

Summary of Proposed Land Disposal

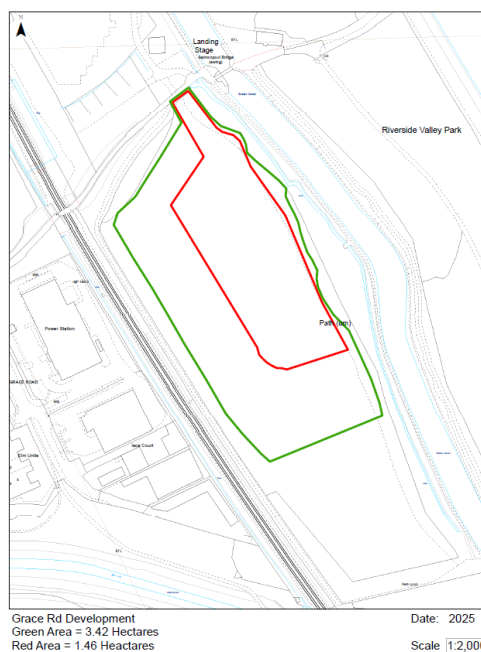
Land at Grace Road Field, Clapperbrook Lane East, Marsh Barton, Exeter, EX2 8QA

Exeter City Council proposes the disposal of land at Grace Road East, by way of a long lease, 150+ years (term to be finalised), on commercial terms, for the development of an energy centre and district heat network along with habitat enhancements and management. Outline Planning Consent has been granted for the scheme.

The maximum extent of the disposal site is to be finalised, but it will be within the green line on the Disposal Site Plan and accords with the outline planning consent. The total area within the green line is c3.42Ha but the proposed built development area is smaller, c 1.46Ha, and is shown for information edged red on the Disposal Site Plan. The red line land, which may reduce in size, will be disposed.

The Council is yet to finalise the position regarding the future control of the habitat improvement/management areas which will utilise some of the land inside the green line but outside the red. The Council may retain ownership in return for 1 Energy funding the improvements/management or may lease part of this land to 1 Energy to enable them to manage the habitat in those areas. If the latter, then those areas required by 1 Energy for habitat enhancement/management will also form part of the disposal.

Disposal Site Plan

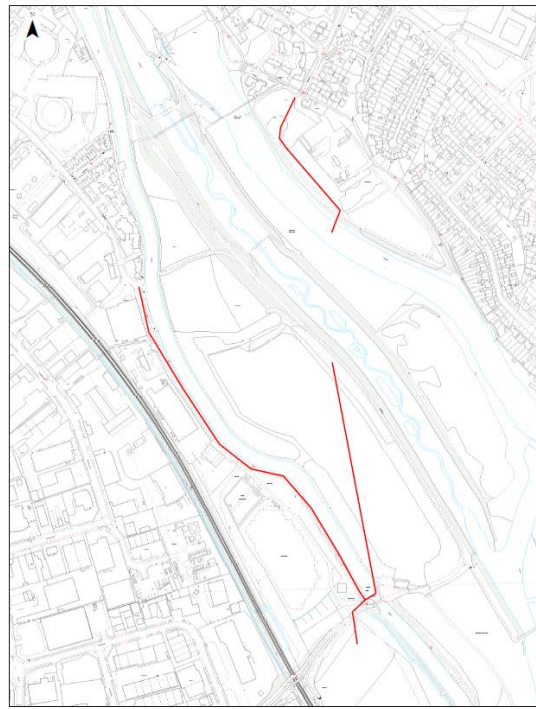


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In addition, rights are to be granted, for 'underground' pipes from the Grace Road development site through the Riverside Valley Park and Belle Isle Nursery site to

connect with Topsham Road. Easements are also to be granted along Water Lane. The route is shown on the Easement Plan is for information and might be subject to slight change subject to ground conditions. Once pipes are installed this land surface will be reinstated as open space

Easement plan



Proposed Easement - Exeter Energy
Scale 1:3,000

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