will be large amounts of residential properties that possess direct line of sight. The views from residential properties have been scoped out of this assessment, however, residents themselves going about their daily lives remain a receptor group. Representative View RV16, RV19, RV20, RV29 and RV30.

10.2 Representative Viewpoints

A total of 31 viewpoint locations were identified to represent typical views from the key visual receptors and illustrate views from within the local townscape character area (TCA13) as well as a representative selection of adjacent ones. This should be read in conjunction with Figs. 2-3 and Plates 1-31.

A baseline description for each viewpoint is provided below.

1 The Medieval Bridge

This viewpoint is located at the southwestern end of the above ground remains of the medieval bridge to St Thomas, looking southeast towards site. The foreground is dominated by the remains of the medieval bridge. It features seven standing arches as well as part of the tower of the Church of St Edmund that originally stood at the east end of the bridge. Both the bridge and the church are Listed and Scheduled. These remains are set within a grassy area surrounded by Western Way and modern Exe Bridges, Edmund-, Frog- and New Bridge Street. To the south views are dominated by modern Exe Bridges linking the city with the historic suburb of St Thomas, while views to the southwest are dominated by the three- to four-storey developments around Commercial Road and Waterside, the latter located on the western side of the river Exe.

2 The City Wall Footbridge

This viewpoint is located at the southwestern end of the footbridge over Western Way that spans the gap in the City Wall, looking southeast towards site. Exeter is in the exceedingly rare position in that it retains almost the entire circuit of its city walls, and this is one of the places they may best be appreciated. Although intervening buildings along South- and Water Gate Street largely interrupt any views of the riverside, the height and gradients ensure that receptors can nonetheless see straight over Exe Island and March Barton to Haldon Ridge to the south.

3 The City Wall over Exe Island

This viewpoint is located just south of Western Way, near its junction with Lower Coombe Street. It shows how the defences made use of the steep slope overlooking Shilhay and this location affords open views across the low-lying townscape on the west bank of the river Exe and the surrounding countryside.

4 The Cathedral

This viewpoint is located on the South Tower of Exeter Cathedral, demonstrating the prominence of the building within the landscape and its open, un-obstructed views of the low-lying townscape on the west bank of the river Exe and the countryside beyond.

5 Stepcote Hill

This viewpoint is located at the northern end of Stepcote Hill, looking southeast towards the site. Despite the height of the viewpoint, views towards the site are limited due to the presence of properties on either side of the street, although parts of the lower lying townscape on the western bank of the river Exe and the higher ground beyond are visible. The view along the street is of local significance, is mentioned in guidebooks and features a number of Listed properties including the cobbles of the street themselves.

6 The Quay

This viewpoint is located adjacent to the Custom House on the historic quayside, looking southeast towards the proposed site. The Custom House (right) is the oldest brick-built building in Exeter, and just one of a number of listed buildings connected to the historic trade of the quay. These are architecturally related giving the area a distinct character. The cobblestone pavers that have been polished by passers-by give a feeling of antiquity. The riverside developments on the far bank, directly ahead, are largely three-storey and limit much of the view in that direction.

7 The base of the southern City Wall

This viewpoint is located at the southwestern corner of the historic City Walls, overlooking the Quay and looking beyond to the southeast and the proposed site. It shows the post-war development along Water Gate Road and the late 20th century Waterside development on the west bank of the river Exe, the latter filtered by existing vegetation cover.

8 The Quayside

This viewpoint is located in front of the Kings Wharf building on the historic quayside, looking southeast towards the site. The foreground is dominated by the late 20th century three- to four-storey Waterside development and the lower lying historic warehouses surrounding the Canal Basin.

9 Colleton Crescent

This viewpoint is located at the northwestern end of Colleton Crescent, looking southeast towards the site. This grandiose crescent terrace was deliberately constructed at the top of the cliffs overlooking the river due to the views over the wider landscape. Its height allows a receptor to see over the historic buildings of the Canal Basin that form much of its character, to the residential infill (TCA09) behind. This is a recognised 'important view' within the wider Southern and Friarshay Conservation Area.

10 Colleton Crescent

This viewpoint is located at the southeastern end of Colleton Crescent, looking southeast towards the site. As a receptor progresses down the crescent the full scope of the view becomes apparent, spreading into a full panorama of the lower-lying city and the countryside beyond. This is a recognised 'important view' within the wider Southern and Friarshay Conservation Area.

11 Colleton Hill

This viewpoint is located at the base of Colleton Hill, looking southeast towards the site. This area makes a strong and positive contribution to the Riverside Conservation Area, with the predominantly listed terraced houses on either side of the road forming an important and uniform group that does much to inform the local character. The base of Colleton Hill connects the buildings to the wider historic quayside.

12 *Exeter Footpath 49*

This viewpoint is located on the PROW Exeter Footpath 49 on the north bank of the river Exe below Larkbeare House, looking southeast towards site. The foreground is dominated by the low-lying historic warehouses surrounding the Canal Basin, with the late 20th century Haven Road development visible in the background above.

13 *Exeter Footpath 49*

This viewpoint is located on the PROW immediately adjacent to the Port Royal Pub and the base of Larkbeare Road, looking southeast towards the site. The view is dominated by the late 20th century three- to four-storey Haven Road development and the lower lying historic warehouses surrounding the Canal Basin, the site of the former gas storage tanks, historic terrace along Maritime Court and the late 20th century Gabriel's Wharf and River Meadows developments.

14 *Exe House*

This viewpoint is located at the rear of Exe House, looking south towards the proposed site. Although intervening modern buildings on the northside of Weirfield Road largely interrupt any views of the riverside, the height and gradients ensures that receptors can nonetheless see across towards the late 20th century Gabriel's Wharf and River Meadows developments to the south.

15 *Larkbeare Road*

This viewpoint is located halfway up Larkbeare Road, looking southeast towards site. The enclosed nature of the road with high boundary walls, large historic and modern properties and the presence of existing tree cover, makes visibility towards the proposed site extremely limited.

16 *Weirfield Road*

This viewpoint is located at the junction of Weirfield and Topsham Roads. It shows that the large modern development and the existing Victorian terrace houses provide a very narrow and limited view across the river towards the centre of the proposed site.

17 *John Pitts and Sons' Paper Factory*

This viewpoint is located outside the Grade II Listed paper factory and next to the Trew's Weir Memorial Park, looking southeast towards site. It shows the large open views across the River Exe, dominated by the late 20th century three- to four-storey Gabriel's Wharf and River Meadows developments, the historic terrace along Maritime Court, the site of the former gas storage tanks, the late 20th century Haven Road development and the lower lying historic warehouses surrounding the Canal Basin.

18 *Trew's Weir Memorial Park*

This viewpoint is located on PROW 49 as it enters the southeastern end of Trew's Weir Memorial Park. From this point views are filtered and dominated by the late 20th century three- to four-storey Gabriel's Wharf and River Meadows developments and the historic terrace along Maritime Court.

19 *Pennsylvania Road*

This viewpoint is located at the junction of Pennsylvania Road and Pennsylvania Park. This viewpoint provides a clear view of the seven-storey Belgrave Road and Bampfylde Street

Student developments in the middle foreground, the southeastern end of the proposal area and the Marsh Barton Incinerator in the background.

20 Hillcrest Park, Pennsylvania

This viewpoint is located halfway along Hillcrest Park Road, Pennsylvania, looking south towards the site. Located in the Pennsylvania Conservation Area it shows the eight-storey John Lewis building and the Marsh Barton Incinerator to the left, with Exeter Cathedral dominating the skyline to the right.

21 Pennsylvania

This viewpoint is sited immediately south of Higher Hoopern Lane, looking south towards the proposed site. Located in the Pennsylvania Conservation Area the viewpoint provides a view of the eight-storey John Lewis building and Exeter Cathedral, with views of the proposal area filtered and shielded by existing tree cover in the foreground.

22 The University of Exeter

This viewpoint is located in the northernmost car park of the University of Exeter, looking south towards the site. The University grounds form an extensive campus on high ground to the north of the city. Exeter is considered a ‘student city’, with students forming around ten percent of the city’s population.

23 Beech Avenue, Pennsylvania

This viewpoint is located, adjacent to the early 19th century Grade II* Listed Pennsylvania Park, looking southwest across the city. The views are heavily filtered by the existing townscape and mature tree cover, and the low-lying townscape on the west bank of the river and the Marsh Barton Industrial estate are visible in the distance beyond.

24 Beech Avenue, Pennsylvania

This viewpoint is located halfway along Beech Avenue, looking southwest. This viewpoint provides a clear view across the city, including St James’ Park, the seven-storey Printworks, Belgrave Road and Bampfylde Street Student developments, the six-storey Council offices, the eight-storey John Lewis development and the five-storey Princesshay Shopping Centre in the middle background, with the southeastern end of the proposal area and the Marsh Barton Incinerator visible in the far background.

25 Ludwell Valley Park

This viewpoint is located on Pyne’s Hill within Ludwell Valley Park, a locally important green space which is part of the wider network of Valley Parks, looking west towards the site. It provides clear views across the inter-war Burnthouse Lane housing estate and the post-war riverside developments, with the proposal area and the Marsh Barton Incinerator visible in the far-left background. Also visible in the centre are the County Hall clock tower, with the St Leonard’s steeple and Exeter Cathedral visible in the far right of the viewpoint.

26 Bridge Road

This viewpoint is located on Bridge Road, immediately adjacent to Countess Wear Bridge. The River Exe County Park in the foreground is a locally important green space and forms part of the wider network of Valley Parks. The view shows some filtering by the mature trees in the middle background of the low-lying Marsh Barton Industrial estate and the proposal area, as well as the existing line of high-voltage electricity pylons.

27 Shillingford Road

This viewpoint is located near the junction of Shillingford Road and Markham Lane, looking north towards the site. The main view is across the eastern part of the Marsh Barton Industrial Estate, including the Incinerator with inter- and post-war housing estates visible in the background, while views of the historic centre of the city are filtered and softened by existing tree cover and the extensive post-war housing expansion to the southeast and southwest.

28 St Michael and All Angels, Alphington

This viewpoint is located within the northern part of the churchyard of St Michael and All Angels, looking northeast towards the proposed site. This viewpoint provides a view of Exeter Cathedral in the far distance, although views of the proposed site are blocked by the existing historic and post-war townscape to the north.

29 Redhills

This viewpoint is located in the Redhills area, just west of Higher Barley Mount, looking east towards the site. This viewpoint clearly shows the low-lying townscape on the west bank of the river, with the historic core of the city on the opposite bank rising from the river valley floor, clearly illustrating the prominent position of the Cathedral.

30 Somerset Avenue

This viewpoint is located at the western end of Somerset Avenue, looking west towards the proposal area. The viewpoint affords a relatively uninterrupted view of the low-lying townscape on the west bank of the river, with the historic core of the city on the opposite bank rising from the river valley floor, clearly illustrating the prominent position of the Cathedral and Colleton Crescent. There is some filtering due to the existing post-war housing in the foreground.

31 Haldon Hill

This viewpoint is located on Haldon Hill, approximately 500m north of Exeter Racecourse, and looking northeast. Haldon Hill is a local landmark with uninterrupted view of the low-lying townscape on the west bank of the river, with the historic core of the city on the opposite bank rising from the river valley floor, clearly illustrating the prominent position of the Cathedral and Colleton Crescent.

11. RECEPTORS AND RECEPTOR SENSITIVITY

11.1 Townscape

The Proposed Development is likely to result in changes to townscape elements and local character. The following receptors have the potential to experience significant effects:

- TCA1: Exeter Cathedral – High Sensitivity
- TCA2: Quay – Medium Sensitivity
- TCA2: Canal Basin – Medium Sensitivity
- TCA4: Colleton Crescent – High Sensitivity
- TCA4: Georgian suburb of Friarshay – Medium Sensitivity
- TCA 5: St Leonard's Church – Negligible Sensitivity
- TCA 5: Victorian and Edwardian suburb of St Leonard's – Medium Sensitivity
- TCA13: Water Lane – Negligible Sensitivity

11.2 Visual

The Proposed Development is likely to result in changes to the visual character and amenity of views as experienced by the following receptors:

- Users of the canal
- Pedestrians and road users of Water Lane, Tan Lane, Exton Road, Marsh Barton Road and Marsh Green Road North
- Users of the Quayside (RV06, RV08);
- Train users of the GWR Mainline
- Users of the Exe River (RV08, RV12, RV13, RV17, RV18);
- Users of PROW Exeter Footpath 49 (RV11, RV12, RV13, RV17, RV18);
- Users of PROW Exeter Footpath 22
- Users of PROW Exeter Footpath 23
- Users of PROW Exeter Footpath 25
- Workers in Marsh Barton
- Allotmenters
- Residential (RV09, RV10, RV15, RV16, RV19, RV20, RV23, RV24, RV29, RV30);

12. POTENTIAL EFFECTS

12.1 Townscape Heritage Impacts: Demolition and Construction

TCA1: Exeter Cathedral – High Sensitivity

Sensitivity of TCA1 – Exeter Cathedral

TCA1 has been identified in the baseline section as having High Value. The susceptibility to change to the type of development is considered to be Medium Susceptibility. The TCA is located within Central Conservation Area, and although the area is characterised by some modern development within it, the Cathedral remains a prominent feature within the generally lower building height of the surrounding historic townscape. Overall TCA1 – Exeter Cathedral is considered to be High Sensitivity.

Changes to TCA1 – Exeter Cathedral

The demolition and construction works would represent a major change to the site which would directly affect the character of TCA1 – Exeter Cathedral. Construction works including site hoarding, welfare facilities, plant machinery and tower cranes are generally commonplace in a dynamic townscape environment like Exeter, but this would represent a change from the current baseline character. Overall, the change to the townscape character arising from the demolition and construction works would give rise to a **Low Magnitude of Change** because of the restricted views from the historic townscape surrounding the cathedral. There would likely be a temporary, short-term changes due to the elevated views from the rooftop and the towers of the cathedral and are therefore considered to lend a **Negligible Effect**. This would be of **Low Significance** in EIA terms.

TCA2: Quay – High Sensitivity

Sensitivity of TCA2 – Quay

TCA2 has been identified in the baseline section as having High Value. The susceptibility to change to the type of development is considered to be Medium Susceptibility. The TCA is located within Riverside Conservation Area, but does have a varied character, with the extensive late 20th century Waterside, Haven Bank, Gabriel's Wharf and River Meadows developments on the west bank of the river, as well as extensive post-war and modern retail and housing developments along Water Lane. Overall TCA2 – Quay is considered to be Medium Sensitivity.

Changes to TCA2 – Quay

The demolition and construction works would represent a major change to the site which would directly affect the character of TCA2 – Quay. Construction works including site hoarding, welfare facilities, plant machinery and tower cranes are generally commonplace in a dynamic townscape environment like Exeter, but this would represent a change from the current baseline character. Overall, the change to the townscape character arising from the demolition and construction works would give rise to a **Low to Medium Magnitude of Change** because although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character. There would likely be direct, temporary, short-term changes due to the scale of the proposals and these are considered to lend a **Negligible Effect**. This would be of **Low Significance** in EIA terms.

TCA2: Canal Basin – High Sensitivity

Sensitivity of TCA2: Canal Basin

TCA2 has been identified in the baseline section as having High Value. The susceptibility to change to the type of development is considered to be Medium Susceptibility. The TCA is located within Riverside Conservation Area, but does have a varied character, with the extensive late 20th century Waterside, Haven Bank, Gabriel's Wharf and River Meadows developments, as well as extensive post-war and modern retail and housing developments along Water Lane. Overall TCA2: Canal Basin is considered to be Medium Sensitivity.

Changes to TCA2: Canal Basin

The demolition and construction works would represent a major change to the site which would directly affect the character of TCA2: Canal Basin. Construction works including site hoarding, welfare facilities, plant machinery and tower cranes are generally commonplace in a dynamic townscape environment like Exeter, but this would represent a change from the current baseline character. Overall, the change to the townscape character arising from the demolition and construction works would give rise to a **Low Magnitude of Change** because although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character. Although views to the south and southwest are extensively filtered by the existing housing developments, there would nonetheless be direct, temporary, short-term changes due to the scale of the proposals and these are considered to lend a **Negligible Effect**. This would be of **Low Significance** in EIA terms.

TCA4: Colleton Crescent – High Sensitivity

Sensitivity of TCA4: Colleton Crescent

TCA4 has been identified in the baseline section as having High Value. The susceptibility to change to the type of development is considered to be Medium Susceptibility. The TCA is

located within the Southern and Friarshay Conservation Area, although views to the southwest and south across the Marsh Barton Industrial Estate and the extensive late 20th century Waterside, Haven Bank, Gabriel's Wharf and River Meadows developments, as well as extensive post-war and modern retail and housing developments along Water Lane, are varied in character. Overall TCA4: Colleton Crescent is considered to be Medium Sensitivity.

Changes to TCA4: Colleton Crescent

The demolition and construction works would represent a major change to the site which would directly affect the character of TCA4: Colleton Crescent. Construction works including site hoarding, welfare facilities, plant machinery and tower cranes are generally commonplace in a dynamic townscape environment like Exeter, but this would represent a change from the current baseline character. Overall, the change to the townscape character arising from the demolition and construction works would give rise to a **High Magnitude of Change** because although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character. There would likely be direct, temporary, short-term changes due to the scale and massing of the proposals and these are considered to lend an **Adverse Effect**. This would be of **High Significance** which is considered significant in EIA terms.

TCA4: Georgian suburb of Friarshay – Medium Sensitivity

Sensitivity of TCA4: Georgian suburb of Friarshay

TCA4 has been identified in the baseline section as having High Value. The susceptibility to change to the type of development is considered to be Medium Susceptibility. The TCA is located within the Southern and Friarshay Conservation Area, although views to the southwest and south across the Marsh Barton Industrial Estate and the extensive late 20th century Waterside, Haven Bank, Gabriel's Wharf and River Meadows developments, as well as extensive post-war and modern retail and housing developments along Water Lane, are varied in character. Overall TCA4: Colleton Crescent is considered to be Medium Sensitivity.

Changes to TCA4: Georgian suburb of Friarshay

The demolition and construction works would represent a major change to the site which would directly affect the character of TCA4: Georgian suburb of Friarshay. Construction works including site hoarding, welfare facilities, plant machinery and tower cranes are generally commonplace in a dynamic townscape environment like Exeter, but this would represent a change from the current baseline character. Overall, the change to the townscape character arising from the demolition and construction works would give rise to a **Small Magnitude of Change** because although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character. While the suburb is largely shielded from direct views of the site due to topography and the existing townscape, there would nonetheless be direct, temporary, short-term changes along the fringes of the historic suburb due to the scale and massing of the proposals and these are considered to lend a **Negligible Effect**. This would be of **Low Significance** in EIA terms.

TCA 5: St Leonard's Church – Medium Sensitivity

Sensitivity of TCA 5: St Leonard's Church

TCA5 has been identified in the baseline section as having Medium Value. The susceptibility to change to the type of development is considered to be Medium Susceptibility. The TCA is

located within the St Leonard's Conservation Area, although views to the southwest and south across the historic canal basin, Marsh Barton Industrial Estate and the extensive late 20th century Waterside, Haven Bank, Gabriel's Wharf and River Meadows developments, as well as extensive post-war and modern retail and housing developments along Water Lane, are varied in character. Overall TCA 5: St Leonard's Church is considered to be Medium Sensitivity.

Changes to TCA 5: St Leonard's Church

The demolition and construction works would represent a major change to the site which would directly affect the character of TCA 5: St Leonard's Church. Construction works including site hoarding, welfare facilities, plant machinery and tower cranes are generally commonplace in a dynamic townscape environment like Exeter, but this would represent a change from the current baseline character. Overall, the change to the townscape character arising from the demolition and construction works would give rise to a **Small Magnitude of Change** because of the restricted views from the historic church and surrounding churchyard, and these are therefore considered to lend a **Negligible Effect**. This would be of **Negligible Significance**.

TCA 5: Victorian and Edwardian suburb of St Leonard's – Medium Sensitivity

Sensitivity of TCA 5: Victorian and Edwardian suburb of St Leonard's

TCA5 has been identified in the baseline section as having Medium Value. The susceptibility to change to the type of development is considered to be Medium Susceptibility. The TCA is located within the St Leonard's Conservation Area, although the area is characterised by some modern development within it. In addition, the views to the southwest and south across the historic canal basin, the Marsh Barton Industrial Estate and the extensive late 20th century Waterside, Haven Bank, Gabriel's Wharf and River Meadows developments, as well as extensive post-war and modern retail and housing developments along Water Lane, are varied in character. Overall TCA 5: Victorian and Edwardian suburb of St Leonard's is considered to be Medium Sensitivity.

Changes to TCA 5: Victorian and Edwardian suburb of St Leonard's

The demolition and construction works would represent a major change to the site which would directly affect the character of TCA 5: Victorian and Edwardian suburb of St Leonard's. Construction works including site hoarding, welfare facilities, plant machinery and tower cranes are generally commonplace in a dynamic townscape environment like Exeter, but this would represent a change from the current baseline character. Overall, the change to the townscape character arising from the demolition and construction works would give rise to a **Low Magnitude of Change** because although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character. While the suburb is largely shielded from direct views of the site due to topography and the alignment of the existing townscape, there would nonetheless be direct, temporary, short-term changes along the fringes of the historic suburb due to the scale and massing of the proposals and these are considered to lend a **Negligible Effect**. This would be of **Low Significance** in EIA terms.

TCA13: Water Lane

Sensitivity of TCA13 – Water Lane

TCA13 has been identified in the baseline section as having Negligible Value. The susceptibility to change to the type of development is considered to be Low Susceptibility. The

area is characterised by the modern development within it, as well as a mirroring site to the north of Water Lane. Overall TCA13 – Water Lane is considered to be Low Sensitivity.

Changes to TCA13 – Water Lane

The demolition and construction works would represent a major change to the site which would directly affect the character of TCA13 – Water Lane. Construction works including site hoarding, welfare facilities, plant machinery and tower cranes are generally commonplace in a dynamic townscape environment like Exeter, but this would represent a change from the current baseline character. Overall, the change to the townscape character arising from the demolition and construction works would give rise to a **Small Magnitude of Change** because although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character. There would likely be direct, temporary, short-term changes which, due to the similar nature of the baseline character are considered to lend a **Neutral Effect**. Together, this would be of **Minor Significance**.

12.2 Visual Heritage Impacts

Assessment of Effects on Visual Heritage Receptors

The table below provides a summary assessment of the likely key effects of the demolition and construction works associated with the proposed development on the visual receptors identified at the baseline stage.

Receptor	Value attached to views	Susceptibility to change	Sensitivity	Commentary
Users of the canal	Medium	High	High	Users of the canal would experience close and middle-distance views of the demolition and construction works. This would represent significant unusual activity although largely neutral in the effect on the present visual amenity. Magnitude: Medium Type of Effect: Adverse Scale and Significance: Moderate to Major (significant)
Pedestrians and road users of Water Lane, Tan Lane, Exton Road, Marsh Barton Road and Marsh Green Road North	Negligible	Low	Negligible	Users of Water Lane, Tan Lane, Exton Road, Marsh Barton Road and Marsh Green Road would all experience close and middle-distance views of the demolition and construction works. Such works are not considered to represent positive features for the visual amenity. Magnitude: Medium Type of Effect: Neutral Scale and Significance: Negligible (not significant)
Users of the Quayside	Medium/High	Medium	Medium	Users of the Quayside would experience middle-distance views of the demolition and construction works. This would be largely filtered/obscured by intervening

				<p>trees/housing to a maximum of four storeys, but the type of construction would necessitate tower cranes and scaffolding well in excess of this.</p> <p>Magnitude: High Type of Effect: Adverse Representative View: 6, 8 Scale and Significance: Moderate to Major (significant)</p>
Train users of the GWR Mainline	Negligible/ordinary	Low	Negligible	<p>Users of the GWR would experience close and middle-distance views of the demolition and construction works. This would represent significant unusual activity although largely neutral in the effect on the present visual amenity.</p> <p>Magnitude: Medium Type of Effect: Neutral Scale and Significance: Negligible (not significant)</p>
Users of the Exe River	Medium/High	High	High	<p>Users of the Exe would experience middle-distance views of the demolition and construction works. This would be largely filtered/obscured by intervening trees/housing to a maximum of four storeys, but the type of construction would necessitate tower cranes and scaffolding well in excess of this.</p> <p>Magnitude: High Type of Effect: Adverse Representative View: 8, 12, 13, 17, 18 Scale and Significance: Major (significant)</p>
Users of PROW Exeter Footpath 49	Medium/Ordinary	High	High	<p>Users of PROW 49 would experience middle-distance views of the demolition and construction works. This would be largely filtered/obscured by intervening trees/housing to a maximum of four storeys, but the type of construction would necessitate tower cranes and scaffolding well in excess of this.</p> <p>Magnitude: High Type of Effect: Adverse Representative View: 11, 12, 13, 17, 18 Scale and Significance: Major (significant)</p>
Users of PROW Exeter Footpath 22	Ordinary	Medium	Medium	<p>Users of PROW 22 would experience close and middle-distance views of</p>

				<p>the demolition and construction works.</p> <p>Magnitude: High Type of Effect: Adverse Scale and Significance: Moderate to Major (significant)</p>
Users of PROW Exeter Footpath 23	Ordinary	Medium	Medium	<p>Users of PROW 23 would experience close views of the demolition and construction works.</p> <p>Magnitude: High Type of Effect: Adverse Scale and Significance: Moderate to Major (significant)</p>
Users of PROW Exeter Footpath 25	Ordinary	Medium	Medium	<p>Users of PROW 25 would experience close views of the demolition and construction works.</p> <p>Magnitude: High Type of Effect: Adverse Scale and Significance: Moderate to Major (significant)</p>
Workers in Marsh Barton	Negligible	Low	Negligible	<p>Workers in Marsh Barton would experience close and middle-distance views of the demolition and construction works. This would be largely obscured by intervening buildings to a maximum of four storeys, but the type of construction would necessitate tower cranes and scaffolding well in excess of this.</p> <p>Magnitude: Medium Type of Effect: Neutral Scale and Significance: Negligible (not significant)</p>
Allotmenters	Ordinary	Medium	Medium	<p>Users of the river valley allotments would experience middle-distance views of the demolition and construction works. This would be largely filtered/obscured by intervening trees/housing to a maximum of four storeys, but the type of construction would necessitate tower cranes and scaffolding well in excess of this.</p> <p>Magnitude: High Type of Effect: Adverse Scale and Significance: Moderate to Major (significant)</p>
Residential	Medium/Ordinary	Medium	Medium	<p>Residents would experience middle and long-distance views of the demolition and construction works. This would be largely</p>

				<p>filtered/obscured by intervening trees/housing to a maximum of four storeys, but the type of construction would necessitate tower cranes and scaffolding well in excess of this.</p> <p>Magnitude: Medium Type of Effect: Adverse Representative View: 9, 10, 15, 16, 19, 20, 23, 24, 29, 30 Scale and Significance: Moderate (potentially significant)</p>
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12.3 Assessment of Effects on Representative Viewpoints

The following section provides a summary assessment of the likely key effects of the demolition and construction works associated with the Proposed Development on the representative viewpoints identified at the baseline stage.

1 *The Medieval Bridge*

This viewpoint is from a Scheduled Monument within the Riverside Conservation Area and is therefore considered to be of **High Value**.

The experience of views and visual amenity is likely to be of high importance to tourists and pedestrians exploring the monument so therefore is identified as being of **High Susceptibility to Change**. However, the remains are surrounded by Western Way and modern Exe Bridges, and views to the south and southwest are dominated by the three- to four-storey developments around Commercial Road and Waterside and is therefore of **Medium Sensitivity**.

From the medieval bridge the tower cranes might be noticeable on the distant skyline during construction works. Although construction works are often associated with regeneration, construction activities on the site are not considered positive features for townscape character and visual amenity. This would result in a **Negligible Magnitude of Effect**. Construction on the site would have a **Minor Adverse Effect**.

2 *The City Wall Footbridge*

This viewpoint is from the footbridge connecting the Scheduled Monument within Central Conservation Area and is therefore considered to be of **High Value**.

The experience of views and visual amenity is likely to be of high importance to tourists and pedestrians exploring the monument so therefore is identified as being of **High Susceptibility to Change**. However, this has been impacted by the construction of Western Way and post-war housing along South- and Water Gate Street and it is therefore of **Medium Sensitivity**.

From the vantage point of the City Wall Footbridge, the higher elements of the demolition and construction works would be noticeable above the late 20th century Waterside and Haven Bank developments. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Small Magnitude of Effect**. Demolition and construction on the site would have a **Minor Adverse Effect**.

3 The City Wall over Exe Island

This viewpoint is from a Scheduled Monument within Central Conservation Area and is therefore considered to be of **High Value**.

The experience of views and visual amenity is likely to be of high importance to tourists and pedestrians exploring the monument so therefore is identified as being of **High Susceptibility to Change**. However, this has been impacted by the construction of Western Way, while views to the south and southwest are dominated by the late 20th century Waterside and Haven Bank developments and the Marsh Barton Industrial Estate, and it is therefore of **Medium Sensitivity**.

From the vantage point of the City Wall, the higher elements of the demolition and construction works would be noticeable above the late 20th century Waterside and Haven Bank developments. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Small Magnitude of Effect**. Demolition and construction on the site would have a **Minor Adverse Effect**.

4 The Cathedral

This viewpoint is from a Scheduled Monument within a Conservation Area and is therefore considered to be of **High Value**.

The experience of views and visual amenity is likely to be of high importance to tourists exploring the monument so therefore is identified as being of **High Susceptibility to Change** but as it is already substantially impacted in this zone by the construction of the Marsh Barton Industrial Estate it is of **High Sensitivity**.

At ground level all views are blocked by the existing townscape, while from the vantage point of the South Tower, all elements of the demolition and construction works would be noticeable, surrounded by the late 20th century Waterside and Haven Bank developments. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Large Magnitude of Effect**. Demolition and construction on the site would have a **High Adverse Effect**.

5 Stepcote Hill

This viewpoint is located at the northern end of Stepcote Hill within the Central Conservation Area and features a number of Listed properties including the cobbles of the street themselves, and is therefore considered to be of **High Value**.

The experience of views and visual amenity is likely to be of high importance to tourists and pedestrians exploring the historic elements of the city so therefore is identified as being of **High Susceptibility to Change** but the views are constrained by the existing buildings on either side it is of **Medium Sensitivity**.

Views towards the site are limited due to the presence of properties on either side of the street, although it is likely that the higher elements of the demolition and construction works would be noticeable in the middle distance. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Medium**

Magnitude of Effect. Demolition and construction on the site would have a **Moderate-Low Adverse Effect**.

6 The Quay

This viewpoint is listed as one of 'local importance', it is locally recognised and set within the Riverside Conservation Area and is therefore considered to be of **High Value**.

The Quay is used as retail and leisure space, with venues primarily providing food and water-based activities. The experience of views and visual amenity is likely to be of high importance to visitors and pedestrians and is therefore identified as being of **High Susceptibility to Change**. However, the views to the south and southwest are in part interrupted by the late 20th century the three- to four-storey Waterside and Haven Bank developments and is therefore of **Moderate Sensitivity**.

The higher elements of the construction works will be noticeable above the modern developments, while many of the lower elements involved will also be visible through the breaks within the intervening buildings. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Medium Magnitude of Effect**. Demolition and construction on the site would have a **Moderate Adverse Effect**.

7 The base of the southern City Wall

This viewpoint is from a Scheduled Monument within the Central Conservation Area and is therefore considered to be of **High Value**.

The experience of views and visual amenity is likely to be of high importance to tourists and pedestrians exploring the monument so therefore is identified as being of **High Susceptibility to Change**. However, this has been impacted by the construction of Western Way, while views to the south and southwest are dominated by the late 20th century Waterside and Haven Bank developments and the Marsh Barton Industrial Estate, and it is therefore of **Moderate Sensitivity**.

It is likely that the higher elements of the construction works would be noticeable above the late 20th century Waterside and Haven Bank developments. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Medium Magnitude of Effect**. Demolition and construction on the site would have a **Moderate Adverse Effect**.

8 The Fishmarket

This viewpoint is from within the Riverside Conservation Area and is therefore considered to be of **Moderate Value**.

The experience of views and visual amenity is likely to be of high importance to visitors and pedestrians and is therefore identified as being of **High Susceptibility to Change**. Nonetheless views to the southwest are impacted by the late 20th century Waterside and Haven Bank developments and is therefore of **Medium Sensitivity**.

Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Medium Magnitude of Effect**. Demolition and construction on the site would have a **Moderate Adverse Effect**.

9 Colleton Crescent

This viewpoint is listed as one of 'local importance', it is locally recognised and set within the Southern and Friarshay Conservation Area and is therefore considered to be of **High Value**.

The view is an integral aspect to the setting of the Listed buildings, while the experience of views and visual amenity is likely to be high importance to pedestrians and motorists travelling along the road so therefore is identified as being of **High Susceptibility to Change** and of **High Sensitivity**.

Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Large Magnitude of Effect**. Demolition and construction on the site would have a **High Adverse Effect**.

10 Colleton Crescent

This viewpoint is listed as one of 'local importance', it is locally recognised and set within the Southern and Friarshay Conservation Area and is therefore considered to be of **High Value**.

The view is an integral aspect to the setting of this Listed Building, while the experience of views and visual amenity is likely to be high importance to pedestrians and motorists travelling along the road so therefore is identified as being **High Susceptibility to Change** and of **High Sensitivity**.

Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Large Magnitude of Effect**. Demolition and construction on the site would have a **High Adverse Effect**.

11 Colleton Hill

This viewpoint is not identified or protected by planning policy or designation, however the buildings on either side of the road are all listed, with the whole representing a group that makes a strong positive contribution on the townscape of the Riverside Conservation Area. Therefore, the view is considered to be of **Moderate Value**.

The experience of views and visual amenity is likely to be moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Medium Susceptibility to Change** and of **Medium-Low Sensitivity**.

From Colleton Hill, the demolition and construction works would be noticeable above the former gas storage works on the west bank of the river. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Medium Magnitude of Effect**. Demolition and construction on the site would have a **Moderate Adverse Effect**.

12 Exeter Footpath 49

This viewpoint is not identified or protected by planning policy or designation, therefore the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be of moderate importance to pedestrians and cyclists travelling along the PROW so therefore is identified as being **Medium Susceptibility to Change** and of **Medium Sensitivity**.

From this viewpoint the demolition and construction works would be noticeable above the historic canal basin and the late 20th century Haven Bank development. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Medium Magnitude of Effect**. Demolition and construction on the site would have a **Moderate Adverse Effect**.

13 Exeter Footpath 49

This viewpoint is not identified or protected by planning policy or designation, therefore the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be of moderate importance to pedestrians and cyclists travelling along the PROW so therefore is identified as being **Medium Susceptibility to Change** and of **Medium Sensitivity**.

From this viewpoint the demolition and construction works would be noticeable above the former gas storage tank site and the late 20th century Haven Bank and Gabriel's Wharf developments. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Medium Magnitude of Effect**. Demolition and construction on the site would have a **Moderate Adverse Effect**.

14 Weirfield House

This viewpoint is not identified or protected by planning policy or designation, therefore the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be of high importance to the occupiers so therefore is identified as being **Medium Susceptibility to Change** and of **Medium Sensitivity**.

From the rear of the property views of the demolition and construction works would be filtered by mature trees in and modern buildings on the northside of Weirfield Road in the foreground. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Medium Magnitude of Effect**. Demolition and construction on the site would have a **Moderate-Low Adverse Effect**.

15 Larkbeare Road

This viewpoint is listed as one of 'local importance', it is locally recognised and set within the St Leonards Conservation Area and is therefore considered to be of **High Value**.

The experience of views and visual amenity is likely to be of moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Low Susceptibility to Change** and of **Low Sensitivity**.

The enclosed nature of the road with high boundary walls, large historic and modern properties and the presence of existing tree cover, makes visibility towards the proposed site extremely limited. This would result in a **Negligible Magnitude of Effect**. Demolition and construction on the site would have a **Neutral Effect**.

16 Weirfield Road

This viewpoint is not identified or protected by planning policy or designation, therefore the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be of moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Medium Susceptibility to Change** and of **Medium-Low Sensitivity**.

The large modern development on the southeast side of the road as well as the existing Victorian terrace houses provide a very narrow and limited view across the river. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Medium Magnitude of Effect**. Demolition and construction on the site would have a **Moderate Adverse Effect**.

17 John Pitts and Sons' Paper Factory

This viewpoint is not identified or protected by planning policy or designation, but does form the setting of a listed building, therefore the view is considered to be of **Moderate Value**.

The view is an integral aspect to the setting of this Listed Building, while the experience of views and visual amenity is likely to be moderate importance to pedestrians and cyclists travelling along the PROW so therefore is identified as being **High Susceptibility to Change** and of **High Sensitivity**.

The views from this location are open across the River Exe, dominated by the late 20th century three- to four-storey Gabriel's Wharf and River Meadows developments, the historic terrace along Maritime Court, the site of the former gas storage tanks, the late 20th century Haven Road development and the lower lying historic warehouses surrounding the Canal Basin. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Large Magnitude of Effect**. Demolition and construction on the site would have a **Moderate Adverse Effect**.

18 Trew's Weir Memorial Park

This viewpoint is locally recognised and set within the wider river valley and is therefore considered to be of **High Value**.

The view is an integral aspect to the setting of this Leisure Space and is likely to be of high importance to receptors so therefore is identified as being **High Susceptibility to Change** and of **High Sensitivity**.

From this location views of the demolition and construction works would be filtered by mature trees surrounding the canal and the river. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Medium Magnitude of Effect**. Demolition and construction on the site would have a **Moderate Adverse Effect**.

19 Pennsylvania Road

This viewpoint is not identified or protected by planning policy or designation, however is from within a Conservation Area. Therefore, the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be of moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Medium-Low Susceptibility to Change** and of **Medium Sensitivity**.

This viewpoint provides a clear view of the seven-storey Belgrave Road and Bampfylde Street Student developments in the middle foreground, the southeastern end of the proposal area and the Marsh Barton Incinerator in the background. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Medium Magnitude of Effect**. Demolition and construction on the site would have a **Moderate Adverse Effect**.

20 Hillcrest Park, Pennsylvania

This viewpoint is not identified or protected by planning policy or designation, however, is from within a Conservation Area. Therefore, the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Medium Susceptibility to Change** and of **Medium Sensitivity**.

This viewpoint provides a clear view of the eight-storey John Lewis building and the Marsh Barton Incinerator to the left, with Exeter Cathedral dominating the skyline to the right. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Negligible Magnitude of Effect**. Demolition and construction on the site would have a **Neutral Effect**.

21 Pennsylvania

This viewpoint is not identified or protected by planning policy or designation, however, is from within a Conservation Area. Therefore, the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Medium Susceptibility to Change** and of **Medium-Low Sensitivity**.

Located in the Pennsylvania Conservation Area the viewpoint provides a view of the eight-storey John Lewis building and Exeter Cathedral, with views of the proposal area filtered and shielded by existing tree cover in the foreground. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not

considered positive features for townscape character and visual amenity. This would result in a **Negligible Magnitude of Effect**. Demolition and construction on the site would have a **Neutral Effect**.

22 The University of Exeter

This viewpoint is not identified or protected by planning policy or designation, therefore the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be of low importance to students travelling to the University so therefore is identified as being **Low Susceptibility to Change** and of **Low Sensitivity**.

Due to the distance involved this would result in a **Negligible Magnitude of Effect**. Demolition and construction on the site would have a **Neutral Effect**.

23 Beech Avenue

This viewpoint is not identified or protected by planning policy or designation, however, is from within a Conservation Area. Therefore, the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Medium Susceptibility to Change** and of **Medium-Low Sensitivity**.

The views of the proposal area filtered and shielded by existing tree cover in the foreground. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Negligible Magnitude of Effect**. Demolition and construction on the site would have a **Neutral Effect**.

24 Beech Avenue

This viewpoint is not identified or protected by planning policy or designation, however, is from within a Conservation Area. Therefore, the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Medium Susceptibility to Change** and of **Medium-Low Sensitivity**.

This viewpoint provides a clear view across the city, including St James' Park, the seven-storey Printworks, Belgrave Road and Bampfylde Street Student developments, the six-storey Council offices, the eight-storey John Lewis development and the five-storey Princesshay Shopping Centre in the middle background, with the southeastern end of the proposal area and the Marsh Barton Incinerator visible in the far background. Due to the distance involved, and the intervening townscape, this would result in a **Negligible Magnitude of Effect**. Demolition and construction on the site would have a **Neutral Effect**.

25 Ludwell Valley Park

This viewpoint is listed is locally recognised and forms part of the Green Valley Park spaces and is therefore considered to be of **High Value**.

The view is an integral aspect to the setting of this leisure and ecological space and is likely to be of high importance to receptors so therefore is identified as being of **High Susceptibility to Change** and of **High Sensitivity**.

It provides clear views across the inter-war Burnthouse Lane housing estate and the post-war riverside developments, with the proposal area and the Marsh Barton Incinerator visible in the far-left background. Also visible in the centre are the County Hall clock tower, with the St Leonard's steeple and Exeter Cathedral visible in the far right of the viewpoint. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Moderate Magnitude of Effect**. Demolition and construction on the site would have a **Medium Adverse Effect**.

26 Bridge Road

This viewpoint is not identified or protected by planning policy or designation. However, River Exe County Park in the foreground is a locally important green space and forms part of the wider network of Valley Parks, while the location is also immediately to the north of a number of SSSIs. It is therefore considered to be of **High Value**.

The experience of views and visual amenity is likely to be moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Moderate Susceptibility to Change** and of **Moderate Sensitivity**.

The view shows some filtering by the mature trees in the middle background of the low-lying Marsh Barton Industrial estate and the proposal area, as well as the existing line of high-voltage electricity pylons. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Medium Magnitude of Effect**. Demolition and construction on the site would have a **Moderate - Low Adverse Effect**.

27 Shillingford Road

This viewpoint is not identified or protected by planning policy or designation, therefore the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Medium Susceptibility to Change** and of **Medium-Low Sensitivity**.

The main view is across the eastern part of the Marsh Barton Industrial Estate, including the Incinerator with inter- and post-war housing estates visible in the background, while views of the historic centre of the city are filtered and softened by existing tree cover and the incredible post-war housing expansion to the southeast and southwest. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Medium Magnitude of Effect**. Demolition and construction on the site would have a **Low Adverse Effect**.

28 St Michael and All Angels, Alphington

This viewpoint is not identified or protected by planning policy or designation, but does form the setting of a listed building, therefore the view is considered to be of **Moderate Value**.

The view is an integral aspect to the setting of a Listed Building. However, the views of the proposed site are blocked by the existing historic and post-war townscape to the north. The experience of views and visual amenity is likely to be moderate importance to worshippers and visitors attending church so therefore is identified as being **Low Susceptibility to Change** and of **Low Sensitivity**.

Due to the lack of intervisibility this would result in a **Negligible Magnitude of Effect**. Demolition and construction on the site would have a **Neutral Effect**.

29 Redhills

This viewpoint is not identified or protected by planning policy or designation, therefore the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Medium Susceptibility to Change** and of **Medium Sensitivity**.

This viewpoint shows the low-lying townscape on the west bank of the river, with the historic core of the city on the opposite bank rising from the river valley floor, clearly illustrating the prominent position of the Cathedral. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Medium Magnitude of Effect**. Demolition and construction on the site would have a **Moderate Adverse Effect**.

30 Somerset Avenue

This viewpoint is not identified or protected by planning policy or designation, therefore the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Medium Susceptibility to Change** and of **Medium Sensitivity**.

The viewpoint affords a relatively uninterrupted view of the low-lying townscape on the west bank of the river, with the historic core of the city on the opposite bank rising from the river valley floor, clearly illustrating the prominent position of the Cathedral and Colleton Crescent. However, there is some filtering due to the existing post-war housing in the foreground. Although construction works are often associated with regeneration, construction activities and site hoarding on the site are not considered positive features for townscape character and visual amenity. This would result in a **Medium Magnitude of Effect**. Demolition and construction on the site would have a **Moderate Adverse Effect**.

31 Haldon Hill

The views from Haldon Hill towards the city are widely noted, while the wider area is host to over twenty SSSI's. It is therefore considered to be of **High Value**.

The view is an integral view to the wider city, and one of the principal approaches, while the experience of views and visual amenity is likely to be high importance to receptors utilising the area so therefore is identified as being **High Susceptibility to Change** and of **High Sensitivity**.

Haldon Hill is a local landmark with uninterrupted view of the low-lying townscape on the west bank of the river, with the historic core of the city on the opposite bank rising from the river valley floor, clearly illustrating the prominent position of the Cathedral and Colleton Crescent. However, due to the distance involved this would result in a **Medium Magnitude of Effect**. Demolition and construction on the site would have a **Moderate Adverse Effect**.

13. COMPLETED DEVELOPMENT

13.1 Townscape Heritage Impacts

The assessment of townscape heritage impacts likely to arise from the proposed development comprises firstly an analysis of the likely changes to the key townscape elements, comprising land use; urban structure and built form; materiality; movement and connectivity; and green infrastructure and public realm, which contribute to townscape character. This is then followed by an assessment of the likely impact of these changes on townscape character for each of the townscape character areas within the study area.

13.2 Land use

The proposed development would comprise an extension to the existing retail provision with active frontages, new leisure opportunities and residential apartments. The retail and leisure elements of the proposed development would be in keeping with the site and surrounding area in terms of use and distribution, while a new Construction Faculty and Renewable Energy Skills Centre for Exeter College will also be provided. The addition of residential apartments would introduce a new use to the site. All the proposed land uses are considered to be appropriate to the location and character of the site and its context as identified by the Exeter Plan.

13.3 Urban Structure and Built Form

The proposed development would largely follow the established layout of the site, utilising existing as well as new roads, and reinforcing pedestrian and cycle links which improve permeability. The proposed development will involve the demolition of all buildings standing on site to produce a cohesive project. The urban structure is intended to be multistorey with variable heights that gradually increase as you move south along the site and to a 12-storey focal block. This is intended to ensure that there is a mixed and organic skyline rather than a uniform mass. This would represent an intensification of built form on the site and would introduce a substantial contrast in vertical scale with the surrounding buildings. However, the different proportions of the elevation would help to break up the massing and provide a more slender and organic appearance to the apartment blocks.

It is considered that the proposed height and massing would bring about a change in the urban structure. This would be advantageous in the local context by providing high-density housing on a former brownfield site with good local connections and amenities, as well as ensure the eclectic character of the site. Overall, it would result in predominantly beneficial effects on the urban structure and built form of Marsh Barton, although it would produce additional intrusive elements within the wider townscape of Exeter with regards to the setting of the Cathedral, the city walls and Colleton Crescent in particular. However, the setting of these has already been compromised by the construction of the late 20th century Waterside, Haven Bank, Gabriel's Wharf and River Meadows developments, as well as the Marsh Barton Industrial Estate, and the proposals try to balance the needs of a modern city with trying to mitigate the impact of the proposals on the historic city.

13.4 Materiality

The proposed hard landscape materials would be used to clearly define the hierarchy of spaces and to create a more unified space through the use of different patterns, textures and tones in the hard landscaping. A contemporary number of street furniture would be selected to encourage use of the site whilst maintaining clarity of design. Consideration would also be given to existing and other proposed developments to ensure the materiality is integrated into the wider historic townscape. This would complement the existing materials of the area and positively contribute to the townscape character of the area and the wider city. The proposals would introduce materials that would provide visual interest and invite people into the site, which would have a beneficial effect on the immediate townscape character and the setting of the wider city.

13.5 Movement and connectivity

The proposed development would utilise Water Lane, as well as create an additional purpose-built access road to serve as the primary access point to site. The proposed changes are likely to bring about an increased level of activity and vibrancy to the proposed development, which would be supported by improved movement and connectivity in and around the wider area surrounding the site. This would have a beneficial effect on the immediate townscape character.

13.6 Green Infrastructure and Public Realm

The proposed public realm improvements are primarily focussed on the redesigned access roads, pedestrian and cycle routes, which would build on its position as a local hub on the west bank of the river and a key gateway into the city centre. The proposals include a series of multifunctional spaces which would provide opportunities for informal recreation whilst the creation of planting and micro-orchards would provide a substantial increase in on-site biodiversity. This would also create a more inviting street scene for pedestrians, cyclists and other road users, as well as the residents of the residential blocks. The proposed development would introduce planting within a site which, besides from the mature trees that are proposed to be retained, currently has a complete lack of good quality vegetation. The retention and creation of additional planting and individual scattered trees is not only locally significant because of their appearance, landscape character or architectural setting but also provides important habitat for woodland birds and markers for butterflies and birds to find their way from one suitable habitat to another. The proposed tree planting would also represent a net increase in tree canopy cover in the immediate townscape, and as the planting matures it would provide additional visual interest, soften the effect of surrounding built form, increase the biodiversity interest of the area and improve the local microclimate of the townscape. Overall, the increase in vegetation across the site will therefore have a beneficial effect on the local townscape character and the wider city.

14. ASSESSMENT OF POTENTIAL CHANGE

Changes to TCA1: Exeter Cathedral – High Sensitivity

The proposed development would represent a major change to the site which would directly affect the character of TCA1: Exeter Cathedral, whilst contributing to the evolving character of the city. The proposed development would involve the introduction of new residential blocks and a single tall building up to 12-storeys. The existing townscape character of TCA1 is varied and the dense nature of the historic core means that the proposed development would not be visible from ground level. However, views from the Cathedral roof and towers, as well as how

the Cathedral is viewed from the surrounding town- and landscape would be significantly changed.

The proposed residential blocks and tall buildings would represent an intensification of built development on the west bank of the river Exe. The scale and massing of the blocks would on the one hand introduce an additional intrusive visual element in the fast-evolving townscape of the city, but also represent a contrast from the surrounding buildings which would provide a new focal presence at a key node in Exeter. This would also improve legibility of the townscape by forming a local building cluster, while the treatment of the proposed façades of the residential towers would create texture and visual interest in the townscape. The use of varied elevation proportions would also contribute to a more slender appearance to the apartment blocks. Finally, the redesigned site would include a series of multifunctional spaces that would encourage greater use of the area and result in improvements to the green infrastructure network.

Overall, the change to the townscape character arising from the proposed development would give rise to a **Small Magnitude of Change** due to intensification of existing uses largely within the existing townscape framework. There would likely be a direct, permanent, long-term changes which is considered to be a **Low Effect**. This would be of **Negligible Significance** in EIA terms.

Changes to TCA2: Quay – Medium Sensitivity

The proposed development would represent a major change to the site which would directly affect the character of TCA2: Quay, whilst contributing to the evolving character of the city. The proposed development would involve the introduction of new residential blocks with a single tall building up to 12-storeys in height. The existing townscape character of TCA2 is varied with the extensive late 20th century Waterside, Haven Bank, Gabriel's Wharf and River Meadows developments on the west bank of the river, as well as extensive post-war and modern retail and housing developments along Water Lane. The relatively low-lying nature of this part of the city and late 20th century three-four-storey developments, means that the proposals would be highly visible, although the graduated height of the proposed apartment blocks would help blend it into the existing townscape.

The proposed residential blocks and tall buildings would represent an intensification of built development on the west bank of the river Exe. The scale and massing of the towers would on the one hand introduce an additional intrusive visual element in the fast-evolving townscape of the city, but also represent a contrast from the surrounding buildings which would provide a new focal presence at a key node in Exeter. This would also improve legibility of the townscape by forming a local building cluster, while the treatment of the proposed façades of the residential towers would create texture and visual interest in the townscape. The use of varied elevation proportions would also contribute to a more slender appearance to the apartment blocks. Finally, the redesigned site would include a series of multifunctional spaces that would encourage greater use of the area and result in improvements to the green infrastructure network, while the introduction of active frontages would build on the busy character of the area whilst also creating added interest and enhancing the sense of place.

Overall, the change to the townscape character arising from the proposed development would give rise to a **Small Magnitude of Change** due to intensification of existing uses largely within the existing townscape framework. There would likely be a direct, permanent, long-term

changes which is considered to be a **Low Effect**. This would be of **Negligible Significance** in EIA terms.

Changes to TCA2: Canal Basin – Medium Sensitivity

The proposed development would represent a major change to the site which would directly affect the character of TCA2: Canal Basin, whilst contributing to the evolving character of the city. The proposed development would involve the introduction of new residential blocks with a single tall building up to 12-storeys in height. The existing townscape character of TCA2 is varied with the extensive late 20th century Waterside, Haven Bank, Gabriel's Wharf and River Meadows developments on the west bank of the river, as well as extensive post-war and modern retail and housing developments along Water Lane. The relatively low-lying nature of this part of the city and the presence of existing late 20th century three-four-storey apartment blocks, means that the proposals would be heavily screened by the existing development, the presence of the latter helping to blend it into the existing townscape.

The proposed residential blocks and tall buildings would represent an intensification of built development on the west bank of the river Exe. The scale and massing of the towers would on the one hand introduce an additional intrusive visual element in the fast-evolving townscape of the city, but also represent a contrast from the surrounding buildings which would provide a new focal presence at a key node in Exeter. This would also improve legibility of the townscape by forming a local building cluster, while the treatment of the proposed façades of the residential towers would create texture and visual interest in the townscape. The use of varied elevation proportions would also contribute to a more slender appearance to the apartment blocks, while the redesigned site would include a series of multifunctional spaces that would encourage greater use of the area and result in improvements to the green infrastructure network. Finally, the introduction of active frontages would build on the busy character of the area whilst also creating added interest and enhancing the sense of place.

Overall, the change to the townscape character arising from the proposed development would give rise to a **Medium-Low Magnitude of Change** due to intensification of existing uses largely within the existing townscape framework. There would likely be a direct, permanent, long-term changes which is considered to be a **Moderate-Low Effect**. This would be of **Moderate-Low Significance** in EIA terms.

Changes to TCA4: Colleton Crescent – High Sensitivity

The proposed development would represent a major change to the site which would directly affect the character of TCA4: Colleton Crescent, whilst contributing to the evolving character of the city. The proposed development would involve the introduction of new residential blocks with two tall buildings up to 12-storeys in height. The existing townscape character of TCA4 is relatively uniform, although the low-lying nature of the townscape on the west bank means that views to the south and southwest are dominated by Marsh Barton Industrial Estate and the extensive late 20th century Waterside, Haven Bank, Gabriel's Wharf and River Meadows developments, as well as extensive post-war and modern retail and housing developments along Water Lane.

The proposed residential blocks and tall buildings would represent a significant intensification of built development on the west bank of the river Exe from this viewpoint. The scale and massing of the towers would on the one hand introduce an additional intrusive visual element in the fast-evolving townscape of the city, but also represent a contrast from the surrounding buildings which would provide a new focal presence at a key node in Exeter. This would also improve legibility of the townscape by forming a local building cluster, while the treatment of the proposed façades of the residential towers would create texture and visual interest in the townscape. The use of varied elevation proportions would also contribute to a more slender appearance to the apartment blocks. Finally, the redesigned site would include a series of multifunctional spaces that would encourage greater use of the area and result in improvements to the green infrastructure network, while the introduction of active frontages would build on the busy character of the area whilst also creating added interest and enhancing the sense of place.

Overall, the change to the townscape character arising from the proposed development would give rise to a **Medium Magnitude of Change** due to intensification of existing uses largely within the existing townscape framework. There would likely be a direct, permanent, long-term changes which is considered to be a **Adverse Effect**. This would be of **High Significance** which is considered significant in EIA terms.

Changes to TCA4: Georgian suburb of Friarshay – Medium Sensitivity

The proposed development would represent a major change to the site which would directly affect the character of TCA4: Georgian suburb of Friarshay, whilst contributing to the evolving character of the city. The proposed development would involve the introduction of new residential blocks with a single tall building up to 12-storeys in height. The existing townscape character of TCA4 is relatively uniform, with views from the suburb towards the proposed development largely shielded from due to topography and the existing townscape. However, the fringes of the suburb have, due to the low-lying nature of the townscape on the west bank, relatively clear views of Marsh Barton Industrial Estate and the extensive late 20th century Waterside, Haven Bank, Gabriel's Wharf and River Meadows developments, as well as extensive post-war and modern retail and housing developments along Water Lane.

The proposed residential blocks and tall buildings would represent a significant intensification of built development on the west bank of the river Exe from this viewpoint. The scale and massing of the towers would on the one hand introduce an additional intrusive visual element in the fast-evolving townscape of the city, but also represent a contrast from the surrounding buildings which would provide a new focal presence at a key node in Exeter. This would also improve legibility of the townscape by forming a local building cluster, while the treatment of the proposed façades of the residential towers would create texture and visual interest in the townscape. The use of varied elevation proportions would also contribute to a more slender appearance to the apartment blocks. Finally, the redesigned site would include a series of multifunctional spaces that would encourage greater use of the area and result in improvements to the green infrastructure network, while the introduction of active frontages would build on the busy character of the area whilst also creating added interest and enhancing the sense of place.

Overall, the change to the townscape character arising from the proposed development would give rise to a **Medium-Low Magnitude of Change** due to intensification of existing uses largely within the existing townscape framework. There would likely be a direct, permanent,

long-term changes which is considered to be a **Moderate-Low Effect**. This would be of **Low Significance** in EIA terms.

Changes to TCA 5: St Leonard's Church – Negligible Sensitivity

The proposed development would represent a major change to the site which would directly affect the character of TCA 5: St Leonard's Church, whilst contributing to the evolving character of the city. The proposed development would involve the introduction of new residential towers up to 12-storeys. The existing townscape character of TCA5 is varied with views towards the proposed development screened and filtered by the existing townscape and mature trees.

Overall, the change to the townscape character arising from the proposed development would give rise to a **Low Magnitude of Change** due to intensification of existing uses largely within the existing townscape framework. There would likely be a direct, permanent, long-term changes which is considered to be a **Neutral Effect** and would be of **Low Significance**.

Changes to TCA 5: Victorian and Edwardian suburb of St Leonard's – Medium Sensitivity

The proposed development would represent a major change to the site which would directly affect the character of TCA 5: Victorian and Edwardian suburb of St Leonard's, whilst contributing to the evolving character of the city. The proposed development would involve the introduction of new residential blocks with two tall buildings up to 12-storeys in height. The existing townscape character of TCA5 is varied with some large-scale modern development. In addition, the views to the southwest and south across the historic canal basin, the Marsh Barton Industrial Estate and the extensive late 20th century Waterside, Haven Bank, Gabriel's Wharf and River Meadows developments, as well as extensive post-war and modern retail and housing developments along Water Lane, are limited by the prevailing topography and existing townscape.

The proposed residential blocks and tall buildings would represent a significant intensification of built development on the west bank of the river Exe from this viewpoint. The scale and massing of the towers would on the one hand introduce an additional intrusive visual element in the fast-evolving townscape of the city, but also represent a contrast from the surrounding buildings which would provide a new focal presence at a key node in Exeter. This would also improve legibility of the townscape by forming a local building cluster, while the treatment of the proposed façades of the residential towers would create texture and visual interest in the townscape. The use of varied elevation proportions would also contribute to a more slender appearance to the apartment blocks. Finally, the redesigned site would include a series of multifunctional spaces that would encourage greater use of the area and result in improvements to the green infrastructure network, while the introduction of active frontages would build on the busy character of the area whilst also creating added interest and enhancing the sense of place.

Overall, the change to the townscape character arising from the proposed development would give rise to a **Medium Magnitude of Change** due to intensification of existing uses largely within the existing townscape framework. There would likely be a direct, permanent, long-term changes which is considered to be a **Neutral Effect** and would be of **Medium Significance**.

Changes to TCA13 – Water Lane

The proposed development would represent a major change to the site which would directly affect the character of TCA13 – Water Lane, whilst contributing to the evolving character of Marsh Barton. The proposed development would involve the introduction of new residential blocks with two tall buildings up to 12-storeys in height. The existing townscape character of TCA13 is varied with a large number of post-war industrial buildings intermixed with a small number of terrace houses.

The proposed residential blocks and tall buildings would represent a significant intensification of built development on the west bank of the river Exe from this viewpoint. The scale and massing of the towers would on the one hand introduce an additional intrusive visual element in the fast-evolving townscape of the city, but also represent a contrast from the surrounding buildings which would provide a new focal presence at a key node in Exeter. This would also improve legibility of the townscape by forming a local building cluster, while the treatment of the proposed façades of the residential towers would create texture and visual interest in the townscape. The use of varied elevation proportions would also contribute to a more slender appearance to the apartment blocks. Finally, although the proposed development would result in the loss of some open space along the fringes of PROW 23, the redesigned site would include a series of multifunctional spaces that would encourage greater use of the area and result in improvements to the green infrastructure network, while the introduction of active frontages would build on the busy character of the area whilst also creating added interest and enhancing the sense of place.

Overall, the change to the townscape character arising from the Proposed Development would give rise to a **Large Magnitude of Change** due to marked change in use, massing and architecture. This would likely be a direct, permanent, long-term change which is considered to be a **Beneficial Effect** and would be of **Low Significance**.

14.1 Assessment of Effects on Visual Receptors

The assessment of visual impacts likely to arise from the development comprises an assessment of the likely extent of visibility of the Proposed Development and the receptors likely to be affected and an assessment of the impacts on the views from each representative viewpoint.

The area which is likely to experience the greatest level of change in views arising from the proposed development is that of the immediate context of the site. Due to the scale of the development, the streets in and around the site are likely to experience a significant change, with a marked increase in the presence of built form when compared to the existing, comparatively low height of development within the site. This increase in development is likely to bring about both positive and negative changes to views which are described in greater detail within the assessment of effects on visual receptors and the representative views appraisal.

The table below provides a summary assessment of the likely key effects of the proposed development on the visual receptors identified at the baseline stage.

Receptor	Value attached to views	Susceptibility to change	Sensitivity	Commentary
Users of the canal	Medium	High	High	Users of the canal would experience close and middle-

				<p>distance views of the proposed development. The proposed residential towers would form prominent elements on the local skyline albeit partly filtered by retained tree planting in the foreground.</p> <p>Magnitude: Large Type of Effect: Adverse Scale and Significance: Major (significant)</p>
Pedestrians and road users of Water Lane, Tan Lane, Exton Road, Marsh Barton Road and Marsh Green Road North	Negligible	Low	Negligible	<p>Users of Water Lane, Tan Lane, Exton Road, Marsh Barton Road and Marsh Green Road would all experience close and middle-distance views of the proposed development.</p> <p>Magnitude: Medium Type of Effect: Neutral Scale and Significance: Negligible (not significant)</p>
Users of the Quayside	Medium/High	Medium	Medium	<p>Users of the Quayside would experience middle-distance views of the proposed development. The proposed residential towers would form prominent elements on the local skyline albeit partly obscured by riverside properties in the foreground.</p> <p>Magnitude: High Type of Effect: Adverse Representative View: RV06 Scale and Significance: Moderate to Major (significant)</p>
Train users of the GWR Mainline	Negligible/ordinary	Low	Negligible	<p>Users of the canal would experience close and middle-distance views of the proposed development. This would represent a prominent change in character for the area, although largely neutral in the effect on the present visual amenity.</p> <p>Magnitude: Medium Type of Effect: Neutral Scale and Significance: Negligible (not significant)</p>
Users of the Exe River	Medium/High	High	High	<p>Users of the Exe would experience middle-distance views of the proposed development. This would be largely filtered/obscured by</p>

				<p>intervening trees/housing to a maximum of four storeys, but the proposal suggests extending to a height of a twelve-storey focal building.</p> <p>Magnitude: High Type of Effect: Adverse Representative View: RV08 Scale and Significance: Major (significant)</p>
Users of PROW Exeter Footpath 49	Medium/Ordinary	High	High	<p>Users of PROW 49 would experience middle-distance views of the proposed development. This would represent a substantial change to the character of the visual amenity and skyline they currently enjoy.</p> <p>Magnitude: High Type of Effect: Adverse Representative View: 11, 12 Scale and Significance: Major (significant)</p>
Users of PROW Exeter Footpath 22	Ordinary	Medium	Medium	<p>Users of PROW 49 would experience middle-distance views of the proposed development. This would represent a substantial change to the character of the visual amenity and skyline they currently enjoy.</p> <p>Magnitude: High Type of Effect: Adverse Scale and Significance: Moderate to Major (significant)</p>
Users of PROW Exeter Footpath 23	Ordinary	Medium	Medium	<p>Users of PROW 23 would experience close views of the proposed development.</p> <p>Magnitude: High Type of Effect: Adverse Scale and Significance: Moderate to Major (significant)</p>
Users of PROW Exeter Footpath 25	Ordinary	Medium	Medium	<p>Users of PROW 49 would experience immediate views of the proposed development. This would represent a substantial change to the character of the area.</p> <p>Magnitude: High Type of Effect: Beneficial</p>

				Scale and Significance: Major (significant)
Workers in Marsh Barton	Negligible	Low	Negligible	Workers in Marsh Barton would experience close and middle-distance views of the proposed development. Magnitude: Medium Type of Effect: Neutral Scale and Significance: Negligible (not significant)
Allotmenters	Ordinary	Medium	Medium	Users of the river valley allotments would experience middle-distance views of the proposed development. This would represent a substantial change to the character of the visual amenity and skyline they currently enjoy. Magnitude: High Type of Effect: Adverse Scale and Significance: Moderate to Major (significant)
Residential	Medium/Ordinary	Medium	Medium	Residents would experience middle-distance views of the proposed development. This would represent a cumulative change to the character of the visual amenity and skyline they currently enjoy. Magnitude: Medium Type of Effect: Adverse Representative View: 9, 10, 15, 16, 19, 20, 23, 24, 29, 30 Scale and Significance: Moderate (potentially significant)

14.2 Assessment of Effects on Representative Viewpoints

Below provides a summary assessment of the likely key effects of the proposed development on the representative viewpoints identified at the baseline stage.

1 The Medieval Bridge

This viewpoint is from a Scheduled Monument within the Riverside Conservation Area and is therefore considered to be of **High Value**.

The experience of views and visual amenity is likely to be of high importance to tourists and pedestrians exploring the monument so therefore is identified as being of **High Susceptibility to Change**. However, the remains are surrounded by Western Way and modern Exe Bridges, and views to the south and southwest are dominated by the three- to four-storey developments around Commercial Road and Waterside and is therefore of **Medium Sensitivity**.

From the vantage point of the medieval bridge, only the higher elements of the proposed development would be visible in the distance, with views from the monument largely blocked by the existing tree cover and housing developments. This would result in a **Negligible Magnitude of Effect** and the proposed development would have a **Negligible Effect**.

2 The City Wall Footbridge

This viewpoint is from a Scheduled Monument within Central Conservation Area and is therefore considered to be of **High Value**.

The experience of views and visual amenity is likely to be of high importance to tourists and pedestrians exploring the monument so therefore is identified as being of **High Susceptibility to Change**. However, this has been impacted by the construction of Western Way and post-war housing along South- and Water Gate Street and it is therefore of **Medium Sensitivity**.

From the vantage point of the City Wall Footbridge, the higher elements of the proposed development would be noticeable above the late 20th century Waterside and Haven Bank developments, with the height and massing of the proposals creating a prominent variation in the existing townscape. This would result in a **Small Magnitude of Effect**. Demolition and construction on the site would have a **Minor Adverse Effect**.

3 The City Wall over Exe Island

This viewpoint is from a Scheduled Monument within Central Conservation Area and is therefore considered to be of **High Value**.

The experience of views and visual amenity is likely to be of high importance to tourists and pedestrians exploring the monument so therefore is identified as being of **High Susceptibility to Change**. However, this has been impacted by the construction of Western Way, while views to the south and southwest are dominated by the late 20th century Waterside and Haven Bank developments and the Marsh Barton Industrial Estate, and it is therefore of **Medium Sensitivity**.

From the vantage point of the City Wall, the higher elements of the proposed development would be noticeable above the late 20th century Waterside and Haven Bank developments, with the height and massing of the proposals creating a prominent variation in the existing townscape. This would result in a **Small Magnitude of Effect**. Demolition and construction on the site would have a **Minor Adverse Effect**.

4 The Cathedral

This viewpoint is from a Scheduled Monument within Central Conservation Area and is therefore considered to be of **High Value**.

The experience of views and visual amenity is likely to be of high importance to tourists exploring the monument so therefore is identified as being of **High Susceptibility to Change** but as it is already substantially impacted in this zone by the construction of the Marsh Barton Industrial Estate it is of **High Sensitivity**.

At ground level all views are blocked by the existing townscape, while from the vantage point of the roof and the South Tower, all elements of the development would be noticeable, surrounded by the late 20th century Waterside and Haven Bank developments, with the height and massing of the proposals creating a prominent variation in the existing townscape. This

would result in a **Small Magnitude of Effect**. Development of the site would have a **Neutral Effect**.

5 Stepcote Hill

This viewpoint is located at the northern end of Stepcote Hill within the Central Conservation Area and features a number of Listed properties including the cobbles of the street themselves, and is therefore considered to be of **High Value**.

The experience of views and visual amenity is likely to be of high importance to tourists and pedestrians exploring the historic elements of the city so therefore is identified as being of **High Susceptibility to Change** but the views are constrained by the existing buildings on either side it is of **Medium Sensitivity**.

Views towards the site are limited due to the presence of properties on either side of the street, although it is likely that some of the higher elements of the proposed development would be noticeable in the middle distance. This would result in a **Medium Magnitude of Effect**. Development of the site would have a **Minor to Moderate Beneficial Effect**.

6 The Quay

This viewpoint is listed as one of ‘local importance’, it is locally recognised and set within the Riverside Conservation Area and is therefore considered to be of **High Value**.

The Quay is used as retail and leisure space, with venues primarily providing food and water-based activities. The experience of views and visual amenity is likely to be of high importance to visitors and pedestrians and is therefore identified as being of **High Susceptibility to Change**. However, the views to the south and southwest are in part interrupted by the late 20th century the three- to four-storey Waterside and Haven Bank developments and is therefore of **Moderate Sensitivity**.

The higher elements of the construction works will be noticeable above the modern developments, while many of the lower elements involved will also be visible through the breaks within the intervening buildings, with the height and massing of the proposals creating a prominent variation in the existing townscape. This would result in a **Medium Magnitude of Effect**. Development of the site would have a **Moderate-Low Effect**.

7 The base of the southern City Wall

This viewpoint is from a Scheduled Monument within the Central Conservation Area and is therefore considered to be of **High Value**.

The experience of views and visual amenity is likely to be of high importance to tourists and pedestrians exploring the monument so therefore is identified as being of **High Susceptibility to Change**. However, this has been impacted by the construction of Western Way, while views to the south and southwest are dominated by the late 20th century Waterside and Haven Bank developments and the Marsh Barton Industrial Estate, and it is therefore of **Moderate Sensitivity**.

Although the countryside to the southwest of the city is not given the same specific protections as those to the north and east within the Exeter Plan, the value of the city’s visual connection to the countryside is apparent. The viewpoint shows the impact of the existing late 20th century three- to four-storey Waterside and Haven Bank developments on the visual amenity. Apparent

from this viewpoint is that developments of four storeys, even when situate on the lower ground, still have the capacity to infringe upon the visual amenity. The upper levels of the proposed residential towers will be visible above the existing developments, with the height and massing of the proposals creating a prominent variation in the existing townscape. This would result in a **Medium Magnitude of Effect**. Development of the site would have an **Moderate Effect**.

8 The Fishmarket

This viewpoint is from within the Riverside Conservation Area and is therefore considered to be of **Moderate Value**.

The experience of views and visual amenity is likely to be of high importance to visitors and pedestrians and is therefore identified as being of **High Susceptibility to Change**. Nonetheless views to the southwest are impacted by the late 20th century Waterside and Haven Bank developments and is therefore of **Medium Sensitivity**.

The higher elements of the proposed development would be noticeable above the existing historic warehouses and the late 20th century housing developments in the middle and far distance. Some of the lower elements may also be visible through the breaks in the intervening buildings, with the height and massing of the proposals creating a prominent variation in the existing townscape. This would result in a **Medium Magnitude of Effect**. Development of the site would have a **Minor to Moderate Beneficial Effect**.

9 Colleton Crescent

This viewpoint is listed as one of 'local importance', it is locally recognised and set within the Southern and Friarshay Conservation Area and is therefore considered to be of **High Value**.

The view is an integral aspect to the setting of the Listed buildings, while the experience of views and visual amenity is likely to be high importance to pedestrians and motorists travelling along the road so therefore is identified as being of **High Susceptibility to Change** and of **High Sensitivity**.

The clear and uninterrupted views to the south and southwest means that the proposed development will be visible above the existing late 20th century Haven Bank, Gabriel's Wharf and River Meadows developments, with the height and massing of the proposals creating a prominent variation in the existing townscape and representing a substantial change. This would result in a **Large Magnitude of Effect**. Development of the site would have an **Adverse Effect**. This effect is considered to be **significant**.

10 Colleton Crescent

This viewpoint is listed as one of 'local importance', it is locally recognised and set within the Southern and Friarshay Conservation Area and is therefore considered to be of **High Value**.

The view is an integral aspect to the setting of this Listed Building, while the experience of views and visual amenity is likely to be high importance to pedestrians and motorists travelling along the road so therefore is identified as being **High Susceptibility to Change** and of **High Sensitivity**.

The clear and uninterrupted views to the south and southwest means that the proposed development will be visible above the existing late 20th century Haven Bank, Gabriel's Wharf and River Meadows developments, with the height and massing of the proposals creating a

prominent variation in the existing townscape and representing a substantial change. This would result in a **Large Magnitude of Effect**. Development of the site would have an **Adverse Effect**. This effect is considered to be **significant**.

11 Colleton Hill

This viewpoint is not identified or protected by planning policy or designation, however the buildings on either side of the road are all listed, with the whole representing a group that makes a strong positive contribution on the townscape of the Riverside Conservation Area. Therefore, the view is considered to be of **Moderate Value**.

The experience of views and visual amenity is likely to be moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Medium Susceptibility to Change** and of **Medium-Low Sensitivity**.

From Colleton Hill, the proposed development would be noticeable above the former gas storage works on the west bank of the river, with the height and massing of the proposals creating a prominent variation in the existing townscape and representing a substantial change. This would result in a **Medium Magnitude of Effect**. Development of the site would have a **Minor to Moderate Beneficial Effect**.

12 Exeter Footpath 49

This viewpoint is not identified or protected by planning policy or designation, therefore the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be of moderate importance to pedestrians and cyclists travelling along the PROW so therefore is identified as being **Medium Susceptibility to Change** and of **Medium Sensitivity**.

From this viewpoint the proposed development would be noticeable above the historic canal basin and the late 20th century Haven Bank development, with the height and massing of the proposals creating a prominent variation in the existing townscape and representing a substantial change. This would result in a **Large Magnitude of Effect**. Development of the site would have a **Minor to Moderate Beneficial Effect**.

13 Exeter Footpath 49

This viewpoint is not identified or protected by planning policy or designation, therefore the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be of moderate importance to pedestrians and cyclists travelling along the PROW so therefore is identified as being **Medium Susceptibility to Change** and of **Medium Sensitivity**.

From this viewpoint the upper levels of the proposed development would be noticeable above the former gas storage tank site and the late 20th century Haven Bank and Gabriel's Wharf developments, with the height and massing of the proposals creating a prominent variation in the existing townscape and representing a substantial change. This would result in a **Large Magnitude of Effect**. Development of the site would have a **Moderate Beneficial Effect**.

14 Weirfield House

This viewpoint is not identified or protected by planning policy or designation, therefore the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be of high importance to the occupiers so therefore is identified as being **Medium Susceptibility to Change** and of **Medium Sensitivity**.

From the rear of the property views of the demolition and construction works would be filtered by mature trees in and modern buildings on the northside of Weirfield Road in the foreground, with the height and massing of the proposals creating a prominent variation in the existing townscape. This would result in a **Medium Magnitude of Effect**. Development of the site would have a **Minor to Moderate Beneficial Effect**.

15 Larkbeare Road

This viewpoint is listed as one of 'local importance', it is locally recognised and set within the St Leonards Conservation Area and is therefore considered to be of **High Value**.

The experience of views and visual amenity is likely to be of moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Low Susceptibility to Change** and of **Low Sensitivity**.

The enclosed nature of the road with high boundary walls, large historic and modern properties and the presence of existing tree cover, makes visibility towards the proposed site extremely limited. This would result in a **Low Magnitude of Effect**. Development of the site would have a **Moderate Beneficial Effect**.

16 Weirfield Road

This viewpoint is not identified or protected by planning policy or designation, therefore the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be of moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Medium Susceptibility to Change** and of **Medium-Low Sensitivity**.

The large modern development on the southeast side of the road as well as the existing Victorian terrace houses provide a very narrow and limited view across the river, with the height and massing of the proposals creating a prominent variation in the existing townscape. This would result in a **Large Magnitude of Effect**. Development of the site would have a **Moderate Beneficial Effect**.

17 John Pitts and Sons' Paper Factory

This viewpoint is not identified or protected by planning policy or designation, but does form the setting of a listed building, therefore the view is considered to be of **Moderate Value**.

The view is an integral aspect to the setting of this Listed Building, while the experience of views and visual amenity is likely to be moderate importance to pedestrians and cyclists travelling along the PROW so therefore is identified as being **High Susceptibility to Change** and of **High Sensitivity**.

The views from this location are open across the River Exe, dominated by the late 20th century three- to four-storey Gabriel's Wharf and River Meadows developments, the historic terrace along Maritime Court, the site of the former gas storage tanks, the late 20th century Haven Road development and the lower lying historic warehouses surrounding the Canal Basin, with the height and massing of the proposals creating a prominent variation in the existing townscape. This would result in a **Large Magnitude of Effect**. Development of the site would have a **Moderate Beneficial Effect**.

18 Trew's Weir Memorial Park

This viewpoint is locally recognised and set within the wider river valley and is therefore considered to be of High Value.

The view is an integral aspect to the setting of this Leisure Space and is likely to be of high importance to receptors so therefore is identified as being High Susceptibility to Change and of High Sensitivity.

From this location views of the demolition and construction works would be filtered by mature trees surrounding the canal and the river, with the height and massing of the proposals creating a prominent variation in the existing townscape. This would result in a **Large Magnitude of Effect**. Development of the site would have a **Moderate Beneficial Effect**.

19 Pennsylvania Road

This viewpoint is not identified or protected by planning policy or designation, however, is from within a Conservation Area. Therefore, the view is considered to be of Ordinary Value.

The experience of views and visual amenity is likely to be of moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being Medium-Low Susceptibility to Change and of Medium Sensitivity.

This viewpoint provides a clear view of the seven-storey Belgrave Road and Bampfylde Street Student developments in the middle foreground, the southeastern end of the proposal area and the Marsh Barton Incinerator in the background, with the height and massing of the proposals creating a prominent variation in the existing townscape. This would result in a **Large Magnitude of Effect**. Development of the site would have a **Moderate Beneficial Effect**.

20 Hillcrest Park, Pennsylvania

This viewpoint is not identified or protected by planning policy or designation, however, is from within a Conservation Area. Therefore, the view is considered to be of Ordinary Value.

The experience of views and visual amenity is likely to be moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being Medium Susceptibility to Change and of Medium Sensitivity.

This viewpoint provides a clear view of the eight-storey John Lewis building and the Marsh Barton Incinerator to the left, with Exeter Cathedral dominating the skyline to the right. This would result in a **Negligible Magnitude of Effect**. Development of the site would have a **Neutral Effect**.

21 Pennsylvania

This viewpoint is not identified or protected by planning policy or designation, however, is from within a Conservation Area. Therefore, the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Medium Susceptibility to Change** and of **Medium-Low Sensitivity**.

Located in the Pennsylvania Conservation Area the viewpoint provides a view of the eight-storey John Lewis building and Exeter Cathedral, with views of the proposal area filtered and shielded by existing tree cover in the foreground, with the height and massing of the proposals creating a prominent variation in the existing townscape. This would result in a **Small Magnitude of Effect**. Development of the site would have a **Moderate Beneficial Effect**.

22 The University of Exeter

This viewpoint is not identified or protected by planning policy or designation, therefore the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be of low importance to students travelling to the University so therefore is identified as being **Low Susceptibility to Change** and of **Low Sensitivity**.

Due to the distance involved this would result in a **Negligible Magnitude of Effect**. Development of the site would have a **Negligible Effect**.

23 Beech Avenue

This viewpoint is not identified or protected by planning policy or designation, however, is from within a Conservation Area. Therefore, the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Medium Susceptibility to Change** and of **Medium-Low Sensitivity**.

The views of the proposal area filtered and shielded by existing tree cover in the foreground, with the height and massing of the proposals creating a prominent variation in the existing townscape. This would result in a **Small Magnitude of Effect**. Development of the site would have a **Moderate Beneficial Effect**.

24 Beech Avenue

This viewpoint is not identified or protected by planning policy or designation, however, is from within a Conservation Area. Therefore, the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Medium Susceptibility to Change** and of **Medium-Low Sensitivity**.

This viewpoint provides a clear view across the city, including St James' Park, the seven-storey Printworks, Belgrave Road and Bampfylde Street Student developments, the six-storey Council offices, the eight-storey John Lewis development and the five-storey Princesshay Shopping Centre in the middle background, with the southeastern end of the proposal area and the Marsh Barton Incinerator visible in the far background, with the height and massing of the proposals creating a prominent variation in the existing townscape. Due to the distance involved this would result in a **Small Magnitude of Effect**. Development of the site would have a **Moderate Beneficial Effect**.

25 Ludwell Valley Park

This viewpoint is listed is locally recognised and forms part of the Green Valley Park spaces and is therefore considered to be of **High Value**.

The view is an integral aspect to the setting of this leisure and ecological space and is likely to be of high importance to receptors so therefore is identified as being of **High Susceptibility to Change** and of **High Sensitivity**.

It provides clear views across the inter-war Burnthouse Lane housing estate and the post-war riverside developments, with the proposal area and the Marsh Barton Incinerator visible in the far-left background. Also visible in the centre are the County Hall clock tower, with the St Leonard's steeple and Exeter Cathedral visible in the far right of the viewpoint, with the height and massing of the proposals creating a prominent variation in the existing townscape. This would result in a **Large Magnitude of Effect**. Development of the site would have a **Minor to Moderate Beneficial Effect**.

26 Bridge Road

This viewpoint is not identified or protected by planning policy or designation. However, River Exe County Park in the foreground is a locally important green space and forms part of the wider network of Valley Parks, while the location is also immediately to the north of a number of SSSIs. It is therefore considered to be of High Value.

The experience of views and visual amenity is likely to be moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being Moderate Susceptibility to Change and of Moderate Sensitivity.

The view shows some filtering by the mature trees in the middle background of the low-lying Marsh Barton Industrial estate and the proposal area, as well as the existing line of high-voltage electricity pylons, with the height and massing of the proposals creating a prominent variation in the existing townscape. This would result in a **Medium Magnitude of Effect**. Development of the site would have a **Minor to Moderate Beneficial Effect**.

27 Shillingford Road

This viewpoint is not identified or protected by planning policy or designation, therefore the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Medium Susceptibility to Change** and of **Medium-Low Sensitivity**.

The main view is across the eastern part of the Marsh Barton Industrial Estate, including the Incinerator with inter- and post-war housing estates visible in the background, while views of the historic centre of the city are filtered and softened by existing tree cover and the incredible post-war housing expansion to the southeast and southwest, with the height and massing of the proposals creating a prominent variation in the existing townscape. This would result in a **Medium Magnitude of Effect**. Development of the site would have a **Minor to Moderate Beneficial Effect**.

28 St Michael and All Angels, Alphington

This viewpoint is not identified or protected by planning policy or designation, but does form the setting of a listed building, therefore the view is considered to be of **Moderate Value**.

The view is an integral aspect to the setting of a Listed Building. However, the views of the proposed site are blocked by the existing historic and post-war townscape to the north. The experience of views and visual amenity is likely to be moderate importance to worshippers and visitors attending church so therefore is identified as being **Low Susceptibility to Change** and of **Low Sensitivity**.

Due to the lack of intervisibility this would result in a **Negligible Magnitude of Effect**. Development of the site would have a **Negligible Beneficial Effect**.

29 Redhills

This viewpoint is not identified or protected by planning policy or designation, therefore the view is considered to be of Ordinary Value.

The experience of views and visual amenity is likely to be moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being Medium Susceptibility to Change and of Medium Sensitivity.

This viewpoint shows the low-lying townscape on the west bank of the river, with the historic core of the city on the opposite bank rising from the river valley floor, clearly illustrating the prominent position of the Cathedral, with the height and massing of the proposals creating a prominent variation in the existing townscape. This would result in a **Medium Magnitude of Effect**. Development of the site would have a **Minor to Moderate Beneficial Effect**.

30 Somerset Avenue

This viewpoint is not identified or protected by planning policy or designation, therefore the view is considered to be of **Ordinary Value**.

The experience of views and visual amenity is likely to be moderate importance to pedestrians and motorists travelling along the road so therefore is identified as being **Medium Susceptibility to Change** and of **Medium Sensitivity**.

The viewpoint affords a relatively uninterrupted view of the low-lying townscape on the west bank of the river, with the historic core of the city on the opposite bank rising from the river valley floor, clearly illustrating the prominent position of the Cathedral and Colleton Crescent. However, there is some filtering due to the existing post-war housing in the foreground, with the height and massing of the proposals creating a prominent variation in the existing townscape. This would result in a **Medium Magnitude of Effect**. Development of the site would have a **Minor to Moderate Beneficial Effect**.

31 Haldon Hill

The views from Haldon Hill towards the city are widely noted, while the wider area is host to over twenty SSSI's. It is therefore considered to be of **High Value**.

The view is an integral view to the wider city, and one of the principal approaches, while the experience of views and visual amenity is likely to be high importance to receptors utilising

the area so therefore is identified as being **High Susceptibility to Change** and of **High Sensitivity**.

Haldon Hill is a local landmark with uninterrupted view of the low-lying townscape on the west bank of the river, with the historic core of the city on the opposite bank rising from the river valley floor, clearly illustrating the prominent position of the Cathedral and Colleton Crescent, with the height and massing of the proposals creating a prominent variation in the existing townscape. This would result in a **Medium Magnitude of Effect**. Development of the site would have a **Minor to Moderate Beneficial Effect**.

15. MITIGATION, MONITORING AND RESIDUAL EFFECTS

The Proposed Development is a result of an extensive and considered design development process between the client, Stantec, Nash Partnership and Greenhalgh Landscape Architecture from an early stage in the pre-application process. Full details relating to the design rationale and considerations can be found within the Design and Access Statement which accompanies application.

In terms of townscape heritage assessment, the proposed development is designed to complement the existing built fabric whilst creating a new vibrant residential-led mixed use development to create a new waterside quarter for a city which has a recognised shortage. The design team has drawn inspiration from the local vernacular and the historic context of the site. Consideration of roof lines, local view corridors, building facades, fenestration, street furniture, and opportunities for public events have all been taken into account in the design of the development and it is considered that the proposals would create a sense of place that relates to Exeter.

Potential effects on views and townscape heritage character have been considered and mitigation has been embedded into the proposed development through the iterative design process. In addition, consideration of the potential effects of the proposed development on views and heritage have been considered at two Design Review Panel sessions which concluded:

We want to help you realise the Liveable Exeter Vision and to bring about what could well prove to be a beacon for urban living in a climate emergency. This scheme offers so many benefits above what the obvious alternative ways for providing 900 homes might have been. A low-rise, car-dependent scheme encroaching further on the countryside is one; a medium-rise scheme with minimal green space and wasteful of land is another. The EDQP Panel sees Water Lane as potentially not only transformative of its site and neighbourhood, but also an exemplar, a model for future schemes close to the City Centre in Exeter and elsewhere.

As such no further mitigation measures have been identified. In the absence of further mitigation, the residual effects would be the same as those discussed within the section on 'Potential Effects'.

16. ASSESSMENT OF THE FUTURE ENVIRONMENT

16.1 Evolution of the Wider Marsh Barton Area

The proposed development represents a substantial change in the character of the area from industrial and retail to high density mixed-use. The built character of the proposed development is currently not mirrored elsewhere within the wider Marsh Barton Area, even where there are residential housing estates. The proposed development is therefore likely to represent a precedent for the potential wider development of the Marsh Barton Area for residential purposes, primarily through the construction of densely massed, multi-storied buildings.

Given the pressure on housing at local and national level, and the general unpopularity of greenfield development, as recognised in the Exeter Adopted Core Strategy (2012) and the Draft Exeter Plan (2022), highly massed, brownfield development is a logical and reasonable alternative within the Marsh Barton Area. It is therefore important that sensitive design solutions are incorporated into the initial design proposals in order for the proposed development to be considerate of the wider cityscape and ensure that they cohere appropriately. The proposed development includes multiple architectural and connectivity provisions to tie it seamlessly into the wider city in a sustainable manner, including co-car-sharing, improved train links, pedestrian routes and cycle paths.

A development project of this scale may seem a large addition, however, a potentially greater danger is posed to the cityscape by the prospect of smaller, piecemeal accretion of development with no overall design consideration over the next decade. With brownfield sites at a premium for development within Exeter, and the current site being largely defunct, it is inevitable that it will be developed for housing, with only the scope and scale to be determined.

Concerns about large-scale changes to the existing skyline are entirely reasonable given the scale of the proposed development. However, the topography of the Marsh Barton Area is low-lying and flat, occupied by three- and four-storey industrial and retail buildings, while the location of the taller apartment blocks within the proposal area would ensure they are sufficiently far away from the main historic core and suburbs of Exeter to have a limited immediate impact on these important heritage assets. The proposed development envisages a large-scale and unified design approach to the regeneration of this brownfield site, a starting point perhaps for the creation of additional and unified housing development in an area of brownfield site which has been identified within the Exeter Core Strategy.

The ECC Exeter Plan: Outline Draft (2022) includes an allocation for regeneration at Haven Banks (Site 39) which is going forward in four, four- to six-storey apartment blocks, covering a substantial plot to the northwest of the proposed site, while the proposed development lies within the allocation of Site Refence 15 of the same document. It is described as;

‘This large brownfield site lies between the Exeter Ship Canal and Great Western mainline. Existing uses include employment (with some buildings in a poor state of repair), retail and leisure, car and coach parking, an old gas holder station, a large electricity distribution station, a biogas power station and Grace Road Playing Field. An area between the power station and playing field has planning consent for a solar farm. Most of the site is already allocated for mixed use redevelopment in the Exeter Local Plan First Review and the Exeter Core Strategy. The City Council proposes that the existing allocation should be expanded in the Exeter Plan to cover the whole Water Lane site.’

The Exeter Plan goes on to suggest that 1,180 homes might be built over the wider site in the next 20 years with potential development including:

- *‘High quality, high density and net zero design that takes a strategic approach to flood risk mitigation;*
- *a mix of house sizes and types, including affordable housing;*
- *low-car (or no-car) residential areas supported by sustainable transport measures including new or improved pedestrian/cycle routes (including a new crossing of the Canal), car-clubs, e-bikes, bus infrastructure improvements, the new Marsh Barton railway station, new interchange facilities at St Thomas station and vehicular access;*
- *new workspaces, shops/leisure use, community facilities, potential education provision and well-managed public open spaces;*
- *ensuring the continued operation of the canal, enhancing its leisure uses and heritage*
- *phased development that takes account of the Marsh Barton energy from waste plant and biogas power station, ensuring their continued operation;*
- *a net gain in biodiversity and funding for measures to reduce the recreational impact of development on the Exe Estuary and, where relevant, other nearby internationally important sites.’*

The Plan also identifies the Northern Regeneration Zone around Haven Bank and Maritime Court, as well as the former gas storage tank site, while to the south, Marsh Barton (Site 14), forms a large triangular area immediately south of the proposed site. These two sites would provide an additional 2,500 new homes over the next 20 years. It is therefore likely that the combination of current and upcoming proposals will contribute to a cluster of local tall building marking this former post-war industrial gateway into the city. This would increase the high-density, mixed-use development on the fringes of the town centre, although the proposals would help increase the legibility of this part of the city townscape with more consistent design and purpose features. Finally, the increased planting of trees and scrub along PROWs 22 and 23 would further screen and filter views towards the site.

17. LIKELY SIGNIFICANT EFFECTS

In accordance with relevant legislation, national and local planning policies and guidance, the scale, form, land use, materiality and public realm of the proposed development would respond appropriately to the townscape characteristics and its wider context, as part of good place-making.

The assessment has identified significant effects on the local townscape heritage character, specifically Exeter Cathedral, the Town Walls, Colleton Crescent, the Quayside and Canal Basin, and Water Lane due to marked change in use, massing and architecture. The proposed development would contribute to the evolving character of Exeter and represent a significant overall beneficial change to this part of the townscape. The high-density nature of the development will introduce new built form, the upper elements of which will be visible from parts of the southwestern area of the city, with the inevitable loss in visual amenity. This must be seen in conjunction with the piecemeal losses which have already accrued in significant number, and the inevitability of further development in the wider Marsh Barton area, which, due to prevailing topography, is largely overlooked by the historic core and suburbs of the city.

The townscape heritage assessment also identified significant effects on views experienced by pedestrians and road users along Water Lane, Tan Lane, Exton Road, Marsh Barton Road and Marsh Green Road North, primarily as a result of the introduction of the possible 12-storey tall buildings in the view. The new frontages and public realm works would also contribute to the substantial changes in views experienced from in and around the site. The proposed development would form a focal point for upcoming, high-density development, hopefully informing a forthcoming unified design approach and legibility, and in this case has been designed to reduce its perceived massing in longer distance views in particular. This would represent a significant overall beneficial change to views and visual amenity in these areas.

No additional significant effects were identified as a result of the cumulative effects assessment.

ACKNOWLEDGMENTS

The project was commissioned by Chris Barraclough (Water Lane DMC) and managed by Alice Doolan and Caroline Dinnage (both Stantec) and by Marc Steinmetzer (Oakford Archaeology). The fieldwork was carried out by Edward Blades, Elisabeth Patkai, Edward Blades, Hol Wootton and Marc Steinmetzer (all Oakford Archaeology); the illustrations for the report were prepared by Hol Wootton and Marc Steinmetzer. Thanks are hereby recorded to Owen Cambridge (PPMH) who provided advice throughout the project.

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 ECC St Leonard's Conservation Area Appraisal
 ECC Pennsylvania Conservation Area Appraisal

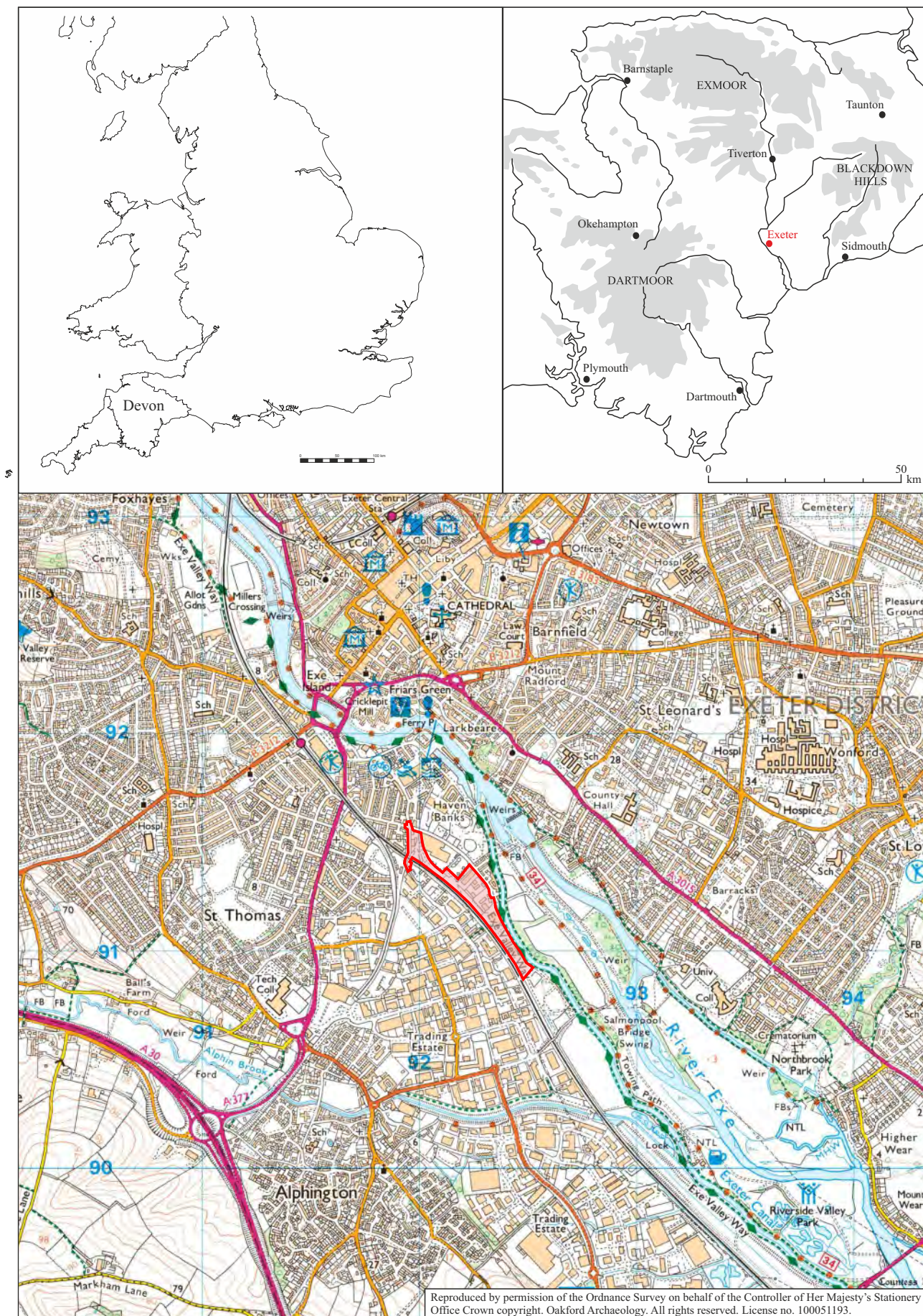
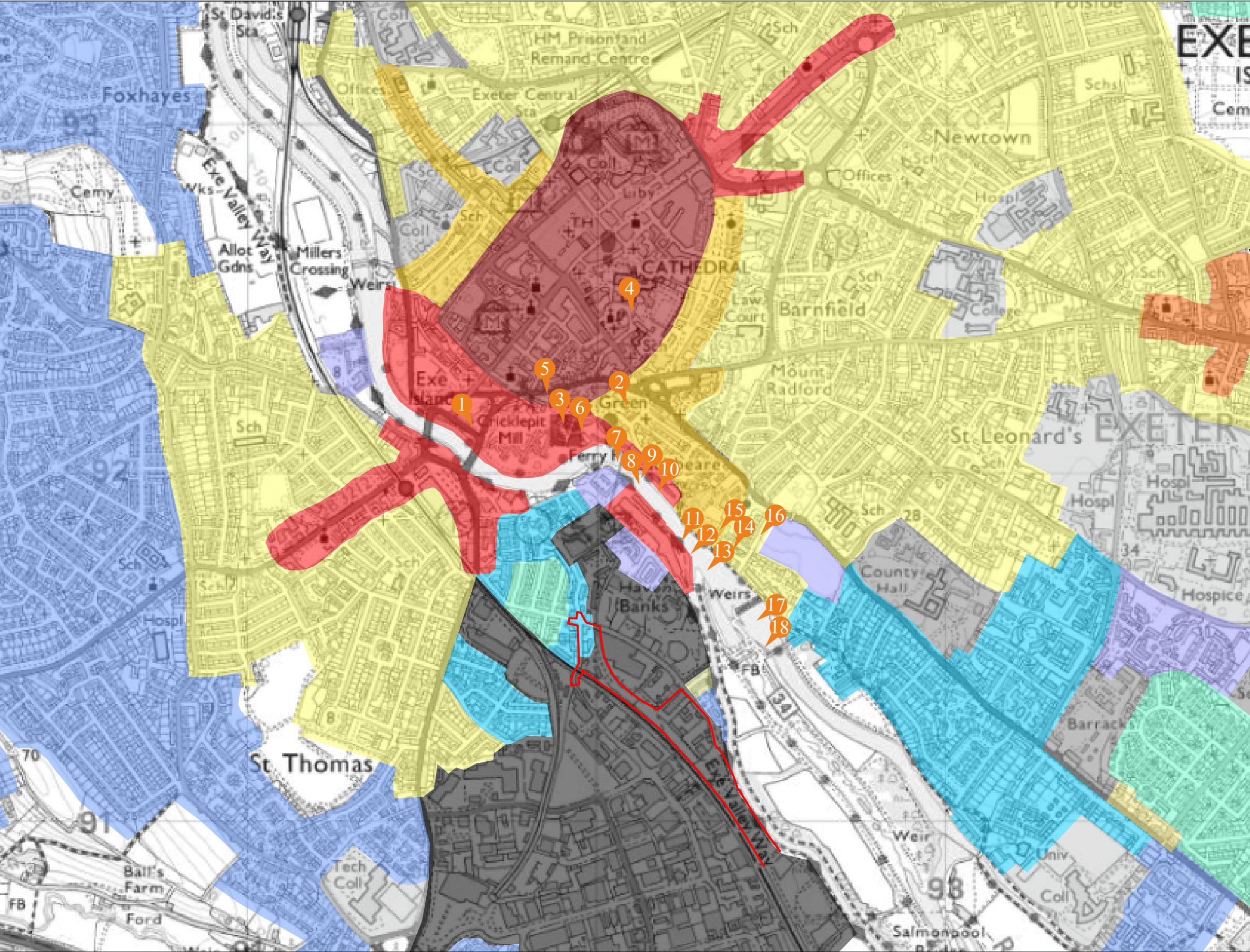


Fig. 1 Location of site.



- KEY:**
- Historic Town Core
 - Historic Suburbs
 - Historic Village Cores
 - Georgian Suburbs
 - Victorian/Edwardian Suburbs
 - Inter-war Suburbs
 - Post-war Suburbs
 - Late 20th Century Suburbs
 - Post-war Residential Flats
 - Leafy Residential Suburbs
 - Collegiate-type
 - Large Institutional Developments
 - Industrial and Commercial Estates



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PROJECT TITLE
Water Lane, Exeter

FIGURE TITLE
Detailed plan showing location and orientation of photos taken during site visit.

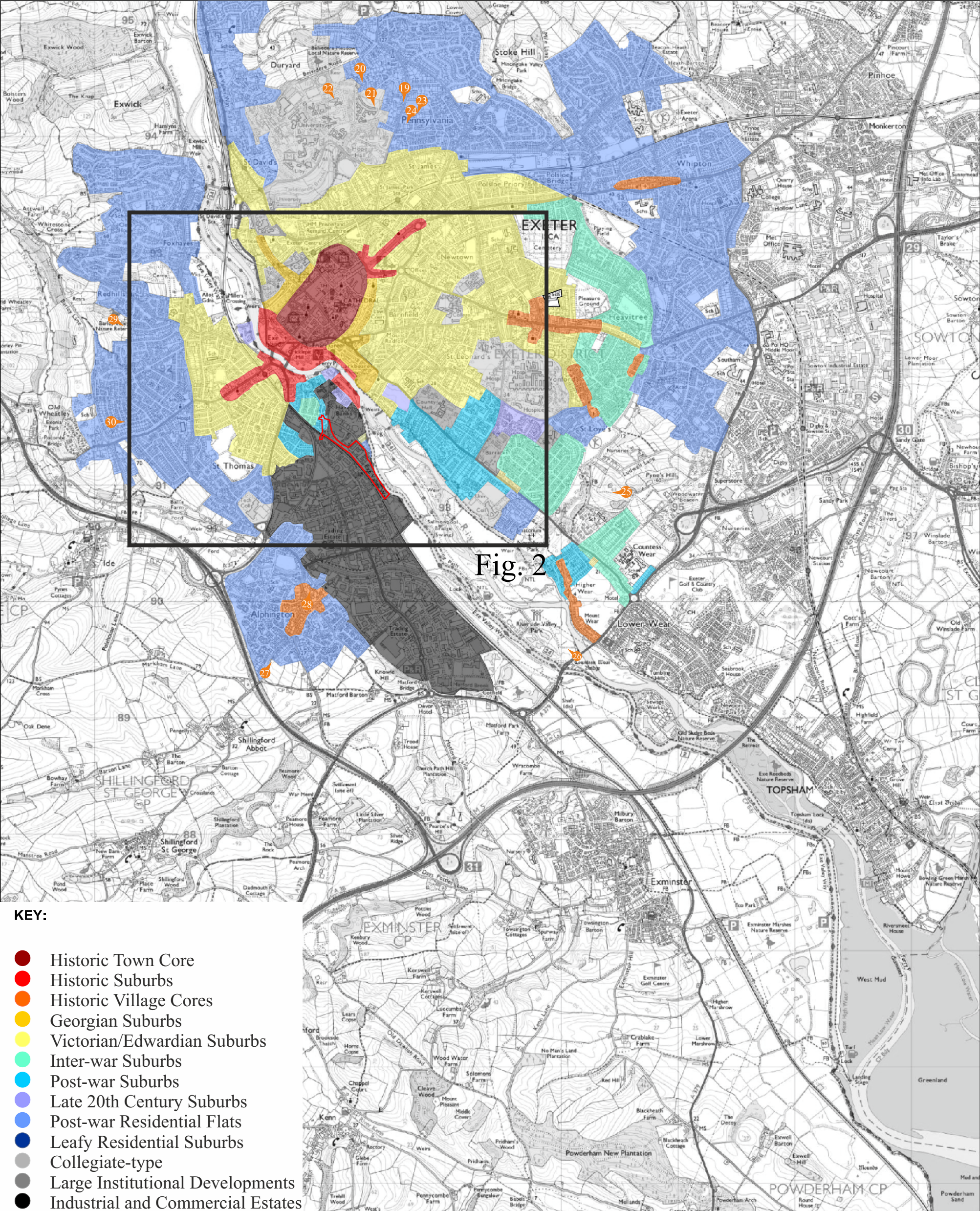


Fig. 2

KEY:

- Historic Town Core
- Historic Suburbs
- Historic Village Cores
- Georgian Suburbs
- Victorian/Edwardian Suburbs
- Inter-war Suburbs
- Post-war Suburbs
- Late 20th Century Suburbs
- Post-war Residential Flats
- Leafy Residential Suburbs
- Collegiate-type
- Large Institutional Developments
- Industrial and Commercial Estates

0 2 km

1 Photo direction points

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PROJECT TITLE
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FIGURE TITLE
Detailed plan showing location and orientation of photos taken during site visit.

FIGURE NO
3



Pl. 1 RV01: *Medieval bridge*



Pl. 2 RV02: *The City Wall Footbridge*



Pl. 3 RV03: *The City Wall over Exe Island.*



Pl. 4 RV04: *The Cathedral*



Pl. 5 RV05: *Stepcote Hill*



Pl. 6 RV06: *The Quay*



Pl. 7 RV07: *The base of the southern City Wall*



Pl. 8 RV08: *The Quayside*



Pl. 9 RV09: *Colleton Crescent*



Pl. 10 RV10: *Colleton Crescent*



Pl. 11 RV11: *Colleton Hill*



Pl. 12 RV012: *Exeter Footpath 49*



Pl. 13 RV13: *Exeter Footpath 49*



Pl. 14 Rv14: *Exe House*



Pl. 15 RV15: *Larkbeare Road*



Pl. 16 Rv16: *Weirfield Road*



Pl. 17 RV17: *John Pitts and Sons' Paper Factory*



Pl. 18 RV18: *Trew's Weir Memorial Park*



Pl. 19 RV19: *Pennsylvania Road*



Pl. 20 RV20 *Hillcrest Park, Pennsylvania*



Pl. 21 RV21: *Pennsylvania*



Pl. 22 RV22: *The University of Exeter*



Pl. 23 RV23: *Beech Avenue, Pennsylvania*



Pl. 24 RV24: *Beech Avenue, Pennsylvania*



Pl. 25 RV25: *Ludwell Valley Park*



Pl. 26 RV26: *Bridge Road*



Pl. 27 RV27: *Shillingford Road*



Pl. 28 RV28: *St Michael and All Angels*



Pl. 29 RV29: *Redhills*



Pl. 30 RV30: *Somerset Avenue*



Pl. 31 Rv31: *Haldon Hill*

