

From: Luke Salter <luke.salter@salterproperty.co.uk>
Sent: 14 July 2021 12:58
To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Subject: Re: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Hi Matt,

Ok £13k agreed.

Thanks,

Luke

Luke Salter

Director

M: +44 (0) 7545 923 060

T: +44 (0) 1395 488 320

E: luke.salter@salterproperty.co.uk

W: www.salterproperty.co.uk

S A L T E R
P r o p e r t y

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From: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Date: Wednesday, 14 July 2021 at 12:21
To: Luke Salter <luke.salter@salterproperty.co.uk>
Subject: FW: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Luke

Public & Green Spaces have amended the financial contribution to £13k. Please could I have your response.

Regards

Matt

Matthew Diamond

Principal Project Manager (Development)
City Development
Exeter City Council

01392 265214

From: Daryl Taylor <Daryl.Taylor@exeter.gov.uk>
Sent: 14 July 2021 11:34
To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>

Cc: Louise Harvey <louise.harvey@exeter.gov.uk>
Subject: RE: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Thanks Matt

I'd based our calculation of the requested contribution on the original 105 dwellings, so coming down to 93 it would be appropriate for us to reduce the request to £13k, equivalent to a little under £140 per dwelling.

Kind Regards

Daryl Taylor
Project Engineer
Environment and City Management
Exeter City Council

01392 265794
07841 013819

From: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Sent: 14 July 2021 11:17
To: Daryl Taylor <Daryl.Taylor@exeter.gov.uk>
Subject: RE: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Hi Daryl

It was reduced from 105 to 93.

R

Matt

Matthew Diamond
Principal Project Manager (Development)
City Development
Exeter City Council

01392 265214

From: Daryl Taylor <Daryl.Taylor@exeter.gov.uk>
Sent: 14 July 2021 11:17
To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Subject: RE: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Thanks Luke, could you remind me how many dwellings are being proposed now please?

Daryl Taylor
Project Engineer
Environment and City Management
Exeter City Council

01392 265794

07841 013819

From: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Sent: 14 July 2021 10:25
To: Daryl Taylor <Daryl.Taylor@exeter.gov.uk>; Louise Harvey <louise.harvey@exeter.gov.uk>
Subject: FW: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Daryl

See email from agent below agreeing to £10k instead of £15k. Can I have your thoughts? Happy to discuss over the phone.

R

Mat

Matthew Diamond
Principal Project Manager (Development)
City Development
Exeter City Council

01392 265214

From: Luke Salter <luke.salter@salterproperty.co.uk>
Sent: 14 July 2021 09:45
To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Subject: Re: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Hi Matt,

We would agree to £10k. If Daryl is willing to accept that? The additional S106 costs are really starting to build up.

Kind regards,

Luke

Luke Salter
Director

M: +44 (0) 7545 923 060
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W: www.salterproperty.co.uk

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Property

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From: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Date: Tuesday, 13 July 2021 at 17:15
To: Luke Salter <luke.salter@salterproperty.co.uk>
Subject: FW: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Luke

Please find updated comments from the Public & Green Space Team below. I'd be grateful if you confirm whether the applicant is willing to pay the £15k request towards youth facilities in the area. Please refer to the Public Open Space SPD for justification: [Supplementary planning documents - Public Open Space SPD - Exeter City Council](#).

Regards

Matt

Matthew Diamond
Principal Project Manager (Development)
City Development
Exeter City Council

01392 265214

From: Paula Rovira <paula.rovira@exeter.gov.uk>
Sent: 13 July 2021 15:00
To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Subject: FW: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Hi Matthew,

Lou is currently on leave; Daryl has responded in her absence. Please see below:

Paula Rovira | Play Officer
Exeter City Council | Public and Green Space | Belle Isle Nursery | Belle Isle Drive | Exeter EX2 4RY

01392 265776 | paula.rovira@exeter.gov.uk

From: Daryl Taylor <Daryl.Taylor@exeter.gov.uk>
Sent: 13 July 2021 14:49
To: Paula Rovira <paula.rovira@exeter.gov.uk>
Subject: RE: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Hello

Have just had a look at the updated plan and comments as follows:

- The location of the LEAP is such that all dwellings can access it within a 400 metre walk, as required under guidance, and appears to be appropriately dimensions so I can confirm that we could now remove our objection to the application on play provision grounds.

- I agree that a more natural style of play equipment would be appropriate for the location at the entrance to the valley park. We would recommend that any timber equipment be installed on steel feet to increase longevity of the equipment.
- We support the principle of an additional connection to the south-west, which will improve access and connectivity to and from the park. This area is heavily overgrown, so the new path will require the removal of vegetation. We would not support the removal of existing trees, however it is likely that this route can be provided by removing scrub. An ecological assessment will be required to support the provision of this connection.
- We would still be seeking a contribution of £15,000 towards youth facilities, to facilitate upgrades at local MUGAs (Pendragon Road, Arena Park) and Arena Skate Park. The contribution from the development would form a partial contribution towards upgrade of floodlighting and provision of seating / teen shelter / meeting points at these facilities.

Kind Regards

Daryl Taylor

Project Engineer
Environment and City Management
Exeter City Council

01392 265794
07841 013819

From: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Sent: 02 July 2021 12:28
To: Louise Harvey <louise.harvey@exeter.gov.uk>
Subject: RE: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Hi Lou

The new plans show a LEAP on site now as well as a LAP. Given your previous comments could you confirm that you're happy with this? My preference would be to use play equipment/elements made out of natural materials in this location – would you agree?

Re the proposed new Valley Park, they have indicated an additional connection to the south following your previous comments – are you happy or do you have any further comments on this?

Lastly, are you still seeking a contribution towards youth facilities from the development? If yes can you provide a figure and what it would be spent on in the locality?

Many thanks

Matt

Matthew Diamond

Principal Project Manager (Development)
City Development
Exeter City Council

01392 265214

From: Louise Harvey <louise.harvey@exeter.gov.uk>
Sent: 02 July 2021 12:06
To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Subject: RE: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Hi Matt

Thank you for the information, we have no further comments to add at this stage.

Kind regards

Louise

Lou Harvey
Public & Green Space Service Manager

From: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Sent: 02 July 2021 11:48
To: 'info@cpre.org.uk' <info@cpre.org.uk>; 'planningdevelopmentmanagement-mailbox@devon.gov.uk' <planningdevelopmentmanagement-mailbox@devon.gov.uk>; 'Mark Andrews' <Mark.Andrews@devon.gov.uk>; 'Hannah Elcocks' <Hannah.Elcocks@devon.gov.uk>; 'exeterfs@dsfire.gov.uk' <exeterfs@dsfire.gov.uk>; 'contactus@devonwildlifetrust.org' <contactus@devonwildlifetrust.org>; 'Ed Parr Ferris' <eparrferris@devonwildlifetrust.org>; David Bryant <david.bryant@exeter.gov.uk>; Alex Bulleid <alex.bulleid@exeter.gov.uk>; Owen Cambridge <Owen.Cambridge@exeter.gov.uk>; Louise Harvey <louise.harvey@exeter.gov.uk>; Joe Morshead <Joe.Morshead@exeter.gov.uk>; 'Exeter Cycling Campaign' <info@exetercyclingcampaign.org.uk>; 'CALDERHEAD Kris 55119' <Kris.CALDERHEAD@devonandcornwall.pnn.police.uk>; 'Stephen.Fitt@rspb.org.uk' <Stephen.Fitt@rspb.org.uk>; 'Helene Jessop' <helene.jessop@rspb.org.uk>; 'Developer Services Planning' <DeveloperServicesPlanning@southwestwater.co.uk>; George Marshall <George.Marshall@exeter.gov.uk>; Adrian Pengelly <Adrian.Pengelly@exeter.gov.uk>; 'keithatecs@gmail.com' <keithatecs@gmail.com>; 'P.M.Wootton@exeter.ac.uk' <P.M.Wootton@exeter.ac.uk>; 'tsdft.s106@nhs.net' <tsdft.s106@nhs.net>; 'publichealth-mailbox@devon.gov.uk' <publichealth-mailbox@devon.gov.uk>
Subject: RE: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Dear Sir/Madam

Further to the consultation from Exeter City Council below, I'm writing to inform you that revised and additional plans have been submitted for this application, as well as a revised Flood Risk Assessment and a Biodiversity Net Gain Assessment.

Should you have any further comments on the application following the submission of this information, I would be grateful if you could send them to me no later than 9 July 2021.

The application documents can be found at:

[Related Documents - Exeter City Council](#)

Yours faithfully

Matthew Diamond

Principal Project Manager (Development)
City Development
Exeter City Council

01392 265214

From: Matthew Diamond

Sent: 26 May 2021 20:38

To: 'info@cpre.org.uk' <info@cpre.org.uk>; 'planningdevelopmentmanagement-mailbox@devon.gov.uk' <planningdevelopmentmanagement-mailbox@devon.gov.uk>; 'Mark Andrews' <Mark.Andrews@devon.gov.uk>; 'Hannah Elcocks' <Hannah.Elcocks@devon.gov.uk>; 'exeterfs@dsfire.gov.uk' <exeterfs@dsfire.gov.uk>; 'contactus@devonwildlifetrust.org' <contactus@devonwildlifetrust.org>; Ed Parr Ferris <eparrferris@devonwildlifetrust.org>; David Bryant <david.bryant@exeter.gov.uk>; Alex Bulleid <alex.bulleid@exeter.gov.uk>; Owen Cambridge <Owen.Cambridge@exeter.gov.uk>; Louise Harvey <louise.harvey@exeter.gov.uk>; Joe Morshead <Joe.Morshead@exeter.gov.uk>; 'Exeter Cycling Campaign' <info@exetercyclingcampaign.org.uk>; 'CALDERHEAD Kris 55119' <Kris.CALDERHEAD@devonandcornwall.pnn.police.uk>; 'Stephen.Fitt@rspb.org.uk' <Stephen.Fitt@rspb.org.uk>; 'Helene Jessop' <helene.jessop@rspb.org.uk>; 'Developer Services Planning' <DeveloperServicesPlanning@southwestwater.co.uk>; George Marshall <George.Marshall@exeter.gov.uk>; Adrian Pengelly <Adrian.Pengelly@exeter.gov.uk>; 'keithatecs@gmail.com' <keithatecs@gmail.com>; 'P.M.Wootton@exeter.ac.uk' <P.M.Wootton@exeter.ac.uk>; 'tsdft.s106@nhs.net' <tsdft.s106@nhs.net>; 'publichealth-mailbox@devon.gov.uk' <publichealth-mailbox@devon.gov.uk>

Subject: RE: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Dear Sir/Madam,

Please find below details of an application that has recently been revised by the applicant. The Council wishes to consult you on this revised proposal. If you have any comments, please send them to the Case Officer by the deadline date below. If you have previously commented, please confirm if your previous comments still apply to the revised proposal.

Deadline for Response: 17 June 2021

Application Details

Site Address: Land Off Spruce Close And Celia Crescent.

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

Application Reference: 20/0538/OUT

APPLICATION DOCUMENTS CAN BE FOUND AT:

[Related Documents - Exeter City Council](#)

Revised highways drawings have also been submitted today and are attached, as they will not appear online for 24 hours.

Contact Details

Planning Officer: Matthew Diamond

Tel: 01392 265214

Email: matthew.diamond@exeter.gov.uk

Yours faithfully

Matthew Diamond

Principal Project Manager (Development)

City Development

Exeter City Council

01392 265214

From: Matthew Diamond

Sent: 08 June 2020 16:51

To: 'info@cpre.org.uk' <info@cpre.org.uk>; 'planningdevelopmentmanagement-mailbox@devon.gov.uk' <planningdevelopmentmanagement-mailbox@devon.gov.uk>; 'Hannah Elcocks' <Hannah.Elcocks@devon.gov.uk>; 'exeterfs@dsfire.gov.uk' <exeterfs@dsfire.gov.uk>; 'contactus@devonwildlifetrust.org' <contactus@devonwildlifetrust.org>; 'bbroadbent@devonwildlifetrust.org' <bbroadbent@devonwildlifetrust.org>; Building Control Mailbox <building.control@exeter.gov.uk>; Alex Bulleid <alex.bulleid@exeter.gov.uk>; Andy Pye <andy.pye@exeter.gov.uk>; Louise Harvey <louise.harvey@exeter.gov.uk>; Chris Westlake <chris.westlake@exeter.gov.uk>; 'Exeter Cycling Campaign' <info@exetercyclingcampaign.org.uk>; 'CALDERHEAD Kris 55119' <Kris.CALDERHEAD@devonandcornwall.pnn.police.uk>; 'Stephen.Fitt@rspb.org.uk' <Stephen.Fitt@rspb.org.uk>; Helene Jessop <helene.jessop@rspb.org.uk>; 'Developer Services Planning' <DeveloperServicesPlanning@southwestwater.co.uk>; Mark Waddams <mark.waddams@Teignbridge.gov.uk>

Subject: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Dear Sir/Madam,

Please find below details of an application recently received by Exeter City Council. The Council wishes to consult you on this proposal. If you have any comments, please send them to the Case Officer by the deadline date below.

Deadline for Response: 2 July 2020

Application Details

Site Address: Land Off Spruce Close And Celia Crescent.

Proposal: Outline application for up to 105 residential dwellings (Approval sought for details of access only, with scale, layout, appearance & landscaping all reserved for future consideration).

Application Reference: 20/0538/OUT

APPLICATION DOCUMENTS CAN BE FOUND AT:

<https://exeter.gov.uk/planning-services/permissions-and-applications/related-documents/?appref=20/0538/OUT>

Contact Details

Planning Officer: Matthew Diamond

Tel: 01392 265214

Email: matthew.diamond@exeter.gov.uk

Yours faithfully

Matthew Diamond

Principal Project Manager (Development)

City Development

Exeter City Council

01392 265214

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