

Exeter Plan (2021-2041)

Heritage Impact Assessment

of potential development sites

2024

Contents

1.0	The need for a Heritage Impact Assessment	6
2.0	Assessment ratings	7
3.0	Exeter: The origins and development of the city in relation to its setting	8
4.0	Site Assessments.....	11
	Hamlyns Farmhouse & Hamlyns Farm, St Andrews Road	12
	Land adjoining 6 Exe View Cottages	15
	Land at Redhills.....	18
	Land at Luggs Farm, Redhills.....	21
	Land on the west side of Barley Lane	24
	Merrivale Road.....	27
	Flowerpot Lane Car Park, Flowerpot Lane.....	29
	Okehampton Street Car Park, Okehampton Street	31
	Land at Ide House	33
	Oaklands Riding School & The Rosary, Balls Farm Road.....	36
	Land at Taunton Close	39
	Marsh Barton	41
	Water Lane	44
	Haven Banks Retail Park, Water Lane / Haven Road Retail Park.....	48
	Land west of Shillingford Road	51
	Land adjoining Silverlands, Chudleigh Road	53
	Land at Bellenden, Wrefords Lane.....	55
	Land between Lower Argyll Road and Belvedere Road	58
	Red Cow / St David's	61
	Land to the rear of 43 St David's Hill	65
	99 Howell Road	68
	Bystock Terrace Car Park, Queen's Terrace.....	71
	Land at Exeter Squash Club, Prince of Wales Road	74
	Wynford Road	77
	Land at Stoke Hill	79
	Land off Pendragon Road.....	82
	Rear of Beacon Lane shops	85
	Lancelot Road.....	87

Land off Spruce Close.....	89
Gray's Barn, Church Hill	91
Woolsgrove, Church Hill.....	94
Land at Home Farm, Church Hill	96
West Gate	98
Exbridge House, 26 Commercial Road	102
Land between St Anne's Well Brewery & Exeter College, Lower North Street	105
North Gate	108
Mary Arches Multi-storey Car Park, Mary Arches Street.....	112
Mecca Bingo, 12 North Street.....	115
Smythen Street Car Park.....	118
South Gate	121
Cathedral and Quay car park, Lower Coombe Street	125
Magdalen Street Car Park, Magdalen Street	128
Howell Road Car Park.....	131
12-31 Sidwell Street / Land at Sidwell Street.....	134
East Gate	137
City Point, Bampfylde Street	141
Pyramids Leisure Centre, Heavitree Road	147
Parr Street Car Park, Parr Street	150
Fairbanks, 90 Polsloe Road	152
Land at Hamlin Lane.....	155
Clifford Close.....	157
Land at Cumberland Way.....	161
Grenadier Emperor, Grenadier Road.....	163
Grenadier Land 29, Grenadier Road	165
Magdalen Road Car Park.....	167
Land known as Mount Radford Lawn	170
Belle Isle Depot, Belle Isle Drive.....	173
91-97 Wonford Street	175
Chestnut Avenue.....	177
Bishop Westall Road	180
Park and Ride Site, Digby Drive / Car park north of Digby Drive	182
Former overflow car park, Tesco, Russell Way	184
Land adjacent Tesco Store, Russell Way	186
Land south of Russell Way	188

St Bridget Nurseries, Old Rydon Lane	190
Garages at Lower Wear Road	192
Land at Glasshouse Lane.....	194
Wear Barton Playing Fields, Wear Barton Road	196
Land at Seabrook Farm, Topsham	199
Sandy Gate	201
Land at Old Rydon Lane	203
Land at Newcourt Road, Topsham.....	205
Land to the east of Newcourt Road	207
Land to the west of Newcourt Road	209
Land at Topsham Golf Academy	211
Mays Field, Topsham	218
Mount Howe Field, Topsham.....	221
Fever & Boutique, 12 Mary Arches Street	224
Civic Centre, Paris Street	228
Clarendon House, Western Way	231
Former Police Station and Central Devon Magistrates Court, Heavitree Road.....	234
Honeylands, Pinhoe Road	238
Land south of Gypsy Hill Lane	243
Land to the north, south and west of the Met Office.....	247
88 Honiton Road	249
DOA & Exeter Mobility Centre, Wonford Road	253
Corner of Retreat Drive and Exeter Road, Topsham	256
Land at Retreat Drive, Topsham	258
Land at Water Lane	260
Isca House, Haven Road	263
Falcon House, Falcon Road	266
22 Marsh Green Road	268
RGB Exeter, Alphinbrook Road	270
1-9 Alphin Brook Road	272
CP Arts, Alphin Brook Road, Exeter.....	274
1-5 Elm Units, Grace Road South	276
Land behind 66 Chudleigh Road	278
Knowle Hill, Dawlish Road.....	280
Land on the west side of Barley Lane (2)	282
Newbery Car Breakers	284

Vulcan Works, Water Lane.....	286
Exbridge House, 26 Commercial Road (2).....	288
Larkbeare House, Topsham Road	291
Land at Matford Lane.....	295
Land at Stoke Hill (2)	298
Land adjacent Ikea, Newcourt Way	301
Land east of Clyst Road, Topsham (2).....	303
Residual land at Newcourt.....	306
Land adjacent to Sandy Park.....	308
St Luke’s Campus, Heavitree Road	310
Exe Bridges Retail Park.....	314
Land at Cowley Bridge Road	317
East Gate (2)	319
Red Cow / St David’s (2).....	323
Land opposite 51 Homefield Road.....	326
Land and buildings at Victoria Street.....	329
Rougemont Switching Centre, Queens Road	331
Barton Place, 4 Wrefords Link	333
Land to the east of Newcourt Road (2), Topsham	335
Land adjoining 1 and 2 Lower Shapter Street, Topsham	337
The Pyramids, John Hannam House and Eaton House/Eaton Drive.....	340
62 and 64 Alphington Road.....	343
Land at Matford Lane (2)	345
Church Lawn, Church Hill	348
Unit 1, Summerland Street	350
Mary Arches multi-storey and surface car parks, Mary Arches Street	352
Land north of Tithebarn Way	356
Gypsy Hill Hotel, Gypsy Hill Lane	358
Appendix A: Excerpt from Historic England response to the Full Draft Exeter Plan consultation 2023/24 – key recommendations	360

1.0 The need for a Heritage Impact Assessment

- 1.1. A Local Plan seeks to establish locations for development with an accompanying strategy for the historic environment which should ensure that site allocations avoid harming the significance of both designated and non-designated heritage assets, including effects on their setting. At the same time, the allocation of sites for development may present opportunities for the significance of the historic environment to be better revealed and celebrated.
- 1.2. When preparing a new Local Plan, the City Council must comply with the National Planning Policy Framework, particularly paragraph 196 which requires the Local Planning Authority to assess the impact potential development would have upon designated and non-designated heritage assets. This is done through a Heritage Impact Assessment (HIA) which explains and assesses the impacts of the potential development sites on the significance of those known heritage assets. The HIA must also be informed by the planning practice guidance.
- 1.3. The need for an HIA has also been highlighted by the response of Historic England to the consultation on the Full Draft Exeter Plan which was held between October 2023 and January 2024. The key recommendations from the Historic England consultation response are included in Appendix A.
- 1.4. This HIA covers sites which have been assessed for potential allocation through the preparation of the Exeter Plan. The document starts with an explanation of the HIA process, provides a brief contextual history of the city, then includes the assessments themselves. The sites have also been considered through the Housing and Economic Land Availability Assessment (HELAA) and Sustainability Appraisal processes. The HELAA provides the start point for the assessment, setting out the site description and high-level heritage features of the sites.
- 1.5. The HIA also sits alongside the Exeter Viewpoints, Heights and Density Study within the evidence base for the Exeter Plan.

2.0 Assessment ratings

- 2.1. The assessment includes consideration of the significance of the heritage assets to be affected (known and unknown – if archaeological). Commentary is provided on the likely impact of development and the potential for possible harm arising. This has been considered through a desk-based assessment and officers' knowledge of the local area. It has been supplemented by site visits where required.
- 2.2. If potential harm is identified, the commentary identifies the potential for mitigation to address the harm. The appraisal does not indicate that all harm can be mitigated; in some circumstances the assessment concludes that harm will still exist.
- 2.3. The final element of the assessment focuses on the use of a scoring matrix. This provides a 'snapshot' analysis of the potential impact which could arise and whether mitigation is possible using a traffic light scoring system. The definition of the scoring given is:
 - **Green** – Development is unlikely to cause harm to the significance of the historic environment/asset;
 - **Yellow** - Development has the potential to cause less than substantial harm to the significance of the historic environment/asset(s). Appropriate mitigation measures, including negotiation on future design, layout and massing, together with the appropriate use of conditions, can enable development to be acceptable;
 - **Amber** – Development will cause harm to the significance of the historic environment/asset(s) without mitigation. Appropriate mitigation measures, including negotiation on future design, layout and massing, together with the appropriate use of conditions, may enable development to be acceptable; and
 - **Red** – Development will cause substantial harm to the significance of the historic environment/assets. It is unlikely that the harm can be mitigated.
- 2.4. In some cases a dual score is given. This reflects the uncertainty about the level of potential impact, given that the proposals are only at allocation stage. Only at detailed design stage during the preparation of a planning application would a clearer understanding of the level of impact be known. Accordingly, the comments note the potential circumstances in which the impact could be more or less significant.

3.0 Exeter: The origins and development of the city in relation to its setting

- 3.1. Whilst most histories of Exeter commence at the Roman period and the initial establishment of a military fort on what would later become the city centre, the site must have been attractive to earlier settlers and inhabitants. The River Exe offered excellent navigation for trade up to the point where the first viable crossing point could be formed and so any settlement founded here could both control the import and export of goods by ship and also benefit from the mercantile trade and movement by land from the further southwest peninsular to the rest of Britain. What may have been initially a tidal ford or timber bridge evolved into a succession of Roman, Medieval and Victorian masonry structures across the river, making this vital communications link ever more resilient and significant.
- 3.2. The especial advantage of the site was in the coupling of these locational benefits derived from movement with a coincidence in the valley topography. The land on which the city would be formed provided the first broad spur of higher ground on the eastern bank of the river. This enabled a strong defensive and commanding posture to be created, especially towards the west. Meanwhile, easier gradients provided good access for important trade routes arriving at the city on approaches from the east and south. Minor valleys struck eastwards, perpendicular to the Exe on either flank of the promontory and furthered the ability to create a well-defended settlement, particularly along the northern side.
- 3.3. That the Romans may have forcefully taken and then occupied an earlier defensive structure may be evidenced in the form of what is now Southernhay. The normal rectangular outline of a typical Roman layout is not followed in this quadrant where the line of the city wall curves to almost directly link South Gate with East Gate and may hint at an earlier ditch or henge-like structure which the Romans may have decided to adopt and improve rather than to construct anew along this stretch.
- 3.4. The first Roman ditch and timber fortifications were soon replaced with a defensive wall and this, with its four primary gates, naturally set the pattern for the further development of the city. North, South, East and West Gates (not perfectly aligned to the cardinal points of the compass) were joined by a Water Gate that provided direct access to the port and quayside. The northern and eastern half of the city plan occupied a relatively flat plateau, whilst the need to relate closely to the river meant that the southern and western quadrants occupied ground that sloped down to the bridge and port. This 'fold' in the ground plane meant that the central area (including what is now Cathedral Green) retained (and retains) a prominence in long distance views - particularly from the west, but also from the north and south.
- 3.5. The Norman castle was constructed on the highest ground upon the plateau placed within the northern corner of the city wall. A Saxon church that became known as St Mary Major had already been elevated to become the first cathedral, but the Normans founded the current and much larger St Peters slightly to the east of it. The new cathedral had a scale and presence that was fully dominant, unrivalled for many centuries and is still impressive and prominent today. A Victorian re-building and enlargement of St Mary Major in 1865 created an uninspiring result, an over-scaled spire and resulted in an unfortunate challenge to the supremacy of the West Front. This persisted for a little more than a century until it was graciously taken down in 1971.
- 3.6. Within the city walls, the internal layout of streets and plots has subtly evolved through each historic period, but the cruciform pattern of primary streets (High Street, Fore Street, North Street and South Street) established by the Roman plan have provided an enduring primary

urban structure. The creation of Queen Street in the early nineteenth century remains the only significant revision and signalled a gradual shift in the commercial vitality of the city towards the north/northeast, further emboldened by the flourishing of the St Sidwells area beyond the East Gate. The insertion of Bedford Circus as an appendage to Southernhay was another major breach of the city wall made in the Georgian period. The onward link made possible by Bedford Street from High Street to the Circus was significant in terms of the localised townscape, but the wider connection is much less strategic than Queen Street - given that this route was fed from the East by the relatively minor Barnfield Road.

- 3.7. The 'set piece' urban forms of Bedford Circus and the fine terraces of Southernhay together with high-quality outlying Crescents (Barnfield, Baring, Colleton, and Pennsylvania) and collections of urban villas created incidents of decisive Georgian formal clarity amongst pastoral orchards, market gardens and paddocks that were to be found around the periphery at that time. The contemporaneous urban tissue within the city walls was otherwise entirely dominated by a typical medieval pattern of long thin 'burgage' plots, relieved only by institutional building types including the rejuvenated market halls.
- 3.8. New suburbs outside the medieval city at St Leonards to the South and the Mount Dinham/New North Road area to the North began to be laid out. It was not until the Victorian period that prominent churches to serve these communities were created and took their places to either side of the Cathedral, effectively creating a line of public monuments within the city but presiding over the river valley.
- 3.9. The early Exeter Ship Canal (opened in 1566) was vital in sustaining the role of the port and further incremental improvements to the canal culminated in the construction in 1830 of a new basin on land opposite the original quay, allowing larger ships to safely load and unload in all states of the river. Thereafter, commercial, and industrial uses began to steadily colonise the western side of the river valley, including a major gas works and the main electricity generating facility that served the city.
- 3.10. The arrival first of the Bristol and Exeter (later Great Western) Railway at St Davids station to the northwest, and then the London and South Western (later Southern) Railway at Queen Street, gave Victorian impetus to related development including hotels and commercial premises.
- 3.11. Wider suburban expansion followed in the late Victorian and Edwardian / inter war periods, supported by improvements in public transport and by enlarging and then subsuming minor historic settlements such as Heavitree and St Thomas as part of the city structure.
- 3.12. The damage created by air raids in the second world war was seized upon to restructure the city – largely to resolve the growing and notorious congestion caused by vehicular traffic. The "Exeter Phoenix" Plan by Thomas Sharp had been commissioned to guide the reconstruction and regeneration. A good deal of damage was therefore inflicted - first by the Luftwaffe, then by the imbalance of the brief to which Sharp was responding, and finally in the loose interpretation of his published ideas - as the pragmatism of those more interested in the engineering of highways rather than what we would now call placemaking took charge of implementation. Thankfully only a few key ideas were enacted, but even the shortcomings of those might have been foreseen.
- 3.13. The remnants of bridges, that were so instrumental in determining the origins and prosperity of the city, are now largely isolated within highway infrastructure and replaced by the

expanded roundabout gyratory of Exe Bridges. This is effectively a vehicle-dominated double bridge which dislocates routes from their historic alignments and then gives rise to Western Way, an inner-urban expressway which cuts between the city centre and the quayside undermining pedestrian connections between the two. It arrives at another fearsome road junction built in front of the site of the South Gate, where it dominates and disrupts the townscape.

- 3.14. The dignified design of the Devon County Council offices, set apart from the city centre in the St Leonards area, are a fine example of mid-twentieth century civic architecture and (together with the early buildings of the relocated University) seem to have been inspired, at least in part, by a gentle Scandinavian neo-classicism.
- 3.15. In terms of individual buildings, the Debenhams department store (now occupied by John Lewis) was the most significant postwar contribution to the city centre and asserted a scale that was unprecedented and is unlikely to again be repeated in retail/commercial development. As a singular statement of modern urban form and situated just outside the city walls in a position that does not normally interfere with views of the cathedral, it is gradually being accepted and assimilated within the cityscape, perhaps offering a 'counterpoint' to the other tall structures which are, of course, religious.
- 3.16. Since arriving on its main Streatham campus, the rise in importance and scale of the University of Exeter has introduced greater development to the slopes over-looking the city from the north and includes some minor 'landmarks' set innocuously and glimpsed at a distance from the centre of Exeter.
- 3.17. The redevelopment of the Princesshay area (replacing a modest postwar shopping precinct that had been designed in a manner that was close to Sharp's original vision) has been a success – retail-led but with apartments included; preserving a key view of the cathedral (that had been identified by Sharp); responding respectfully to the adjacent city wall; and creating a layout that integrates successfully with the surrounding street patterns.
- 3.18. When assessing the heritage impact of potential sites for the Exeter Plan, a key consideration which must be taken into account is the setting of the city's heritage assets. This should include long views out of the city towards to the countryside and valley parks, as well as views into the city especially towards to the Cathedral and its prominent spire. The City Council, through the Exeter Density and Heights Study, has highlighted the prominent views which impact 6 key potential development sites which can aid future proposals. For all development sites, views from, to and within should form the basis for designing layout, heights and the overall density of proposals.

4.0 Site Assessments

4.1. The following section of the report includes the site assessments of the HIA.

Hamlyns Farmhouse & Hamlyns Farm, St Andrews Road

Site Overview

Site reference number: 1

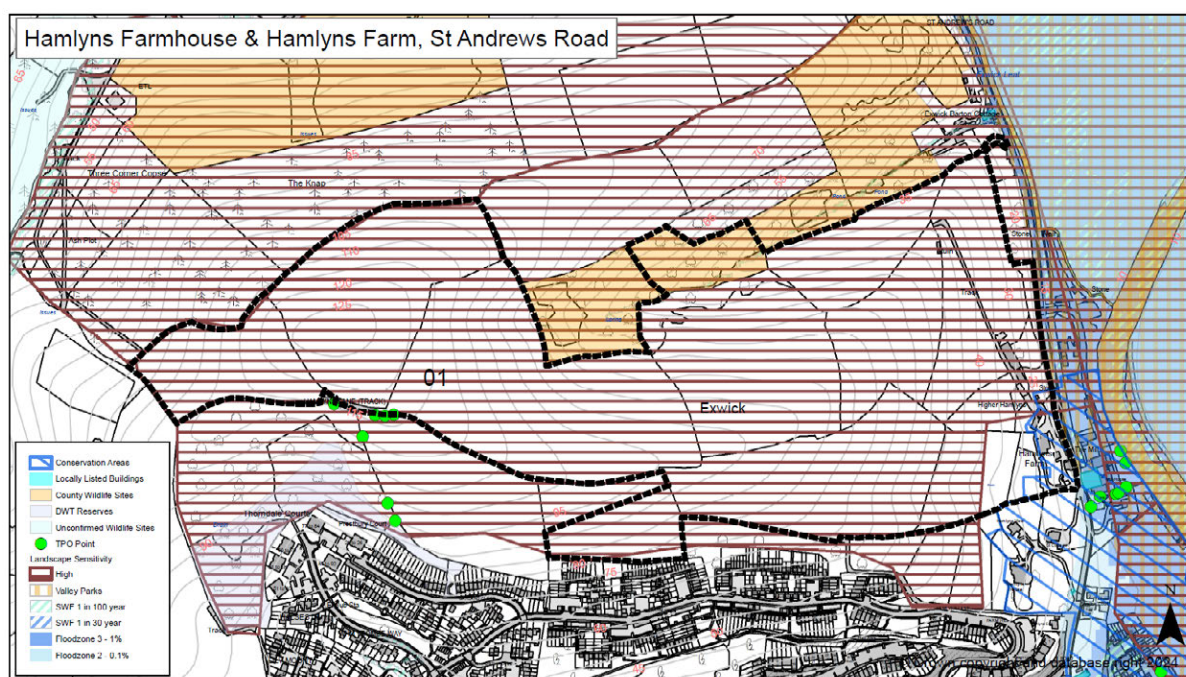
Site description: Large undulating greenfield site located to the north of Exeter, largely in agricultural use and currently designated as landscape setting. Hamlyns Farm and Higher Hamlyns are located in the south-east corner of the site. The site is bound to the north and west by open countryside and areas of woodland, to the south by fields and late 20th century residential development and to the east by St Andrews Road.

Relevant planning history: No relevant planning history.

Total site area (ha): 28.96

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Heritage Asset	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	Small parcel in southeastern corner around Hamlyns Farmhouse adjacent to St Andrews Road is in Exwick conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.

Heritage Asset	Assessment
Local Listed Buildings	Exwick Mill is located on the opposite side of St Andrews Road to the southeastern corner of the site and is locally listed. With nos. 18 and 22 Exwick Farm adjacent to the site
Historic Landscape: Valley Park / City Park	Riverside Valley Park is close by, to the east of the site. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

Exwick Conservation Area Appraisal and Management Plan

Part of the site is within the Exwick conservation area. The conservation area appraisal identifies that:

- The tall mill building and the high walls of the roadside barn at Hamlyns Farm form a dramatic entrance to Exwick from the north. Hamlyns Farm walls are noted as an important boundary within the conservation area and as contributing to an important view along St Andrews Road. More generally, boundary walls are noted as important to the character and history of the area and must be preserved;
- Hamlyns Farm is noted as comprising a range of buildings of various ages. The historic buildings have been altered and the farmstead group includes a range of modern farm buildings; nonetheless the group is noted to make a positive contribution to the area; and
- An issue noted in the St Andrews Road area is the impact of traffic on the character, appearance and environmental quality of the area.

The majority of the site in its current form can be considered to make a neutral contribution to the significance of the conservation area heritage asset, not least as it predominantly lies outside of the conservation area. However, the southwestern corner of the site located within Exwick conservation area does make a positive contribution to the significance of this heritage asset.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would be visible in views to and from the Exwick conservation area. The southwestern corner would require particular attention to ensure the conservation area is conserved and / or enhanced by any development and no harm is brought about to the significance of the locally listed building. Development of the site also has potential to increase traffic which is noted as a negative impact on the character, appearance and environmental quality of the area. Development of this site has the potential to alter the character of this part of the conservation area; the impact would be dependent upon design.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the heritage assets that would be brought about by development of this site is likely to be substantial. Development of this site would need to respect the setting of the site and the significance of the conservation area and locally listed building. Careful consideration of design, layout,

heights and materials would be required for future development to avoid harm and to enhance the visual, setting and character contributions of the site. Particular consideration and mitigation would be required in the southeastern corner to ensure its contribution to the significance of the heritage asset would not be harmed by development. Additionally, the increased traffic and resultant harm, which is already noted as an issue within the conservation area appraisal, may be difficult to mitigate in this location. In accordance with the National Planning Policy Framework (NPPF), for development to be acceptable, the level of harm to the heritage assets would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause harm to the significance of the heritage assets it affects. However, appropriate mitigation measures, including negotiation on design, could enable some development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Land adjoining 6 Exe View Cottages

Site Overview

Site reference number: 2

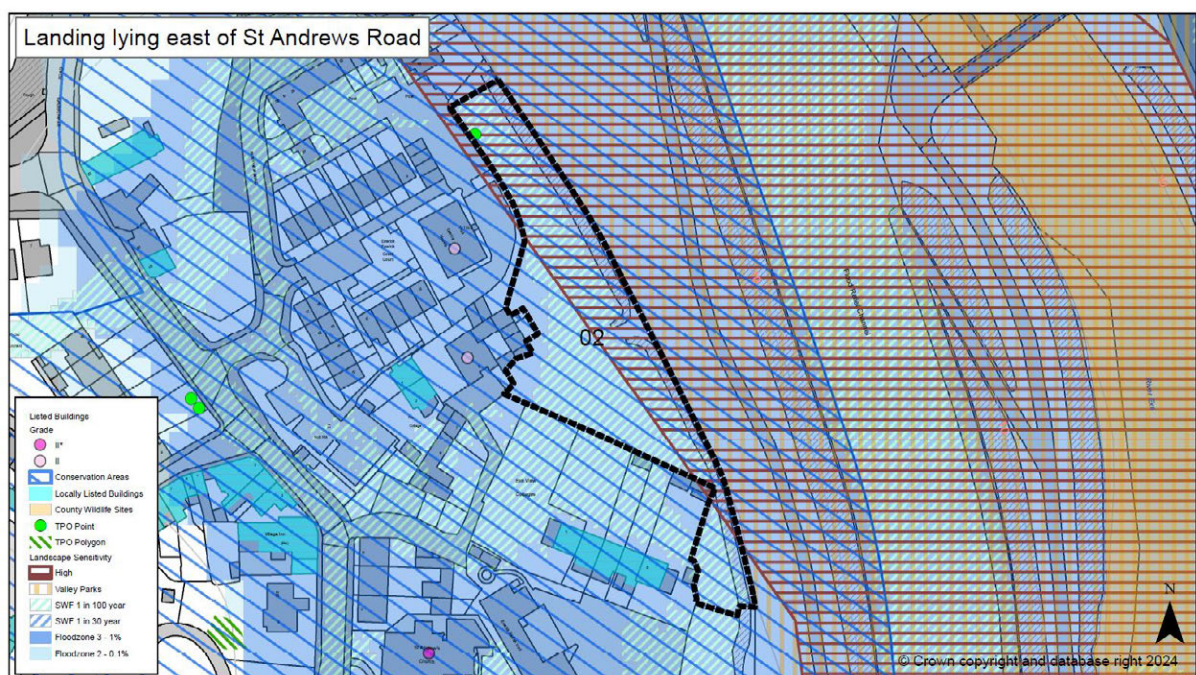
Site description: Small greenfield site next to the Exeter Flood Relief channel.

Relevant planning history: Outline planning consent was refused in 1987 for a bungalow and garage on part of the site, on grounds of poor layout and the inability of the existing private access road to safely accommodate additional traffic. Flood defence work was permitted in 2015 on the eastern boundary of the site.

Total site area (ha): 0.31

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Criteria
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to Exwick House and 6 Exe View cottages which are Grade II listed. To the southwest of the site is the Grade 2* listed Church of St Andrew.

Historic & Built Environment Criteria	Criteria
Conservation Area	The site is within Exwick conservation area. See additional notes below. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	There are a number of locally listed buildings adjacent the site to the west side, including nos. 1-5 Exe View Cottages and nos. 1 and 2 The Cottages.
Historic Landscape: Valley Park / City Park	The site lies adjacent to a Valley Park which runs along the eastern boundary. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

Exwick Conservation Area Appraisal and Management Plan

The site is within the Exwick conservation area. The conservation area appraisal identifies that the features of the Exwick conservation area that make it a special and unique place include the following which apply to this site:

- There are significant areas of open space, particularly adjoining the river;
- Many terraces and streets retain their historic appearance and are reminiscent of the area's trading past;
- Modern dwellings detract from the setting of Exwick House and from the appearance of the central part of the conservation area;
- The rural character and the industrial character both need protection to retain the special qualities of the conservation area;
- The historic leats, whilst no longer visible, have played a major part in the make-up and character of the village; and
- Traffic intrudes on the character and appearance of the area.
-

The conservation area appraisal notes that the adjacent Grade II listed buildings make a positive contribution to the conservation area, and that the locally listed buildings make a neutral contribution to the conservation area. These properties were once closely related to Lower Mills and Exwick Leat, likely to be medieval, and both having a strong influence on the development and character of Exwick.

The site's positive contribution as an open space and its relationships with the adjacent heritage assets including the Valley Park and river provide a strong link to the historic development of Exwick.

The Exwick Conservation Area Appraisal notes the proposed site as an area of positive open space which contains important and other significant views. This together with the nearby listed and locally listed buildings create an area that positively contributes to the wider conservation area.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site has the potential to negatively impact the important views to, from and through both the Exwick Conservation Area and the Riverside Valley Park. It is likely that the development of this site would negatively impact the significance of the conservation area and the other heritage assets in the immediate area, as opposed to conserving and/or enhancing them. Development of the site also has the potential to increase traffic, which is noted in the Conservation

Area Appraisal as having a negative impact on the character, appearance and environmental quality of the area. Development of this site has the potential to significantly alter the character and appearance of this part of the conservation area.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the significance of the known heritage assets within and adjacent to the site, that would be brought about by its development, is likely to be substantial. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets, including the loss of important and positive open space/views within the conservation area, would require a demonstration of significant public benefit that would outweigh and justify the degree of harm. Additionally, increased traffic and resultant harm, already noted as an issue on the conservation area appraisal, may be difficult to mitigate in this location.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

Development of this site would have the potential to cause substantial harm to the significance of the heritage assets. Any development would require strong public benefit justification to be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Red

Land at Redhills

Site Overview

Site reference number: 4

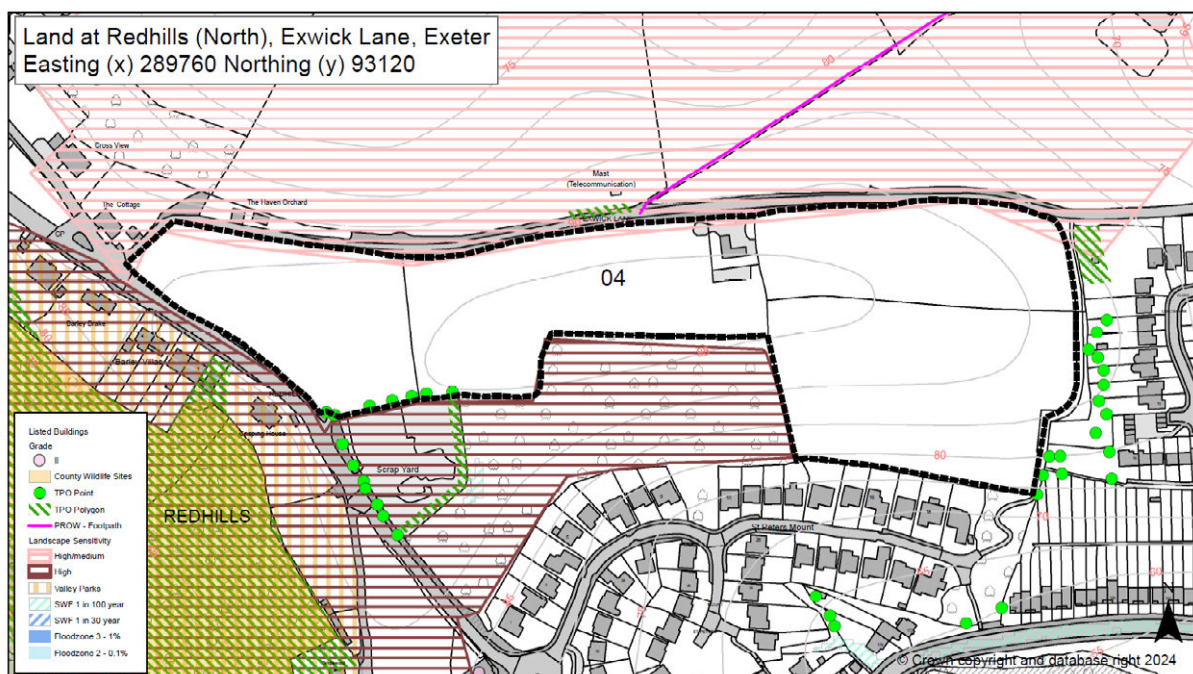
Site description: Undulating greenfield site to the south of Exwick Lane, comprising open fields currently used for horse grazing and currently designated as landscape setting. The site adjoins late 20th Century housing development which lies to the east/south-east and a scrap yard and mature woodland which lie immediately to the south.

Relevant planning history: Outline planning consent for up to 80 homes was granted on appeal in February 2022 (21/1088/OUT). A reserved matters application for 80 homes is pending consideration (24/0531/RES).

Total site area (ha): 4.01

HELAA assessed housing capacity: 80

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage
Listed Buildings	Cleve House, which is Grade II* listed is to the east of the proposed site. Luggs Farm which is Grade II listed is to the south of the site.

Historic & Built Environment Criteria	Assessment
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	The site lies close to (east of) the Alphington Whitestone Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

The site in its current form makes a neutral contribution to the significance of the nearby listed buildings. With regard to the adjacent Valley Park, planning application 21/1088/OUT for 80 homes was refused by Exeter City Council for reasons including *'with regard to the presumption of sustainable development in the NPPF, it is considered that the adverse impacts of the development on the rural character and distinctiveness of the area and landscape setting of the city would significantly and demonstrably outweigh the benefits of housing delivery on this site when assessed against the policies in the NPPF taken as a whole.'* The Valley Park forms part of this area's rural character and landscape setting, whilst also forming an historic landscape. Whilst this was the Council's conclusion, the planning application was allowed at appeal as the Inspector took an alternative view.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

It is considered that due to the distance from the development site to the known heritage assets in the immediate area, there would be little harm to the significance of the listed buildings in the immediate area. The extent to which any development would impact on the historic Valley Park landscape would depend on size, design and height. The Planning Inspectorate through its appeal decision concerning 21/1088/OUT concluded that development would not have an unacceptable effect on the character and appearance of the area.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of this site would be unlikely to cause harm to the significance of the listed building heritage assets in the immediate area and the Valley Park. In accordance with the NPPF, for development to be acceptable, the level of harm to any heritage assets, would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets would need to be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to cause harm to the significance of the known heritage assets in the area. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land at Luggs Farm, Redhills

Site Overview

Site reference number: 5

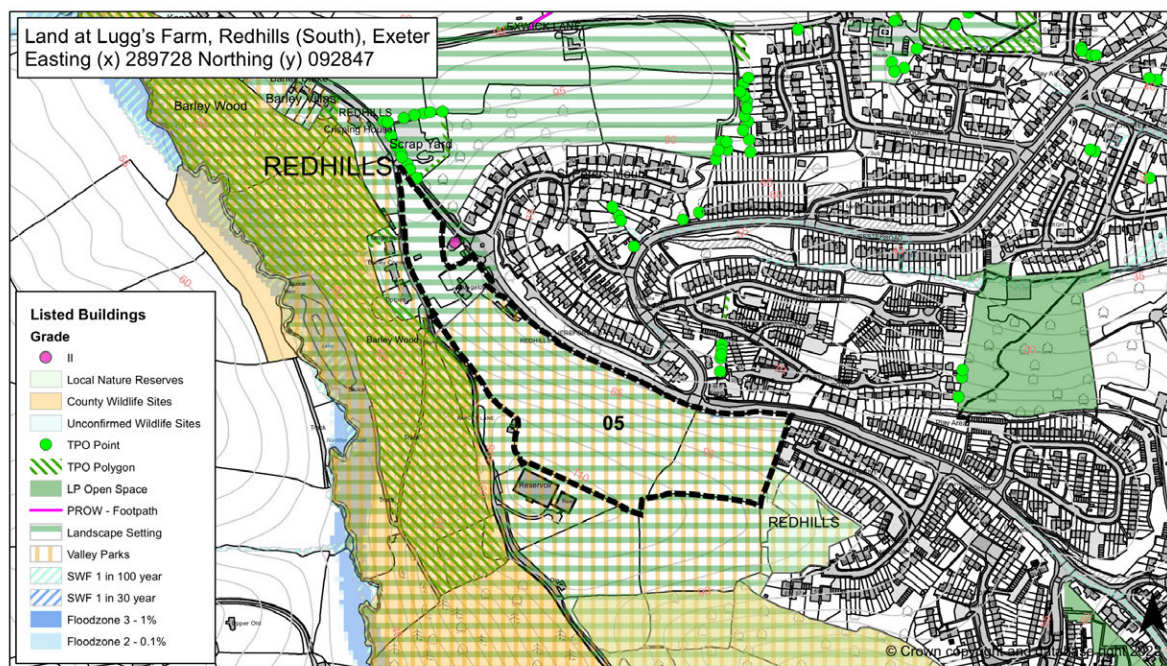
Site description: Greenfield site comprising two fields and Orchard Farm, currently designated as landscape setting. The site slopes uphill away from Redhills, which runs along its northern boundary, beyond which is late 20th century residential development. Open countryside and woodland lies to the east and south.

Relevant planning history: An outline planning application (21/1822/OUT) made on the western two thirds of the site for up to 35 dwellings and associated infrastructure was refused consent. A subsequent appeal was dismissed on grounds that the proposed development would have an unacceptable impact on the character and appearance of the area with particular regard to the Valley Park; conflict with the landscape aims of the Exeter Core Strategy and NPPF; have an unacceptable affect on the setting of Luggs Farmhouse (a Grade II listed building); and have an unacceptable impact on highways safety. An outline planning application (21/1377/OUT) made on the northern third of the site was refused consent. A subsequent appeal was dismissed on grounds that the proposed development would have an unacceptable affect on the setting of Luggs Farmhouse (a Grade II listed building); and an unacceptable impact on highways safety.

Total site area (ha): 4.82

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA

Historic & Built Environment Criteria	Assessment
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	Luggs Farm which is Grade II listed is adjacent to the site.
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	Part of the site is within a Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

As a farm dwelling of 17th century origins, Luggs Farmhouse draws a degree of significance from its rural setting. Whilst this is chiefly delivered by the former farmland directly around it, the Devon Historic Landscape Characterisation project identifies the site as part of a wider and perhaps medieval farming landscape of open strip fields. The paddocks have a noticeable grooved texture suggestive of historic ridge and furrow farming practices. When travelling to and beyond the listed building when heading southeast along Redhills, the former Farmhouse is appreciated against the backdrop of the site, which therefore makes a positive contribution to the setting of the building.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The recently refused planning applications (21/1822/OUT and 21/1377/OUT) and subsequent appeals which were dismissed give a clear indication that the development of this site would negatively impact the significance of the listed building. The appeals were dismissed in part due to an unacceptable affect on the setting of Luggs Farmhouse (a Grade II listed building), as well as due to an unacceptable impact on the character and appearance of the area with particular regard to the Valley Park.

In addition to recognising the positive contribution of the site in its current form to the significance of the hertiage assets, as outlined above, the Planning Inspector raised concerns about both proposed developments causing a loss of the *'perceptible interrelationship between the site and the historic farmhouse'*. Furthermore, the Inspector raised that the proposed mitigation in the form of landscaping and screening *'would not necessarily help to assimilate the scheme into the building's setting as it is the interplay between Lugg's Farmhouse and the site's legibility as historic open strip farmland which conveys significance here'*. Whilst the harm identified was considered less than substantial, it was apportioned considerable importance and weight, and the public benefits of the schemes were not found to overcome the harm identified to the listed building.

Consequently, it is difficult to come to an alternative conclusion that the development of this site would not negatively impact on the significance of the heritage assets. It is also worth noting that planning application 21/1822/OUT related to the western two thirds of the site, set away from Luggs Farmhouse, however this was still deemed to be unacceptable in heritage terms.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Considering the previous planning applications split the site and related to separate portions, with one set away from the Farmhouse yet considered to harm the setting, and the mitigation measures proposed in both schemes were not found to avoid harm, it does not appear possible to reach an alternative conclusion.

SUMMARY OF POTENTIAL HERITAGE IMPACT

Heritage assets on and close to the site are a significant constraint to the development of this site. Any development would require strong public benefit justification to be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets. To date, this has not been demonstrated to be attainable and therefore the site does not present as an appropriate site allocation.

HERITAGE IMPACT ASSESSMENT RAG RATING

Red

Land on the west side of Barley Lane

Site Overview

Site reference number: 6

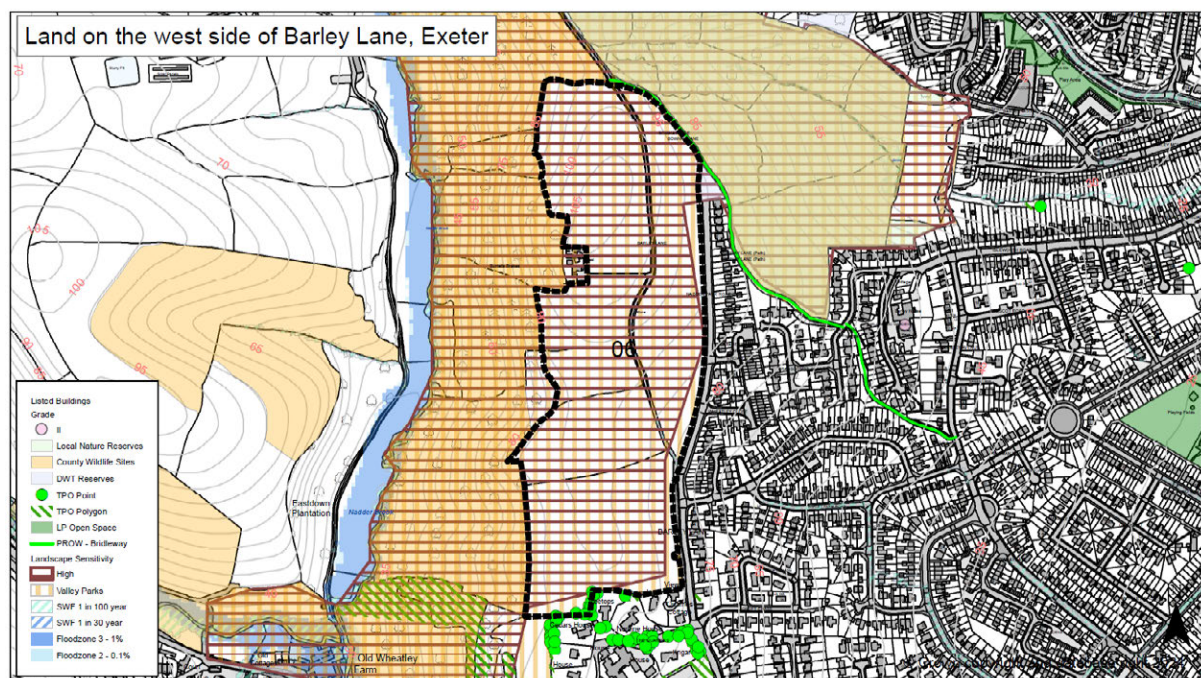
Site description: Greenfield site on the western fringe of Exeter, bisected by Barley Lane which is essentially a country lane. The site comprises a number of fields, separated and bound by hedgerows and some mature trees. It is currently designated as landscape setting. The site adjoins late 20th century residential development to the south and east, with open fields and woodland abutting to the north and west. It is rural in character and appearance.

Relevant planning history: No relevant planning history.

Total site area (ha): 12.71

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	None within the site, but in close proximity to the east is the Grade II listed Barley House.
Conservation Area	NA

Historic & Built Environment Criteria	Assessment
Local Listed Buildings	None within the site, but in close proximity to the northwest is the locally listed Upper Old Wheatley Farm.
Historic Landscape: Valley Park / City Park	The site is within the Alphington Whitestone Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

The site has the potential to contain previously unknown archaeological remains and is within a Valley Park which is an historic landscape. The contribution of the site as open fields within a rural setting makes a positive contribution to the Valley Park historic landscape. The site does not appear to affect the significance of any other heritage assets.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site has the potential to impact views of, to and within the Valley Park which could result in a negative impact on the significance of the Valley Park's historic landscape. It is unlikely that a planning application to develop the site would be refused on grounds of harm to the historic landscape. Development of the site would result in little impact to the significance of any other heritage assets, subject to unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact upon the significance of any heritage assets outside of the Valley Park's historic landscape. Subject to the principle of developing a greenfield site within a Valley Park, mitigation does not appear a necessary requirement unless there is identified harm to the historic landscape identified.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains. site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Merrivale Road

Site Overview

Site reference number: 7

Site description: Brownfield site in a residential area containing garages and 8 existing dwellings.

Relevant planning history: No relevant planning history.

Total site area (ha): 0.46

HELAA assessed housing capacity: 22 gross, 14 net

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	None within the site, but in close proximity to the southeast of the site is Green Gables Inn (Grade II).
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The potential site allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The site's allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to cause harm to the significance of any known heritage assets, subject to unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Flowerpot Lane Car Park, Flowerpot Lane

Site Overview

Site reference number: 9

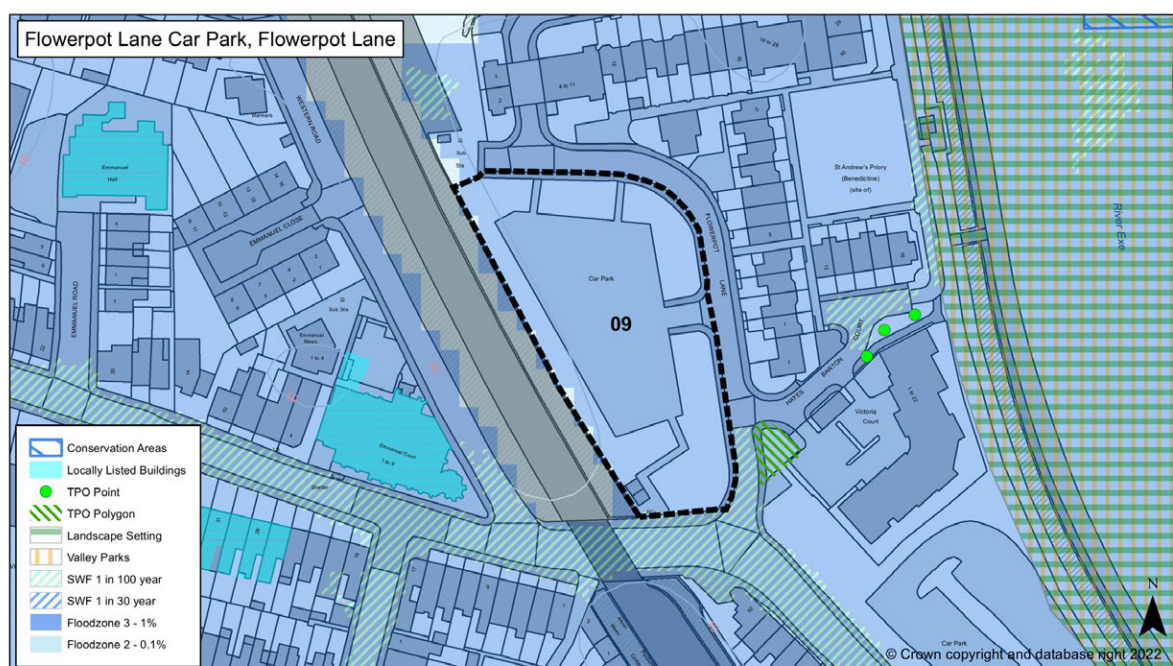
Site description: A small surface car park owned by the City Council. The site is level, bounded to the north by a residential area and then Flowerpots playing fields, to the east by a small residential area and then the River Exe, to the south by Okehampton Street and then the railway line and a residential area and to the west by the Great Western Mainline embankment.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.4

HELAA assessed housing capacity: 9

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA

Historic & Built Environment Criteria	Assessment
Local Listed Buildings	Emmanuel Court, which is locally listed, lies close to the site. However it is separated and somewhat concealed from the site by the railway line.
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of this site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of this site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Okehampton Street Car Park, Okehampton Street

Site Overview

Site reference number: 10

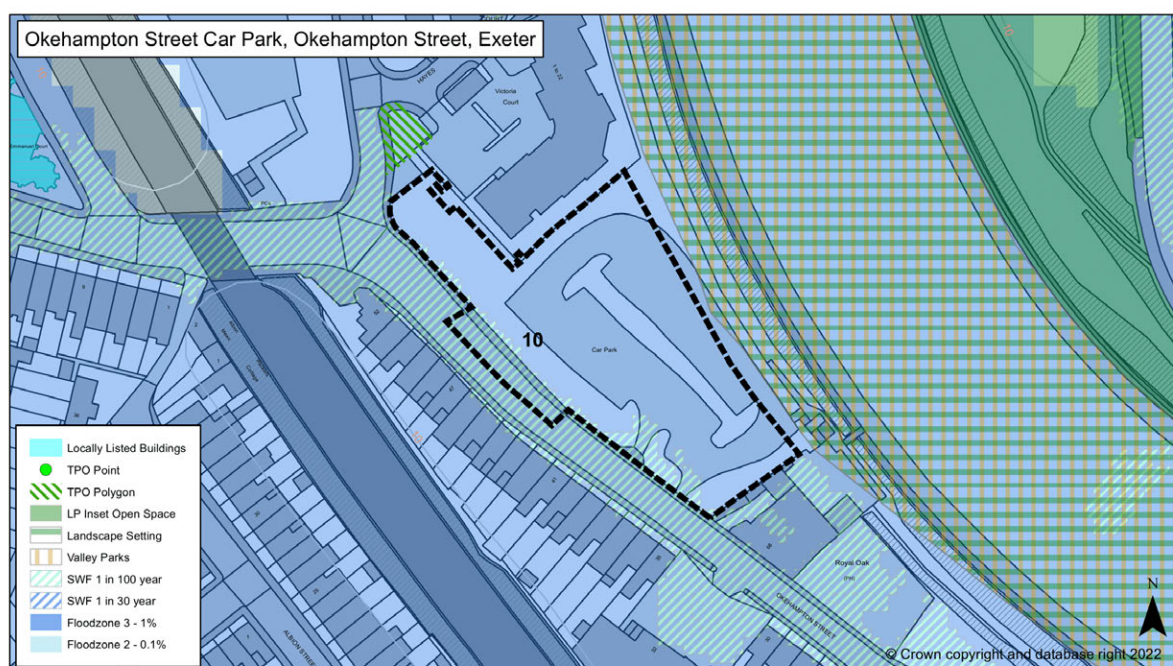
Site description: A small surface car park owned by the City Council with mature trees through the central part of the site. The site is bound to the north by a residential area, to the east by the River Exe, flood defences and a public house, to the south by Okehampton Street, an auction house and a larger residential area and to the west by further residential development.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.34

HELAA assessed housing capacity: 30

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA

Historic & Built Environment Criteria	Assessment
Local Listed Buildings	None within the site but to the northwest are locally listed dwellings on Okehampton Road and Emmanuel Church. Emmanuel Church is visible from the site.
Historic Landscape: Valley Park / City Park	The site lies adjacent to Riverside Valley Park which runs along the eastern boundary. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

If this site were to be allocated and developed, it is considered to be unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains. Views from, to and within the Riverside Valley Park must be taken into consideration when proposing to develop this site.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

This site allocation is unlikely to impact upon the significance of known heritage assets. However, there remains the possibility of previously unknown archaeological remains being below ground. Mitigation does not appear to be a necessary requirement, unless harm to the historic landscape is identified.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of known heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land at Ide House

Site Overview

Site reference number: 11

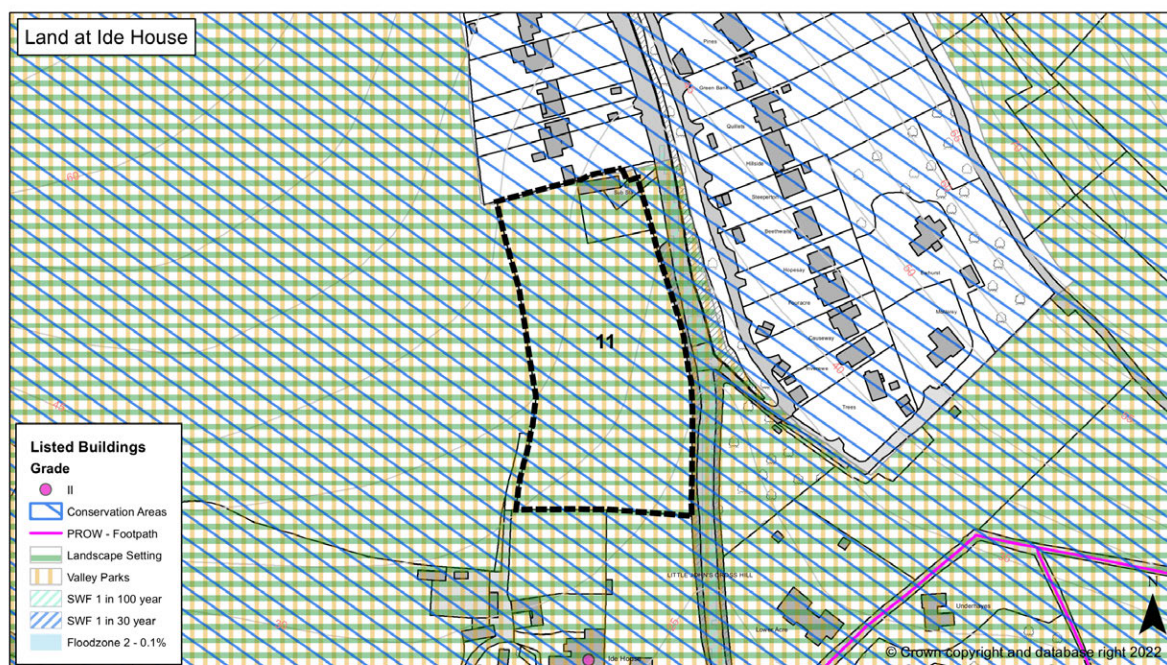
Site description: Largely greenfield site on the urban edge of the city, to the west of Little Johns Cross Hill. The site comprises a single field with an electricity substation located at its northern end. The land level slopes uphill away from the highway, steeply in places. Boundaries comprise trees and hedgerows. Ribbon residential development along Little Johns Cross Hill lies to the north and to the south are two homes set within large grounds. The site is currently designated as landscape setting.

Relevant planning history: Applications 10/1338/FUL and 10/0222/FUL for a stable block and shed were refused on grounds of impact on Valley Park, conservation area, and lack of evidence regarding run off and contamination.

Total site area (ha): 0.91

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	Ide House, which is Grade II listed is adjacent to and south of the site.

Historic & Built Environment Criteria	Assessment
Conservation Area	The site is entirely within Alphin Brook conservation area. Potential development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	The site is within the Alphington Whitestone Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

Alphin Brook Conservation Area Appraisal and Management Plan

The site is within the Alphin Brook conservation area. The features of the conservation area identified in the Conservation Area Appraisal that make it an area of special architectural and historic interest that are relevant to this site are the following:

- The site is an area of historic landscape;
- A rural area centred on the valley of the Alphin Brook;
- A variety of historic buildings;
- Several historic routes pass through this area; and
- There are many mature trees which punctuate the landscape.

The Conservation Area Appraisal identifies the space to the east of Ide House as a positive space within the conservation area, as well as identifying an important view along Little John's Cross Hill towards the site. Little John's Cross Hill is identified as being present by 1801 and is probably at least of medieval origin. In addition to being historic, Little John's Cross Hill adjacent to this site is a rural lane positively contributing to the setting and historic interest of the conservation area.

The conservation area character is largely rural containing large areas of open space, in the form of fields and paddocks. In addition, several of the listed buildings in the conservation area have extensive gardens and grounds with mature trees, including the Grade II listed Ide House, which is considered an elegant addition to the rural scene.

Views into and out of the conservation area are dominated by open fields and rural activities, and these reinforce the rural aspect of the area.

The site in its current form contributes positively to the significance of the conservation area, its rural character and historic open and rural landscape.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

This site has had recent planning applications for a stable block and a shed (10/1338/FUL and 10/0222/FUL) refused on the grounds of impacting upon the Alphin Brook conservation area and the Valley Park, as well lack of evidence regarding run off and contamination. Notably, it was concluded that the *'position, design and scale, of the storage shed would result in an unsympathetic development within the conservation area, detrimental to the visual amenity which neither conserves or enhances*

the conservation area and would result in *'a visually intrusive feature that would detract from the character and appearance of the valley park'*, a historic landscape.

Suburbanisation of the landscape within the Alphin Brook and modern development impinging on the setting of the conservation area are raised as issues within the Conservation Area Appraisal. This site in its current form, as an agricultural field adding to the rural setting, positively contributes to the setting and significance of the conservation area. Considering this and the refusal of planning applications for a stable block and shed on the site, it is likely that development would negatively impact the significance of the heritage assets.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Considering that the previously refused planning applications specifically related to the harm that a stable block and a shed would cause to the conservation area and the Valley Park, it is considered likely that the harm brought about by developing this site for housing could not be mitigated or avoided.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause less than substantial harm to the significance of the heritage assets it affects, which is a significant constraint to the development of this site. Any development would require strong public benefit justification to be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets. It is unlikely that this is attainable and therefore does not present as an appropriate site allocation.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Oaklands Riding School & The Rosary, Balls Farm Road

Site Overview

Site reference number: 12

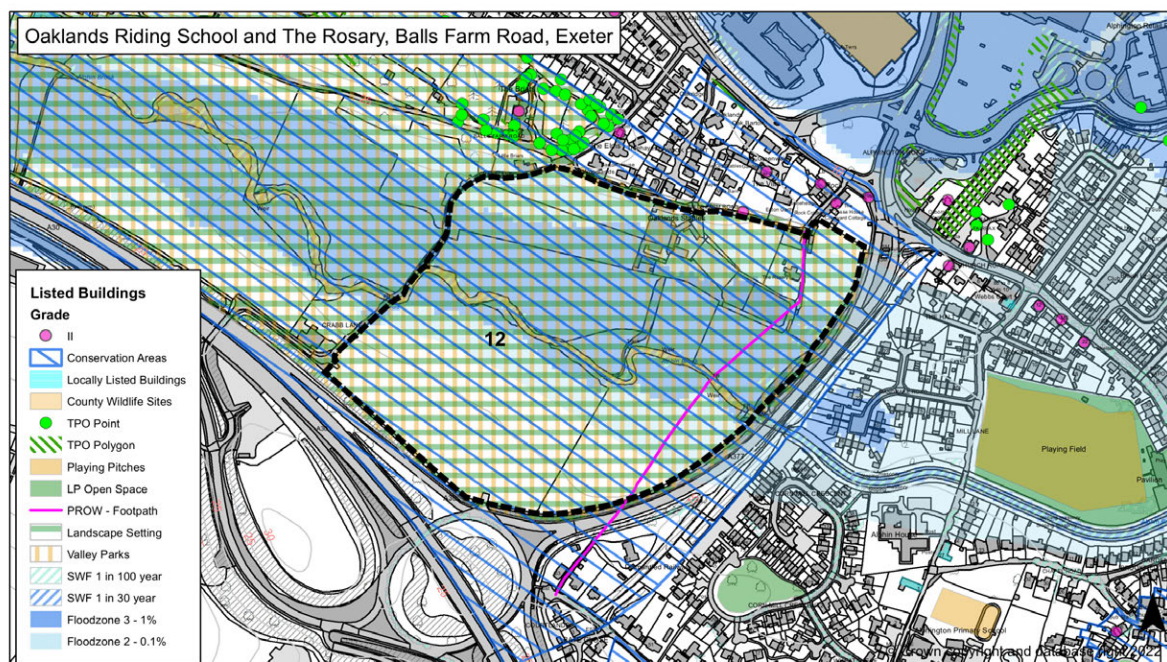
Site description: Relatively level site on the western fringe of the Exeter, close to the A30/A377 junction. The site forms part of a riding school and is subdivided by fencing into a number of paddocks. It also contains stables and a dwelling (The Rosary). The Alphin Brook runs across the site. The site is currently designated as landscape setting.

Relevant planning history: Planning consent to provide a park and ride facility and amenity area on the site was refused by Devon County Council in 2009, including on grounds of impact on the conservation area. A subsequent application made in 2014 was withdrawn.

Total site area (ha): 12.45

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	None within the site, but adjacent to the northeast corner of the site is the Grade II listed Crosse House, with other Grade II listed buildings in close proximity to the north of the site.

Historic & Built Environment Criteria	Assessment
Conservation Area	The site is entirely within Alphin Brook conservation area. Any development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	The site is within the Alphington Whitestone Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

Alphin Brook Conservation Area Appraisal and Management Plan

The site is within the Alphin Brook conservation area. The features of the Alphin Brook conservation area that make it an area of special architectural and historic interest include the following which apply to this site:

- The conservation area appraisal identifies it is an area of historic landscape;
- A rural area centred on the valley of the Alphin Brook, a tributary of the River Exe and location of this site'
- A variety of historic buildings;
- Several historic routes pass through the area; and
- Many mature trees punctuate the landscape.
-

The Conservation Area Appraisal identifies the southeastern corner of the site as containing important views into, through and out of the conservation area. The area is dominated by open fields and rural activities, which reinforce the rural character of the area. The views across the open countryside are important to the setting and character of the conservation area.

The history of the site is highlighted in the Appraisal. Lying to the south of Balls Farm Road, the site is characterised as originating probably from enclosed medieval water meadows which were drained during the 18th to the 20th centuries.

The site in its current form, with its rural character, contributes positively to the significance of the conservation area and the Valley Park's historic landscape.

The northern two thirds of this site is within Flood Zone 2 and 3.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The site had a planning application for a park and ride scheme refused by Devon Country Council, which was in part due to its impact on the conservation area.

The suburbanisation of the landscape within the Alphin Brook and the modern development impinging on the setting of the conservation area are raised as issues in the Conservation Area Appraisal. This site in its current form, as an agricultural field, positively contributes to the rural setting and provides important views into and out of the conservation area. Considering this, and the refused planning application, it is likely that development of this site would negatively impact the significance of the heritage assets.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

It is considered possible that the harm brought about by developing this site for housing could be mitigated or avoided, subject to very careful design.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would cause harm to the significance of the heritage assets in the area. Any development would require strong public benefit justification to be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets. Through mitigation this may be possible and therefore the site can be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Land at Taunton Close

Site Overview

Site reference number: 13

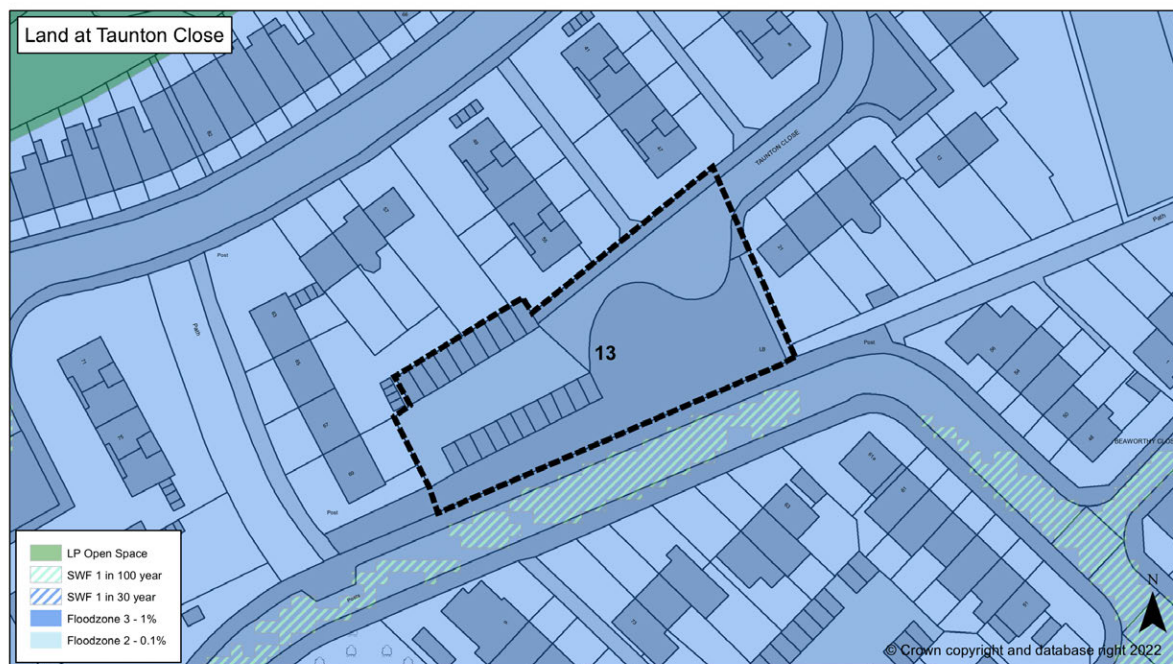
Site description: Garages and amenity open space set within a mid/late 20th century residential area.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.18

HELAA assessed housing capacity: 5

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	The site is not within a conservation area, but to the north in close proximity is the Pines Square Conservation Area.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of this potential site allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation may not be a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Marsh Barton

Site Overview

Site reference number: 14

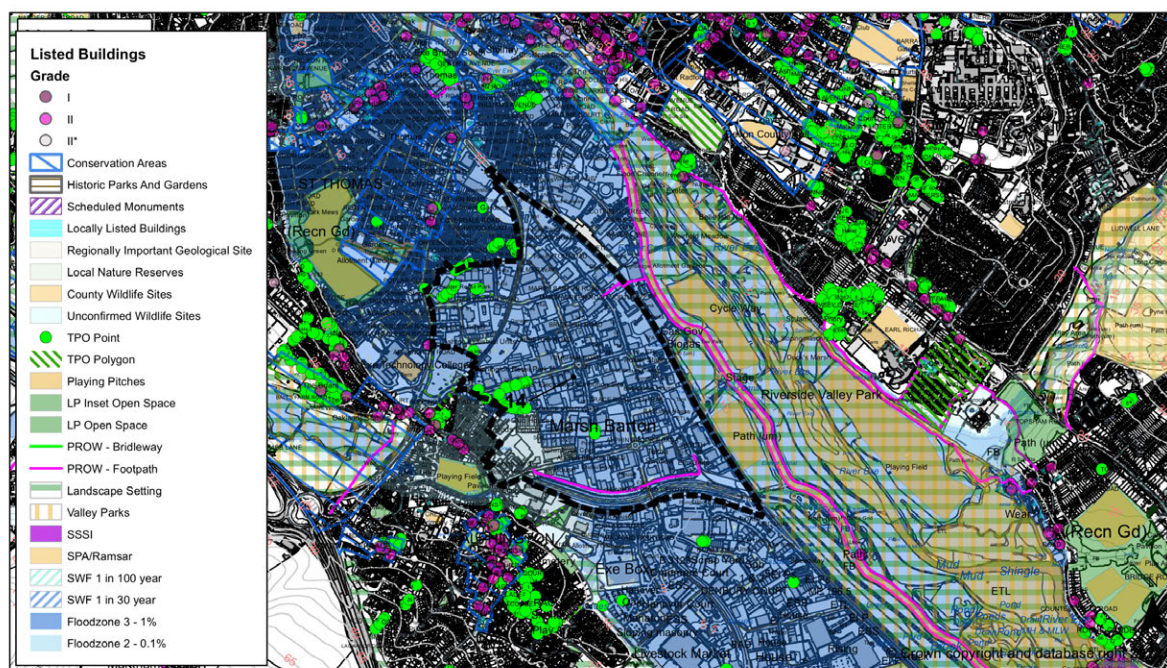
Site description: A large brownfield site in the southwest of Exeter. One of the city's established employment areas, including a mix of low density, light industrial, bulky goods retail, car show rooms and waste management uses amongst others. The site is bounded by the Great Western mainline, the Haven Banks area and the canal/River Exe to the east, newer phases of Marsh Barton and Matford Green Trading Estates to the south, Alphington Road, a supermarket and residential areas to the west and residential areas to the north. The site is identified for potential mixed use redevelopment in the Liveable Exeter programme.

Relevant planning history: The site has a varied planning history but, because of its scale, detail is not provided here.

Total site area (ha): 89.41

HELAA assessed housing capacity: 2,446

HELAA assessed employment capacity: Considered in Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	N/A
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

Historic & Built Environment Criteria	Assessment
Listed Buildings	The site is in close proximity to Devon House, Hatherleigh House and Hatherleigh Cottage on Alphington Road, and a cluster of buildings on Church Road, all of which are grade II listed. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The allocation of this site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, with the only exception being in the western area adjacent to the listed buildings on Alphington Road/Hatherleigh Road.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Any harm to the few known heritage assets located adjacent to the western edge of the proposed site is considered to be at the lower end of 'less than substantial'. In this specific locality, any development would need to respect the significance of these heritage assets. Careful consideration of future development through design, layout, heights and the palette of materials would be required to avoid or mitigate harm and to enhance the visual, setting and character of this section of the site. Currently this specific area is dominated by commercial use, therefore future development opportunities should look to enhance or better reveal the significance of the affected adjacent heritage assets.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause less than substantial harm to the significance of the heritage assets found within or adjacent to the site. Appropriate mitigation measures, including negotiation on future design and palette of materials, could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Water Lane

Site Overview

Site reference number: 15

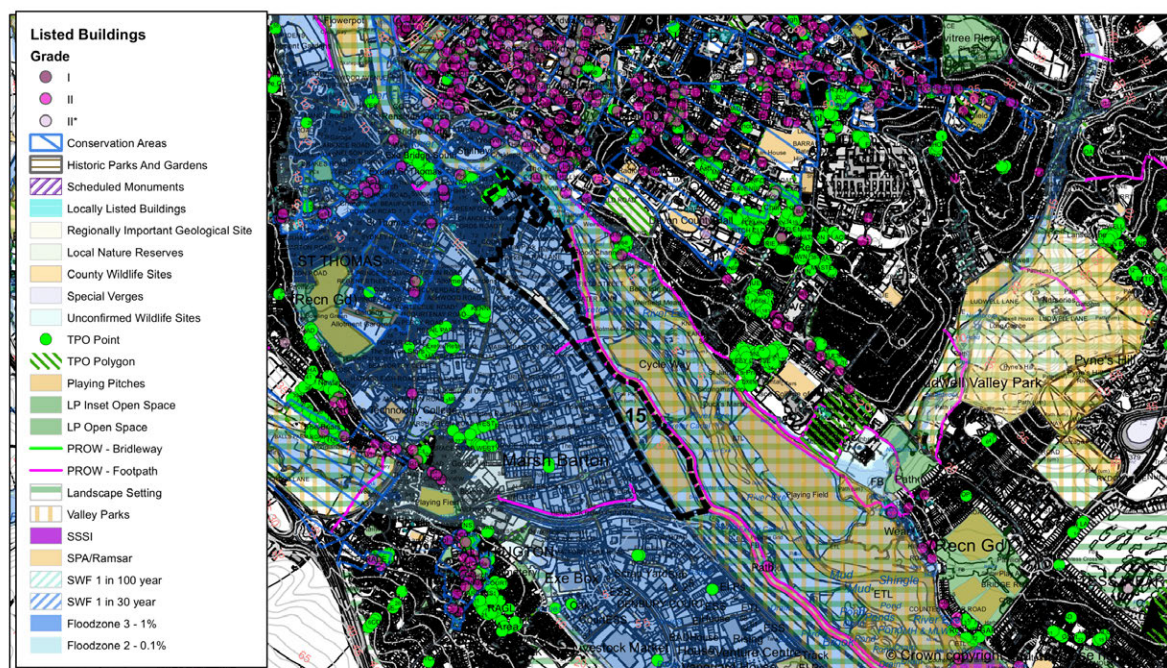
Site description: Large site between the Exe Canal and a mainline railway, including traditional employment uses with many buildings in a poor state of repair, retail and leisure uses, car and coach parking, an old gas holder station, a large electricity distribution station, a biogas power station, solar farm and Grace Road Field. The majority of the site is identified for mixed use redevelopment in policy KP6 of the Exeter Exeter Plan First Review and Policy CP3 of the Exeter Core Strategy. The site as a whole is the subject of the Liveable Water Lane Supplementary Planning Document and is identified for potential mixed use redevelopment in the City Council's Liveable Exeter programme.

Relevant planning history: Full planning consent has been granted subject to the completion of a Section 106 Agreement for the mixed-use redevelopment of Haven Banks Retail Park, in the northern part of the site. This includes Use Class C3 residential and co-living homes equivalent to 341 units (ref. 22/1145/FUL), which are taken into account in the potential site capacity. An outline planning application for mixed-use redevelopment of Water Lane South is pending consideration (23/1007/OUT). A full planning application to replace an existing Pressure Reduction Station within the Gas Holder site (Isca House, site ref. 117) and associated works has been granted consent (23/1489/FUL) and will enable redevelopment of the Gas Holder site. Previous planning applications for smaller scale piecemeal housing redevelopment at Water Lane have been refused because the infrastructure and environment needed to create high quality, sustainable development requires a comprehensive approach across the area as a whole.

Total site area (ha): 31.8

HELAA assessed housing capacity: 2,202

HELAA assessed employment capacity: Considered in Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is within 0.5 miles of: Quay House and Custom House, Wharfinger's House and Attached Warehouse which are Grade I Listed Buildings; the Harbourmaster's Office, Fish Market, nos. 1-4 and 6-11 Warehouse Vaults, 1 Colleton Crescent and Colleton Villa which are Grade II* Listed Buildings; a number of Grade II listed buildings; and Colleton Crescent, which is an Historic Park and Garden. Development proposals must be acceptable in heritage terms.
Conservation Area	An area in the north part of the site, between Haven Road and the Canal Basin, forms part of Riverside conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site includes the following locally listed buildings and structures: fragments and gateway to no. 62 Haven Road; Gas Works Former Manager's House/Office; and the boundary wall to the Canal Basin (west side). Development proposals must be acceptable in heritage terms.
Historic Landscape: Valley Park / City Park	The site lies adjacent to the Riverside Valley Park, which creates an open vista from the Water Lane site across the Canal Basin to the Quay, offering and contributing to a unique setting for the city's heritage.
Other	NA

Riverside Conservation Area Appraisal and Management Plan

The northeastern strip of the site is within the Riverside conservation area. This section is characterised by limestone and brick warehousing illustrating the city's port and trade heritage, including the Grade II listed 60 Haven Road and the North Warehouse. The Appraisal notes the following key features which are of relevance to the site:

- The historical industrial core of the city and the canal basin;
- A fine selection of high quality listed buildings adding to the overall character and appearance;
- The River Exe running through the area creating a sense of character and belonging;
- The locally listed Quay Climbing Centre/Electricity Generating Building is noted as a major feature of the conservation area and the Piazza in particular;
- 60 Haven Road, which is Grade II listed, consists of a pair of warehouses which make a strong contribution to the trading/industrial character of the basin;
- The views around The Quay are exceptional and help define many residents and tourists' perception of the city; and

- There are many important and significant views in and out of this area, towards locally listed buildings as well as Grade I, II and II* listed buildings, helping to create an established 'positive' space.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of the northern section of this site would impact the character and appearance of the conservation area, particularly the Canal Basin and the adjacent historic quay, the locally listed Quay Climbing Centre/Electricity Generating Building, and the grade II* listed Colleton Crescent. How significant the impact would be on the conservation area and other heritage assets is very much dependent upon the proposed design and landscaping of the development. However, land to the south of this northern area is dominated by low quality design 1980's/90's development and there is an opportunity, through design, to enhance the overall site's impact on the significance and setting of the nearby heritage assets. Development of this site has the potential to impact the important views from the wider area such from Colleton Crescent through to the Quay and the Canal Basin.

There is a potential issue with archaeology to the south of the conservation area. This would need to be thoroughly investigated to understand its possible impact upon future development. Significant archaeology could restrict the type of development that would be appropriate, but could have educational benefits as well as to tourism.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Due to the known heritage assets being located throughout the proposed site and the adjacent area, any harm from redevelopment could be substantial. Any development or redevelopment within the site would need to respect the significance of the conservation area and the other heritage assets.

Careful consideration of future development through design, layout, density, massing and especially heights and materials would be required to avoid or mitigate harm and to enhance the visual, setting and character of the site. Particular consideration must be given to the views of the site from adjacent areas including from higher ground. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of any harm caused. Future development opportunities should look to enhance or better reveal the significance of the affected heritage assets.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

IS THE PROPOSED SITE APPROPRIATE IN LIGHT OF THE NPPF'S TESTS OF SOUNDNESS?

It is considered that development of this site would have the potential to cause harm to the significance of the heritage assets within or adjacent to the site. However, appropriate mitigation measures, including negotiation on future design and palette of materials, could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

FURTHER EVIDENCE AND POLICY

- Liveable Water Lane Supplementary Planning Document.
- Exeter Water Lane Viewpoints Study

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Haven Banks Retail Park, Water Lane / Haven Road Retail Park

Site Overview

Site reference number: 16

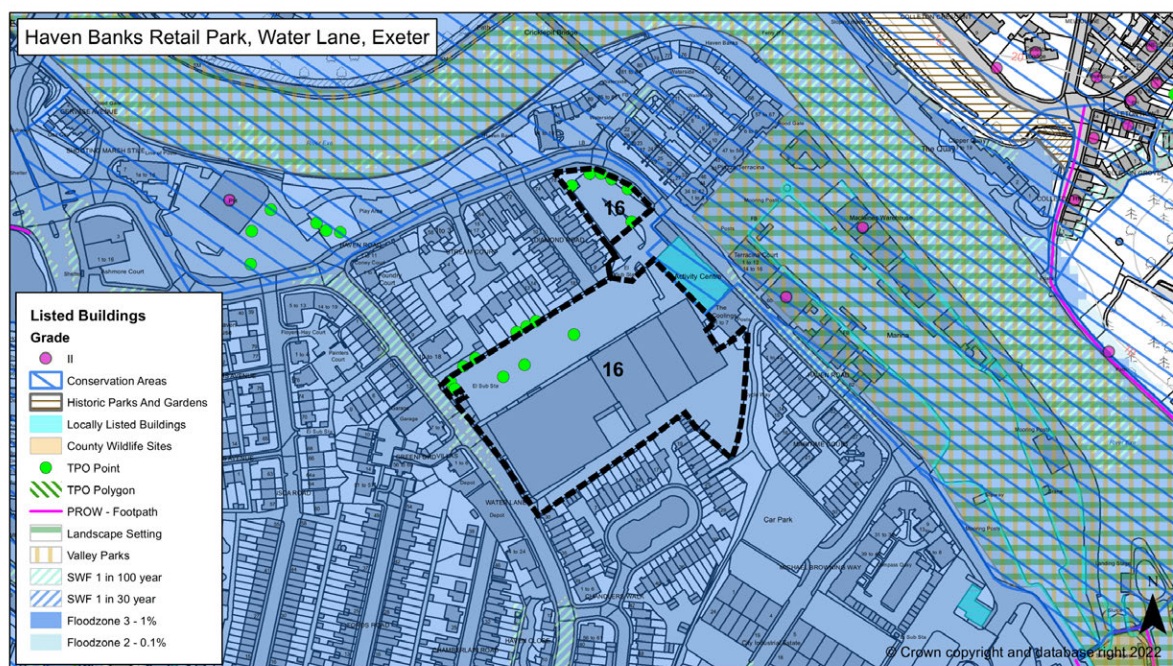
Site description: A brownfield site located close the canal basin and Alphington Road, southwest of the city centre and south of the River Exe. It is currently occupied by a bowling alley, out of centre retail units (some vacant), associated parking and planting. The site is in two connected sections and is level. It is bounded to the north by a residential area and an indoor climbing centre, to the east by residential development and to the south and west by a combination of residential and light industrial units including a gym, garage and car wash. It forms part of the Water Lane site in the Liveable Exeter programme.

Relevant planning history: The site benefits from a resolution to approve planning consent for mixed-use redevelopment subject to the completion of a Section 106 Agreement (22/1145/FUL). The scheme includes Use Class C3 residential and co-living homes equivalent to 341 units, reflected in the potential site capacity.

Total site area (ha): 1.58

HELAA assessed housing capacity: 341

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field

Historic & Built Environment Criteria	Assessment
	evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to 60 Haven Road which is grade II listed.
Conservation Area	The site is adjacent to the Riverside conservation area. Any development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	The Quay Climbing Centre / Electricity Generating Building is adjacent to the site and is locally listed.
Historic Landscape: Valley Park / City Park	The site is in close proximity to the Riverside Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	Views from higher ground including Grade II* listed Colleton Crescent.

Riverside Conservation Area Appraisal and Management Plan

The Riverside Conservation Area Appraisal notes the following key features which are of relevance to the site:

- A key characteristic of the area is it's representation of the historical industrial core of the city;
- A fine selection of high quality listed buildings adding to the overall character and appearance;
- The River Exe running through the area creates a sense of character and belonging;
- The locally listed Quay Climbing Centre/Electricity Generating Building is noted as a major feature of the conservation area and the Piazza in particular;
- 60 Haven Road is Grade II listed and consists of a pair of warehouses which make a strong contribution to the trading/industrial character of the canal basin area; and
- The views around The Quay are considered exceptional and help define many people's perception of Exeter as a city. There are good long-distance views from the higher ground at Colleton Crescent (Grade II* listed) across the area, which highlight the relationship between the Quay, the River Exe, the historic canal, and the mills.

The site lies in close proximity to the Riverside conservation area and features in views from higher ground. Views are noted in the Conservation Area Appraisal.

The site in its current form is considered to negatively impact the setting and significance of the Riverside conservation area and the locally listed Quay Climbing Centre / Electricity Generating Building.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact the character and appearance of the adjacent conservation area, particularly the Canal Basin and historic quay, the adjacent locally listed Quay Climbing Centre/Electricity Generating Building and the Grade II* listed Colleton Crescent. The impact of this would be dependent upon design. However, given the site is considered to make a negative contribution in its current form, an opportunity to improve the site's impact on the significance of nearby heritage assets is presented.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the heritage asset that would be brought about by the potential development of this site is likely to be considered less than substantial. Development of this site would need to respect the setting of the site, the significance of the conservation area and other heritage assets. The careful consideration of design, layout, heights and materials that would be required for future development should be considered at an early stage to avoid harm and to enhance the visual, setting and character contributions of the site. Particular consideration must be given to the views of the site from higher ground, including grade II* listed Colleton Crescent. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause less than substantial harm to the significance of the heritage assets it affects. Appropriate mitigation measures, including negotiation on design could enable some development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Land west of Shillingford Road

Site Overview

Site reference number: 17

Site description: Small agricultural site on the edge of Exeter, adjacent to the A30 and the South West Exeter allocation in the Core Strategy. The site is identified in the adopted South West Exeter SPD for the provision of allotments.

Relevant planning history: No relevant planning history.

Total site area (ha): 0.38

HELAA assessed housing capacity: 19

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA

Historic & Built Environment Criteria	Assessment
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

This site allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land adjoining Silverlands, Chudleigh Road

Site Overview

Site reference number: 18

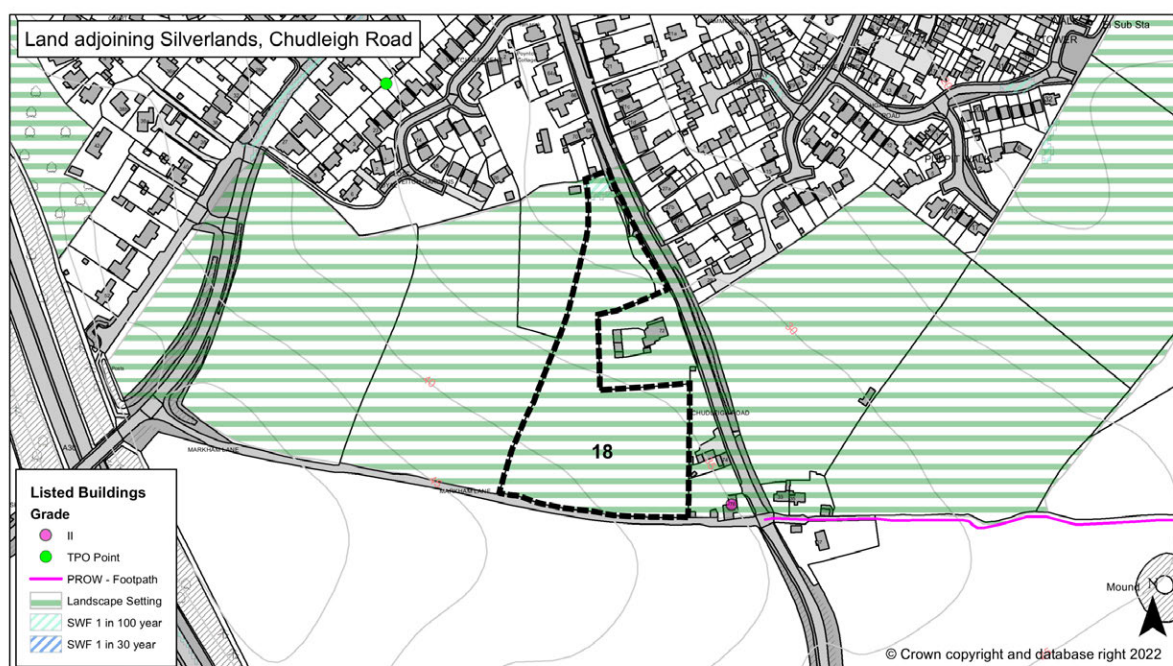
Site description: Agricultural land situated on the edge of Exeter to the south of Alphington. The site is allocated for development in the Exeter Core Strategy (2006-2026) as part of the South West Exeter Strategic Allocation.

Relevant planning history: Abuts a site with permission for housing development to the west, which is currently being built out.

Total site area (ha): 1.66

HELAA assessed housing capacity: 67

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to The Gables, 76 Chudleigh Road, which is a grade II listed building.
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	NA
Other	NA

The site in its current form has a neutral impact upon the significance of the nearby grade II listed building.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of the site has the potential to cause less than substantial harm to the significance of the nearby grade II listed building and its setting. Its impact is largely dependent on design, which could be positive or negative.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Any harm to the significance of the known heritage asset that would be brought about by the development of this site is considered to be less than substantial. Development would need to respect the setting and significance of the grade II listed building. Careful consideration through the choice of design, layout, heights and materials used would be required of future development to avoid harm and to enhance the visual, setting and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets would also need to be taken.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site has the potential to cause less than substantial harm to the known heritage assets, subject to previously unknown archaeological remains. Appropriate mitigation measures, including in relation to design, could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Land at Bellenden, Wrefords Lane

Site Overview

Site reference number: 20

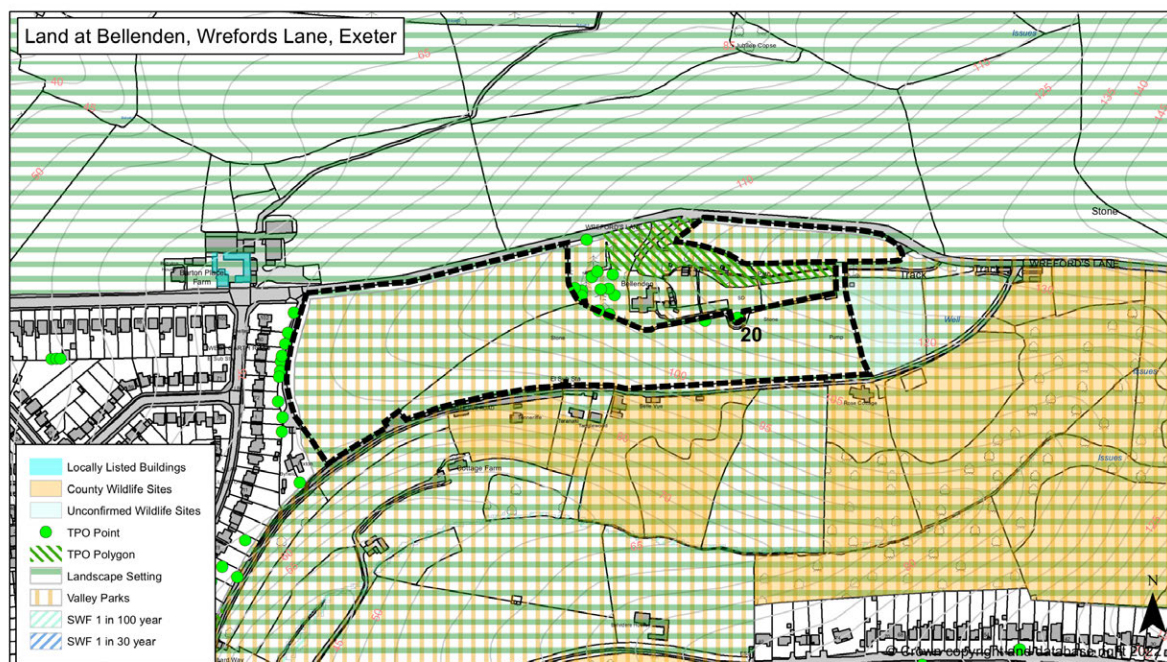
Site description: Greenfield site to the north of Exeter, wrapped around Bellenden, a large house. The site is currently designated as landscape setting. Wreford's Lane runs along the majority of the site's northern boundary, from which the land level falls away to Belle Vue Road, a public right of way that runs along the southern boundary. To the east are houses along West Garth Road. Land to the south and east comprises valley park and open countryside lies to the north. The overriding character of the site is rural.

Relevant planning history: No relevant planning history.

Total site area (ha): 5.08

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA

Historic & Built Environment Criteria	Assessment
Local Listed Buildings	The site is in close proximity to Barton Place Farm which is locally listed.
Historic Landscape: Valley Park / City Park	The site is within the Duryard Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site has the potential to alter views of, through and within the Duryard Valley Park which could result in a negative impact on the significance of the Valley Park's historic landscape.

The site is in close proximity to Barton Place Farm which is locally listed, but the site makes a neutral contribution to the significance of this heritage asset. It is unlikely that a planning application to develop the site would be refused on grounds of harm to the historic landscape. Development of the site would result in minor impact to the significance of the locally listed building; this could be positive or negative depending on design.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Any harm to the significance of the known heritage assets, including the historic landscape, that would be brought about by the development of this site would likely be considered less than substantial. The development of this site would need to respect the significance of the locally listed building and the Valley Park. Carefully consideration would be required in terms of design, layout, heights and materials, to avoid harm and to enhance the visual, setting and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance the affected heritage assets would need to be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have a less than substantial impact on the heritage assets, subject to previously unknown archaeological remains. Any perceived harm to the Duryard

Valley Park historic landscape is considered to be less than substantial. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Land between Lower Argyll Road and Belvedere Road

Site Overview

Site reference number: 21

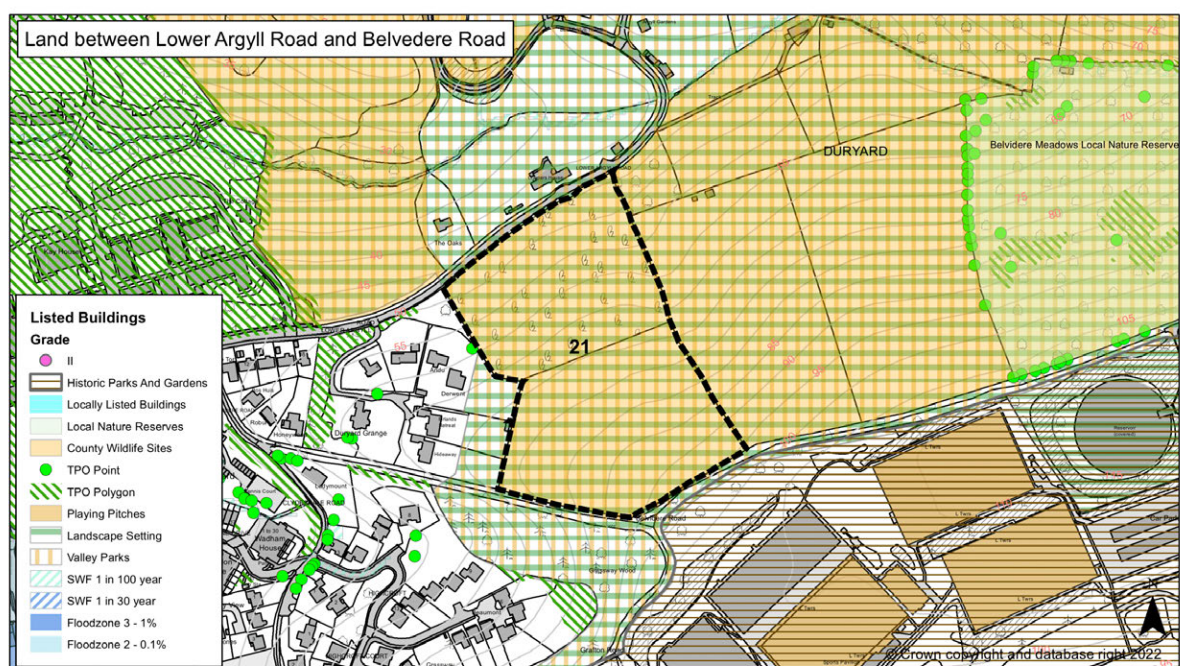
Site description: Greenfield site comprising two fields bound by trees and hedgerows, located between Lower Argyll Road to the north and Belvedere Road to the south. The site is close to some existing homes, but the overriding character and appearance of the area is rural. It is currently designated as landscape setting.

Relevant planning history: No relevant planning history.

Total site area (ha): 3.66

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	The site is within the Duryard Valley Park and landscape setting. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity. The site is also adjacent to the Exeter University campus historic park and garden.
Other	NA

The site is within a Valley Park and lies adjacent to the Exeter University campus historic park and garden, which are historic landscapes. The contribution of the site as open fields within a rural setting makes a positive contribution to the Valley Park's historic landscape. The site does not appear to affect the significance of any other heritage assets.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site could alter views of, through and within the Duryard Valley Park which could result in a negative impact on the significance of the Valley Park historic landscape. It is considered unlikely that a planning application to develop the site would be refused on grounds of harm to the historic landscape, however it would need to be considered in wider terms with regard to the location within a Valley Park. Development could also impact the significance of the adjacent historic park and garden. However, it is considered that any potential harm could be mitigated. Development of the site would result in little impact to the significance of other heritage assets, subject to unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Any harm to the significance of the known heritage assets that could occur through development of this site is likely to be less than substantial. Development would need to respect the significance of the Valley Park and historic park and garden. Subject to the principle of developing a greenfield site within a Valley Park, careful consideration of design, layout, heights and materials would be required to avoid harm and to enhance the visual, setting and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be likely to cause less than substantial harm to the significance of the known heritage assets. Appropriate mitigation measures, including negotiation on design could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

Unless harm to valley park historic landscape identified.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Red Cow / St David's

Site Overview

Site reference number: 22

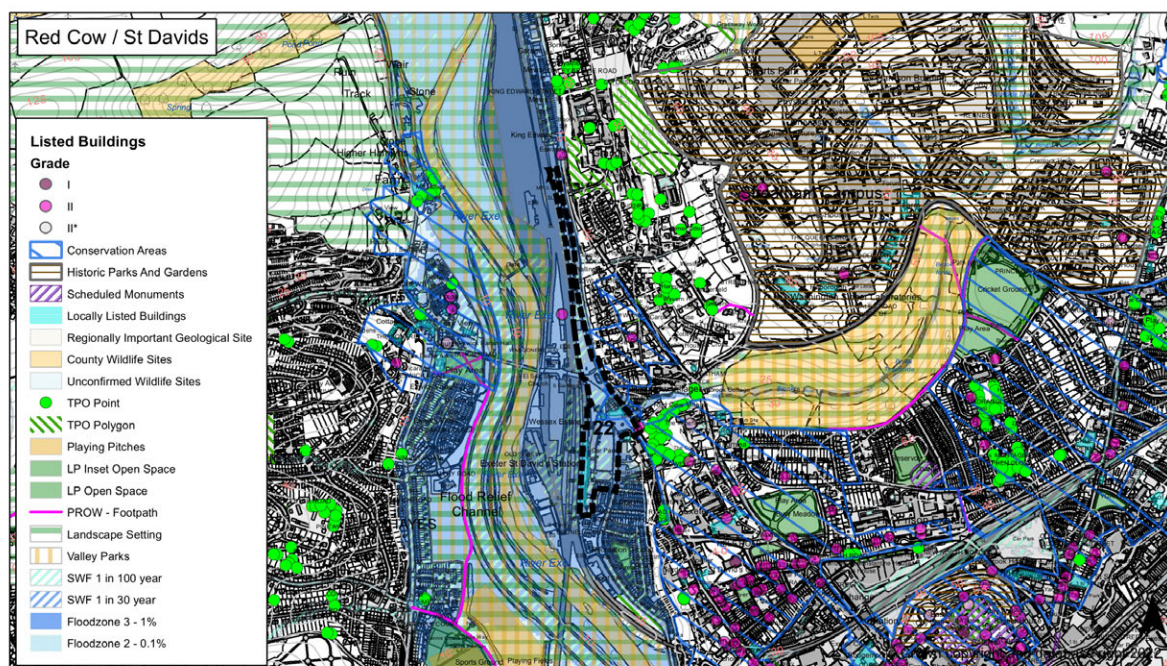
Site description: A mixed-use brownfield site within Exeter's urban area which includes the station 'head-house' (providing customer services, offices and ancillary rail uses), surface car parks, storage and industrial uses and retail. Exeter St David's Station itself (the platforms and rail lines) lies to the west. The majority of the site is identified for mixed use redevelopment in policy KP5 of the Exeter Local Plan First Review. The site as a whole is identified for potential mixed use redevelopment in the City Council's Liveable Exeter programme.

Relevant planning history: A planning application to change the use of the Great Western Hotel to provide 15 residential units and ground floor commercial use is pending consideration (24/0715/FUL).

Total site area (ha): 3.52

HELAA assessed housing capacity: 213 gross, 208 net

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

Historic & Built Environment Criteria	Assessment
Listed Buildings	NA
Conservation Area	Part of the site (including the Great Western Hotel and adjacent buildings) is within St David's Conservation Area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site includes the Great Western Hotel, St David's Station Building, The Station House (which has permission to be demolished) and the Permanent Way Inspectors Office (White House , which are locally listed. Development proposals must be acceptable in heritage terms.
Historic Landscape: Valley Park / City Park	Riverside Valley Park is to the west of the site. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

St David's Conservation Area Appraisal and Management Plan

A small section of the site to the northeast of the railway station is within the St David's conservation area, with a further significant part of the site running parallel with it. The Appraisal notes the following key features which are of relevance to the site:

- There are many fine listed (approximately 190) and 37 unlisted buildings developed in linear patterns, creating pockets of attractive townscape especially to the east of the site;
- Many buildings in groups with rich architectural detailing;
- Excess traffic and on-street parking intrudes on the character of the area;
- Unsightly street clutter (advertisements, road signs, utility boxes and posts) and graffiti detract from the character of the area;
- The streetscape suffers from random quality surfacing and landscaping and enhancements could improve the appearance of the area;
- There are opportunities for new residential development that should harmonise with the character of the area;
- Important views and glimpses in and out of the Conservation Area should be preserved;
- Enhancements of Red Cow Village are required to promote a better-quality environment, a sense of arrival and pride of place;
- The retention, condition and maintenance of open spaces and car parks; and
- Unsympathetic 'permitted developments', in particular extensions, garages and porches, which erode the distinct character.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Due to the significant heritage assets within and adjacent to the proposed site, any redevelopment of this site would impact the character and appearance of the conservation area, particularly the locally listed buildings and the nearby grade II listed heritage assets. How significant the impact would be on the conservation area and other heritage assets is very much dependent upon the proposed design and landscaping. However, given that land to the south of this area is dominated by low quality design 1980's/90's development, there is an opportunity to use design to improve the overall site's impact on the significance and setting of the nearby heritage assets.

There is a potential issue with archaeology to the south of the conservation area. This would need to be thoroughly investigated to understand its possible impact upon future development. Significant archaeology could restrict the type of development that would be appropriate but could have educational benefits as well as benefits for tourism.

There are a number of identified important views within the site which development could negatively impact upon.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

As the known heritage assets are located throughout the site and the adjacent area, harm from redevelopment could be substantial. Any development or redevelopment within this site would need to respect the significance of the conservation area and other heritage assets. Careful consideration of future development through design, layout and especially heights and materials would be required to avoid or mitigate harm and to enhance the visual, setting and character of the site. Particular consideration must be given to the views of the site from adjacent areas, including from higher ground. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of harm caused. Future development opportunities should look to enhance or better reveal the significance of the affected heritage assets.

Views

When assessing the heritage impact of allocating this site in the Exeter Plan, consideration must be taken of the impact proposals may have upon the important views of and to the area. Cases involving more significant or multiple assets require a detailed assessment. Through the Exeter Density and Heights Study conducted by Allies and Morrison for the City Council, a number of important views have been identified within this site which appropriate scale and massing could mitigate such as:

- View southwest from Higher Exwick Hill towards the City Centre;
- View northwest from North Street looking towards the countryside; and
- View northwest from Queen Street towards the countryside.
-

Development proposals for this site should be accompanied by a 'Visual Impact Assessment' which should assess the identified heritage assets, assess the degree the views contribute to the assets' significance and assess the degree of impact that the proposed development would have.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause harm to the significance of the heritage assets found within or adjacent to the site. Appropriate mitigation measures, including negotiation on future design and palette of materials, could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Land to the rear of 43 St David's Hill

Site Overview

Site reference number: 23

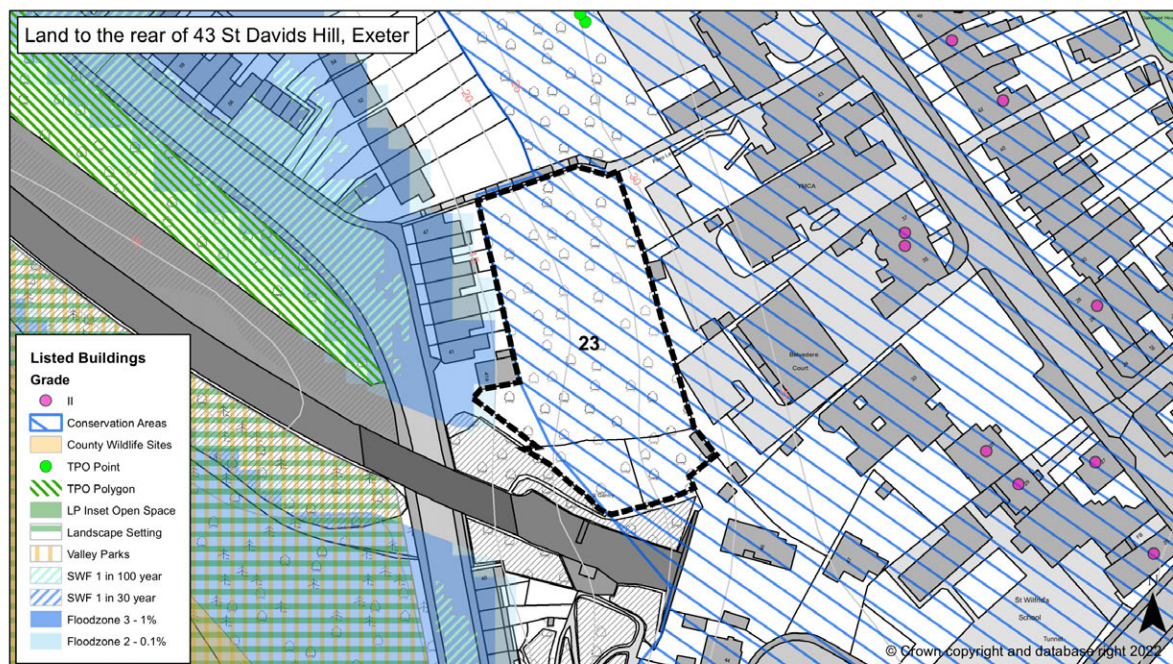
Site description: Greenfield land containing scrub and a variety of trees adjacent to existing residential properties. The site is located in an elevated position above Bonhay Road, which lies to the west.

Relevant planning history: No relevant planning history.

Total site area (ha): 0.28

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	Nos. 35 and 37 St David's Hill which are Grade II listed are adjacent to the site.
Conservation Area	Most of the site is within the St David's conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	None on site, but there are several to the north of the site including 55 St Davids Hill, which are obscured by trees.

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	NA
Other	NA

St David's Conservation Area Appraisal and Management Plan

The site is within the St David's conservation area. The features of the St David's conservation area that make it an area of special architectural and historic interest include the following which apply to this site:

- Along the western side of St David's Hill, the spaces between buildings provide interest and important views and glimpses of townscape and the distant countryside. The Conservation Area Appraisal notes that these should be preserved. This includes two glimpse views between 43 St David's Hill and the YMCA towards and beyond the site, and between the YMCA and 37 St David's Hill, which is grade II listed.

It is considered that the site in its current undeveloped form makes a positive contribution to the significance of the St David's conservation area.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact views noted as important in the Conservation Area Appraisal. This is likely to create a negative impact on the significance of the conservation area, but this is very much dependent upon design. The development could have a limited impact on the significance and setting of the nearby listed buildings. Any development would need to ensure the conservation area and listed buildings are conserved and / or enhanced.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the significance of the known heritage assets that would be brought about by development of this site is considered to be substantial. Development would need to respect the character and significance of the conservation area and listed buildings. Careful consideration of design, layout, heights and materials would be required of future development to avoid harm and to enhance the visual, setting and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. It is considered that opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause harm to the significance of heritage assets. Appropriate mitigation measures, including in relation to design, could enable some development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

99 Howell Road

Site Overview

Site reference number: 24

Site description: Small site consisting of a substantial Victorian detached dwelling (Oakfield) and associated garden area. The site is accessed from Howell Road to the east and is surrounded by roads on three sides: New North Road to the west and Howell Road to the north and east. The site is bounded by red brick/stone walls and slopes down from east to west. The area is residential, with terraced properties to the south and east on Howell Road, Atwill's Almshouses to the west on New North Road and student accommodation further to the north. The site is within St James Neighbourhood Plan area.

Relevant planning history: Planning applications to demolish the garage and outbuildings on the site and construct four dwellings and to demolish all existing buildings on the site were withdrawn by the applicant (21/1846/FUL and 24/0346/FUL respectively).

Total site area (ha): 0.19

HELAA assessed housing capacity: 6 gross, 5 net, based on conversion of the existing dwelling.

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field

Historic & Built Environment Criteria	Assessment
	evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to Atwill's Almshouses (numbers 1 to 24) and Park View Hotel which are grade II listed.
Conservation Area	The site is entirely within St David's conservation area. The conservation area appraisal sets out that the existing building does make a positive contribution to the character of the conservation area and that the area of Howell Road adjoining the site is a positive space within the conservation area. Given that development proposals must conserve and/or enhance the character and appearance of the conservation area, it is assumed that conversion of the existing building is likely to be the only suitable form of development on this site.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

St David's Conservation Area Appraisal and Management Plan

The site is within the St David's conservation area. The features of the St David's conservation area that make it an area of special architectural and historic interest with regards to this site include the following:

- Clear local identity offered in street layouts and buildings heights;
- Good historic building stock in attractive pockets of development. The retention and reinstatement of historic and architectural features are important to ensure the character of buildings is maintained, and unsympathetic alterations avoided;
- Mature trees and important green spaces offer pockets of calm; and
- Mature attractive and desirable suburbs close to town centre.

The building of Oakfield at 99 Howell Road, located within the site, is noted as making a positive contribution to the conservation area. Adjoining the site is an area of important treescape and positive space within the conservation area.

Atwill's Almshouses on New North Road, opposite the site, are grade II listed and are also noted within the Conservation Area Appraisal as being distinctive.

The site in its current form makes a positive contribution to the significance of the St David's conservation area.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of this site would impact on the significance of the conservation area. The demolition or significant unsympathetic alteration of Oakfield, or loss of adjoining treescape, would result in a negative impact. The sympathetic conversion of Oakfield has potential to avoid harm or enhance the contribution of the site to the conservation area. The development could have an impact on the

significance and setting of the nearby listed buildings. Any development of this site would need to ensure the conservation area and listed buildings are conserved and/or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the significance of the known heritage assets that would be brought about by development of this site would be substantial. The loss of Oakfield itself would bring about substantial harm to the assets that could not be mitigated. The impact of development that did not result in the loss of Oakfield could potentially be mitigated. This would also need to mitigate any harm to the positive treescape and space. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets would require demonstration of public benefit that outweighs and justifies the degree of harm. It is considered that opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site that ensures the retention of Oakfield would have the potential to cause harm to the significance of the heritage assets, but this harm could be mitigated. Appropriate mitigation measures, including the retention of Oakfield and negotiation on design and height, could enable some development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets. Development of the site that did not include the retention of Oakfield would cause substantial harm to heritage assets that could not be mitigated.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber if Oakfield retained

Red if Oakfield not retained

Bystock Terrace Car Park, Queen's Terrace

Site Overview

Site reference number: 25

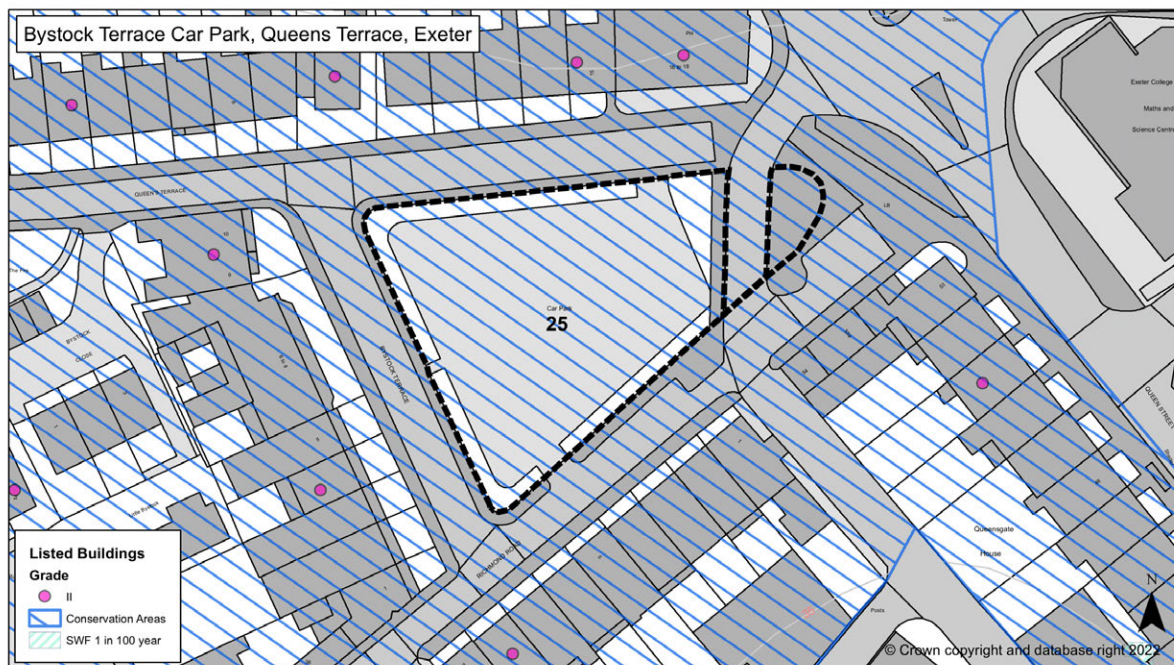
Site description: A small site within a residential area in the city centre consisting of a pay and display car park (50 public parking bays). This quadrangle has roads on all four sides and is enclosed by three and four storey Georgian terraced housing facing into the site from all sides. The central parking area is hard surfaced but there are shrubs, bushes and ornamental trees along all boundaries.

Relevant planning history: No relevant planning history.

Total site area (ha): 0.16

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to a number of listed buildings including numbers 1 to 24 Richmond Road, numbers 1A & 1 to 10 Bystock Terrace and numbers 1-18 Queen's Terrace, which are grade II listed.

Historic & Built Environment Criteria	Assessment
Conservation Area	The site is entirely within St David's conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area. The St David's Conservation Area Appraisal identifies the site as a positive space in the Conservation Area.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

St David's Conservation Area Appraisal and Management Plan

The site is within the St David's conservation area. The features of the St David's conservation area that make it an area of special architectural and historic interest include the following which apply to this site:

- Clear local identity offered in street layouts and buildings heights;
- Good historic building stock in attractive pockets of development. The retention and reinstatement of historic and architectural features are important to ensure the character of buildings is maintained, and unsympathetic alterations avoided;
- Mature trees and important green spaces offer pockets of calm; and
- Mature attractive and desirable suburbs close to town centre.

The site is mentioned in the Conservation Area Appraisal:

"Queen's Terrace, Bystock Terrace and Richmond Road form enclosure to the site, Bystock Terrace car park. Trees make a positive contribution to the character of the area and the shape and size of the space is attractive, but the car parking with poor surfacing and inadequate landscape treatment is a negative element. A re-design of this area that improves landscape and surfaces could have a major positive impact."

The site is surrounded by buildings that are noted to make a positive contribution to the conservation area, including many Grade II listed buildings. The space around the edge of the car park (comprising the junctions of Bystock Terrace, Queen's Terrace and Richmond Road) is noted as a positive space within the conservation area and an area of important treescape.

An important and interesting glimpse view from the Clock Tower, noted as a landmark within the conservation area, towards and beyond the site, is also noted within the Appraisal.

Considering the above, the site in its current form as undeveloped enclosed space with significant trees makes an overall positive contribution to the significance of the conservation area and listed building heritage assets. However, the surfacing and landscaping makes a negative contribution that could be enhanced.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact on the significance of the nearby listed buildings, glimpse views and the positive spaces and treescapes noted in the Conservation Area Appraisal. This impact

could be negative, , but this is dependent upon design. Any development would need to ensure the conservation area is conserved and/or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the significance of the known heritage assets that would be brought about by development of this site is likely to be substantial. The contribution of the site to the heritage assets is a significant constraint to development that may be difficult to mitigate. Development would need to respect the character and significance of the conservation area and nearby listed buildings. Careful consideration of design, layout, heights and materials would be required of future development to avoid harm and to enhance the visual, setting and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm which may not be possible for this site. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

Development of this site would have the potential to cause harm to the significance of the heritage assets it affects. Any development would require strong public benefit justification to be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets. This may not be attainable, and it is unlikely that this is an appropriate site allocation.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Land at Exeter Squash Club, Prince of Wales Road

Site Overview

Site reference number: 26

Site description: The site is occupied by the Squash Club building and associated car parking. The building provides squash and racketball club facilities and a bar and is a functional building of low quality. The exterior is in a poor state of repair. The level of the site is slightly higher than the road and its frontage includes an embankment fronted by a low stone wall. The northern site boundary is formed by Prince of Wales Road, beyond which is the University of Exeter Streatham Campus. The University buildings adjacent to the road, opposite the site, are 3 storeys in height. To the west of the site is Exeter Cricket Club grounds, with the cricket pavilion abutting the site's north-western boundary. There is also a recently constructed student accommodation block ranging from three to five storeys in height, beyond which is the Hooper Valley Park. Land levels drop slightly at the site's eastern boundary, abutting which is an electricity substation and shared cycle/footpath and beyond which are single and two storey homes. Directly to the south of the site is an area of car parking that is used by the cricket club.

Relevant planning history: No relevant planning history.

Total site area (ha): 0.26

HELAA assessed housing capacity: Residential: 34-46, average of 40. PBSA: 55. Average of 48

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA

Historic & Built Environment Criteria	Assessment
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to 1-5 Pennsylvania Crescent which is Grade II* Listed.
Conservation Area	The site is entirely within Longbrook conservation area. See additional notes below. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	The site is adjacent to the Exeter University campus historic park and garden.
Other	NA

Longbrook Conservation Area Appraisal and Management Plan

The site is within the Longbrook conservation area. The features of the Longbrook conservation area that make it an area of special architectural and historic interest include the following which apply to this site:

- Generally, the conservation area is characterised by buildings lining the roadside, creating good enclosure to the street. The main area of open space is the cricket ground, with pockets of green space punctuating the street scene, adding to the character of the area. Whilst there are some listed buildings, most of the townscape is made up of non-listed buildings dating from the late 19th and early 20th centuries; and
- The cricket ground is noted as an attractive townscape feature and important open space within the conservation area, surrounded by important treescapes. It is considered to positively contribute to the character and amenity of the conservation area and adjoins the site.

The squash club building, and therefore the site in its current form, is noted to make a neutral contribution to the Longbrook conservation area but adjoins an important space that significantly and positively contributes to the conservation area.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact the significance of the conservation area and the cricket ground. With careful design considerations, this could deliver a positive impact upon the significance. Any development would need to ensure the conservation area is conserved and / or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the significance of the known heritage assets that would occur through development of this site would likely be substantial. Development of this site would need to respect the character and significance of the conservation area and adjacent historic park and garden. For any development, careful consideration of design, layout, heights and materials would be required to avoid harm and to enhance the visual, setting and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause harm to the significance of the heritage asset it affects. Appropriate mitigation measures and negotiation on design could enable some development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Wynford Road

Site Overview

Site reference number: 27

Site description: Small site occupied by two blocks of residential garages and a small area of amenity open space. The site is within a mid/late 20th century residential area including 2 storey homes and blocks of 4 storey flats. Wynford Road runs along the northern boundary.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.07

HELAA assessed housing capacity: 4-8 (methodology - single block of flats similar to those nearby)

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA

Historic & Built Environment Criteria	Assessment
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Other than the potential to contain previously unknown archaeological remains, the site does not appear to affect the significance of any known heritage assets. Therefore, if this site was to be allocated, it is unlikely to impact the significance of any heritage assets.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The site's allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains/ Therefore mitigation does not appear to be a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

Development of this site would be unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land at Stoke Hill

Site Overview

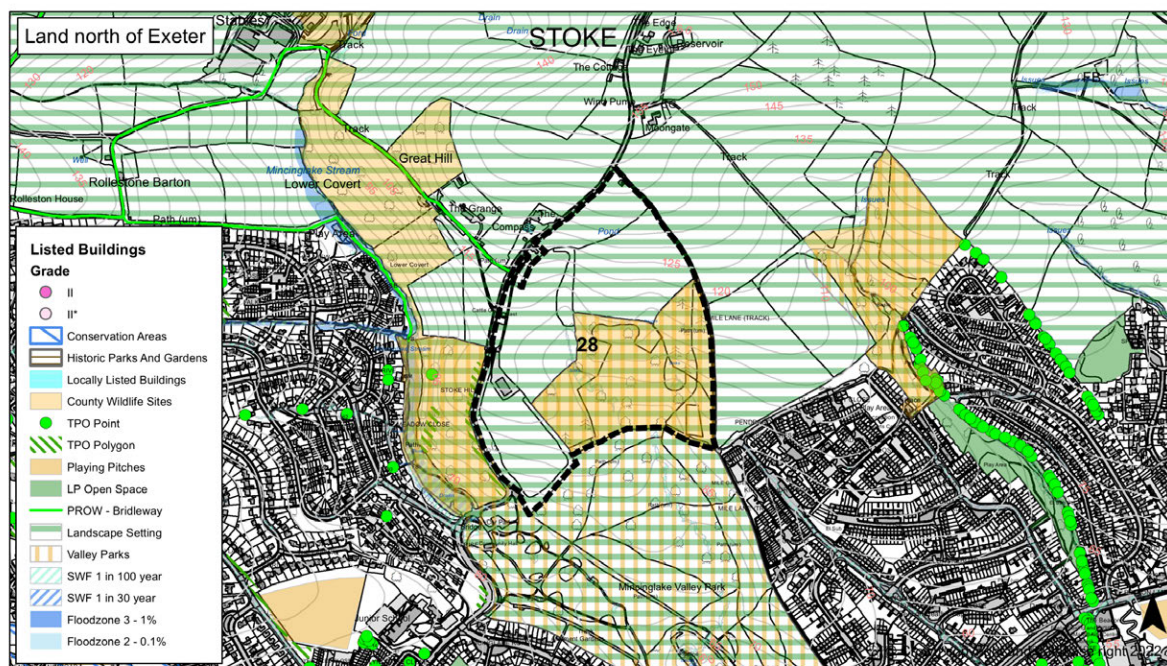
Site reference number: 28

Site description: Greenfield site to the north of the urban area, currently designated as landscape setting. The site comprises a significant area of land that rises up steeply to the north away from the urban area. Over a third of the site is accessible valley park (Mincinglake) with numerous informal paths crossing the area; the remaining area consists of four fields in arable use. The fields are bounded by mature hedge banks and there are significant areas of woodland across this site. There is a large agricultural building to the west of the site, accessed from Stoke Hill. A single detached residential property a little further to the north is accessed from the same point. The adjacent land to the south and west is valley park, and to the north and east is further agricultural land.

Relevant planning history: Outline consent to develop the eastern part of the site for up to 85 dwellings, a community hub and associated infrastructure was recently refused on multiple grounds including harm to the character and local distinctiveness of the hills to the north of the city and landscape setting; that development would see a reliance on private motor vehicles due to the site's location, limited public transport and steep topography, with an associated unacceptable increase to highway safety; significant harm to biodiversity; and significant harm to a veteran oak tree (23/1380/OUT). **Total site area (ha):** 15.73

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	The site is in close proximity to Compass Cottage which is locally listed.
Historic Landscape: Valley Park / City Park	The site lies adjacent to and partly within the Mincinglake Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

The site has the potential to contain previously unknown archaeological remains and is adjacent to a Valley Park which is an historic landscape. The contribution of the site as open fields within a rural setting makes a positive contribution to the setting of the Valley Park's historic landscape. The site is in close proximity to Compass Cottage which is locally listed, but the site makes a neutral contribution to the significance of this heritage asset.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would alter views of, through and from the Valley Park which would likely result in a negative impact on the significance of the Valley Park's historic landscape. It is unlikely that a planning application to develop the site would be solely refused on grounds of harm to the historic landscape. Development of the site would result in minor impact to the significance of the locally listed building, this could be positive or negative depending on design.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Any harm to the heritage assets that would be brought about by development of this site is likely to be minor and less than substantial. Development of this site would need to respect the significance of the locally listed building and setting of the Valley Park. Careful consideration of design, layout, heights and materials would be required to avoid harm and to enhance the visual, setting and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have a less than substantial impact on the significance of the heritage assets, subject to previously unknown archaeological remains. Appropriate mitigation measures, including in relation to design, could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Land off Pendragon Road

Site Overview

Site reference number: 29

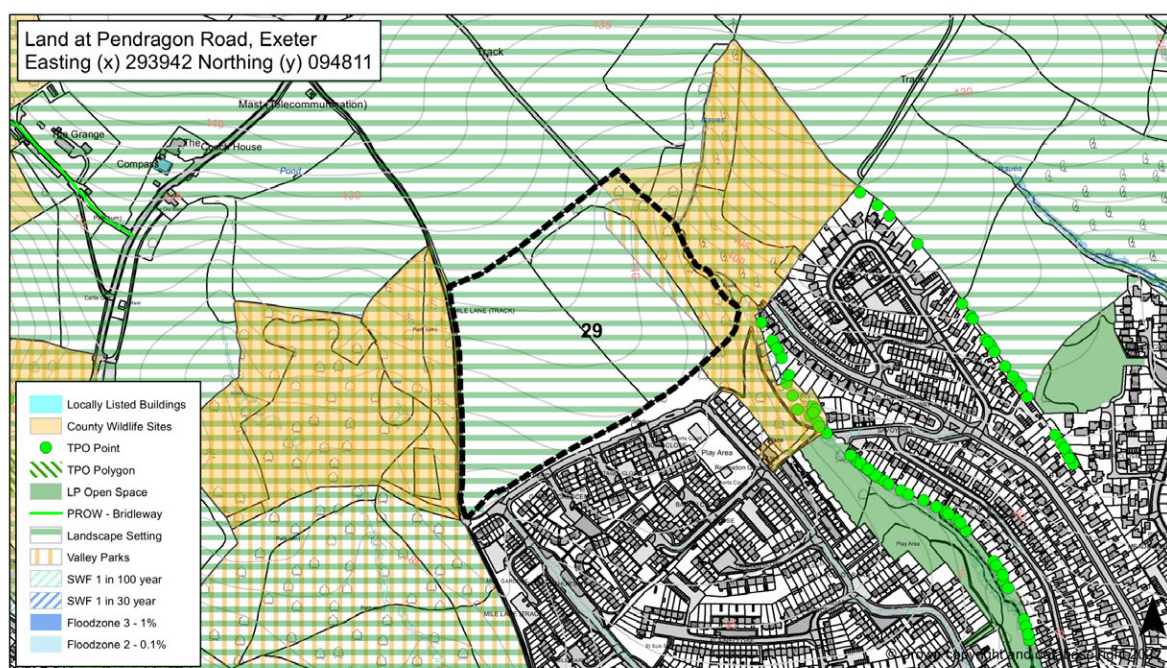
Site description: Greenfield site on the northern edge of the urban area, currently designated as landscape setting. The site comprises two semi-improved grassland fields to the north of Pendragon Road. The fields are bounded by mature hedgebanks with trees to the north, south and west, and woodland to the east. A hedgerow with trees divides the two fields in a northwest-southeast direction, with a c.2 metre wide gap in the hedgerow on the upper part of the site providing access between them. The site is sloping/undulating with the topography rising to the northwest and towards the hedgerow dividing the fields in the middle of the site.

Relevant planning history: An outline application for up to 100 dwellings was refused consent but was subsequently allowed at appeal (21/0020/OUT). An outline application for a revised scheme of up to 100 homes benefits from a resolution to approve consent subject to completion of a Section 106 Agreement (22/0511/OUT).

Total site area (ha): 6.79

HELAA assessed housing capacity: 100

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field

Historic & Built Environment Criteria	Assessment
	evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	The eastern part of the site is within the Savoy Valley Park with the western part being adjacent to the Mincinglake Valley Park. Exeter's valley parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

This site has the potential to contain previously unknown archaeological remains and is adjacent to one Valley Park and partly within another. The contribution of the site as open fields within a rural setting makes a positive contribution to the setting of the Valley Parks' historic landscapes. Development of this site would alter views of, through and from the Valley Parks, which would likely result in a negative impact on their significance as historic landscapes. However, it is unlikely that a planning application to develop the site would be solely refused on grounds of harm to these historic landscapes.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

It is considered that development of this site would have a limited impact on the significance of known heritage assets. However, development would need to respect the significance and setting of the Valley Parks. Careful consideration of the design, layout, heights and the choice of materials would be required to avoid or mitigate harm.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have a limited impact on the significance of the known heritage assets, subject to previously unknown archaeological remains. However, development would need to respect the significance and setting of the Valley Parks. Careful consideration of the design, layout, heights and the choice of materials would be required to avoid or

mitigate harm. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Rear of Beacon Lane shops

Site Overview

Site reference number: 30

Site description: Small brownfield site occupied by two blocks of residential garages, accessed from Beacon Lane. The site is located in a mid/late 20th century residential area, with 3-storey blocks of flats/flats above shops adjoining to the south/east and 2-storey homes lying to the west.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.10

HELAA assessed housing capacity: 6

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA

Historic & Built Environment Criteria	Assessment
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

This potential site allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The site's allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains. Therefore mitigation does not appear to be a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Lancelot Road

Site Overview

Site reference number: 31

Site description: Small brownfield site occupied by two blocks of residential garages, accessed from Lancelot Road. The site is located in a mid/late 20th century residential area, with 2-storey terraced homes adjoining on all sides and a public house lying to the east.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.13

HELAA assessed housing capacity: 7

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA

Historic & Built Environment Criteria	Assessment
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

This potential site allocation is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The site's allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains. Therefore mitigation does not appear to be a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land off Spruce Close

Site Overview

Site reference number: 33

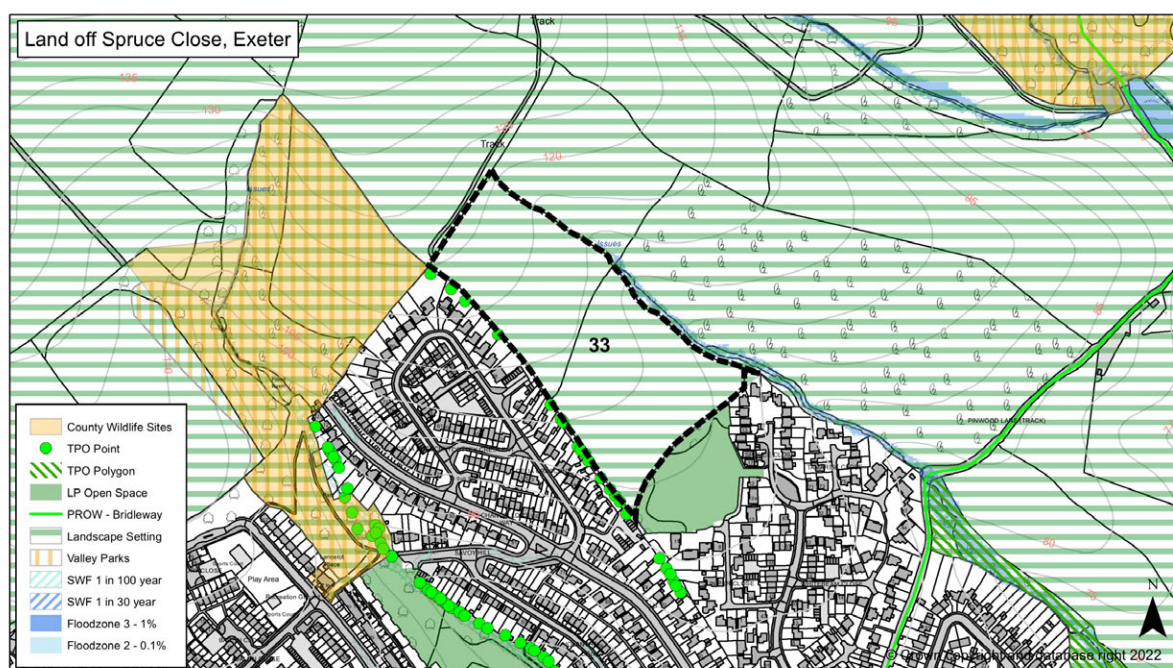
Site description: Greenfield site on the northern edge of the urban area, currently designated as landscape setting. It comprises two agricultural fields to the northeast of residential properties on Celia Crescent. The fields are bounded by mature hedgerows and trees.

Relevant planning history: An outline application for up to 93 dwellings has been granted at appeal (20/0538/OUT). A reserved matters planning application for 93 dwellings has been granted consent (23/1174/FUL).

Total site area (ha): 3.83

HELAA assessed housing capacity: 93

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	The site is in close proximity to Savoy Hill Valley Park. Exeter's valley parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The site has the potential to contain previously unknown archaeological remains and is in close proximity to Savoy Hill Valley Park which is an historic landscape. The contribution of the site as open fields within a rural setting makes a positive contribution to the setting of the adjacent Valley Park's historic landscape. The potential development of this site would alter views of and from the Valley Park which would likely result in a neutral or slightly negative impact on the significance of the Valley Park's historic landscape. However, it is unlikely that a planning application to develop the site would be solely refused on grounds of harm to the historic landscape.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

It is considered that development of this site would have a limited impact on the significance of known heritage assets. However, development would need to respect the significance and setting of the Valley Parks. Careful consideration of the design, layout, heights and the choice of materials would be required to avoid or mitigate harm.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have a limited impact on the significance of heritage asset, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Gray's Barn, Church Hill

Site Overview

Site reference number: 34

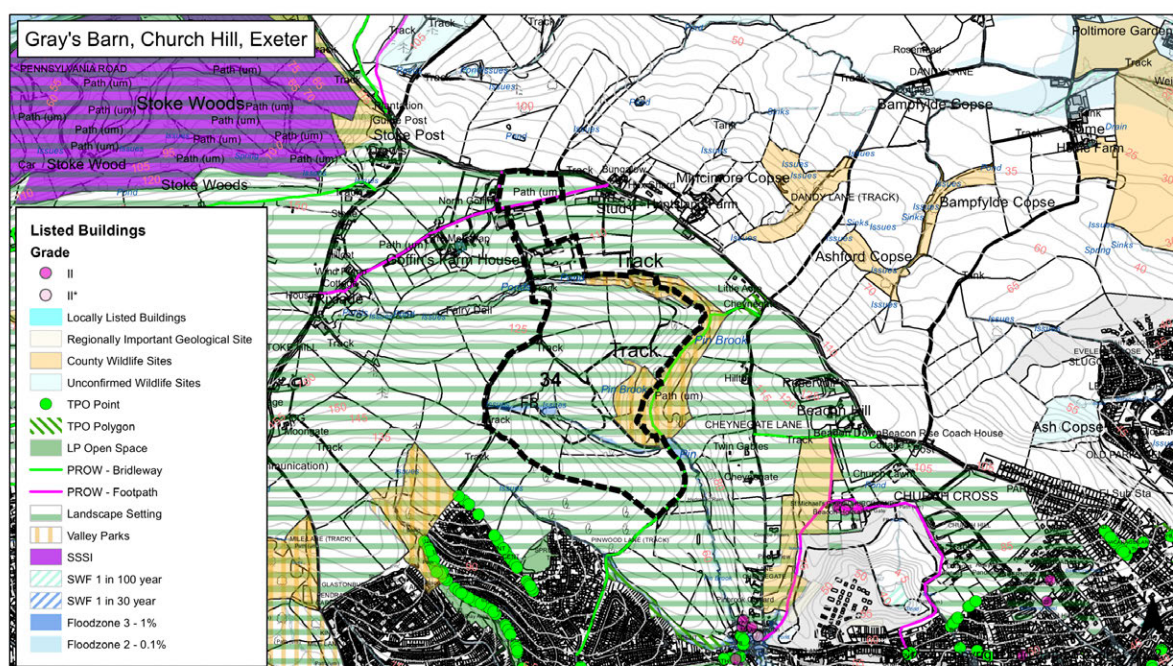
Site description: Greenfield site located in the hills to the north of Exeter and currently designated as landscape setting. The site comprises a significant area of agricultural open fields that rise up steeply to the north and extend all the way to Exeter's northern administrative boundary. Surrounding land in all directions is in agricultural use.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 38.58

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	The site is in close proximity to Goffins Farmhouse which is locally listed.

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	Part of the site is within Pin Brook Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

This site has the potential to contain previously unknown archaeological remains and also is in close proximity to Goffins Farmhouse, which is locally listed. However, the site makes a neutral contribution to the significance of this heritage asset. Part of the site is within the Pin Brook Valley Park, which is an historic landscape. Development of the site would alter views of, through and from the Valley Park, which would likely result in a negative impact on the significance of the historic landscape. However, it is considered unlikely that a planning application to develop the site would be refused solely on grounds of harm to the historic landscape. It is considered that development of the site would have a limited impact on the significance of the locally listed building, this impact could be either positive or negative depending on design.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Any harm to the known heritage assets that would be brought about by development of this site is likely to be less than substantial. Development would need to respect the significance of the locally listed building and setting of the Valley Park. Careful consideration of the design, layout, heights and choice of materials would be required to avoid or mitigate harm. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would cause less than substantial harm to heritage assets, subject to previously unknown archaeological remains. Appropriate mitigation measures, including in relation to design, could enable development to be acceptable in heritage terms. The site

can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Woolsgrove, Church Hill

Site Overview

Site reference number: 36

Site description: A largely greenfield site on the edge of the urban area, currently located in landscape setting and including an existing detached two storey residential property (Woolsgrove) with garage and other outbuildings. The site consists of the curtilage of Woolsgrove, which is accessed from Church Hill, and an adjacent field that is grazed. The site boundaries are generally hedges. There are further detached residential properties along Church Hill and to the west accessed from a shared private drive that runs to the north of the site.

Relevant planning history: Land on the opposite side of Church Hill has recently been developed for 90 dwellings (16/1576/OUT, 19/0255/RES). Land to the west is currently being developed for 40 dwellings (19/0962/FUL).

Total site area (ha): 0.83

HELAA assessed housing capacity: 15 gross, 14 net

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

Historic & Built Environment Criteria	Assessment
Listed Buildings	None on site, but the Grade II listed Home Farm is southeast of the site. Due to existing development it is not considered this site would impact this asset.
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of this site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of this site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. Therefore mitigation does not appear to be a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land at Home Farm, Church Hill

Site Overview

Site reference number: 37

Site description: The site comprises a field currently designated as landscape setting. It has no public access and is bounded by roads on 3 sides. There is a single field gate located in the northern corner of the site. The site boundaries comprise established hedgerows with some mature trees. A belt of tree planting has been undertaken fairly recently within the site along the northern boundary and part of the eastern boundary with Park Lane. The site slopes upwards from the southern to the northern boundary. The surrounding land to the north and west is undeveloped with a predominantly rural character forming part of the hills and ridgeline that forms the landscape setting to the city, and the skyline in various viewpoints in the surrounding and wider area. To the east of the site is a collection residential dwellings in ribbon form on the opposite side of Park Lane and properties on Bindon Road. The land to the south of the site has recently been developed for new housing and associated open space. The site wraps around the open space forming part of that development, with the built development lying beyond this to the south of the site and around the original farm buildings.

Relevant planning history: Outline consent (21/0223/OUT) for up to 61 dwellings and associated infrastructure was refused in 2021 and a subsequent appeal was dismissed on grounds that the proposed development would create very significant harm to the character and appearance of the site and the surrounding area, in conflict with landscape policy in the Exeter Core Strategy and NPPF.

Total site area (ha): 3.77

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of this site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of this site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. Therefore mitigation does not appear to be a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

West Gate

Site Overview

Site reference number: 39

Site description: Large site bisected by the River Exe and including the medieval Exe bridge and surrounding open space, Exe Bridges and highway, the Exe Bridges Retail Park, Riverside Leisure Centre and Exbridge House. The site is identified for redevelopment in the City Council's Liveable Exeter Programme.

Relevant planning history: No relevant planning history

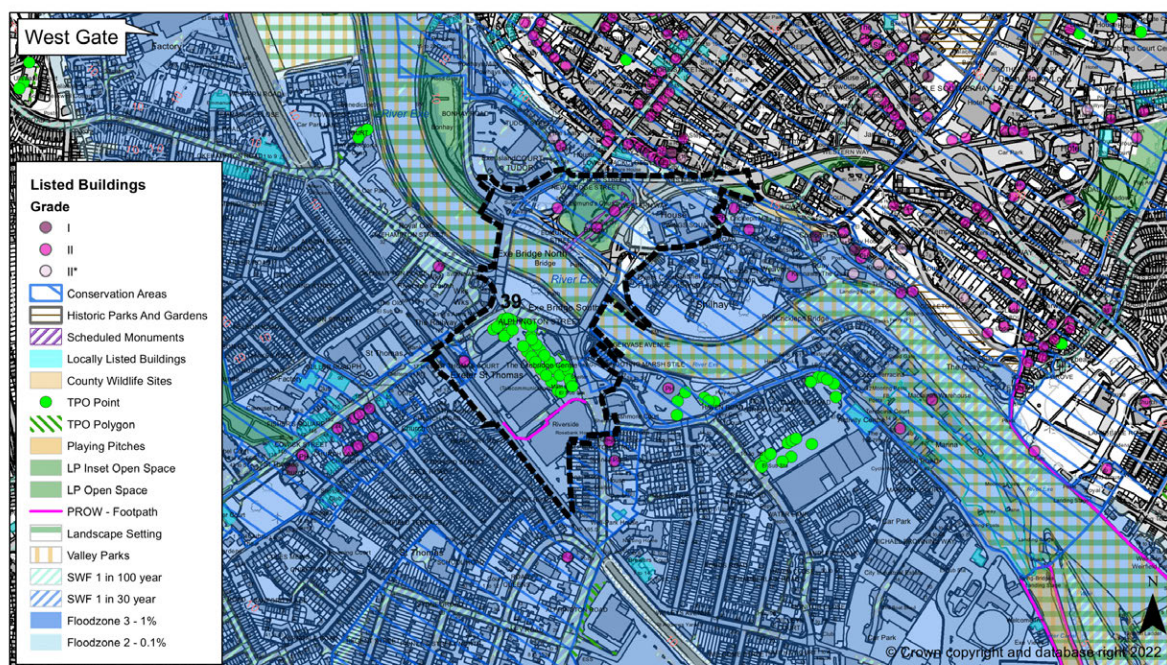
Total site area (ha): 9.41

Gross development area (ha): 7.10

Net development area (ha): NA

HELAA assessed housing capacity: 335

HELAA assessed employment capacity: Exbridge House is in employment use. Considered in appendix C of the HELAA.



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	Part of the site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.

Historic & Built Environment Criteria	Assessment
Other areas with potential for archaeology	The rest of the site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site includes the Old Exe Bridge scheduled monument, which is Grade II listed, part of the City Walls which is a scheduled monument and St Thomas Railway Station which is grade II listed. It is also in close proximity to Church of St Mary Steps which is grade I listed, 5 and 7 West Street which are Grade II* listed, and The Bishop Blaize Public House, Cricklepit Mill, Malthouse, premises at rear of 26-28 Commercial Road, Stepnote Hill, numerous buildings in West Street, and Hampden Place and Sydney Place group listing all of which are all Grade II listed.
Conservation Area	Part of the site (to the north and west of Edmund Street and Western Way/ Exe Bridge South) is within the Riverside conservation area. The Riverside Conservation Area Appraisal identifies the open space around the Old Exe Bridge as an area of open space that makes a positive contribution to the character of the conservation area and nos. 21-26 New Bridge Street and the Old Exe Bridge as buildings that make a positive contribution towards the character of the conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area and therefore these features are discounted from having any (re)development potential.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	Part of the site is within Riverside Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

Riverside Conservation Area Appraisal and Management Plan

The north and northeastern section of the proposed Westgate site is within the Riverside Conservation Area. The key characteristics of the Conservation Area Appraisal and Management Plan which are relevant are:

- Flat River plain with cliffs rising behind the Quay towards the city'
- Visual history of Exeter's trade and industry;
- Outstanding historic townscape in and around the Quay;
- Variety of built form - historic stone medieval bridge and Roman/medieval city wall, historic brick, stone and timber warehouses and merchant's houses, grand Edwardian municipal buildings, small Victorian terraces and modern infill;
- Most buildings have a positive or neutral impact on the Conservation Area; and
- There are forty-four listed buildings and structures in this area (grade I - two, grade II* - four, grade II – thirty eight) and two locally listed buildings and structures add to the architectural quality of the area. There is a specific and important grouping of heritage assets in the area linked to this site allocation where it overlaps with the conservation area.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Any redevelopment of this site would impact the character and appearance of the conservation area, the locally listed buildings, the nearby grade II listed heritage assets and the scheduled monument 'city wall'. How significant the impact would be on the heritage assets would depend upon the proposed design and landscaping. It is noted from the Riverside Conservation Area Appraisal and Management Plan that, within the north of the site, there are a number of areas which have poor townscape quality. It is therefore considered that, there is an opportunity through good design and masterplanning to improve the overall site's impact on the significance and settings of the heritage assets. The exception to this would be the area around the scheduled monument/city wall measuring approximately 0.8 hectares, which is not considered to offer any re-development possibilities for commercial or residential. However, this area could be positively redeveloped for green space and has tourism opportunities.

There is a high possibility of finding archaeology under the area of the site around the scheduled monument and the wider New Bridge Street/Western Way area. This would need to be thoroughly investigated to understand its possible impact upon future development. Significant archaeology could restrict the types of development that would be appropriate but could have educational benefits as well as benefits for tourism.

There are a number of identified important views within this site which could be negatively impacted by development.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The site, for heritage reasons, could be split into two: one area to the north and one to the south of the Exe Bridges. It is considered that development of the area to the south would have limited impact on known heritage assets, whereas within the northern area there are significant and important known heritage assets as well as archaeology. Development or redevelopment within the southern area would pose less than substantial harm to heritage assets which could be mitigated through the design process. However, development of the northern area would need to respect the significance of the conservation area and the other heritage assets including the scheduled monument. Careful consideration of future development through design, layout, and especially heights and materials would be required to avoid or mitigate harm and to enhance the visual, setting and character of the site. Particular consideration would need to be given to the views of the site from adjacent areas including from higher ground. It would be unwise to allow development around the scheduled monument. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of harm caused. Future development opportunities should look to enhance or better reveal the significance of the affected heritage assets.

Views

When assessing the heritage impact of allocating this site in the new Exeter Plan, consideration must be taken of the impact development could have on important views of and to the area. Cases involving more significant or multiple assets require detailed assessment. Through the Exeter Density and Heights Study conducted by Allies and Morrison for the City Council, of the following important

views have been identified. It is considered impacts on these views could be mitigated using appropriate scale and massing:

- View from Water Gate footpath looking southwest;
- View from Dunsford Road looking northeast towards the city centre;
- View from Bartholomew Terrace looking south over the Exe Valley and towards the countryside;
- View from Fore Street southwest towards countryside; and
- View from Cowick Barton Recreation Ground looking northeast towards the city centre.

Development proposals should be accompanied by a Visual Impact Assessment which should assess the identified heritage assets, assess the extent to which these views contribute to the assets' significance and assess the degree of impact that the development would have.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

Excluding the area around the scheduled monument, development of this site would have the potential to cause harm to the significance of the heritage assets found within or adjacent to the site. However, the harm could possibly be mitigated through appropriate mitigation measures, including in relation to future design and palette of materials, could enable development to be acceptable in heritage terms. This part of the site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets. However, residential development within the area of the site around the scheduled monument would cause substantial harm to the heritage assets and it is unlikely that this could be mitigated.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber – excluding the area around the scheduled monument

Exbridge House, 26 Commercial Road

Site Overview

Site reference number: 40

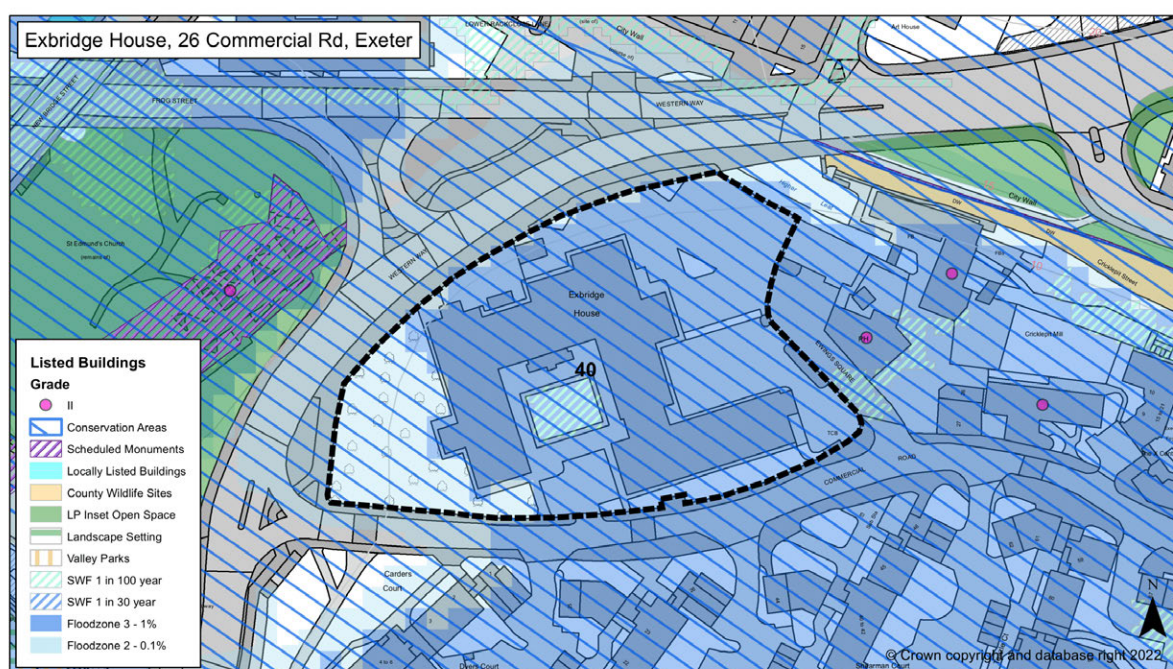
Site description: A relatively flat site set below Western Way. Exbridge House consists of offices and, together with parking, occupies the majority of this site. The site is bound by highways and a steep bank between the property and Western Way. Ewings Square access road separates the site and the Grade II listed The Bishop Blaize public house. The site is part of West Gate, which was identified for redevelopment in the Council's Liveable Exeter Programme.

Relevant planning history: No relevant planning history

Total site area (ha): 0.69

HELAA assessed housing capacity: Residential: 114. PBSA: 154. Average of 134

HELAA assessed employment capacity: See appendix C of the HELAA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA
Listed Buildings	The site is in close proximity to The Bishop Blaize Public House and Cricklepit Mill which are Grade II listed and Old Exe Bridge scheduled monument which is Grade II listed.

Historic & Built Environment Criteria	Assessment
Conservation Area	The site is within the Riverside conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

Riverside Conservation Area Appraisal and Management Plan

The site is within the Riverside conservation area. The features of the Riverside conservation area that make it an area of special architectural and historic interest include the following which apply to this site:

- Historic industrial core of the city, representing the historic trade links between Exeter and the rest of the world;
- A fine selection of high quality listed buildings, together with the occasional scheduled monument, adding to the overall character and appearance;
- The River Exe running through the area creates a real sense of place and belonging;
- The setting and appreciation of the medieval Old Exe Bridge scheduled monument (grade II listed) is affected by traffic and noise pollution from Exe Bridges; and
- The townscape around Exe Bridges is fragmented.

The Conservation Area Appraisal identifies that this site:

“is bounded by Western Way to the north and Commercial Road to the south and entirely contains the 1980’s BT building. It is dominated by traffic on the north side, although Commercial Road to the south is quieter. The design turns its back on Western Way and car parking dominates the northeast corner. The building does not create street form onto Commercial Road but the layout creates some enclosure and the use of glazing to the entrance canopy adds interest. Planting softens the impact of the building.”

It also notes that:

- The area between Exbridge House and adjacent listed building (The Bishop Blaize), mainly consisting of the car park, is of poor townscape quality;
- Exbridge House is noted as making a neutral contribution to conservation area; and
- The site offers a little development potential and scope for enhancement, in that the open surface car park to the rear could be improved visually, either with landscape works or an infill development to suit the available space.

Overall, the site in its current form makes a neutral to poor contribution to the significance of the conservation area. The distance from the adjacent listed buildings and scheduled monument limit the impact of the site on the significance of these heritage assets. Western Way in its current form offers a barrier between the site and the Exe Bridge scheduled monument and is arguably of greater harm to this asset than the site in its current form.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact the significance of the conservation area and to a lesser extent nearby listed building and the scheduled monument. With careful design considerations, this could deliver a positive impact upon the significance. Any development would need to ensure the conservation area is conserved and / or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the significance of the known heritage assets that would be brought about by development of this site is considered to be substantial. The potential development of this site would need to respect the character and significance of the conservation area and the nearby listed buildings. However, it is considered that there is the potential to positively impact the significance of these heritage assets through careful consideration of the design, layout, heights and the choice of materials, which could help to mitigate or avoid harm. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause harm to the significance of heritage assets. However, appropriate mitigation measures in relation to design could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Land between St Anne's Well Brewery & Exeter College, Lower North Street

Site Overview

Site: Land between St Anne's Well Brewery & Exeter College, Lower North Street

Site reference number: 41

Site description: Brownfield former brewery incorporating car parking and residential accommodation with an empty former bar and grill on the ground floor.

Relevant planning history: The building has undergone various changes of uses, largely to residential, with the last being in 2014.

Total site area (ha): 0.17

HELAA assessed housing capacity: 70 gross, 50 net (based on conversion of the existing building)

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site includes St Anne's Well Brewery, which is Grade II listed. Given the need to safeguard the setting of this listed building, it is assumed that intensifying the residential use of the existing building will be the only form of housing development that is suitable for this site. There

Historic & Built Environment Criteria	Assessment
	are also a series of other Grade II listed features nearby including the Iron Bridge.
Conservation Area	The site is within the St David's conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

St David's Conservation Area Appraisal and Management Plan

The site is within the St David's conservation area. The features of the St David's conservation area that make it an area of special architectural and historic interest include the following which apply to this site:

- Distinctive landmark buildings and the Iron Bridge, which is also grade II listed, that provide a strong sense of place;
- Clear local identity offered in street layouts and buildings heights;
- Good historic building stock in attractive pockets of development. The retention and reinstatement of historic and architectural features are important to ensure the character of buildings is maintained, and unsympathetic alterations avoided; and
- A mix of uses including residential, educational, commercial and community, which add distinctiveness to the character of the area.

Lower North Street was the original main road to the North Gate and is dominated by St Anne's Well Brewery. The building of St Anne's Well Brewery, located within the site, is an attractive grade II listing and noted to make a positive contribution to the conservation area. There is a mix of commercial and residential uses along Lower North Street.

The spandrels of the Iron Bridge dominate Lower North Street. The Iron Bridge was constructed from cast iron sections and spans over the lower ground from the City Walls to St. David's Hill. It is a landmark structure that provides a strong sense of local identity.

The site in its current form makes a positive contribution to the significance of the St David's conservation area.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact the significance of St Anne's Well Brewery Grade II listed building, the Iron Bridge, the conservation area and other nearby listed buildings. The demolition or significant unsympathetic alteration of St Anne's Well Brewery would result in significant harm. The conversion of St Anne's Well Brewery has the potential to avoid harm or enhance the contribution of the site to the conservation area. Any development would need to ensure the conservation area is conserved and/or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the significance of the known heritage assets that would be brought about by Development of this site is likely to harm known heritage assets on and around the site. The loss of the listed St Anne's Well Brewery would be of substantial harm. Development of this site must respect the character and significance of the listed building, the Iron Bridge and the wider conservation area; and development must include the retention of St Anne's Well Brewery to avoid substantial harm. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site that ensures the retention of St Anne's Well Brewery would have the potential to cause harm to the significance of the heritage assets, but it is possible that this harm could be mitigated. Appropriate mitigation measures, including the retention of St Anne's Well Brewery and in relation to design could enable some development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets. However, development that involved the loss of St Anne's Well Brewery would cause substantial harm to the heritage assets that could not be mitigated.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber – subject to the retention of the St Anne's Well Brewery Building

North Gate

Site Overview

Site reference number: 42

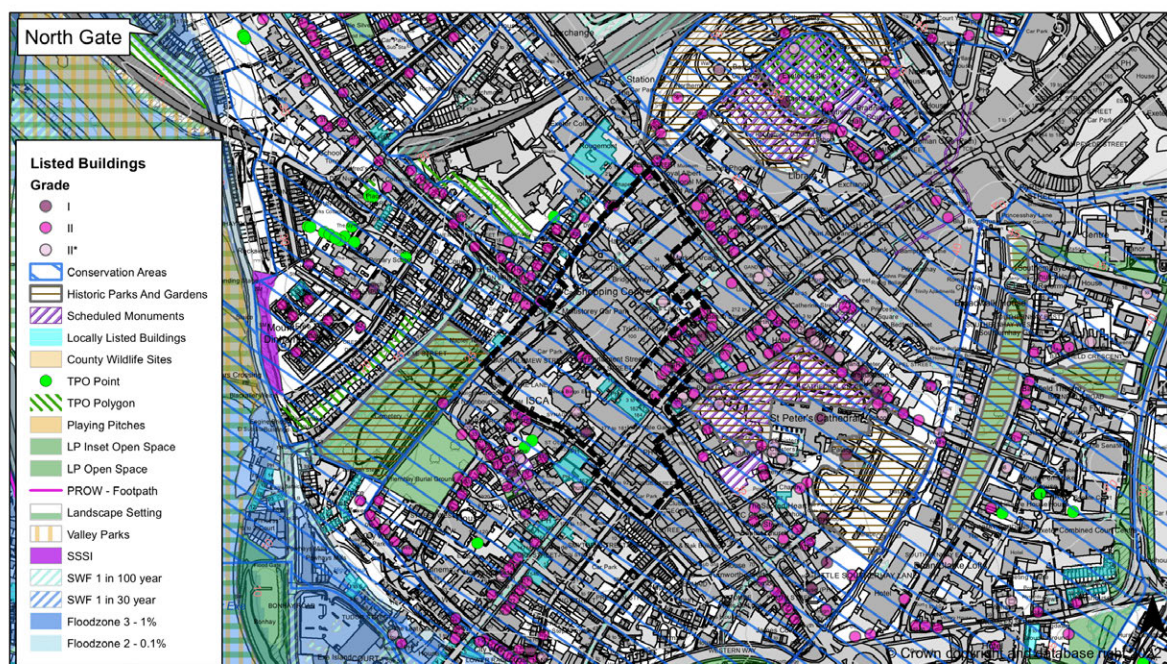
Site description: A large mixed-use brownfield site within the city centre, including part of the Guildhall and all of the Harlequins Shopping Centres, plus the Guildhall and Mary Arches public car parks, a large listed Bingo Hall, smaller scale commercial uses and homes. Paul Street, High Street and North Street run across the site and are important for vehicular movement across the City. This area is densely developed; there are areas of hard landscaping but very minimal soft landscaping. The site is identified for redevelopment in the Council's Liveable Exeter Programme.

Relevant planning history: Harlequins Shopping Centre received consent for demolition and redevelopment for co-living accommodation and hotel in 2019 (19/1556/FUL) and more recently for co-living accommodation only, comprising 276 studio flats and 107 bedspaces in 18 cluster flats (21/1104/FUL). The latter consent equates to 213 dwellings. Paternoster House (1-6 North Street and 182, 184 and 186 Fore Street) has consent for change of use to include 28 apartments, equating to a net gain of 24 apartments (23/0326/FUL).

Total site area (ha): 5.40

HELAA assessed housing capacity: 597 (including Harlequins and Paternoster House consents)

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may

Historic & Built Environment Criteria	Assessment
	take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA
Listed Buildings	The site includes St Mary Arches Church which is grade I listed, St Pancras Church and the Synagogue which are grade II* listed and 12 North Street (the 'Mecca Bingo Club') which is Grade II listed. These buildings occupy 0.57 ha of the site are not suitable for conversion to residential use; therefore they are discounted from having any housing development potential. The site also includes 9a North Street which is Grade II listed, and 17 and 18 North Street which are both Grade II listed. The site is in close proximity to numerous other listed buildings including St Petrock's Church which is Grade II* listed and Guildhall shopping centre which is Grade II* listed. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within Central conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site includes 16 North Street, 9a North Street, 7-8 North Street and 1-6 North Street and 182-184, 185 and 186 Fore Street, which are locally listed.
Historic Landscape: Valley Park / City Park	NA
Other	NA

The site is within the Central Conservation Area and predominantly within area 3. This area lies in the northeast quadrant of the city, between the 'old' High Street and the City Walls, and is bounded to the east by Queen Street and to the west by North Street. This area survived the bombing of the 1940s, although the subsequent development of the Guildhall Shopping Centre in the 1970s brought regrettable demolitions and changes to the historic street layout to the northwest of the High Street. As the site is located within the historic core of the city, there are many buildings which are either listed or locally listed. Buildings of note include the Grade I St Mary Arches Church and the Synagogue and St Pancras Church which are Grade II*. Further buildings of note lie within or adjacent the area.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

North Gate is in an area of extremely high historic and archaeological significance. This is due in part to being within close proximity to the Cathedral and numerous listed and locally listed buildings. The site is within the Central Conservation Area and the defined area of Archaeology Importance, which over recent history has been subject to several archaeological excavations that have yielded Roman remains and artefacts of Saxon and early Medieval dates. The site is also adjacent to the ancient North Gate, which is a historically important entry point to the city.

Despite the important heritage assets, it is considered that redevelopment of the site presents an opportunity to enhance the historic environment, layout and townscape, in a context that, through design, better understands and acknowledges the history of the city. This should be achieved by a high level of design, supported by all strategic and historical partners working together. The redevelopment of this site must be led and inspired by the city's heritage.

The high possibility of finding archaeology under the site creates the need for a thorough investigation to understand its possible impact upon future development. Significant archaeology could restrict the types of development that would be appropriate but could have educational benefits as well as benefits for tourism. This could be a site that benefits from the reuse of existing buildings or footings to achieve redevelopment with limited impact on the City's archaeology.

There are a number of identified important views within the site which could be negatively impacted by redevelopment.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

To avoid harm and maximise enhancements, any future development or re-development of this site should be informed by an assessment of the archaeology. Redevelopment should be informed by a detailed desk-based study of potential remains and field evaluations where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

Views

When assessing the heritage impact of developing this site, consideration must be given to the impact that proposals may have upon the important views of and to the area. Cases involving more significant or multiple assets require a more detailed assessment. Through the Exeter Density and Heights Study conducted by Allies and Morrison for the City Council, of the following important views have been identified within this site which would need to be considered through appropriate scale and massing:

- View northwest from North Street towards North Gate and the countryside;
- View southeast from St David's Hill towards North Gate and Exeter Cathedral; and
- View northwest from Queen Street towards the Countryside.

Development proposals for this site should be accompanied by a Visual Impact Assessment which should assess the identified heritage assets, assess the extent to which the views contribute to the assets' significance and assess the degree of impact the development would have.

Archaeology

The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals, which should be achieved by partnership working between Developer, Council and Historic England.

Heritage assets

The North Gate site has wealth of heritage directly within or adjacent to it. Therefore, any future development should carefully focus upon appropriate and innovative design, layout, heights and materials. It should avoid or mitigate harm and use existing heritage to enhance the visual, setting and character of the site. Particular consideration must be given to the interaction with the surrounding areas which lead to other prominent areas of heritage such as the City Wall and the Cathedral. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree

of harm caused. Future development opportunities should look to enhance or better reveal the significance of the affected heritage assets.

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause harm to the significance of the heritage assets found within or adjacent to the site. Appropriate mitigation measures, including negotiation on future design and palette of materials could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Mary Arches Multi-storey Car Park, Mary Arches Street

Site Overview

Site reference number: 43

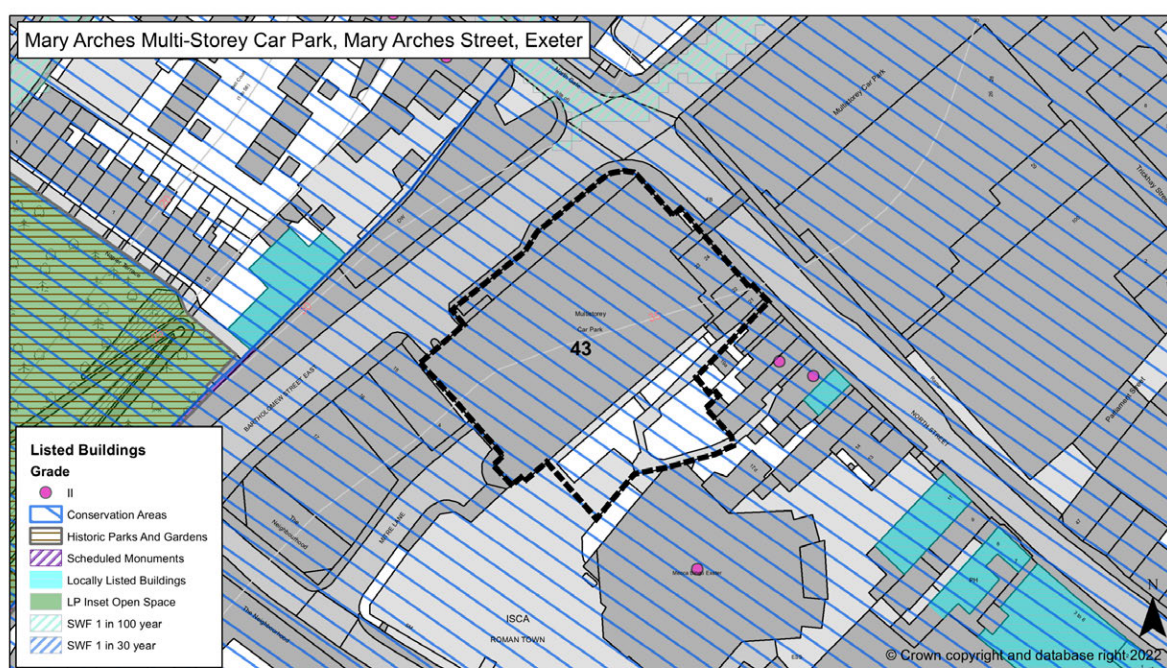
Site description: City centre site comprising a multi-storey carpark with 430 public bays. 21-24 North Street are ground floor units that are incorporated within the multi-storey car park building and are in a variety of uses including restaurant and nail salon. The north-eastern boundary of the site is formed by North Street, beyond which is the Guildhall multi-storey car park and Guildhall Shopping Centre. The north-western boundary of the site is formed by Bartholomew Street East and there is a landscaped area along this frontage. This site is part of North Gate, which is identified for redevelopment in the Council's Liveable Exeter programme.

Relevant planning history: No relevant recent history.

Total site area (ha): 0.28

HELAA assessed housing capacity: 104

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA

Historic & Built Environment Criteria	Assessment
Listed Buildings	The site is in close proximity to numerous listed buildings including 17 and 18 North Street, Mecca Bingo, the Northgate Stone, the City Gate Pub and 5 and 6 Iron Bridge, which are Grade II Listed. It is also close to the City Walls, which are a Scheduled Monument.
Conservation Area	The site is entirely within Central conservation area. See additional notes below. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site is in close proximity to The Old Malthouse, Bartholomew Street East which is locally listed.
Historic Landscape: Valley Park / City Park	NA
Other	NA

Central Conservation Area Appraisal and Management Plan

The site is within the Central conservation area which lies within the Exeter City Walls. The area has been divided into six 'Character Areas', according to their character and appearance. Central conservation area contains many Grade I, II*, II and locally listed buildings, scheduled ancient monuments and important archaeological features. Below ground are the remains of Roman and Saxon occupation.

This site is within area 3, The High Street and Guildhall and area 5, West Quarter: Fore Street and Southernhay. Features noted in the Central conservation area appraisal include the following which apply to this site:

- Area 3, The High Street and Guildhall area lies in the northeast quadrant of the city, between the 'old' High Street and the City Walls and is bounded to the east by Queen Street and to the west by North Street. No. 16 North Street is a locally listed building and nos. 17 and 18 are listed grade II, being 17th century houses with late 19th century fronts which relate to the improvements to North Street of that time. Continuing in height, nos. 11-24 (consec) are small shops and office units set into the 1960s multistorey car park of Brutalist concrete framing with brick infill, typical of the period. This is a poor termination to the street and contrasts with the more elegant details of the late 19th century buildings in the same row
- There are three quite distinct parts to area 5. Fore Street is one of Exeter's most interesting historic streets, containing a wide variety of buildings from the Middle Ages to the present day, whilst Friernhay is a quiet enclave in the city with its fine Georgian houses, trees and open space. St Mary Arches Street, on the other hand, is spoilt by traffic, car parks and ugly post-war developments;
- St Mary Arches Street is of little townscape merit; it has little enclosure and is dominated by the multi-storey car park and considerable traffic. It has been adversely affected by a large number of modern buildings and the car park although some listed buildings remain;
- Bartholomew Street, Mary Arches Street and Friernhay Street were old established streets. Development has largely obliterated the historic street pattern and although North Street and Paul Street remain, they are not recognisable as medieval roads; and
- There are no scheduled ancient monuments in this area, apart from sections of the City Walls. However, this area does lie within the Exeter City Area of Archaeological Importance. Because few archaeological evaluations have been carried out in the High Street, which has been continuously built over for probably over 2,000 years, the principal features of significance

below ground are unknown in detail. However, they will almost certainly contain remains of the Roman legionary fortress and city, and possibly evidence of buildings dating to the re-founding of Exeter as a town in the 9th century. Early to late medieval buildings could also be discovered.

It is clear from the Central Conservation Area Appraisal that Mary Arches multi-storey car park makes a negative contribution to the conservation area. However, its setting and locality is one of great historical and archaeological significance.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact the significance of the conservation area and to a lesser extent nearby listed and locally listed buildings. With careful design considerations, this could deliver a positive impact upon the significance. Any development would need to ensure the conservation area is conserved and / or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Harm could be caused to the heritage assets through the redevelopment of this site. Development would need to respect the character and significance of the conservation area and nearby listed buildings. However, development also has potential to positively impact the significance of the heritage assets. Careful consideration of design, layout, heights and materials would be required of future development to avoid harm and to enhance the visual, setting and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to harm the significance of the heritage asset it affects. However, appropriate mitigation measures in relation to design etc. could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Mecca Bingo, 12 North Street

Site Overview

Site reference number: 44

Site description: City centre site comprising a commercial bingo hall (use class E) which is grade II listed and occupies approximately 65% of the site, together with associated access and parking. The site is surrounded, in close proximity, by other commercial, residential, religious and car parking uses. The building itself has an unusual shaped footprint and few external openings. This site is part of North Gate, which is identified for redevelopment in the Council's Liveable Exeter Programme.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.23

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA

Historic & Built Environment Criteria	Assessment
Listed Buildings	The site comprises a Grade II listed building and its setting. This precludes redevelopment for housing as due to its form and lack of fenestration, it is not suitable for conversion. The site is also in close proximity to the Synagogue which is Grade II* listed and 9a North Street which is Grade II listed.
Conservation Area	The site is within Central conservation area. See additional notes below. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site is adjacent to 16 North Street and in close proximity to 11 North Street which are locally listed buildings.
Historic Landscape: Valley Park / City Park	NA
Other	NA

Central Conservation Area Appraisal and Management Plan

The site is within the Central conservation area which lies within the Exeter City Walls. The area has been divided into six 'Character Areas', according to their character and appearance. Central conservation area contains many Grade I, II*, II and locally listed buildings, scheduled ancient monuments and important archaeological features. Below ground are the remains of Roman and Saxon occupation.

This site is considered within area 3 of Central conservation area: The High Street and Guildhall, and area 5, West Quarter: Fore Street and Southernhay. Features noted in the Central conservation area appraisal include the following which apply to this site:

- The 1930's listed Bingo Hall in North Street is constructed from narrow brown bricks with white painted rendered decoration to the elegant panels which define the centre of each of the two corner towers. It is an important social centre built in Art Deco style; and
- The need to tackle the Mary Arches Street area, principally in redeveloping the car park to hide the bulk of the rear elevations of the multi-storey car park, Mecca Bingo and to provide frontage development to create a proper street scene.

The Mecca Bingo grade II listed building forms the site and makes a positive impact to its significance, in addition to making a positive contribution to the significance of the conservation area, along with the grade II* listed Synagogue in very close proximity to the site. However, some of the surrounding area and setting is viewed more negatively.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact on the significance of the Mecca Bingo grade II listed building and the conservation area. The demolition of the building would result in a significant harm and negative impact. The conversion of the building in theory has potential to avoid harm, however the form and lack of fenestration in the existing building precludes such redevelopment and conversion. The alterations required to convert to a habitable residential space would significantly alter and harm the quality of the listed building. Development has the potential to impact the significance of other nearby heritage assets and archaeology.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the heritage asset of the listed Mecca Bingo building that would be brought about by development of this site is likely to be substantial due to the significant alteration or demolition of the listed building that would be required to convert to habitable residential accommodation. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of significant public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken. It is unlikely that this would be attainable at this site.

Archaeology

The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would cause substantial harm to the significance of heritage assets. This is a significant constraint to the redevelopment of this site. Any development would require strong public benefit justification to be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets. It is unlikely that this is attainable and therefore the site is not considered appropriate for allocation.

HERITAGE IMPACT ASSESSMENT RAG RATING

Red

Smythen Street Car Park

Site Overview

Site: Smythen Street Car Park

Site reference number: 45

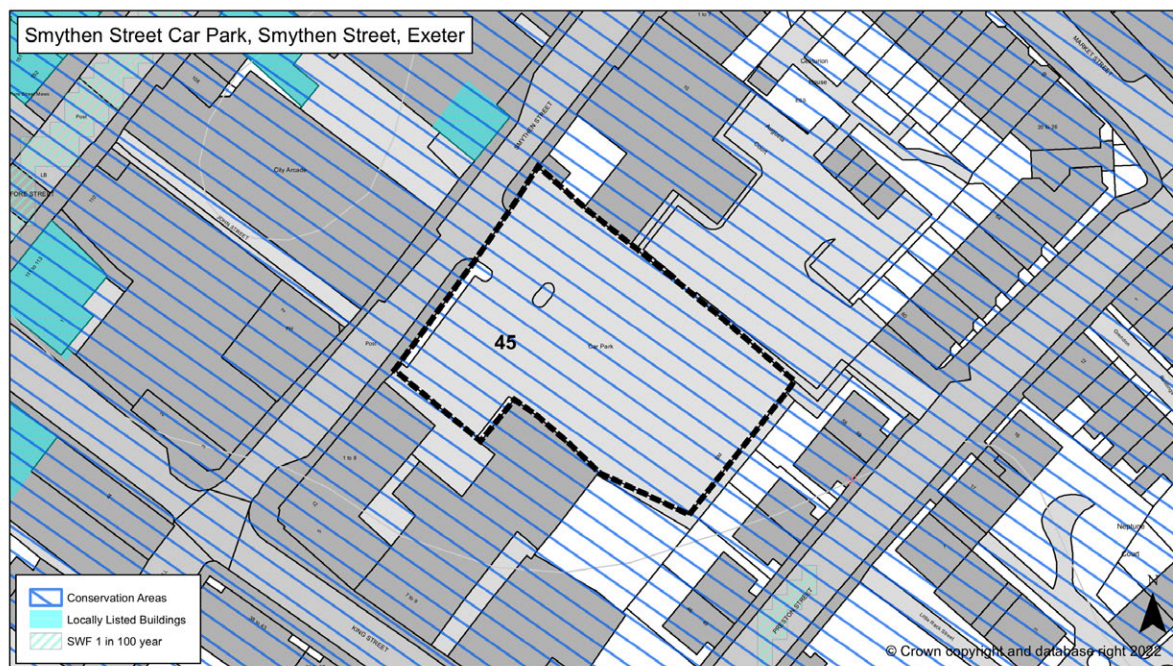
Site description: A City Council-owned surface car park located within the city centre and accessed from Smythen Street, which runs along the western boundary. Surrounding topography falls away in a south-easterly direction, but the site itself has been levelled to be contiguous with Smythen Street. As a result, the site's eastern boundary comprises a retaining wall, below which are a series of 2 storey homes fronting Preston Street. To the north of the site is a 3 storey apartment block and to the south are residential and commercial buildings of between 2 and 3 storeys. The surrounding area is predominantly residential, with some commercial and employment uses.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.13

HELAA assessed housing capacity: 20

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.

Historic & Built Environment Criteria	Assessment
Other areas with potential for archaeology	NA
Listed Buildings	NA
Conservation Area	The site is entirely within Central conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	The rear portion of 104 Fore Street facing Smythen Street is opposite the site and is locally listed.
Historic Landscape: Valley Park / City Park	NA
Other	NA

Central Conservation Area Appraisal and Management Plan

The site is within the Central conservation area which lies within the Exeter City Walls. The area has been divided into six 'Character Areas', according to their character and appearance. Central conservation area contains many Grades I, II*, II and locally listed buildings, scheduled ancient monuments and other important archaeological features. Below ground are the remains of Roman and Saxon occupation.

This site is considered within area 6 of Central conservation area the West Quarter: Smythen Street to South Street. Features noted in the Central conservation area appraisal include the following which apply to this site:

- Of the streets established in Anglo Saxon or early medieval times, Smythen Street is one of the main survivals;
- Smythen Street is an historic street which is largely built up. There is a good three-storey, Heavitree stone and brick warehouse (Bathurst House) dating from about 1900;
- Smythen Street is noted to be in need of improvement. There are a number of opportunities for new buildings and new activities along the street, some of which have occurred since the conservation area appraisal was adopted; and
- It is noted in the Appraisal that if the car parking can be removed, this would be an excellent residential development site, which should include new buildings on the street frontage.

The site in its current form as a car park has a negative impact on the Central conservation area.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact the significance of the conservation area and nearby locally listed building. With careful design considerations, this could deliver a positive impact upon the significance. Any development would need to ensure the conservation area is conserved and / or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of this site has the potential to harm heritage assets and would need to respect the character and significance of the conservation area and nearby locally listed building. However, it also has potential to positively impact the significance of these heritage assets. Careful consideration of design, layout, heights and materials would be required of future development to avoid harm and to enhance the visual, setting, and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to harm the significance of the heritage asset it affects. However, appropriate mitigation measures in relation to design could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

South Gate

Site Overview

Site reference number: 46

Site description: Site on the southern edge of the city centre in a mixed use area. It includes two public car parks (one surface, one multi-storey), homes, a night shelter and a large highways gyratory. It is identified for potential redevelopment in the City Council's Liveable Exeter Programme.

Relevant planning history: No relevant recent planning history

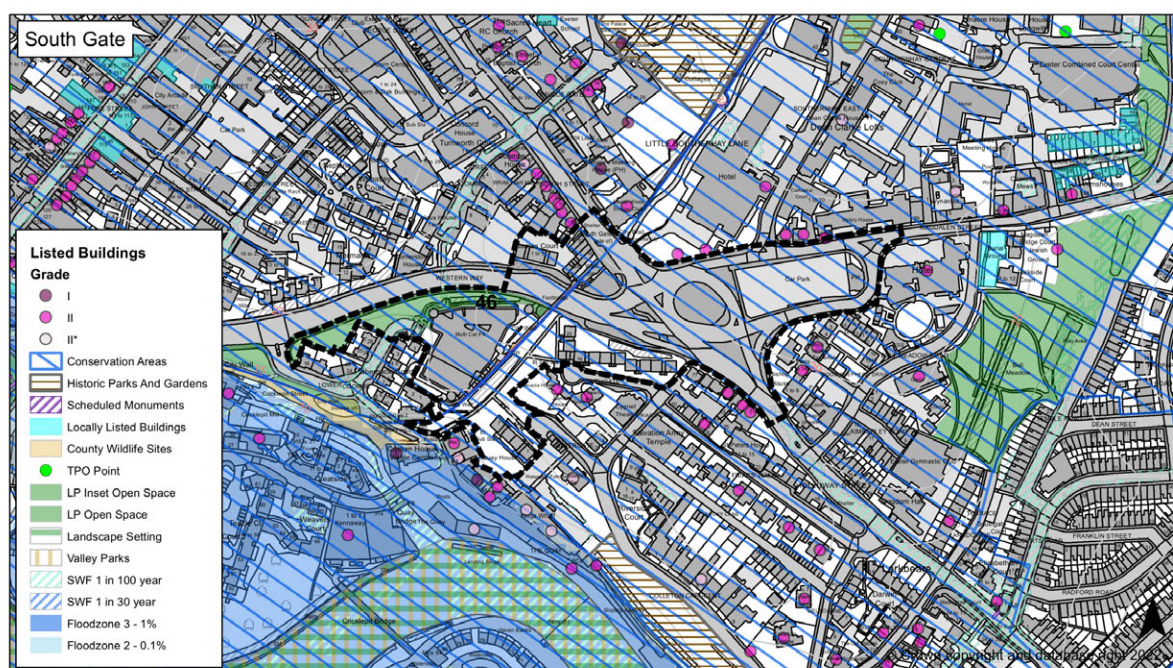
Total site area (ha): 3.30

Gross development area (ha): 3.30

Net development area (ha): NA

HELAA assessed housing capacity: 213 gross, 143 net

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA

Historic & Built Environment Criteria	Assessment
Listed Buildings	The site is in close proximity to: Quay House, Custom House, Wharfinger's House and Attached Warehouse and George's Meeting House which are Grade I listed buildings; Wynards Hospital, Royal Devon and Exeter Hospital, 67 South Street, Harbourmaster's Office, nos. 1-4 and 6-11 Warehouse Vaults and Colleton Villa which are Grade II* listed buildings; and a number of Grade II listed buildings. The City Walls, which are a scheduled monument, run north to south through the centre of the site.
Conservation Area	The eastern part of the site is within Southernhay and the Friars conservation area and the far western part of the site is within the Central conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	Colleton Crescent and the Bishops Palace are nearby and have a historic parks and gardens classification.
Other	NA

Apart from a small section to the far west of the site (Central Conservation Area) the vast majority of the suggested site falls within the Southernhay and The Friars Conservation Area. The key characteristics of the Conservation Area Appraisal and Management Plan which are relevant for the area are:

- Survival of the City Walls;
- Historical plan of the radial routes;
- Significance of the riverside and the historical port;
- Fine examples of Georgian period development built on the wealth of the port and the woollen industry, such as Colleton Crescent and Lansdowne Place;
- Mid-19th century expansion at a higher density in St Leonard's – connection to City centre facilitated by the Magdalen Street causeway – largely residential, a mix of terraces and villas;
- Open space in Bull Meadow and Colleton Crescent – mature trees, many of specimen quality; and
- Views of River Exe and countryside beyond.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The South Gate site has significant opportunities as well as constraints relating to the historic environment, including part of the City Wall, numerous listed buildings around but not in the site and its partial location within the Southernhay and The Friars Conservation Area. The whole site also lies within the Area of Archaeological Importance and may include a Roman cemetery. There is an opportunity to move the area away from being dominated by vehicles and the resulting noise levels by reinstating a finer grain of development that respond to the historic context in a more cohesive manner than existing.

From a heritage perspective, there is a need for a positive design policy which acknowledges the important views from within and across the site. Development which is too tall could negatively impact on the city skyline, affecting key views such as those of and from the Cathedral, City Walls and Rougemont Castle battlements. Therefore, design parameters such as protecting those views and

carefully considering maximum building heights should be considered at an early stage in the planning process, with prior assessment of archaeology the first step. It is further considered that re-development of this site has the potential to support greater appreciation of the City's walls and the historic South Gate.

There are a number of identified important views which development of this site could negatively impact.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the significance of known heritage assets that could be brought about by development of this site could potentially be significant. Development would need to respect the character and significance of the conservation area, scheduled monument and listed buildings. However, development also has potential to positively impact the significance of these heritage assets. Careful consideration of design, layout, heights and materials would be required to avoid harm and to enhance the visual, setting and character contributions of the site. The design and layout must clearly understand and react to important views in, from and through the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Views

Consideration must be given to the impact that development may have upon important views of and to the area. Cases involving more significant or multiple assets require detailed assessment. Through the Exeter Density and Heights Study conducted by Allies and Morrison for the City Council, of the following important views have been identified which development of this site would need to address in terms of appropriate scale and massing:

- The linear view from Holloway Street up through the former gate to South Gate. This view should be opened up and much enhanced by the redevelopment of the junction.
- The view south, down Southernhay out to the surrounding hills. This should be protected and could also be enhanced by the positioning of new development;
- The approach view of the Cathedral towers from St Leonard's bus stop on Topsham Road. This could be constrained by the height of any development on the eastern side of the site; and
- The view of the Cathedral towers from the southern side of Holloway Street is an important view, but not a historic one.

Development proposals for this site should be accompanied by a Visual Impact Assessment, which should assess the identified heritage assets, assess the degree to which the views contribute to the assets significance and assess the degree of impact the development would have.

Archaeology:

The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause harm to the significance of the heritage assets within or adjacent to the site. Appropriate mitigation measures, including thorough archaeological assessments and in relation to design and palette of materials, could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Cathedral and Quay car park, Lower Coombe Street

Site Overview

Site reference number: 47

Site description: A Council-owned purpose-built 355 space decked car park, located between the city centre and quayside. The site slopes downhill in the direction of the River Exe. The structure of the car park abuts the Roman City Walls to the east. Western Way lies immediately to the north of the site, with pedestrian and cycle access largely restricted to an underpass and a footbridge, both located outside the site. Homes adjoin to the south. The site forms part of South Gate, which is identified for redevelopment in the Council's Liveable Exeter Programme.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.51

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA

Historic & Built Environment Criteria	Assessment
Listed Buildings	The site is in close proximity to: Quay House, Custom House, Wharfinger's House and Attached Warehouse and George's Chapel which are Grade I listed buildings; 67 South Street, Harbourmaster's Office, Fish Market, nos. 1-4 and 6-11 Warehouse Vaults and Colleton Villas which are Grade II* listed buildings; and a number of Grade II listed buildings. The City Walls, which are a scheduled monument, run just outside the site's eastern boundary.
Conservation Area	The site is entirely within Central conservation area. See additional notes below. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	The site is in close proximity to Colleton Crescent and Bishops Palace, which are historic parks and gardens.

Central Conservation Area Appraisal and Management Plan

The site is within the Central conservation area which lies within the Exeter City Walls. The area has been divided into six 'Character Areas', according to their character and appearance. Central conservation area contains many Grades I, II*, II and locally listed buildings, scheduled ancient monuments and other important archaeological features. Below ground are the remains of Roman and Saxon occupation.

This site is within area 6 of Central conservation area, known as the West Quarter: Smythen Street to South Street. Features noted in the Central Conservation Area Appraisal include the following which apply to this site:

- In recent years, several new housing developments have been built on the cleared areas, together with the Cathedral and Quay car park, accessed from the new Lower Coombe Street;
- The new buildings that followed the slum clearances in the 1930's, in Stepcone Hill, King Street, Preston Street and Lower Coombe Street, are interesting examples of their period. Finally, the skilful design of the Cathedral and Quay car park deserves a special mention and adds character to the area; and
- The car park with its brick walls and drum towers, climbing foliage and generous landscaping, is cleverly designed to fit into the sloping site and to link with the pedestrian routes between the city centre and the Quay. The pedestrian underpass from Coombe Street leads directly to the car park and thence, via landscaped footpaths, to the Quay. The other principal pedestrian route is from the lower end of South Street, over the pedestrian footbridge and inside the City Walls.

Whilst it is a modern addition that is given special mention in the conservation area appraisal, the car park is noted in the Appraisal to make a neutral contribution to the conservation area.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact the significance of the conservation area, City Walls scheduled monument and potentially nearby listed and locally listed buildings. The impact would

depend upon design. With careful design considerations, and subject to archaeological investigation, this could deliver a positive impact upon the significance. Any development would need to ensure affected heritage assets are conserved and / or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of this site may cause harm to the significance of the heritage assets. Development would need to respect the character and significance of the conservation area, scheduled monument, listed and locally listed buildings. However, development also has the potential to positively impact the significance of these heritage assets. Careful consideration of design, layout, heights and choice of materials would be required to avoid harm and to enhance the visual, setting and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site could harm the significance of the heritage assets. However, appropriate mitigation measures in relation to design etc. could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Magdalen Street Car Park, Magdalen Street

Site Overview

Site reference number: 48

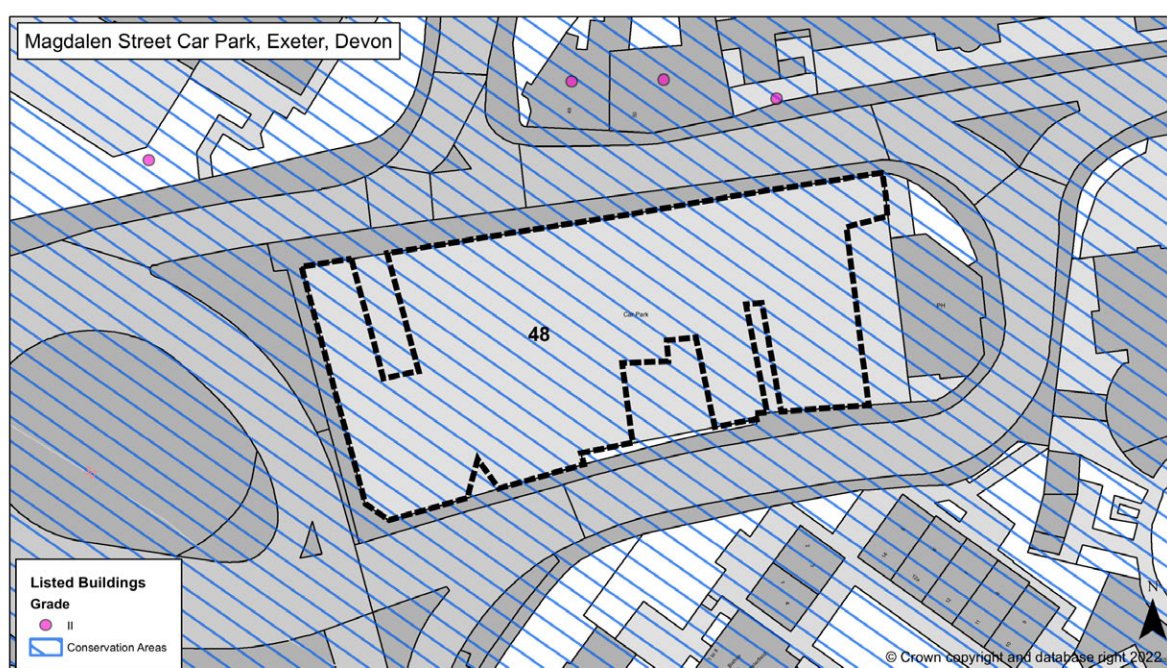
Site description: A level site located on the southern edge of the city centre and occupied by a City Council-run 100 space surface car park and a two storey building currently used as a night-shelter for rough sleepers. The site is surrounded on all sides by a highways gyratory. The surrounding area contains a mix of uses including employment, leisure, commercial and residential. The site forms part of South Gate, which is identified for redevelopment in the City Council's Liveable Exeter Programme.

Relevant planning history: No relevant planning history

Total site area (ha): 0.26

HELAA assessed housing capacity: 61

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA

Historic & Built Environment Criteria	Assessment
Listed Buildings	The site is in close proximity to Wynards Hospital (restored and converted rather than current hospital use) which is Grade II* listed; and a number of Grade II listed buildings including 39, 40, 42-46, 49, 50 Magdalen Street, Hotel du Vin (Former Exeter Eye Hospital) including boundary walls to north and east, Gateway to Palmer's Almshouses (remains of) and Higher End and Lower End (Part of the Home of the Good Shepherd). Presentation of St Mary Convent School and George's Chapel which are grade I listed buildings are nearby, as well as other Grade I, II* and II listed buildings and the City Walls which are a scheduled monument.
Conservation Area	The site is within Southernhay and the Friars conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	The site is in relatively close proximity to Bishop's Palace and Colleton Crescent which are historic parks and gardens.
Other	NA

Southernhay and the Friars Conservation Area Appraisal and Management Plan

The site is within the Southernhay and the Friars conservation area which lies to the east and southeast of the Exeter City Walls. The area has been divided into to 'Character Areas', according to their character and appearance. Southernhay and the Friars conservation area contains many Grade II*, grade II and locally listed buildings, scheduled ancient monuments and other important archaeological features. Below ground are the remains of Roman and Saxon occupation.

This site is within area 2 of Southernhay and the Friars conservation area. Features noted in the Southernhay and the Friars Conservation Area Appraisal include the following which apply to this site:

- Its form is determined by ancient routes radiating from the South Gate;
- The southern half of this area is largely residential, in contrast with the commercial character of the northern half;
- It is busy with heavy traffic;
- Views of the River Exe and countryside beyond;
- The City Walls can be found in close proximity to the site;
- South Gate originates as a defence gatehouse, however this was demolished at the beginning of the 19th century and road developments have continued ever since to create the present complex road junction;
- A terrace fronting Magdalen Street was demolished in 1976 and the car park created; and
- An important view is noted on Southernhay East toward and beyond the site, to the River Exe and countryside beyond.

The site in its current form, as a car park, is noted as making a negative contribution to the Southernhay and The Friars conservation area. It also makes a negative contribution to the significance and settings of other nearby heritage assets.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact on the significance of the conservation area, nearby listed and locally listed buildings and potentially the City Walls scheduled monument. It has potential to impact on the significant view noted from Southernhay East towards and beyond the site. The impact would depend upon design. With careful design considerations, and subject to archaeological investigation, this could deliver a positive impact upon the significance of these heritage assets. Any development would need to ensure affected heritage assets are conserved and or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the heritage assets that would be brought about by development of this site is likely to be considered less than substantial. Development of this site would need to respect the character and significance of the conservation area, scheduled monument, listed and locally listed buildings. It has potential to positively impact the significance of these heritage assets. Careful consideration of design, layout, heights, and choice of materials would be required of future development to avoid harm and to enhance the visual, setting, and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.

SUMMARY OF POTENTIAL HERITAGE IMPACT

Development of this site could harm the significance of the heritage assets. However, appropriate mitigation measures in relation to design etc. could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Howell Road Car Park

Site Overview

Site reference number: 50

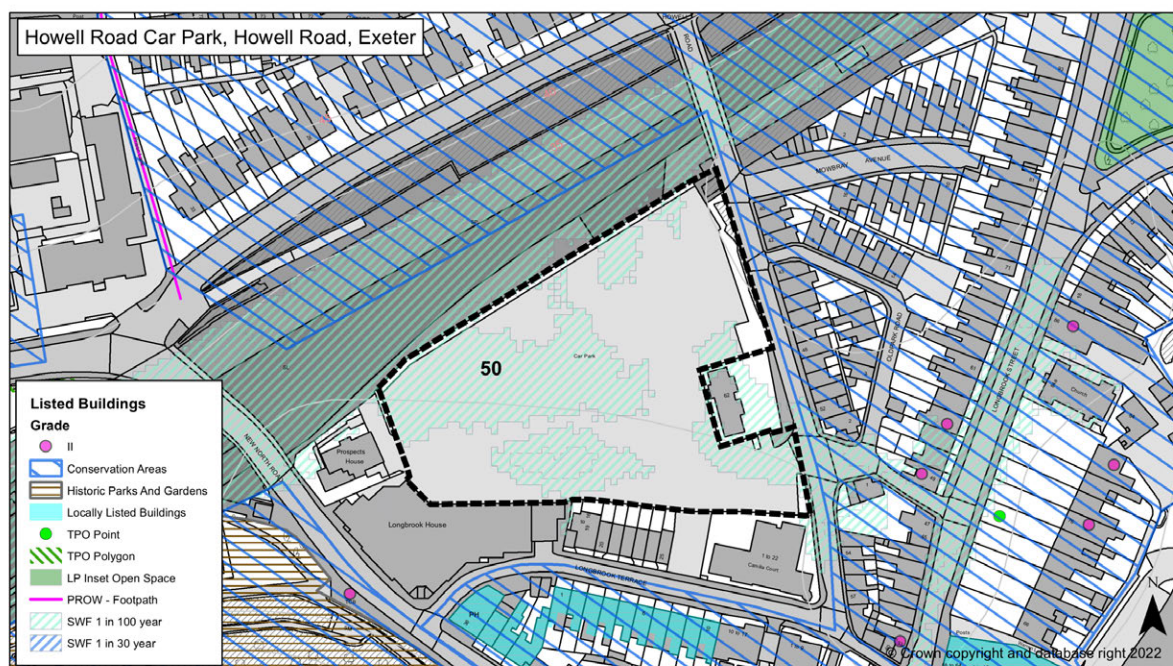
Site description: Surface car park on the edge of the city centre, operated by the City Council. The site is level and bounded to the north by the South West mainline, to the east by a terraced residential area and to the west by a combination of residential and employment uses. Following the granting of planning consent in 2023, the northern corner of the site is occupied by four emergency sleeping pods for temporary use by rough sleepers.

Relevant planning history: Planning consent 23/0582/FUL for the aforementioned sleeping pods.

Total site area (ha): 0.94

HELAA assessed housing capacity: 79-106

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to the Black Horse public house, 29, 33 and 51 -57 Longbrook Street and a telephone kiosk outside number 35 New North Road, all of which are grade II listed.

Historic & Built Environment Criteria	Assessment
Conservation Area	The site is in close proximity / adjacent to Longbrook conservation area on the northern, eastern and southern sides, and St David's conservation area on the western side. Development proposals must conserve and / or enhance the character and appearance of the conservation areas.
Local Listed Buildings	The site adjoins 1-10 Longbrook Terrace and 36-39 New North Road which are locally listed buildings.
Historic Landscape: Valley Park / City Park	The site is in close proximity to Northernhay and Rougemont Gardens to the west, which is Grade II listed and an historic park and garden.
Other	NA

The site in its current form as a surface car park makes a neutral contribution to numerous nearby heritage assets.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The potential development of this site would impact on the significance of the nearby conservation areas and listed and locally listed buildings. The impact would depend upon design. With careful design considerations, and subject to archaeological investigation, this could deliver a positive impact upon the significance. Any development would need to ensure affected heritage assets are conserved and/or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site could cause harm to the significance of heritage assets. Development would need to respect the character and significance of the conservation area, listed and locally listed buildings. Careful consideration of the design, layout, heights and choice of materials would be required to avoid or mitigate harm and to enhance the visual, setting and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to harm the significance of the heritage asset it affects. However, appropriate mitigation measures in relation to design etc. could enable some development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

12-31 Sidwell Street / Land at Sidwell Street

Site Overview

Site reference number: 51

Site description: City centre site comprising post war units, most in commercial use at ground floor level with leisure, retail storage and residential uses above. An NHS walk-in-centre occupies no. 31d Sidwell Street. A covered ground floor arcade runs along the site's western frontage with Sidwell Street, along which are a number of bus stops. There is a service area to the rear of the properties, with access from King William Street which runs along the site's western boundary. The site's southern boundary comprises a walkway to the John Lewis Car Park, which lies to the west. Land levels drop significantly across the site, such that buildings are 3 storeys in height along Sidwell Street, but up to 5 storeys in height along King William Street. The surrounding area contains a mix of city centre uses including commercial, leisure, car parking, community and residential. The site does not include no. 24 Sidwell Street.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.44

HELAA assessed housing capacity: 37-64 gross, 31-58 net

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological

Historic & Built Environment Criteria	Assessment
	investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA
Listed Buildings	The site is in close proximity to a number of grade II listed buildings on Longbrook Street; and Rougemont Castle and the Underground Passages, which are scheduled monuments.
Conservation Area	The site is in close proximity to Longbrook, Central, and St David's conservation areas. Development proposals must conserve and / or enhance the character and appearance of the conservation areas.
Local Listed Buildings	ISCA Lofts on Longbrook Street is in close proximity.
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The site is close to the Rougemont Castle scheduled monument, the Underground Passages scheduled monument, the Roman town and Longbrook and Central Conservation Areas and the Area of Archaeological Importance. The high possibility of finding archaeology under this site creates a need for a thorough investigation to understand its possible impact upon future development. Significant archaeology could restrict the type of development that would be appropriate. This could be a site that benefits from the reuse of existing buildings or footings to achieve redevelopment with limited impact on the City's archaeology.

Despite the important heritage assets, it is considered that the site presents an opportunity to enhance the historic environment, layout and townscape, through design that better understands and acknowledges the history of the city. This should be achieved by a high level of design, supported by all strategic and historical partners working together.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage Assets

To avoid harm and maximise enhancements, any re-development of this site should be principally guided by a thorough assessment of the archaeology in and immediately adjacent to the site. Redevelopment should be informed by a detailed desk-based study of potential remains and field evaluations where necessary. In the first instance advice should be sought from the Council's lead officer for heritage/archaeologist.

It should be acknowledged that the area to the north and west of the site contains a 6/7 storey high multi-storey car park and retail building occupied by John Lewis. These buildings could shield the site from negatively impacting nearby heritage assets to the north and west. Careful consideration of

design, layout, building heights and materials should form the basis of pre-application discussions, with the aim of avoiding or mitigating harm to heritage assets whilst enhancing the visual, setting and character of the site. Particular consideration must be given to the views of the site from adjacent areas including from higher ground. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of harm caused.

Archaeology

The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals, which should be achieved by partnership working between Developer, Council and Historic England.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site could have the potential to cause harm to the significance of the heritage assets, although the impact on 'known' heritage assets is considered to be less than substantial. Appropriate mitigation measures, including negotiation on future design and palette of materials could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

East Gate

Site Overview

Site reference number: 52

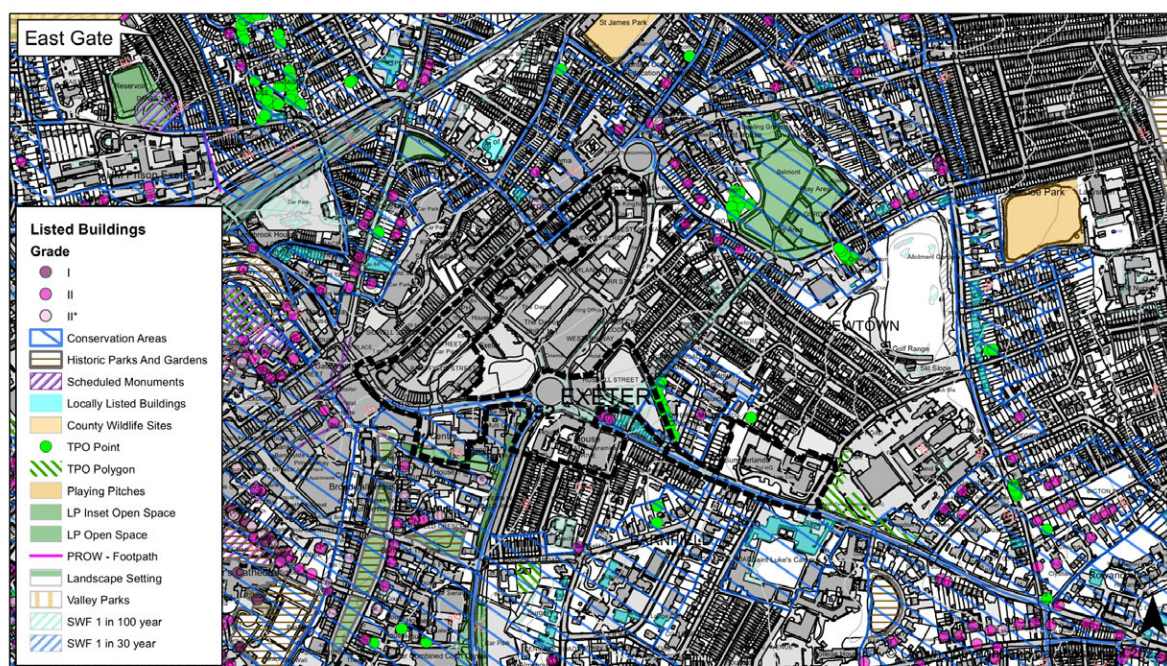
Site description: Mixed use area on the eastern edge of the city centre, including retail, leisure, community and employment uses, existing homes, public car parks and the former Devon and Cornwall Constabulary Police Station and Magistrates Court. Part of the site is identified for mixed use redevelopment in Policy CP3 of the Exeter Core Strategy. East Gate is also identified for potential mixed use brownfield redevelopment in the City Council's Liveable Exeter Programme.

Relevant planning history: Outline consent to redevelop the Police Station and Magistrates Court to provide purpose built student accommodation and co-living housing was refused (21/1564/OUT) and a subsequent appeal dismissed on design grounds. The former Pyramids Leisure Centre has permission to be demolished under 24/0004/DEM. City Point has previously benefited from outline consent for redevelopment for retail use (15/0791/OUT).

Total site area (ha): 9.90

HELAA assessed housing capacity: 1,006 gross, 955 net

HELAA assessed employment capacity: Considered in Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	Part of the site running along Sidwell Street is within an area of archaeological importance. Any development proposals within this area must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form

Historic & Built Environment Criteria	Assessment
	of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	The rest of the site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to: 13-15 Dix's Field, Chichester Place, 2-6 Barnfield Crescent, Sidwell Street Methodist Church and the Chapel at St Anne's Almshouses which are Grade II* Listed Buildings; a number of Grade II Listed Buildings; and Rougemont, the Underground Passages and City Walls, which are a scheduled monuments..
Conservation Area	The site includes land within three conservation areas: part of the Triangle Car Park is within Lower Summerlands conservation area; the Civic Centre is within Southernhay and the Friars conservation area; and nos. 126-134 Sidwell Street are within Sidwell Street conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation areas.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	Southernhay and Barnfield to the south, Northernhay and Rougemont Gardens to the west and Baring Crescent to the east are Historic Parks and Gardens.
Other	NA

Conservation Area Appraisals

The area of the site around Dix's Field is within the Southernhay and The Friars Conservation Area. The key characteristics for this area are:

- Survival of the City Wall;
- Discernible ancient plan, with radial routes and outer defences;
- Survival of the Southernhay greens and subsequent tree planting;
- Georgian terraces constrained by earlier features into a unique townscape;
- High proportion of buildings listed as Grade II*;
- Significant business quarter;
- Commercial use of Georgian terraces;
- Modern office blocks to the east and north; and
- Poor quality of many Post-war buildings.

The area of the site around St Matthews Church Hall and Lower Summerlands is within the Lower Summerlands Conservation Area. The characteristics of the Lower Summerlands Conservation Area may be summarised as:

- A small and relatively quiet historic enclave, close to the city centre;
- A high proportion of listed and locally listed buildings;
- A primary school church and church hall act as community hubs; and
- Mature trees and historic brick walls offering screening and strong boundaries.

There is a small section to the northeast of the site which is located within the St Sidwell's Conservation Area. The characteristics of the St Sidwell's Conservation Area may be summarised as:

- An historic area, with significance to Exeter's development in terms of water supply;
- Large three storey terraces predominant on the main routes into the city;
- Mostly red brick buildings with significant use of decorative brick detailing;
- 16 listed buildings, 1 Grade II* and 15 Grade II, plus 3 locally listed buildings contribute to the character of the area; and
- The Grade II* listed Sidwell Street Methodist Church is a landmark building in terms of its architecture and its radical early use of formed concrete. Important views in and out of this site within the conservation area.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

As the East Gate site is a large, disjointed area with a mix of land uses and sizes of buildings, it may be preferable to split the site up into distinctly separate areas when assessing the impact of any proposals on the surrounding heritage assets. This would not impact the ability to masterplan the site at a later stage, also in relation to other sites such as St Lukes and nos. 12-31 Sidwell Street.

Due to the topography of the site, insensitive development (especially significantly tall buildings) could potentially impact the city's skyline. In particular, this would be in relation to views of, from or through key heritage assets such as Rougemont Castle and the Cathedral.

The far northern and western strips of the site are within a known area of archaeological importance. The impact of redeveloping this site would be unknown without prior assessment of the site and adjacent areas.

There are a number of identified important views within this site which could negatively impact the heritage found within or adjacent to the site.

However, it is noted that redevelopment of this site could potentially enhance a key gateway into the city centre.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Archaeology

To avoid harm and maximise enhancements, any development or re-development of this site should be informed by an assessment of the archaeology. Redevelopment should be informed by a detailed desk-based study of potential remains and field evaluations where necessary. In the first instance advice should be sought from the Council's lead officer for heritage/archaeologist. Following this assessment future plans should be heritage led and achieved through partnership working between Developer, Council and Historic England.

Heritage assets

The East Gate site, although not containing much in the way of known heritage assets above ground, is adjacent to a wealth of heritage assets. Therefore, future development should focus upon appropriate and innovative design, layout, heights and materials. Particular consideration must be given to the interaction with surrounding areas which lead to other prominent areas of heritage such

as the Sidwell Street Methodist Church and the Grade II* listed buildings on Southernhay East. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of harm caused. Future development opportunities should look to enhance or better reveal the significance of the affected heritage assets.

Views

When assessing the heritage impact of this site, consideration must be given to the impact that proposals may have upon important views of and to the area. Cases involving more significant or multiple assets require a more detailed assessment. Through the Exeter Density and Heights Study conducted by Allies and Morrison for the City Council, an important view has been identified within development of this site would need to address:

- View north from Southernhay Gardens towards Southernhay United Reform Church.

The height of development at East Gate will also be constrained by the need to protect wider views of the Cathedral and many other prominent listed buildings in the city centre. Development proposals should be accompanied by a Visual Impact Assessment which should assess the identified heritage assets, assess the degree that views contribute to the assets' significance and assess the degree of impact that development would have.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause harm to the significance of the heritage assets adjacent to the site. Appropriate mitigation measures, including negotiation on future design, layout, height and palette of materials could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Historic & Built Environment Criteria	Assessment
	take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	The rest of the site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to: 13-15 Dix's Field, Chichester Place and Sidwell Street Methodist Church which are Grade II* listed buildings; a number of Grade II listed buildings; and Rougemont, the Underground Passages and City Walls, which are scheduled monuments..
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	The site is in close proximity to Southernhay, Barnfield and Northernhay and Rougemont Gardens, which are historic parks and gardens.
Other	NA

The area of the proposed site around Dix's Field is within the Southernhay and The Friars Conservation Area. The key characteristics for this area are:

- Survival of the City Wall;
- Discernible ancient plan; radial routes and outer defences;
- Survival of the Southernhay greens and subsequent tree planting;
- Georgian terraces constrained by earlier features into a unique townscape;
- High proportion of buildings listed as Grade II*;
- Significant business quarter;
- Commercial use of Georgian terraces;
- Modern office blocks to the east and north; and
- Poor quality of many -post-war buildings.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Due to its topography, any insensitive development of this site (especially in the form of significantly tall buildings) could potentially harmfully impact the city's skyline. This is especially in terms of views of, from or through key heritage assets such as Rougemont Castle and the Cathedral.

The northern and western section of the proposed site is within a known area of archaeological importance. Any impacts of redeveloping the site would be unknown without prior assessment of the site and adjacent areas.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Archaeology

To avoid harm and maximise enhancements, development proposals for this site should be informed by an assessment of the archaeology. Redevelopment of this site should be informed by a detailed desk-based study of potential remains and field evaluations where necessary. In the first instance advice should be sought from the Council's lead officer for heritage/archaeologist. Following this assessment, future plans should be heritage-led and achieved through partnership working between the developer, City Council and Historic England.

Heritage assets

The City Point site, although not containing much in the way of known heritage assets above ground, is adjacent to a wealth of heritage assets. Therefore, development proposals should carefully focus upon appropriate and innovative design, layout, heights and materials. Particular consideration must be given to the interaction with the surrounding areas which lead to other prominent areas of heritage such as the Rougemont Castle Scheduled Monument, Northernhay and the Grade II* listed buildings on Southernhay East. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of harm caused. Future development opportunities should look to enhance or better reveal the significance of the affected heritage assets.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause harm to the significance of the heritage assets found adjacent to the site. Appropriate mitigation measures, including relating to future design, layout, height and palette of materials, could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Triangle Car Park, Russell Street

Site Overview

Site reference number: 54

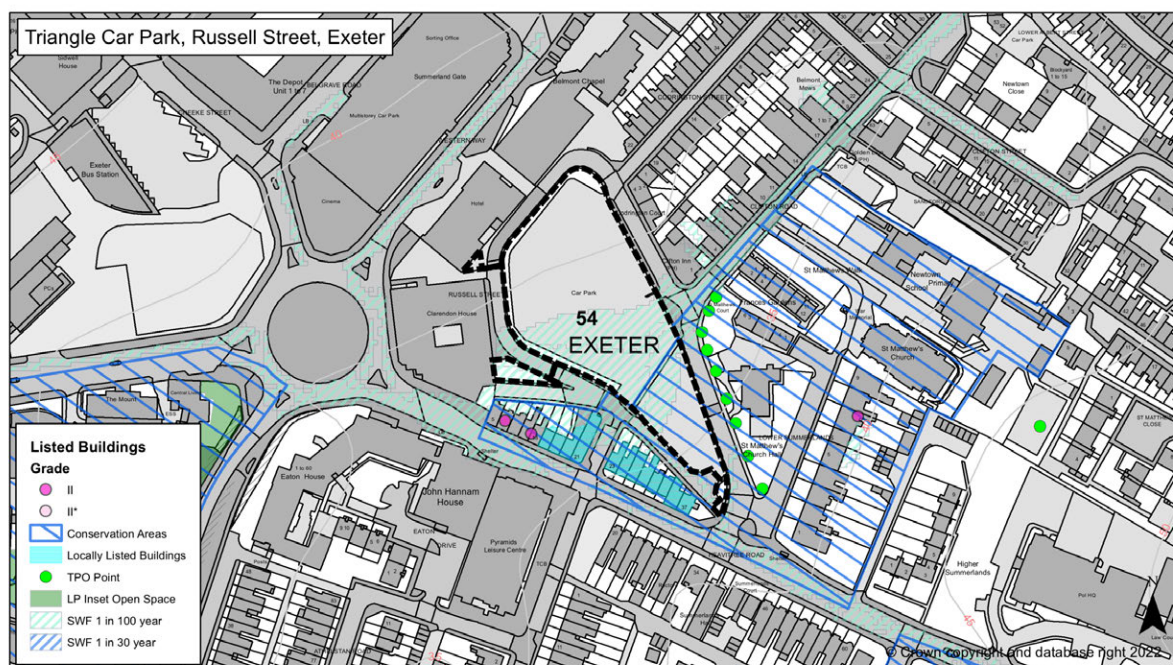
Site description: A City Council-owned surface car park on the eastern edge of the city centre, bounded on all sides by highway. Beyond the highway to the west/north-west are offices, a hotel and a church, rising to 5 storeys in height in places. To the north east/east is an area of two-storey 19th century terraced homes, a public house and a church hall. To the south are two rows of three-storey 19th century buildings that include homes and commercial uses, beyond which is Heavitree Road. The site forms part of East Gate, which is identified for redevelopment in the City Council's Liveable Exeter Programme.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.67

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

Historic & Built Environment Criteria	Assessment
Listed Buildings	The site is in close proximity to Eaton Place, Eaton's Place and nos. 1-4 and 7-9 Lower Summerlands, which are grade II listed buildings.
Conservation Area	The south eastern part of the site is within Lower Summerlands conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site is in close proximity to Nos 15-37 (odds only) Heavitree Road which are locally listed buildings.
Historic Landscape: Valley Park / City Park	NA
Other	NA

Lower Summerlands Conservation Area Appraisal and Management Plan

Part of the site is within the Lower Summerlands conservation area. The features of the Lower Summerlands conservation area that make it an area of special architectural and historic interest include the following which apply to this site:

- A small and relatively quiet historic enclave, close to the city centre;
- Mature trees and historic brick wall offering screening and strong boundaries;
- The area is in a natural dip in the land and this, together with being set away from the main road and the mature trees in the vicinity, makes it relatively peaceful despite its proximity to the city centre; and
- The impact of the Triangle car park is mitigated somewhat by the tree planting, with the most southerly point of the car park noted as an area of important trees within the conservation area.

The site in its current form, as a car park, is noted as making a negative contribution to the Lower Summerlands conservation area, although this is mitigated somewhat by trees. It also makes a neutral to negative contribution to the significance and settings of other nearby listed and locally listed buildings.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact on the significance of the conservation area, nearby listed and locally listed buildings. The level of impact would depend upon design. With careful design considerations, and subject to archaeological investigation, this could deliver a positive impact upon the significance of the heritage assets. Any development would need to ensure affected heritage assets are conserved and / or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of this site has the potential to harm the significance of the heritage assets. Development would need to respect the character and significance of the conservation area, listed

and locally listed buildings. Careful consideration of the proposed design, layout, heights and choice of materials would be required to mitigate or avoid harm. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to harm the significance of the heritage assets. However, appropriate mitigation measures in relation to design etc. could enable some development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Pyramids Leisure Centre, Heavitree Road

Site Overview

Site reference number: 55

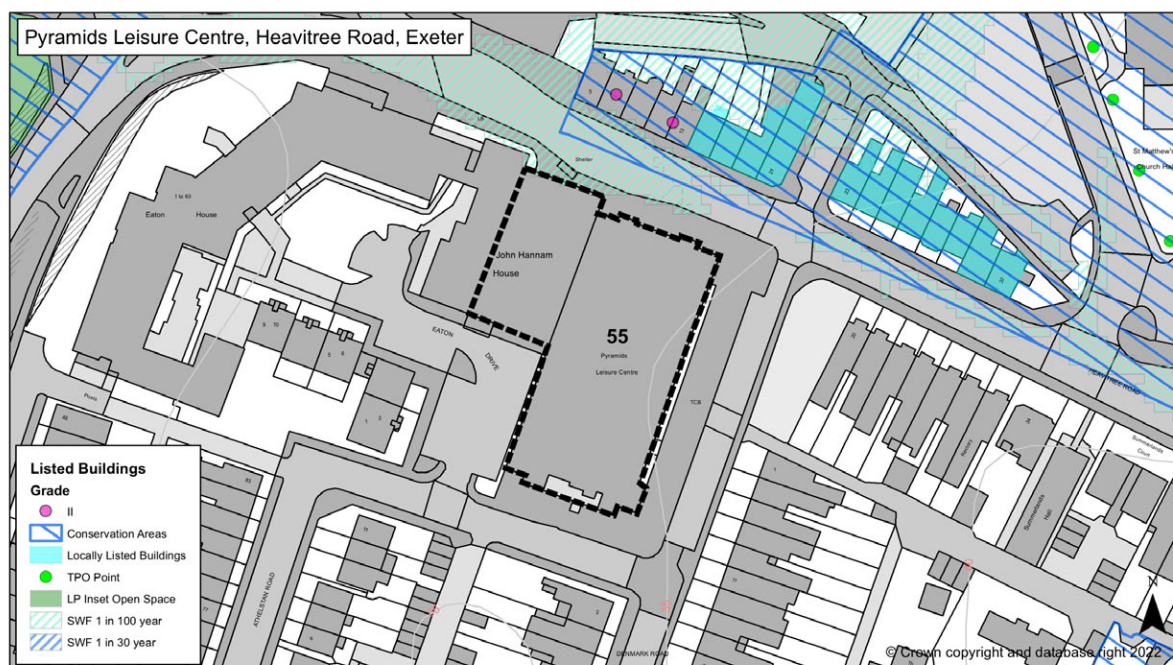
Site description: Site on the eastern edge of the city centre occupied by the former Pyramids Leisure Centre. A small part of the western 'wing' of the site, fronting Heavitree Road, includes leisure centre uses on the ground floor and part of John Hannam House (a retirement/care property) above. The site is bound by Heavitree Road to the north, Denmark Road to the east, Athelstan Road to the south and John Hannam House to the west. The surrounding area is primarily residential, with some commercial uses on the opposite side of Heavitree Road. The site forms part of East Gate, which is identified for redevelopment in the Council's Liveable Exeter programme.

Relevant planning history: The leisure centre has permission to be demolished under 24/0004/DEM.

Total site area (ha): 0.23

HELAA assessed housing capacity: 42

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

Historic & Built Environment Criteria	Assessment
Listed Buildings	The site is opposite Eaton Place and Eaton's Place on Heavitree Road, which are Grade II listed buildings. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is adjacent to Lower Summerlands conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site is in close proximity to Nos 15-37 (odds only) Heavitree Road, which are locally listed buildings.
Historic Landscape: Valley Park / City Park	NA
Other	NA

The development of this site could impact on the significance of the nearby conservation area, listed and locally listed buildings. The impact would depend upon design. With careful design considerations, and subject to archaeological investigation, this could deliver a positive impact upon the significance of these heritage assets. Any development would need to ensure affected heritage assets are conserved and / or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of this site has the potential to harm the significance of the heritage assets. Development would need to respect the character and significance of the conservation area, listed and locally listed buildings. Careful consideration of the proposed design, layout, heights and choice of materials would be required to mitigate or avoid harm. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology:

The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause harm to the significance of the heritage asset it affects. However, appropriate mitigation measures and negotiation on design could enable some development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Parr Street Car Park, Parr Street

Site Overview

Site reference number: 56

Site description: A City Council-owned surface car park on the eastern edge of the city centre, bounded by Western Way to the west, beyond which are two schemes of purpose built student accommodation of between four and five storeys. To the north of the site is a four storey post war block of flats set within an area of open space. Parr Street runs along the site's eastern boundary, beyond which is an area of predominantly two storey Victorian terraced houses.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.12

HELAA assessed housing capacity: 5

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in reasonably close proximity to a number of Grade II listed buildings including Lethbridge's and Davey's Almshouses Nos. 1 -6a, and Nos. 32-56 (evens only) Belmont Road.

Historic & Built Environment Criteria	Assessment
Conservation Area	The site is in reasonably close proximity to the Belmont conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to significantly impact the significance of any heritage assets, subject to previously unknown archaeological remains, or potential views from Belmont conservation area and the Grade II listed Lethbridge's and Davey's Almshouses and nos. 1 -6a along Parr Street towards the site.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the significance of known heritage assets that would be brought about by development of this site is considered to be less than substantial, owing to distance and existing development between the assets and the site. Development would need to respect the character and significance of the nearby conservation area and listed buildings. Careful consideration of the design, layout, heights and choice of materials would be required to avoid harm and to enhance the visual, setting and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would cause less than substantial harm to the significance of heritage assets, subject to previously unknown archaeological remains. It is likely that any harm could be appropriately mitigated. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Fairbanks, 90 Polsloe Road

Site Overview

Site reference number: 58

Site description: Brownfield site comprising a former nursery within the building fronting Polsloe Road, recently converted to residential use, together with car parking and part of a day centre in the main part of the site. Blackboy Road runs along the site's northern boundary and Polsloe Road forms the eastern boundary. The surrounding area is largely late nineteenth century residential, with a small number of shops, a pub and a cafe also nearby.

Relevant planning history: : Retrospective planning consent to convert 90 Polsloe Road to three flats (22/1217/FUL).

Total site area (ha): 0.20

HELAA assessed housing capacity: 13

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Conservation Area	The site is within the Belmont conservation area. The buildings in this site are noted to make a positive contribution to the character of the conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

Belmont Conservation Area Appraisal and Management Plan

The site is within the Belmont conservation area. The features of the Belmont conservation area that make it an area of special architectural and historic interest include the following which apply to this site:

- Many historic terraces display strong architectural features, giving presence and character to the street scene. Polsloe Road is an example of such a terrace;
- The buildings within this site are noted to make a positive contribution to the conservation area;
- The building at the northern end of the site, noted to make a positive contribution, holds a prominent position at the junction of Polsloe Road and Blackboy Road; and
- Unsympathetic alterations to the former Devon Reformatory and Refuge for Girls, forming the southern end of the site and beyond, are noted to contribute to the loss of the historic character of this building.

This site makes a mixed contribution in its current form, as the middle of the site contains modern additions and alterations that make a negative contribution to the conservation area, sandwiched between higher quality and more prominent buildings that make a positive contribution, as noted in the Conservation Area Appraisal.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact the significance of the conservation area. The building's demolition, or significant unsympathetic alteration of the more historic buildings within the site, would result in a negative impact. The sympathetic conversion of these buildings has potential to avoid harm or enhance the contribution of the site to the conservation area, including surrounding historic terraces with strong architectural features. Any development of this site would need to ensure the conservation area is conserved and/or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of this site has the potential to harm the significance of the heritage assets. Development would need to respect the character and significance of the conservation area, listed and locally listed buildings. Careful consideration of the proposed design, layout, heights and choice of materials would be required to mitigate or avoid harm. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

Development of the site has the potential to cause harm to the significance of the heritage asset it affects. Appropriate mitigation measures, including the retention of buildings with significant historic and architectural features, and in relation to design etc., could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Land at Hamlin Lane

Site Overview

Site reference number: 60

Site description: A workshop and associated private garden adjacent to the Northbrook and Hamlin Lane playing fields which lie to the east. Mid 20th century terraced housing adjoins to the west and to the north is an access road and railway line.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.15

HELAA assessed housing capacity: 13

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	The site contains 1a (building to rear of 11-15) Hamlin Lane which is locally listed.
Historic Landscape: Valley Park / City Park	NA

Historic & Built Environment Criteria	Assessment
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact the significance of the locally listed building. The demolition or significant unsympathetic alteration of the building would likely result in a negative impact. Any development would need to ensure the locally listed building is conserved and/or enhanced, or the harm is justified by the public benefits for the proposal.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the significance of the known heritage asset that would be brought about by development of this site is likely to be 'less than substantial'. Development would need to respect the significance of the locally listed building. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would cause less than substantial harm to the significance of the heritage asset. Appropriate mitigation measures, including the potential retention of the locally listed building and in relation to design, could enable some development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Clifford Close

Site Overview

Site reference number: 63

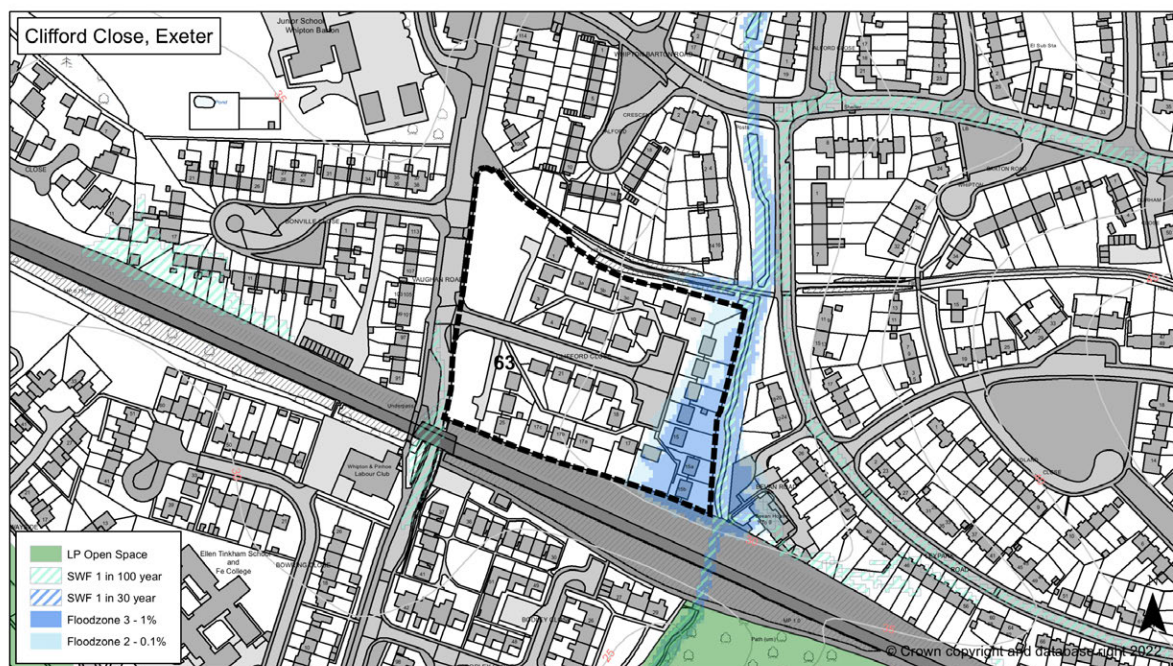
Site description: A mid 20th Century housing estate of thirty three bungalows set within amenity open space. A rail line runs along the site's southern boundary, Vaughan Road adjoins to the west and the Northbrook adjoins to the east. The surrounding area is residential.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 1.54

HELAA assessed housing capacity: 66 gross, 33 net

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA

Historic & Built Environment Criteria	Assessment
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains. Therefore mitigation does not appear to be a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Whipton Community Hospital, Hospital Lane

Site Overview

Site reference number: 64

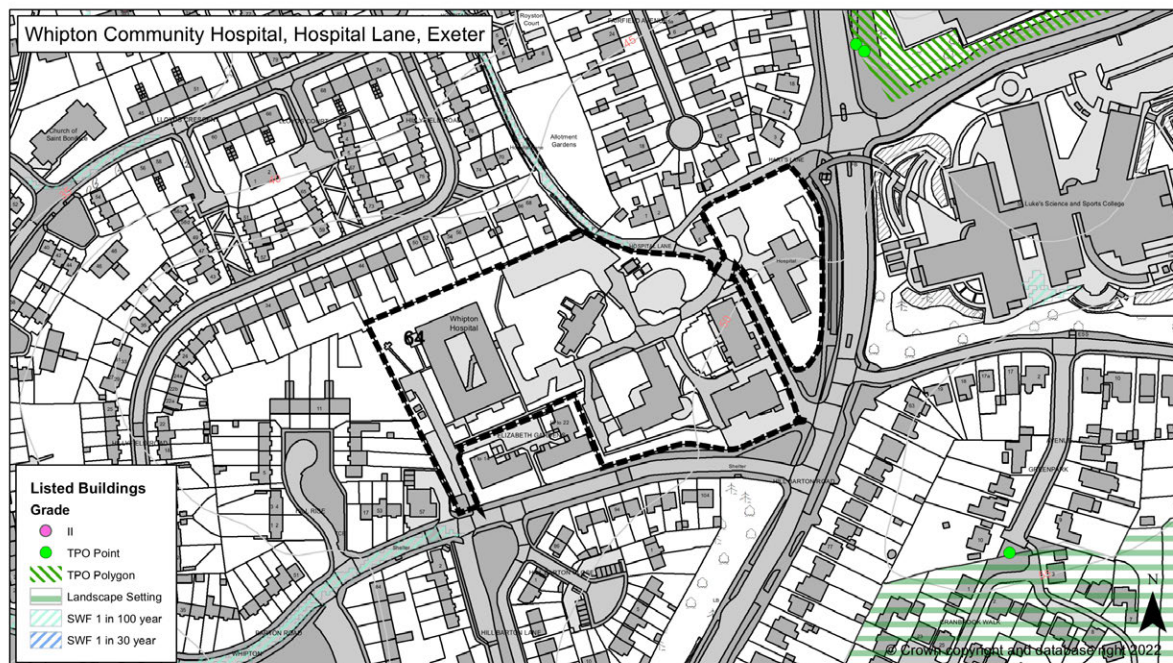
Site description: Community hospital offering a range of services and clinics. The site comprises two parcels, divided by Hospital Lane and is located within a predominantly residential area. The site's eastern boundary is formed by the B3181 (Hill Barton Road), beyond which is St Luke's Church of England School. There is a supermarket to the north-east of the site.

Relevant planning history: A planning application for new hospital buildings on part of the site was recently granted consent (23/0366/FUL).

Total site area (ha): 2.10

HELAA assessed housing capacity: 88-132

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA

Historic & Built Environment Criteria	Assessment
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of this site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains. Therefore mitigation does not appear to be a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land at Cumberland Way

Site Overview

Site reference number: 66

Site description: Greenfield land comprising two fields. The site forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is also covered by the adopted Monkerton and Hill Barton masterplan.

Relevant planning history: Site has detailed planning consent for 68 dwellings (22/1656/RES).

Total site area (ha): 1.78

HELAA assessed housing capacity: 68

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA

Historic & Built Environment Criteria	Assessment
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Grenadier Emperor, Grenadier Road

Site Overview

Site reference number: 67

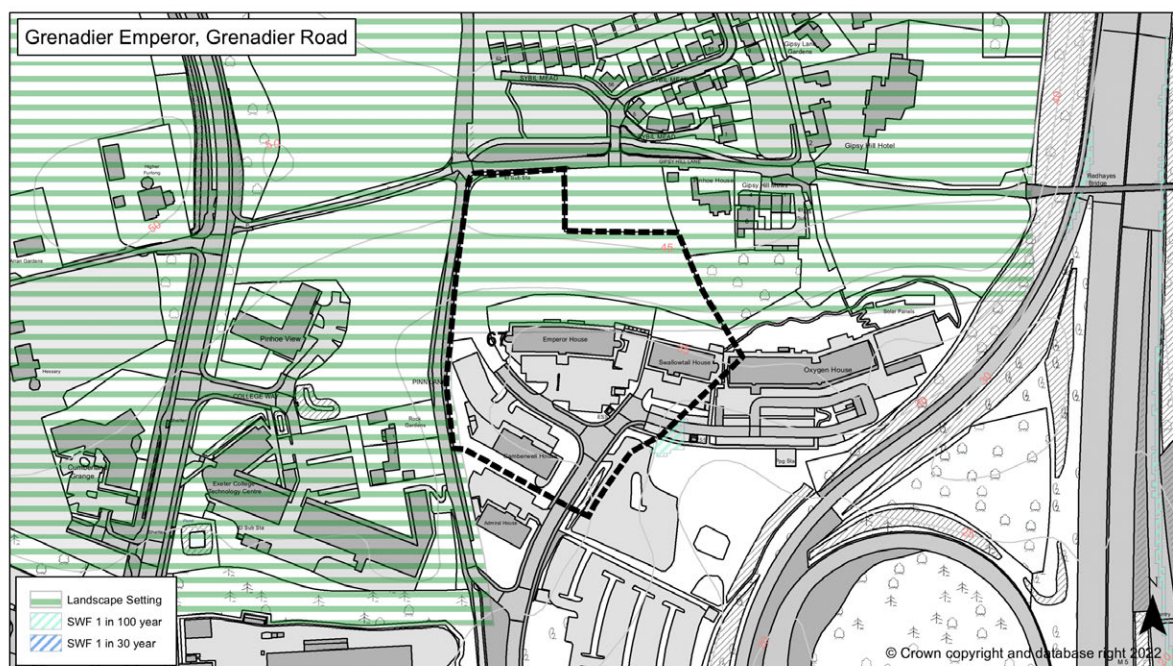
Site description: The site comprises employment buildings to the south and open grassland to the north and is within an established employment area (Exeter Business Park). It also forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is covered the adopted Monkerton and Hill Barton Masterplan.

Relevant planning history: Employment buildings on the southern part of the site were developed under 05/1906/RES and 07/0050/RES.

Total site area (ha): 2.22

HELAA assessed housing capacity: 90

HELAA assessed employment capacity: Considered in Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of this site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of this site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Grenadier Land 29, Grenadier Road

Site Overview

Site reference number: 68

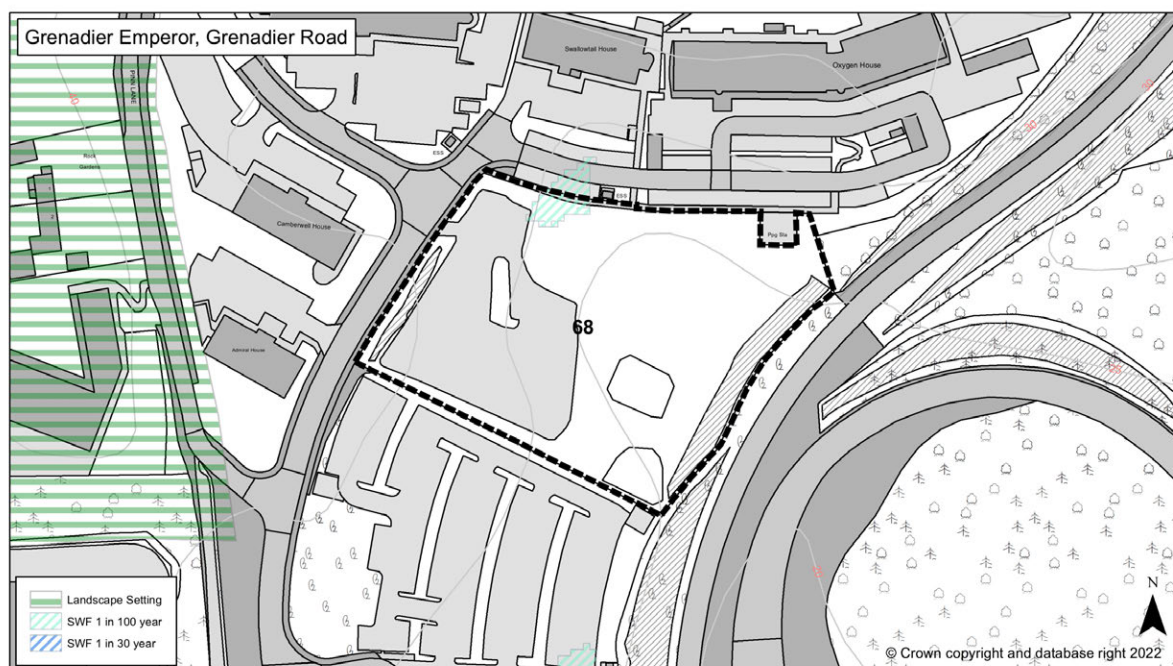
Site description: Site comprising car parking, open grassland and scrubland. It lies within an established employment area (Exeter Business Park), forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is covered by the adopted Monkerton and Hill Barton Masterplan.

Relevant planning history: Site has outline permission for employment uses and car parking under 20/0238/OUT.

Total site area (ha): 0.94

HELAA assessed housing capacity: 36

HELAA assessed employment capacity: Considered in Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of this site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of this site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Magdalen Road Car Park

Site Overview

Site reference number: 69

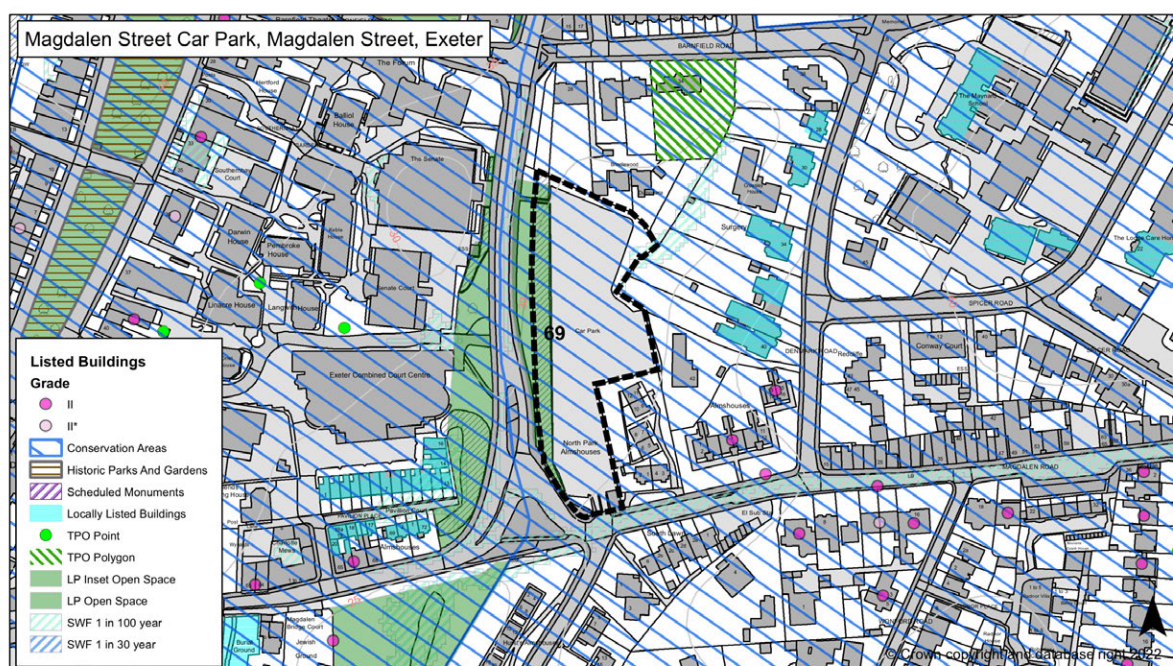
Site description: A City Council owned 100-bay surface car park located on the south eastern edge of the city centre. The site slopes from south to north and is set below Western Way which adjoins to the west and the curtilages of homes and other buildings which lie to the north and east. Magdalen Road runs along the site's southern boundary.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.65

HELAA assessed housing capacity: 40-60

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to Magdalen Almshouses, the Wall of Magdalen Almshouses, 65-68 Magdalen Street and 6 Magdalen Road which are all grade II listed buildings.

Historic & Built Environment Criteria	Assessment
Conservation Area	The site is within St Leonard's conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site is in close proximity to numerous locally listed buildings along Denmark Road, Pavilion Place and Magdalen Street.
Historic Landscape: Valley Park / City Park	The site is in close proximity to Barnfield Historic Park and Garden.
Other	NA

St Leonard's Conservation Area Appraisal and Management Plan

The site is within the St Leonard's conservation area (sub area 2 / north). The features of the St Leonard's conservation area that make it an area of special architectural and historic interest include the following which apply to this site:

- The car park is a negative feature within the conservation area. Its redeeming features are the mature trees that soften its impact;
- Areas of important treescape area located to the west and east of the site; and
- Prior to the construction of the by-pass, this was an attractive area of orchards.

Given the above, the site in its current form makes a negative contribution to the conservation area and adjoining heritage assets.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact the significance of the conservation area and nearby listed and locally listed buildings. Careful consideration of the design, layout and height must form the basis of initial negotiations on development. Subject to archaeological investigation, this could deliver a positive impact upon the significance of these heritage assets. Any development would need to ensure affected heritage assets are conserved and/or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site has the potential to cause harm to the significance of the known heritage assets. Development would need to respect the character and significance of the conservation area, listed and locally listed buildings. However, it also has the potential to positively impact the significance of these heritage assets. Careful consideration of design, layout, heights and materials would be required to avoid harm and to enhance the visual, setting and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site is in close proximity to, but not within, an area of archaeological importance. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause harm to the significance of the heritage assets. Appropriate mitigation measures and negotiation on design could enable some development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Land known as Mount Radford Lawn

Site Overview

Site reference number: 70

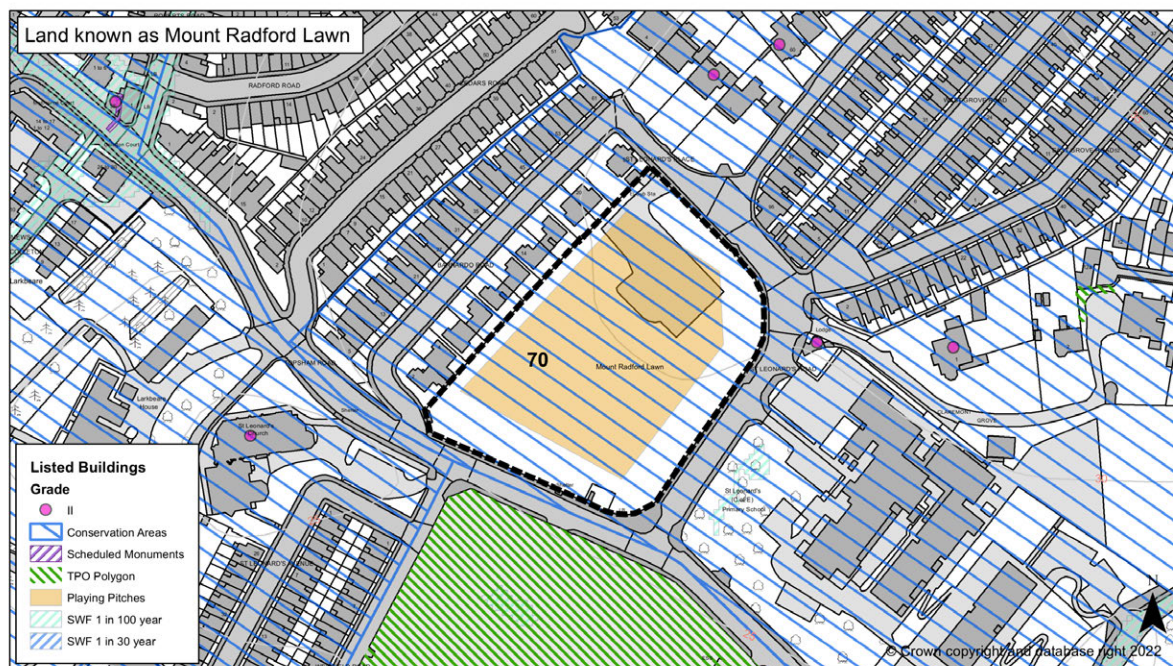
Site description: Greenfield site within the urban area consisting of open space/playing fields. The site is elevated slightly above road level and is bounded on three sides by a stone wall with railings above (on the west side a hedge marks the boundary with residential gardens). The surrounding area is largely residential with St Leonards Church of England Primary School to the east and the ERADE site, currently being redeveloped for residential use, to the south. The central part of the site is grass (a designated playing pitch) and around the boundaries a number of mature trees contribute to the visual amenity of the area. The site has been designated an Asset of Community Value.

Relevant planning history: A planning application for 7 new build dwellings, associated landscaping, amenity and vehicular access was refused in 2019 (19/1047/FUL).

Total site area (ha): 1.04

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

Historic & Built Environment Criteria	Assessment
Listed Buildings	The site is in close proximity to 1-9 St Leonard's Place, St Leonards Church and Claremont Lodge, which are Grade II listed.
Conservation Area	The site is entirely within St Leonard's conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area. The St Leonard's Conservation Area Appraisal and Management Plan identifies the site as an area of open space that makes a positive contribution to the character of the Conservation Area. Therefore the site is discounted from having housing development potential.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

St Leonard's Conservation Area Appraisal and Management Plan

The site is within the St Leonard's conservation area. The features of the St Leonard's conservation area that make it an area of special architectural and historic interest include the following which apply to this site:

- A large well maintained historic residential suburb;
- Abundant with trees, shrubs and green spaces which make a very positive contribution to the townscape and character of the conservation area;
- A large number of listed and locally listed buildings. The site is within close proximity to some of these Grade II listed buildings (1-9 St Leonard's Place and Claremont Lodge);
- The site is noted as a positive space and area of important treescape within the conservation area appraisal;
- Mount Radford Lawn is the only remaining area of landscaped parkland that surrounded the Mount Radford mansion. Apart from its historic interest, this green space with its mature boundary trees is one of the key open spaces within St Leonard's and a very positive feature in the townscape; and
- Mount Radford Lawn also provides an important setting for the 4 listed villas of St Leonard's Place and a vantage point to view the spire of St Leonard's Church to the southwest.

The site in its current form makes a positive contribution to the significance of the St Leonard's conservation area and setting of adjacent listed buildings.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site would alter the contribution it makes to the significance of the conservation area, notably its role as a positive space and important treescape, and the setting and significance of the adjacent listed buildings. Taking this into account, it is likely that residential development of the site would have a negative impact on the significance of the conservation area and other nearby heritage assets. However, there are opportunities for the site's contribution to the significance of the conservation area to be enhanced, through appropriate landscaping and maintenance.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of this site has the potential to cause harm to known heritage assets. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets, including the loss of important treescape and positive open space within the conservation area, would require demonstration of significant public benefit that outweighs and justifies the degree of harm.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

Development of this site would cause harm to the significance of the heritage assets it affects. This is a significant constraint to the development of this site. Any development would require strong public benefit justification to be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets. It is unlikely that this is attainable given the site's role as positive open space, which could be enhanced.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Belle Isle Depot, Belle Isle Drive

Site Overview

Site reference number: 72

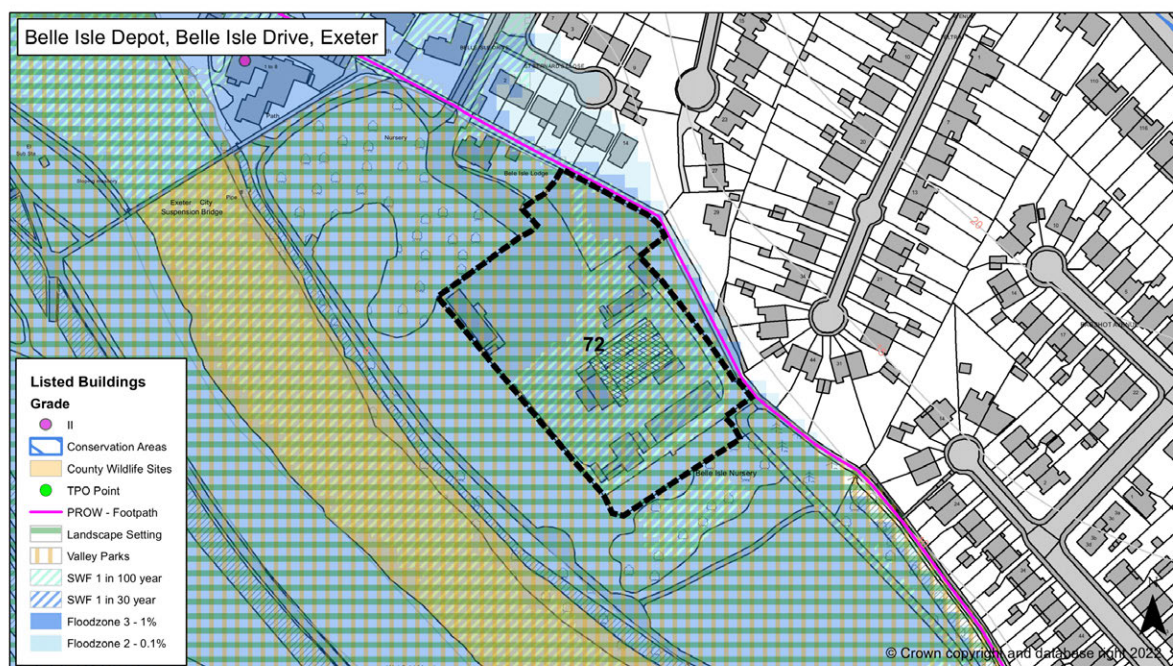
Site description: Brownfield depot in nursery use, set within Belle Isle Park and the Riverside Valley Park.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.84

HELAA assessed housing capacity: 40

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	None within the site but in close proximity to the northwest is the Grade II listed Match Factory.
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	The site is within the Riverside Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.

Historic & Built Environment Criteria	Assessment
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The site has the potential to contain previously unknown archaeological remains and is within the Riverside Valley Park which is an historic landscape. The contribution of the site as a depot makes a neutral contribution to the Valley Park's historic landscape. The depot is currently reasonably well concealed within Belle Isle Park. It is considered that the development of this site could alter views of, through and within the Valley Park which could negatively impact on the significance of the Valley Park's historic landscape. However, it is unlikely that a planning application to develop the site would be refused solely on grounds of harm to the historic landscape.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Any harm to the significance of the known heritage assets that would be brought about by development of this site is considered to be less than substantial. Development would need to respect the significance of the locally listed building and the Valley Park. Careful consideration of design, layout, heights and choice of materials would be required to avoid harm and to enhance the visual, setting and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would cause less than substantial harm to the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

91-97 Wonford Street

Site Overview

Site reference number: 73

Site description: Terrace of four mid 20th century buildings comprising two 2-storey homes sandwiched between single storey retail and community use units, with private gardens to the rear. The site is bound on most sides by highway and lies within a residential area, with some community and leisure uses to the south.

Relevant planning history: Full consent for redevelopment to provide a two storey building of 11 flats, a take-away on the ground floor, parking, access to the highway and associated works was granted in 2010, but was not implemented (09/1644/FUL).

Total site area (ha): 0.09

HELAA assessed housing capacity: 7 gross, 5 net

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA

Historic & Built Environment Criteria	Assessment
Local Listed Buildings	The site is in close proximity to Ruby Court which is locally listed.
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The site allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains. While the site is in close proximity to locally listed Ruby Court, the site in its current form does not affect the significance of this or any other heritage assets, apart from the potential to contain previously unknown archaeological remains. Subject to design, the development of the site could enhance its contribution to the locally listed Ruby Court.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

This potential site allocation is unlikely to negatively impact the significance of any known heritage assets, subject to previously unknown archaeological remains. Subject to design, development could enhance its contribution to the locally listed Ruby Court. Therefore, mitigation does not appear to be a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be likely to cause less than substantial harm to the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Chestnut Avenue

Site Overview

Site reference number: 75

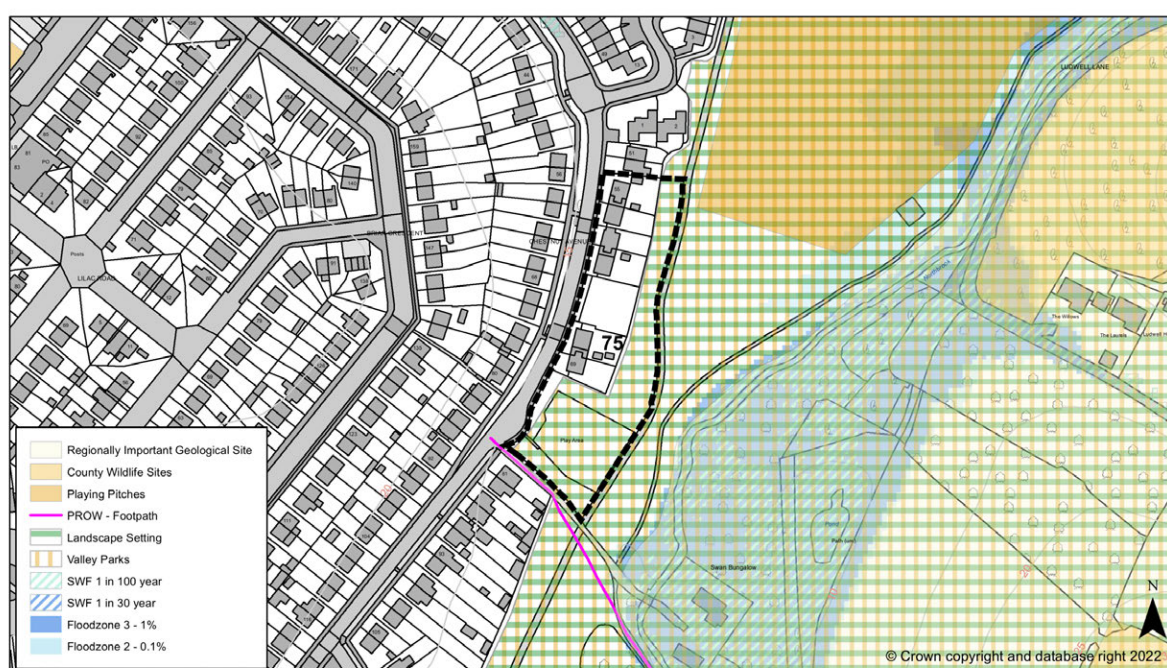
Site description: A play area, amenity open space and twelve maisonettes situated in a residential area.

Relevant planning history: Planning consent to demolish four maisonettes has been implemented (11/1657/PRAP).

Total site area (ha): 0.53

HELAA assessed housing capacity: 34 gross, 24 net

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	Part of the site is within the Ludwell Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The site has the potential to contain previously unknown archaeological remains and part of the site is within the Ludwell valley park which is an historic landscape. The site in its current form makes a neutral contribution to the valley park's historic landscape. However, the development of this site could alter views of, through and within the valley park which would likely result in a negative impact on the significance of the valley park historic landscape. However, it is unlikely that a planning application to develop the site would be refused solely on the grounds of harm to the historic landscape.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Overall it is considered that development would be unlikely to cause harm to known heritage assets. However, development would need to respect the significance of the locally listed building and the valley park. Careful consideration of design, layout, heights, and choice of materials would be required of future development to avoid harm and to enhance the visual, setting, and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have a limited impact on the significance of heritage assets, subject to previously unknown archaeological remains. site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Bishop Westall Road

Site Overview

Site reference number: 76

Site description: A play area and amenity open space set within a residential area adjacent to Ludwell Valley Park.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.37

HELAA assessed housing capacity: 15

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	The site is adjacent to the Ludwell Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The site has the potential to contain previously unknown archaeological remains and is adjacent to the Ludwell Valley Park, which is an historic landscape. The contribution of the site in its current form makes a neutral contribution to the valley park historic landscape. However, the development of this site could alter views of, through and within the valley park which could result in a negative impact on the significance of the valley park historic landscape. However, it is unlikely that a planning application to develop the site would be refused solely on grounds of harm to the historic landscape.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Any harm to the significance of known heritage assets that would be brought about by development of this site is likely to be considered, 'less than substantial'. Development of this site would need to respect the significance of the locally listed building and the valley park. Careful consideration of design, layout, heights, and choice of materials would be required of future development to avoid or mitigate harm. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have a limited impact on the significance of heritage assets, subject to previously unknown archaeological remains. Any harm to the valley park historic landscape is likely to be less than substantial. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Park and Ride Site, Digby Drive / Car park north of Digby Drive

Site Overview

Site reference number: 79

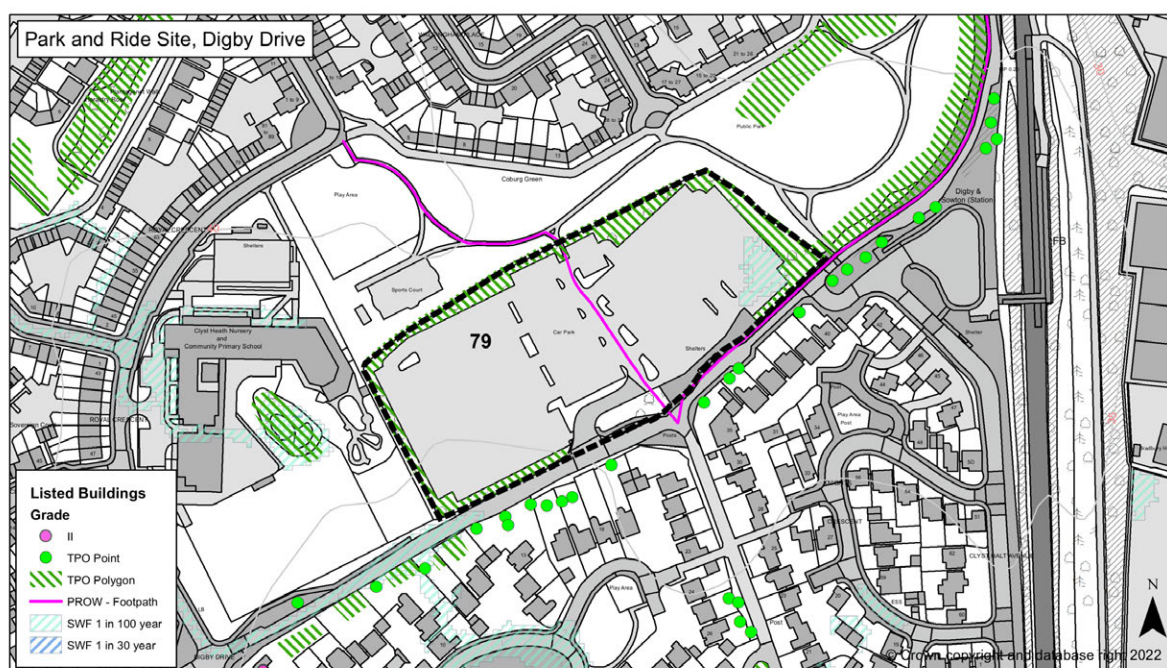
Site description: Flat park and ride site that serves the RD&E Hospital, located within a largely residential area. The site is surrounded by trees.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 1.5

HELAA assessed housing capacity: 51

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

This potential site allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The site's allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Former overflow car park, Tesco, Russell Way

Site Overview

Site reference number: 80

Site description: The majority of this site comprises a car park previously used to serve an adjoining Tesco store at peak times. The site steeply slopes at its edge to Russell Way.

Relevant planning history: Planning consent has recently been granted for a drive through restaurant (24/0009/FUL).

Total site area (ha): 0.69

HELAA assessed housing capacity: 19

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA

Historic & Built Environment Criteria	Assessment
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

This potential site allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

This site's allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land adjacent Tesco Store, Russell Way

Site Overview

Site reference number: 81

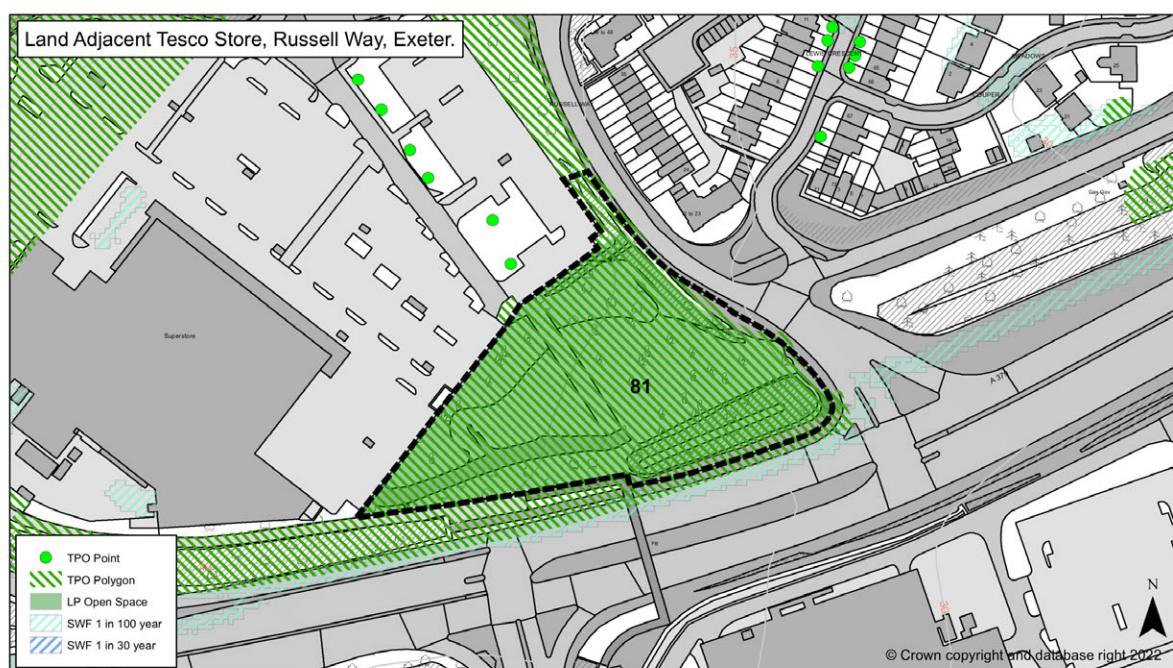
Site description: A triangular shaped site containing significant trees, used for recreation. Privately owned, but open and publically accessible and located to the east of a superstore.

Relevant planning history: Planning consent 17/1871/FUL for a 2 to 4 storey extra care home was refused on grounds of size, layout, harm to Local Nature Reserve, harm to ecological value of site, loss of open space and concern regarding light, outlook, noise and privacy resulting in poor quality of residential amenity.

Total site area (ha): 1.08

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

This potential site allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The site's allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land south of Russell Way

Site Overview

Site reference number: 82

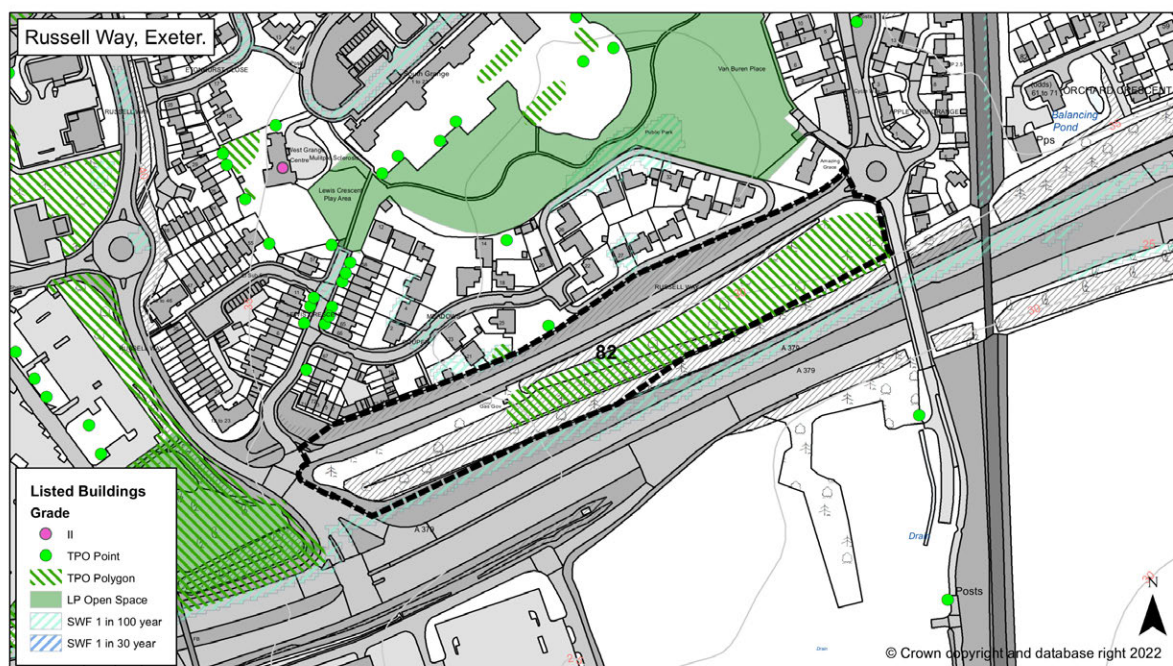
Site description: A long strip of wooded land bisected by Russell Way and bound by A379 to the south. Late 20th residential development adjoins to the north.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 1.96

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to Van Buren Place which is Grade II listed.
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Whilst the site is in close proximity to the Grade II listed Van Burren Place, the site in its current form does not appear to affect the significance of this or any other known heritage assets, subject to previously unknown archaeological remains. Therefore, the site allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The site's allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

St Bridget Nurseries, Old Rydon Lane

Site Overview

Site reference number: 83

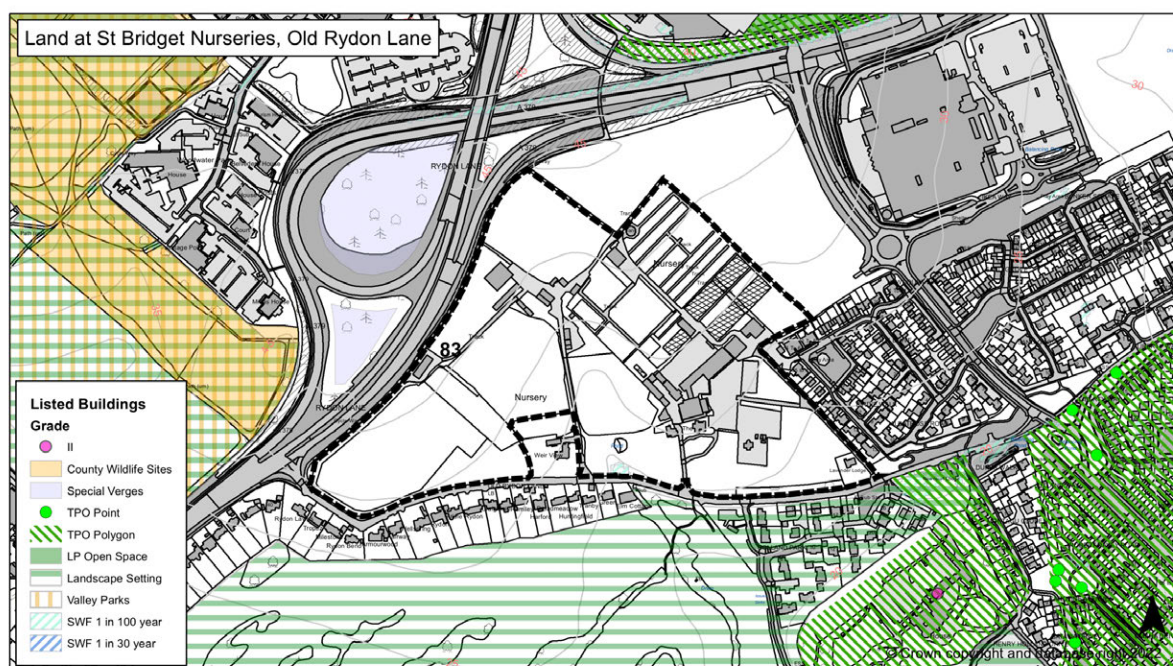
Site description: Former nursery site that is already allocated in the Exeter Core Strategy (Newcourt Strategic Allocation), lying to the north of Old Rydon Lane and abutting the A379 to the south. The site slopes down from north-east to south-west. Whilst the field in the west of site is largely free from development, there are buildings on the remainder of the site including the main public sales buildings, greenhouses, sheds and other outbuildings. The site is bounded by mature hedgerows and there are a significant number of mature specimen trees within the site.

Relevant planning history: An outline application to demolish existing buildings and structures and to develop up to 350 homes, infrastructure and open space is pending consideration (23/1320/OUT). An appeal has been lodged against non-determination of an identical parallel outline application for the same scheme.

Total site area (ha): 13.77

HELAA assessed housing capacity: 350

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field

Historic & Built Environment Criteria	Assessment
	evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in reasonably close proximity to Newcourt House, Old Rydon Lane, which is a Grade II listed building.
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Whilst the site is in close proximity to the Grade II listed Newcourt House, the site in its current form does not appear to affect the significance of this or any other heritage assets, subject to previously unknown archaeological remains. Therefore, the site allocation is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The site's allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Garages at Lower Wear Road

Site Overview

Site reference number: 84

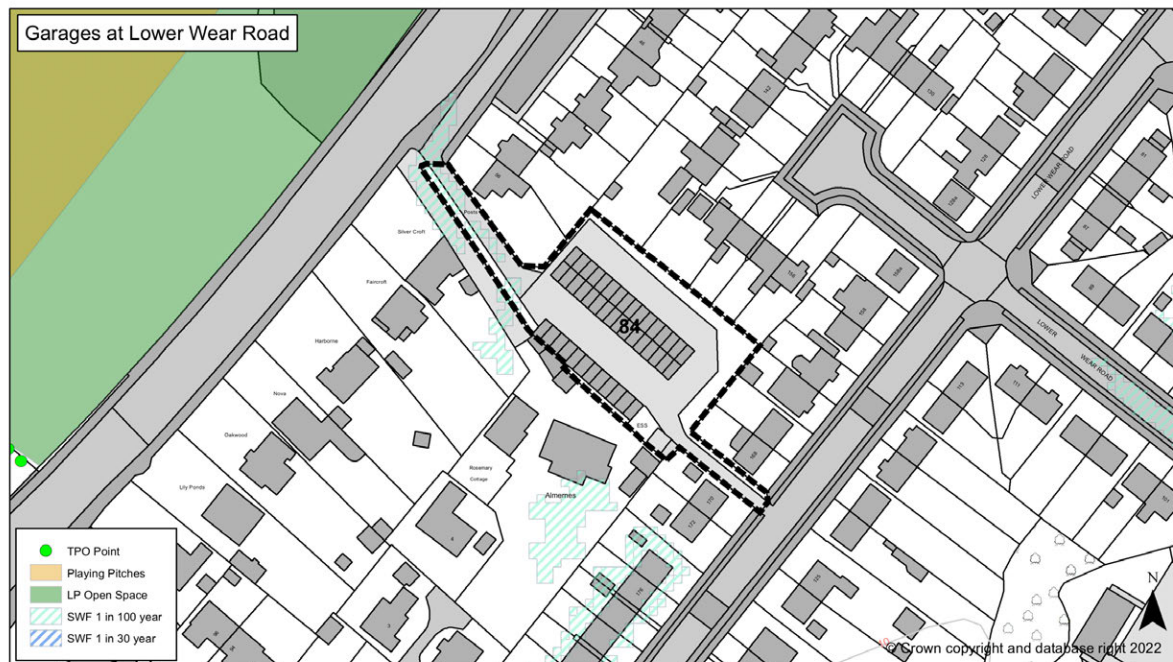
Site description: Garages set within a mid 20th Century residential area.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.23

HELAA assessed housing capacity: 12

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

This potential site allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The site's allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land at Glasshouse Lane

Site Overview

Site reference number: 85

Site description: Public open space located in a residential area.

Relevant planning history: A planning application to develop 18 homes on the site was made in 1993 and subsequently withdrawn (93/0153/OUT).

Total site area (ha): 0.33

HELAA assessed housing capacity: 17

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

This potential site allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Site allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Wear Barton Playing Fields, Wear Barton Road, Exeter

Site Overview

Site reference number: 86

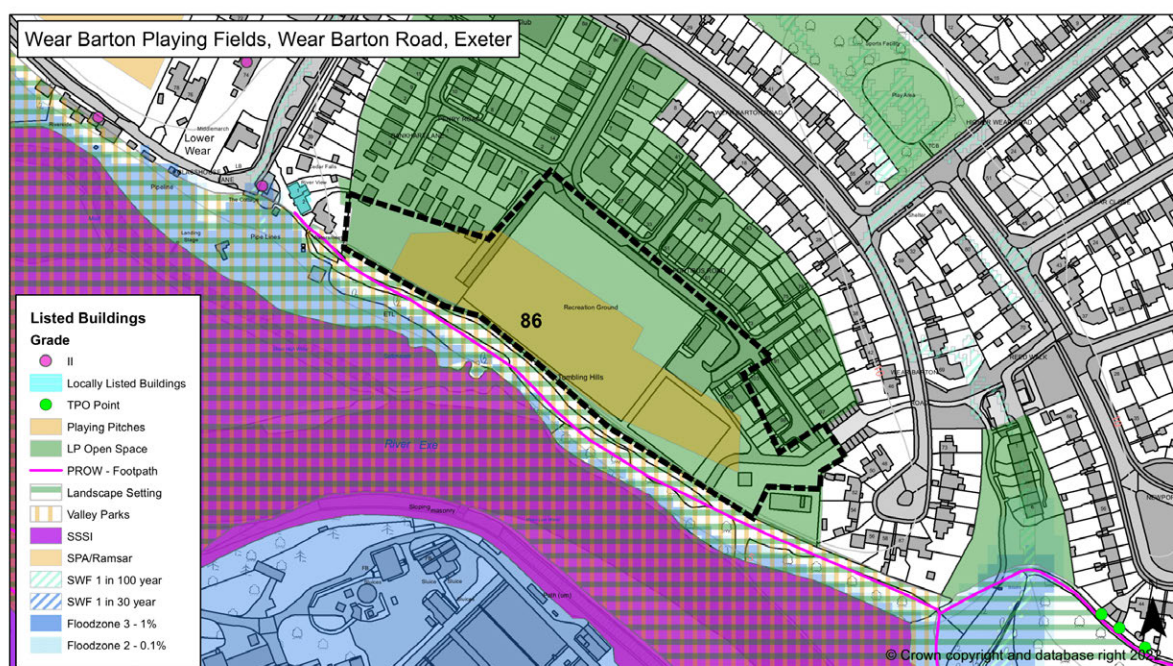
Site description: Playing pitch with recently developed changing rooms. The site was part of a larger site recently developed for 101 homes, a football pitch, a five-a-side playing pitch, changing rooms and amenity open space (planning references: 16/0849/OUT and 18/1081/RES). The sports and recreation facilities now on the site replaced the playing pitches and recreation open space that had previously existed on the wider site.

Relevant planning history: Planning applications 16/0849/OUT and 18/1081/RES as above.

Total site area (ha): 1.75

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to The Cottage and No 74 (The Old Glasshouse) which are Grade II listed buildings.
Conservation Area	NA

Historic & Built Environment Criteria	Assessment
Local Listed Buildings	The site is in close proximity to Nos 1 and 2 River View, Glasshouse Lane which are locally listed buildings.
Historic Landscape: Valley Park / City Park	The site is adjacent to the Riverside Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The site has the potential to contain previously unknown archaeological remains and is adjacent to the Riverside Valley Park which is an historic landscape. The contribution of the site as a playing field makes neutral to positive contribution to the valley park historic landscape. The site is in close proximity to Grade II listed and locally listed buildings, but the site can be considered to make a neutral contribution to the significance of these heritage assets. Development of the site could alter views of, through and within the valley park which could result in a negative impact on the significance of the valley park historic landscape. However, it is unlikely that a planning application would be refused on grounds of harm to the historic landscape. Development of the site could result in minor impact to the significance of the Grade II listed and locally listed buildings, this could be positive or negative depending on design.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Any harm to the significance of known heritage assets that would be brought about by development of this site is likely to be less than substantial. Development would need to respect the significance of the locally listed building and the valley park. Careful consideration of design, layout, heights and choice of materials would be required to avoid or mitigate harm. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would cause less than substantial harm to the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Land at Seabrook Farm, Topsham

Site Overview

Site reference number: 88

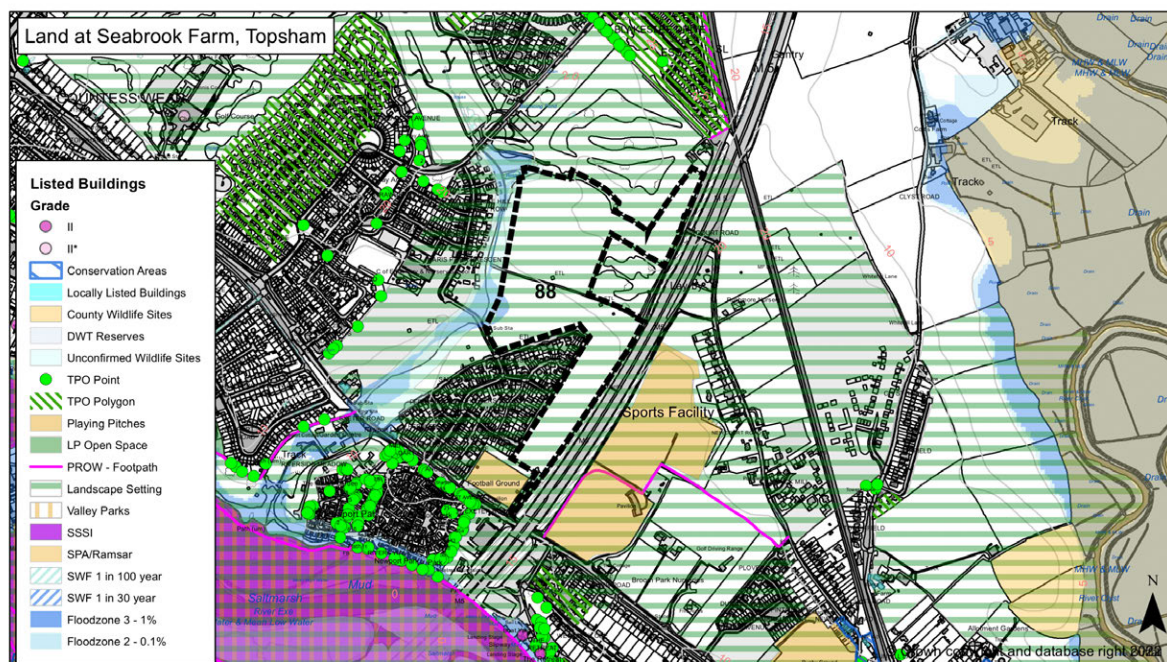
Site description: Greenfield site bound by the M5 motorway, Topsham Millennium Woodland, existing residential development and a golf course. The site forms part of the Newcourt Strategic Allocation in the Exeter Core Strategy.

Relevant planning history: The northern part of the site includes an area recently granted reserved matters consent for 201 homes, as phase 3 of an outline consent including 700 homes (23/1237/RES and 11/1291/OUT). The site capacity reflects the latest reserved matters consent plus the balance of the outline consent.

Total site area (ha): 11.5

HELAA assessed housing capacity: 255

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA

Historic & Built Environment Criteria	Assessment
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

This potential site allocation is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The site's allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Sandy Gate

Site Overview

Site reference number: 89

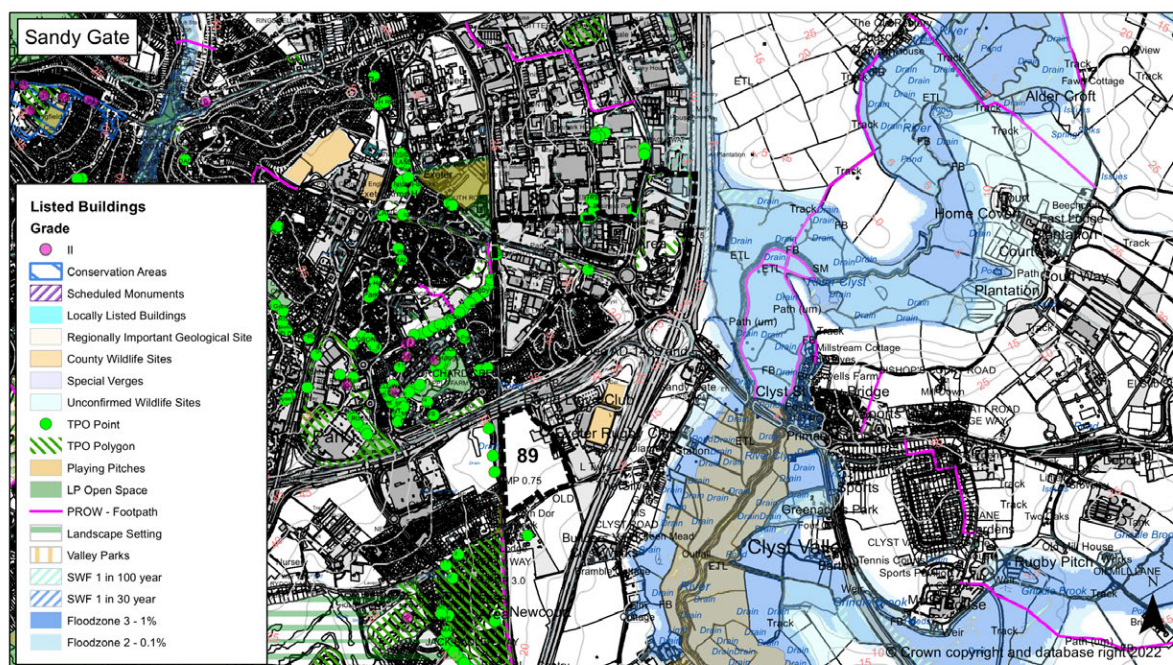
Site description: Mixed use site on the eastern edge of the city close to junction 30 of the M5 and Sandy Park Rugby Ground. Land uses include employment, education, agriculture, retail, a motorway services, hotel and park and ride facility. The site is identified for redevelopment in the Council's Liveable Exeter Programme. The area of site to the south of the A379 is allocated for development in the Exeter Core Strategy as part of the Newcourt Strategic Allocation.

Relevant planning history: The area of the site south of the A379 is the subject of a current outline planning application for up to 158 homes and 17,567sq ms of commercial floorspace (23/1352/OUT).

Total site area (ha): 39.95

HELAA assessed housing capacity: 403 gross, 394 net

HELAA assessed employment capacity: Considered in Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

There are no known heritage or archaeology in the area, therefore the impact of development is considered negligible. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

NA

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to cause harm to the significance of any heritage assets found within or adjacent to the site. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land at Old Rydon Lane

Site Overview

Site reference number: 90

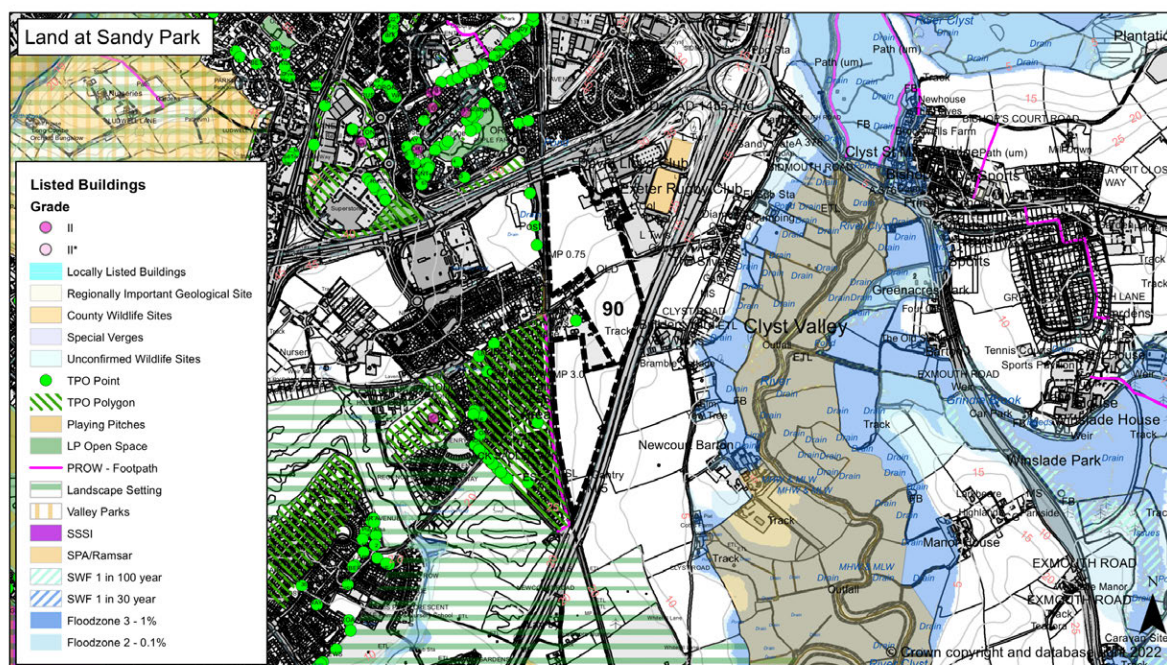
Site description: Largely greenfield site comprising gently sloping fields and Sandy Park Farm. The site is allocated for a mixture of residential and employment development in the Exeter Core Strategy as part of the Newcourt Strategic Allocation. The area to the north of Old Rydon Lane is part of the Sandy Gate site that is identified for development in the Council's Liveable Exeter Programme.

Relevant planning history: The area to the south of Old Rydon Lane was granted a resolution to approve outline consent for up to 392 homes in 2014, but the S106 Agreement has not been signed (14/1451/OUT). The area of the site south of the A379 is the subject of a current outline planning application for up to 158 homes and 17,567sq ms of commercial floorspace (23/1352/OUT).

Total site area (ha): 19.83

HELAA assessed housing capacity: 590 gross, 581 net

HELAA assessed employment capacity: Considered in appendix C of the HELAA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	Possibly number of non-designated assets within the site (advised by Historic England)

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to consideration of any previously unknown archaeological remains or other non-designated heritage assets. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site has the potential to cause less than substantial harm to the significance of heritage assets, subject to previously unknown archaeological remains and other non-designated assets. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Land at Newcourt Road, Topsham

Site Overview

Site reference number: 91

Site description: Reasonably flat triangular parcel of greenfield land bound by the Exmouth - Exeter railway line, M5 motorway and Newcourt Road.

Relevant planning history: Use of land as allotments was granted under reference 18/1204/FUL. This has not been implemented.

Total site area (ha): 1.73

HELAA assessed housing capacity: 69

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA

Historic & Built Environment Criteria	Assessment
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The site's allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land to the east of Newcourt Road

Site Overview

Site reference number: 92

Site description: This flat site comprises a large agricultural field bounded by hedgerows, with two small storage buildings along the boundary with Newcourt Road. The Exeter-Exmouth rail line runs along the rear of the site (to the east); to the north is a plant nursery and to the south is a recently completed housing development. Newcourt Road runs along the site's western boundary, along which there is some 'ribbon' residential development.

Relevant planning history: Northern part of site (1.4ha): detailed planning consent has been granted for 30 homes and associated infrastructure (23/0885/RES).

Total site area (ha): 2.56

HELAA assessed housing capacity: 75

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA

Historic & Built Environment Criteria	Assessment
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The site's allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land to the west of Newcourt Road

Site Overview

Site reference number: 94

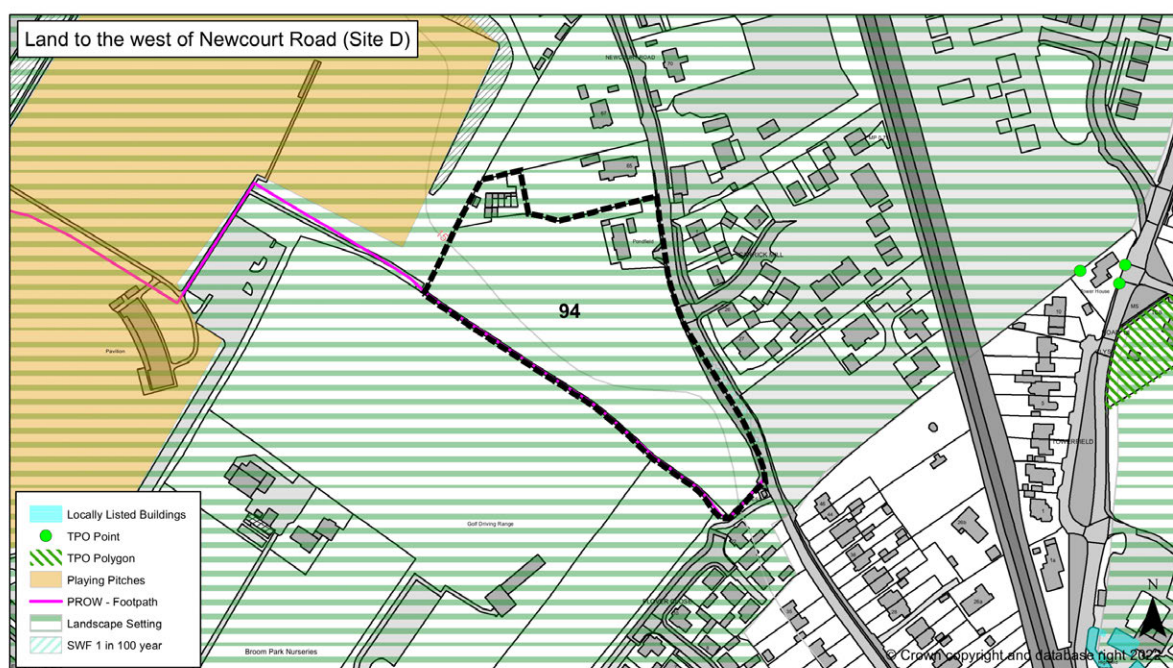
Site description: Site comprising a bungalow (Pondfield) with adjacent agricultural field to the west of Newcourt Road. To the rear of Pondfield, within the site, are a number of outbuildings/sheds. The site is enclosed by hedgerows and there are large mature trees to the western and eastern site boundaries. The site is accessed from Newcourt Road. To the south of the site is Topsham Golf Academy and to the north is ribbon development along Newcourt Road.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 1.41

HELAA assessed housing capacity: 57 gross, 56 net

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land at Topsham Golf Academy

Site Overview

Site reference number: 95

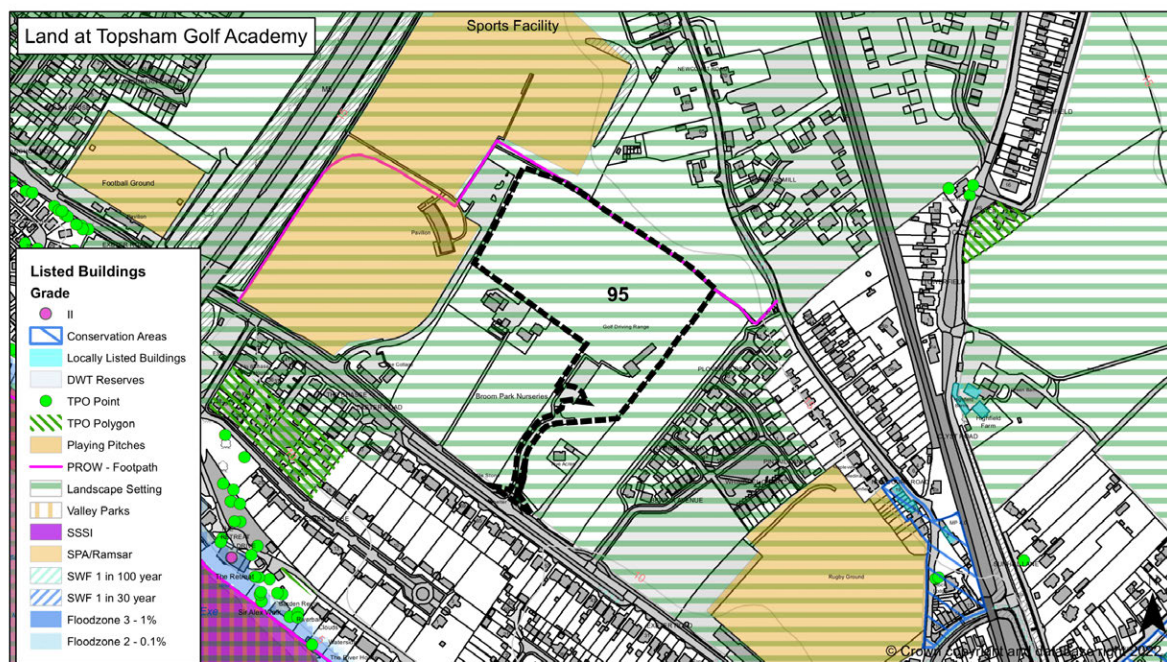
Site description: Site comprising an existing golf driving range. The site is accessed from Exeter Road between Five Acres (a bungalow) and Broom Park Nurseries, which is currently being redeveloped for housing. It is bounded by hedgerows, with some trees along the northern boundary. To the south on the opposite side of Exeter Road, and to the east, there is residential development.

Relevant planning history: Planning consent to provide a replacement golf driving range on land north of the West of England School, Topsham Road, has been granted consent (21/1676/FUL). A planning application to build 54 homes on the site is pending consideration (24/0785/FUL).

Total site area (ha): 2.81

HELAA assessed housing capacity: 54

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA

Historic & Built Environment Criteria	Assessment
Local Listed Buildings	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land at Clyst Road, Topsham

Site Overview

Site reference number: 96

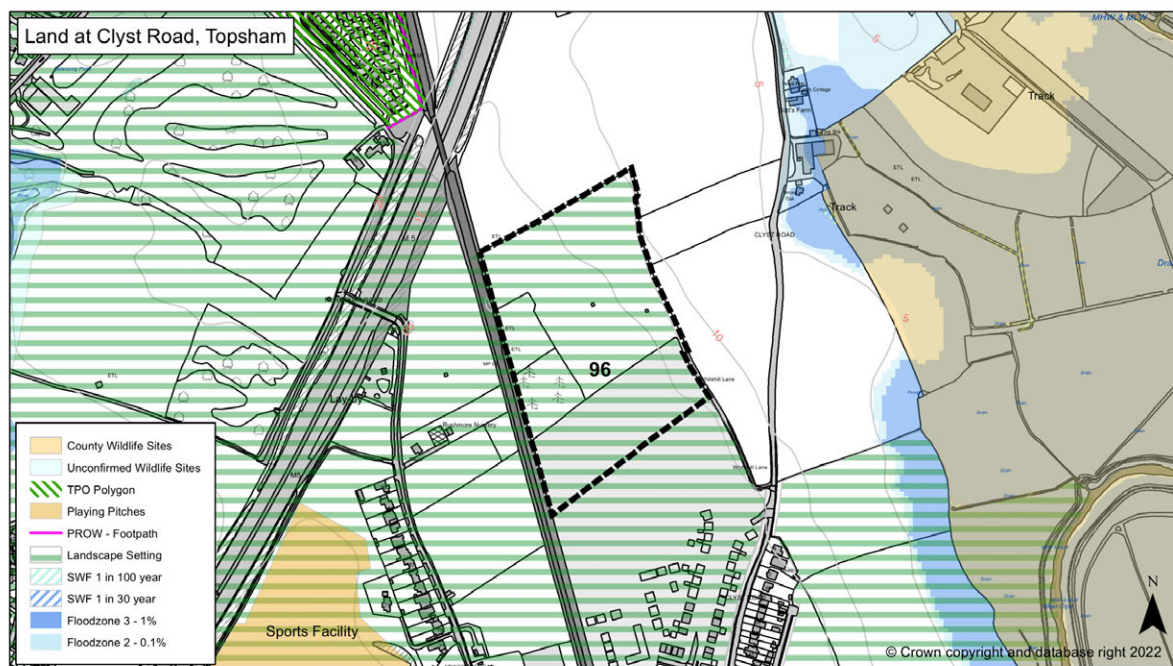
Site description: The site comprises a number of agricultural fields. Aside from an orchard and field boundary hedgerows, the site is devoid of significant natural features. Electricity power lines and associated pylons run across the approximate centre of the site in an east west direction. The site is bounded to the west by the Exeter-Exmouth branch railway line, to the east and north by further agricultural land, and to the south by a recently consented residential development. The site is currently accessed via Whitehall Lane which is an unmade track. The site has no direct boundary with public highway. The immediately surrounding area currently has a semi-rural character, although with the field to the south currently being developed for housing, the railway line and the M5 motorway visible, the surroundings are increasingly influenced by urban features and it is on the edge of the urban settlement.

Relevant planning history: 21/0894/OUT for up to 100 dwellings was refused planning consent and was subsequently allowed on appeal. A reserved matters application for 100 homes is pending consideration (24/0253/RES).

Total site area (ha): 5.62

HELAA assessed housing capacity: 100

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA

Historic & Built Environment Criteria	Assessment
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The site's potential allocation is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The site's allocation is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	NA
Other	NA

Topsham Conservation Area

The small section of the site that adjoins Topsham conservation area also adjoins Topsham Cemetery. Within the Topsham Conservation Area Appraisal and Management Plan, Topsham Cemetery and the allotments which are south of the cemetery, are noted as part of the townscape and community. This area contains many mature trees that contribute to the street scene, as well as two locally listed chapels within the cemetery itself.

The site in its current form as open land makes a positive contribution to this part of the Topsham conservation area heritage asset.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact the significance of the conservation area and nearby locally listed buildings within proximity to the point the site adjoins the conservation area. The majority of the site, subject to previously unknown archaeological remains, is unlikely to impact the significance of any heritage assets.

With careful design considerations, the development of this site could avoid negatively impacting the significance. Any development would need to ensure the conservation area and other heritage assets are conserved and / or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the heritage assets that would be brought about by development of the area of this site in close proximity to the heritage assets is likely to be considered less than substantial. Development of this site would need to respect the character and significance and settings of the adjacent conservation area and nearby locally listed buildings. Careful consideration of design, layout, heights, and choice of materials would be required for future development to avoid or mitigate harm. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field

evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause less than substantial harm to the significance of the known heritage assets it affects. Appropriate mitigation measures and negotiation on design could enable some development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Mays Field, Topsham

Site Overview

Site reference number: 98

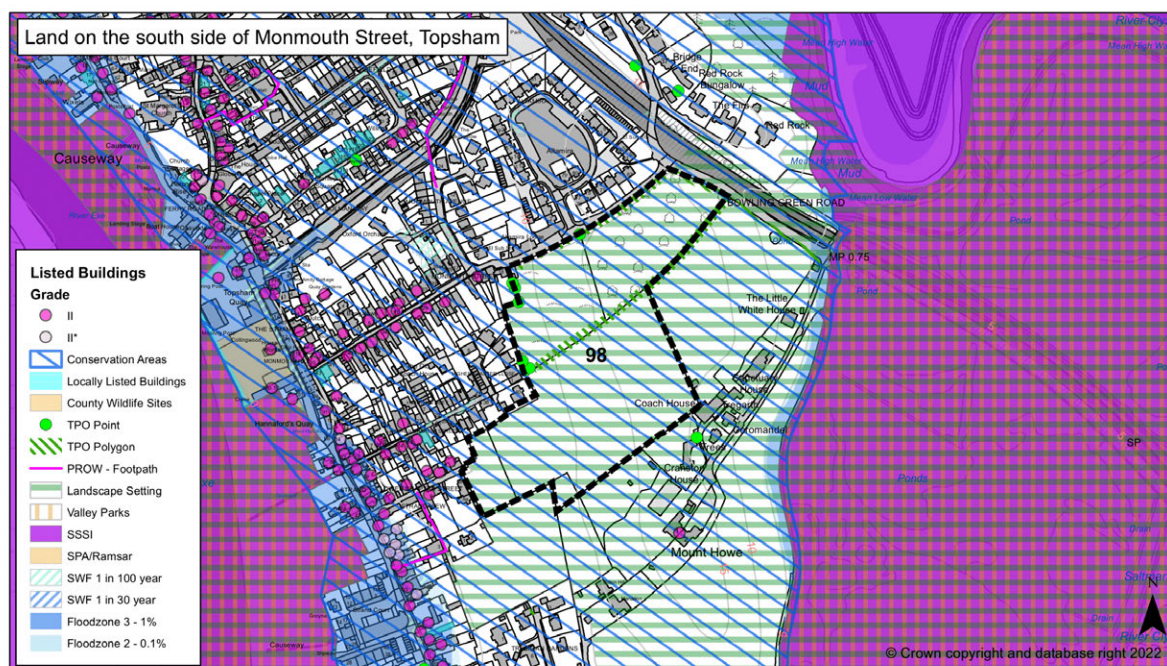
Site description: Greenfield site comprising agricultural fields and some woodland in the north-east, located on the edge of Topsham.

Relevant planning history: No recent relevant planning history.

Total site area (ha): 3.99

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to numerous grade II listed buildings along Higher Shapter Street, Lower Shapter Street, Monmouth Street, Monmouth Hill, Strand and Mount Howe House. It is also in close proximity to four Grade II* listed buildings location on Strand.
Conservation Area	The site is within the Topsham conservation area. See additional notes below. Development proposals must conserve and/or enhance the character and appearance of the conservation area.

Historic & Built Environment Criteria	Assessment
Local Listed Buildings	The site is in close proximity to 22 Shapter House and 36 Strand which are locally listed buildings.
Historic Landscape: Valley Park / City Park	The site is in close proximity to the Riverside Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

Topsham Conservation Area Appraisal and Management Plan

The site is within the Topsham conservation area. The features of the Topsham conservation area that make it an area of special architectural and historic interest include the following which apply to this site:

- The site is location south of the junction of Bowling Green Road and Monmouth Street and is noted in the Conservation Area Appraisal as an area of woodland with stone boundary wall which contributes to the rural appearance of this part of the conservation area. The woodland is noted as an area of important trees within the conservation area appraisal and covers a significant proportion of the site;
- Issues raised are the retention and care of mature trees that characterise the landscape, the management of woodland and fields, and the continued protection of the rural landscape, vital to the setting of the town. The incremental encroachment on the rural landscape setting of informal suburban use is also raised, with reference to the approach to Mount Howe which is located to the south of the site; and
- Higher Shapter Street, Lower Shapter Street, Monmouth Hill and Monmouth Street all contain a high number of listed buildings with a high degree of detailing, architectural and historical features, narrow lanes, roads and footpaths with sections of cobbles add to the historic character.

The site in its current form as woodland and open land with a stone boundary wall makes a positive contribution to the significance of the conservation area in particular, and also to the settings of nearby listed buildings.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site would alter the contribution it makes to the significance of the conservation area, notably its role as an important treescape, its contribution to the rural setting and its contribution to the setting and significance of nearby listed buildings. Taking this into account, it is likely that the development of the site for residential would have a negative impact on the significance of the conservation area and other nearby heritage assets.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site would cause harm to known heritage assets. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets, including the loss of important treescape and open land within the conservation area, would require demonstration of significant public benefit that outweighs and justifies the degree of harm.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

Development of this site has the potential to cause to the significance of the heritage assets. This is a significant constraint to the development of this site. Any development would require strong public benefit justification to be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets. Overall, the site does not present as an appropriate site allocation when the conservation and enhancement of heritage assets is considered.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Mount Howe Field, Topsham

Site Overview

Site reference number: 99

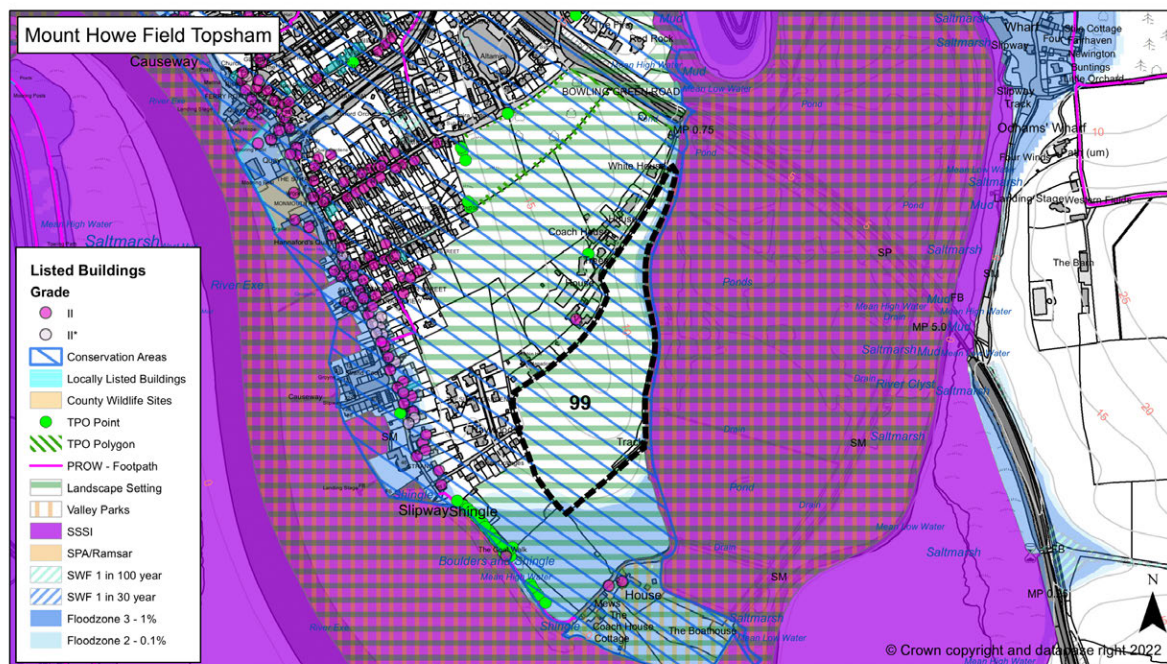
Site description: Greenfield land comprising a single large agricultural field.

Relevant planning history: No recent relevant planning history.

Total site area (ha): 4.03

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to numerous Grade II listed buildings along Strand, and Mount Howe House, Riversmeet House and The Goat Walk raised footpath. It is also in close proximity to 40 Strand which is a Grade II* listed building.
Conservation Area	The site is within the Topsham conservation area. See additional notes below. Development proposals must conserve and/or enhance the character and appearance of the conservation area.

Historic & Built Environment Criteria	Assessment
Local Listed Buildings	The site is in close proximity to 22 Shapter House and 36 Strand which are locally listed buildings.
Historic Landscape: Valley Park / City Park	The site is in close proximity to the Riverside Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

Topsham Conservation Area Appraisal and Management Plan

The site is within the Topsham conservation area. The features of the Topsham conservation area that make it an area of special architectural and historic interest include the following which apply to this site:

- This site is towards the distinctively rural part of the conservation area. Close to The Goat Walk grade II listed footpath along the estuary noted as offering spectacular views out to the river estuary that exemplify Topsham, grade II listed Riversmeet House sitting at the confluence of the Rivers Exe and Clyst, and numerous mature trees that make an important visual contribution within and outside the conservation area;
- The site is noted to include important views in multiple directions: towards Topsham and the conservation area, The Goat Walk, and towards Bowling Green Marsh.;
- Bowling Green Road and Bowling Green Marsh to the east and south of the site is managed as a nature reserve by the RSPB and is a tranquil area noted as an important part of the rural setting of this part of the conservation area;
- The site forms the open land noted in the conservation area appraisal as rising to the tree topped hill occupied by the imposing Mount Howe House. More recent houses have been developed and redeveloped along the approach to Mount Howe some of which do not complement the historic building as well as others but are noted as individual buildings well placed on their sites that are not detrimental to the setting of the main building; and
- Issues raised are the retention and care of mature trees that characterise the landscape, the management of woodland and fields, and the continued protection of the rural landscape, vital to the setting of the town. The incremental encroachment on the rural landscape setting of informal suburban use is also raised, with reference to the approach to Mount Howe which is located to the south of the site.

The site in its current form as open land makes a positive contribution to the rural setting and the significance of the conservation area in particular, and the setting and significance of grade II listed Mount Howe House, Riversmeet House and the Goat Walk.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site would alter the contribution it makes to the significance of the conservation area, notably its role in contributing to the rural setting, as well as impacting the setting and significance of nearby listed buildings. Taking this into account, it is likely that the development of the site for residential would have a negative impact on the significance of the conservation area and other nearby heritage assets. As Exeter is a historic city containing a rich variety of designated and

non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development would harm the significance of known heritage assets. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets, including the loss of important treescape and open land within the conservation area, would require demonstration of significant public benefit that outweighs and justifies the degree of harm.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

Development of this site has the potential to cause harm to the significance of the heritage assets and this is a significant constraint to the development of this site. Any development would require strong public benefit justification to be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets. Overall, the site does not present as an appropriate site allocation when the conservation and enhancement of heritage assets is considered.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Fever & Boutique, 12 Mary Arches Street

Site Overview

Site reference number: 100

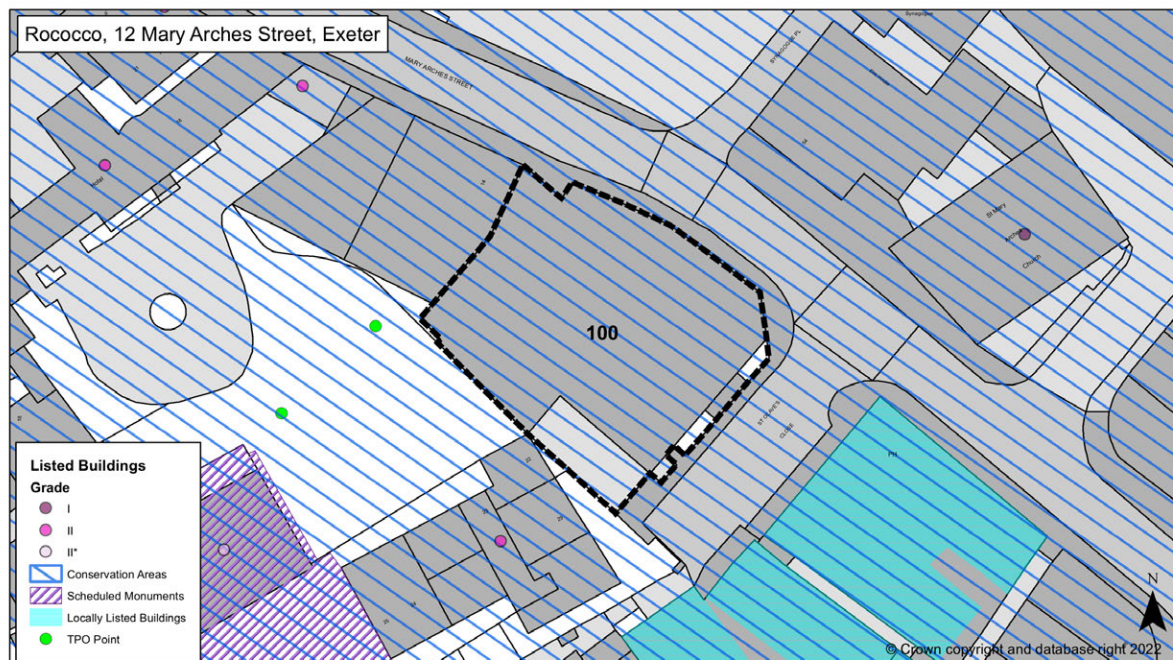
Site description: This city centre site comprises a nightclub. The existing two storey flat roofed brick building fills the entire site, is unattractive and makes no positive contribution to the urban landscape of the Conservation Area. Opposite (to the north/east) is Mary Arches surface car park, Elm House offices and St Mary Arches Church (grade I listed). Adjacent (to the south east) is a public house. To the rear are homes (grade II and II* listed) and associated open space.

Relevant planning history: Relevant history relates to the nightclub use.

Total site area (ha): 0.07

HELAA assessed housing capacity: Residential: 11 gross, 10 net. PBSA: 21 gross, 20 net. Average of 15 net.

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA

Historic & Built Environment Criteria	Assessment
Listed Buildings	The site is in close proximity to St Mary Arches Church which is grade I listed, the Synagogue and St Olave's Church which are Grade II* listed, numerous Grade II listed buildings around The Mint, Mecca Bingo, Mary Arches Street, and St Nicholas' Priory scheduled monument.
Conservation Area	The site is within the Central conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	There site is in close proximity to numerous locally listed buildings around St Olave's Close.
Historic Landscape: Valley Park / City Park	NA
Other	NA

Central Conservation Area Appraisal and Management Plan

The site is within the Central Conservation Area. The key characteristics of the Conservation Area Appraisal and Management Plan which are relevant are:

- This area contains some of the best, and some of the worst, townscape in the conservation area:
 - The widened top end of Fore Street is undistinguished and compares unfavourably with the single retained pre-war building, Paternoster House;
- The historic part of Fore Street slopes steeply to the river, with views to the Haldon Hills; the three and four storey narrow fronted buildings, in brick, timber-frame and stucco, create a fine piece of traditional Exeter townscape;
- The Georgian buildings of Bartholomew Street and Bartholomew Terrace, in red brick or stucco, together with the burial ground, make fine quality townscape;
- The Mint is an attractive little lane with interesting buildings either side and excellent new paving;
- New buildings in Friernhay Street lack quality and the poor street surface detracts from what could be a pleasant street;
- St Mary Arches Street is of little townscape merit; and
- Adjacent to the proposed site is what is left of the St Nicholas Priory which along with St Mary Arches Church dates from the Norman era and therefore one of the oldest parts of the city.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The site is in an area of extremely high historic and archaeological significance. This is due in part to being within close proximity to the St Nicholas Priory, St Mary Arches Church and numerous listed and locally listed buildings. The site is within the Central Conservation Area and the defined area of Archaeological Importance, which over recent years has been subject to several archaeological excavations yielding Roman remains as well as artefacts of Saxon and early Medieval dates.

Despite the important heritage assets, it is considered that the site presents an opportunity to enhance the historic environment, layout and townscape, through design better that understands and acknowledges the history of the city. This should be achieved by a high level of design, supported by all strategic and historical partners working together. The redevelopment of this site must be led and inspired by the city's heritage.

There is considerable known archaeology in the area such as:

- Legionary fortress defences and internal streets and buildings;
- Remains of the annexe to the legionary fortress;
- The Roman town layout of streets and buildings;
- The City Walls (scheduled monument) and the site of the North Gate;
- Saxon/medieval street layout, burgage plots and buildings;
- St Nicholas' Priory (part scheduled monument, and including no. 21 The Mint);
- Medieval water supply system;
- Site of hospital of St Alexius;
- Site of Greyfriars and cemetery;
- Site of St John's Church;
- Site of the 'Great House' and Blue Maids' Hospital; and
- Burial grounds of St Bartholomew and Allhallows.

The high possibility of finding archaeology under the site creates the need for a thorough investigation to understand the possible impact upon future development. Significant archaeology could restrict the type of development that be appropriate, but it could also have educational and tourism benefits. This could be a site that benefits from the reuse of existing buildings or footings to achieve redevelopment with a limited/reduced impact on the City's archaeology. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Archaeology

The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals, which should be achieved by partnership working between Developer, Council and Historic England. In the first instance advice should be sought from the Council's lead officer for heritage.

Heritage assets

This site has wealth of heritage directly adjacent to it. Therefore, development should carefully consider appropriate and innovative design, layout, heights and materials. Development should avoid or mitigate harm and use existing heritage to enhance the visual, setting and character of the site. Particular consideration must be given to the interaction with the surrounding areas which lead to other prominent areas of heritage such as the City Wall and the Cathedral. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of harm caused. Future development opportunities should look to enhance or better reveal the significance of the affected heritage assets.

SUMMARY OF POTENTIAL HERITAGE IMPACT

Development of the site has the potential to cause harm to the significance of the heritage assets within or adjacent to the site. Appropriate mitigation measures, including in relation to future design and palette of materials, could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Civic Centre, Paris Street

Site Overview

Site reference number: 102

Site description: Flat site occupied by the Civic Centre and Flying Start Children's Centre. Buildings on the site comprise two mid 20th century office blocks of 4 storeys, with a single storey extension and car parking to the rear. The site is bound by Paris Street to the north and Dix's Field to the west and south and is surrounded by a range of city centre uses. The site forms part of East Gate, which is identified for redevelopment in the City Council's Liveable Exeter Programme.

Relevant planning history: No recent relevant planning history

Total site area (ha): 0.68

HELAA assessed housing capacity: 106

HELAA assessed employment capacity: Considered in Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to 13-15 Dix's Field, Chichester Place and 2-6 Barnfield Crescent, which are Grade II*, together with a number of

Historic & Built Environment Criteria	Assessment
	grade II listed buildings. The City Walls, which are a scheduled monument, are also located in the vicinity.
Conservation Area	The site is within the Southernhay and The Friars conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	The site is close to the Southernhay and the Barnfield Historic Parks and Gardens.
Other	NA

Southernhay and The Friars Conservation Area Appraisal and Management Plan

The site is within area 1: Southernhay and Magdalen Street of the Southernhay and The Friars Conservation Area. The key characteristics for this area are:

- Survival of the City Wall;
- Discernible ancient plan with radial routes and outer defences;
- Survival of the Southernhay greens and subsequent tree planting;
- Georgian terraces constrained by earlier features into a unique townscape;
- High proportion of buildings listed at Grade II*;
- Significant business quarter;
- Commercial use of Georgian terraces;
- Modern office blocks to the east and north; and
- Poor quality of many post-war buildings.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

As there are no specific listed buildings in or adjacent to the site, the harm to buildings of historical significance is considered low. Redeveloping a site occupied by unattractive mid twentieth century buildings could have a positive impact on the heritage assets. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage Assets

Despite there being no heritage assets within or immediately adjacent to the site, there are still a number of important heritage assets in close proximity. Proposals will need to be informed by a thorough investigation of any important views of historic significance that might be impacted. It is likely that impacts can be addressed through design, site layout and height.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

Development of the site is likely to cause less than substantial harm to the significance of heritage assets. Appropriate mitigation measures, including in relation to future design, layout, height and palette of materials should enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Clarendon House, Western Way

Site Overview

Site reference number: 103

Site description: City centre site occupied by a mid/late 20th century office block of two to six storeys in height that also includes a Job Centre on the ground floor and private under-croft parking that is accessed from Russell Street. Land levels across the site drop from north to south. The site is bound by Western Way, Heavitree Road and Russell Street and is surrounded by a range of city centre uses.

Relevant planning history: No recent relevant planning history

Total site area (ha): 0.25

HELAA assessed housing capacity: 120

HELAA assessed employment capacity: Considered in appendix C of the HELAA.



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to Nos. 5, 7, 9, 11 and 13 Heavitree Road, Eaton Place and Eaton's Place, which are Grade II listed buildings.
Conservation Area	The site is adjacent (southeastern corner) to the Lower Summerlands Conservation Area and in close proximity to Southernhay and The

Historic & Built Environment Criteria	Assessment
	Friars conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site is in close proximity to Nos. 15, 17, 19, 21, 23, 35 and 37 Heavitree Road, which are locally listed buildings.
Historic Landscape: Valley Park / City Park	NA
Other	NA

Lower Summerlands Conservation Area Appraisal

The area immediately adjacent to the southeast of the site is within the Lower Summerlands Conservation Area. The characteristics of the Lower Summerlands Conservation Area may be summarised as:

- A small and relatively quiet historic enclave, close to the city centre;
- A high proportion of listed and locally listed buildings;
- A primary school church and church hall act as community hubs; and
- Mature trees and historic brick walls offering screening and strong boundaries.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The site is immediately next to the Grade II listed buildings on Heavitree Road; poor design or inappropriate height could impact their setting. The development of particularly tall buildings on the site could also negatively impact on the view in and out of the adjacent Lower Summerlands Conservation Area. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage Assets

Although the site does not contain any known heritage assets, there is a wealth of heritage directly adjacent the site. Therefore, development will need to carefully consider appropriate and innovative design, layout, heights and materials. Particular consideration must be given to the interaction with the surrounding areas of significant heritage. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of harm caused. Future development opportunities should look to enhance or better reveal the significance of the affected heritage assets.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause harm to the significance of heritage assets adjacent to the site. However, appropriate mitigation measures, including negotiation on future design, layout, height and palette of materials could enable

development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Former Police Station and Central Devon Magistrates Court, Heavitree Road

Site Overview

Site reference number: 104

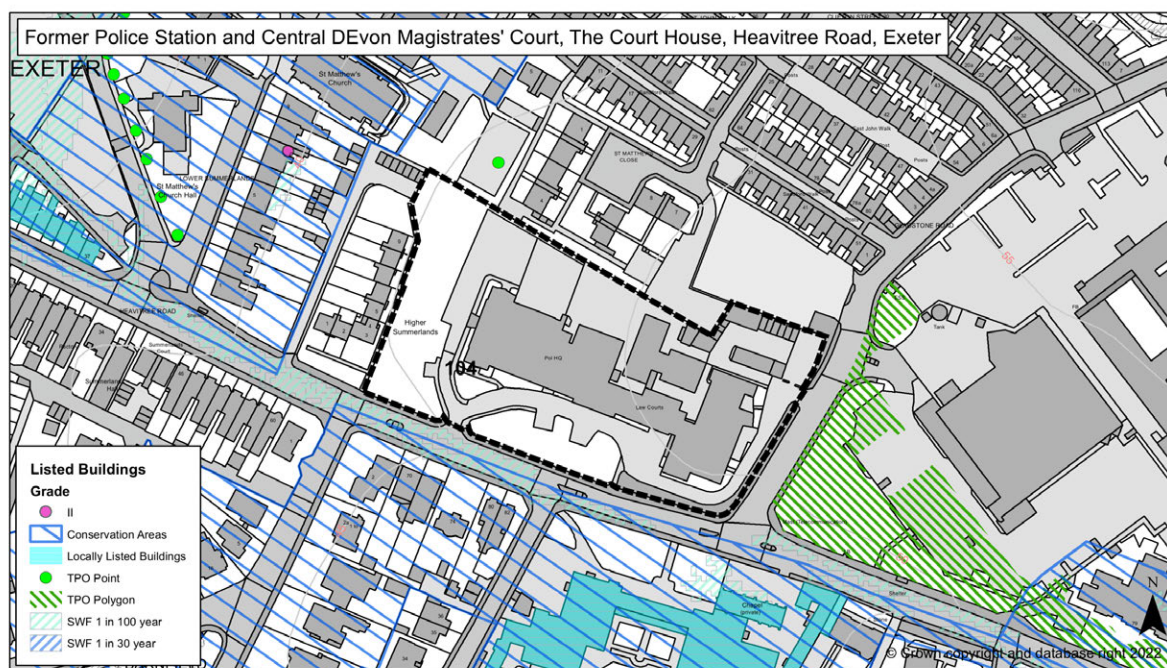
Site description: Vacant site of mid/late 20th century buildings of between one and four storeys in height that were most recently used as a police station and magistrates court. The site slopes gradually downhill from east to west and existing buildings are set back from the highway behind a landscaped frontage. The site adjoins Heavitree Road to the south and Gladstone Road to the east. Neighbouring uses include two to three storey homes, a co-living scheme, a supermarket and, to the south, the University of Exeter's St Luke's Campus.

Relevant planning history: Outline consent to redevelop the site to provide purpose built student accommodation and co-living housing was refused (21/1564/OUT) and a subsequent appeal dismissed on design grounds.

Total site area (ha): 1.28

HELAA assessed housing capacity: PBSA and co-living: 350. Alternative residential capacity: 68.

HELAA assessed employment capacity: Considered in Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

Historic & Built Environment Criteria	Assessment
Listed Buildings	The site is in close proximity to 1-4 and 7-9 Lower Summerlands, which are Grade II listed buildings.
Conservation Area	The site is in close proximity to St Leonard's, Lower Summerlands and Mont Le Grand conservation areas.
Local Listed Buildings	The site is in close proximity to the University of Exeter's St Luke's College which is a locally listed building.
Historic Landscape: Valley Park / City Park	NA
Other	NA

The locally listed St Luke's college is directly opposite the site, next to the junction of Heavitree Road and Gladstone Road. Heavitree Road is a busy and wide road, and the prominent and notable College building is set well back from the footpath even at its closest point.

The nearby Grade II listed buildings are a distance away from the site and somewhat discreet from the site.

Conservation Areas

The Mont Le Grand conservation area covers a large area to the east of the site, extending to the north and south of Heavitree Road. The conservation area includes a large number of listed buildings and there is a range of distinctive architectural features typifying the main periods of building. There are also a number of green spaces and mature trees. The conservation area is sufficiently far away and discreet from the site.

The Lower Summerlands conservation area is a small and relatively discreet conservation area located on the other side of the dwellings in Higher Summerlands. It contains many listed buildings, mature trees and historic brick walls that create strong boundaries within the conservation area. There is a sufficient degree of physical and visual separation between the conservation area and the site.

The St Leonard's conservation area covers a very large area and part of the site's northern boundary is contiguous with the boundary of St Luke's College where it fronts onto Heavitree Road. The remainder of the conservation area extends to the south across residential areas. Whilst part of the conservation area's boundary is directly opposite and close to the site, its significance in this specific area derives from the character and appearance of locally listed St Luke's College building.

The site in its current form makes a neutral contribution to the nearby heritage assets.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The Planning Inspector's assessment of the appeal of outline planning application 21/1564/OUT to redevelop the site concluded the following with regard to the site's impact of nearby heritage assets:

"The locally listed St Luke's college is directly opposite the site and next to the junction of Heavitree Road and Gladstone Road. It is a prominent and notable building which the proposal has the potential to affect the setting of. Heavitree Road is a busy and wide road, and the college building is set well back from the footpath even at its closest point. Combined with the separation distance afforded by the Heavitree Road carriageway, even with the proposed building's height and mass, there would be

no material diminishing effect on the architectural importance or historic value of St Luke's college or the overall appreciation of it when viewed from along Heavitree Road.

The Framework says that, in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset. Overall, I do not consider that there would be a level of harm to the appreciation of the college buildings that would go beyond the realm of acceptability and that would therefore justify refusing planning permission on that specific ground.

Conservation Areas

The Mont Le Grand conservation area is sufficiently far away and discreet from the appeal site such that the proposal would not result in harm to its significance or the significance of the listed buildings within it.

The Lower Summerlands conservation area is well contained and is sufficiently robust to withstand the effects of nearby development. There is also a sufficient degree of physical and visual separation between the conservation area and the appeal site. There would be harm to its significance or the significance of the listed buildings within it.

Whilst part of the St Leonard's conservation area's boundary is directly opposite and close to the site, its significance in this specific area derives from the character and appearance of locally listed St Luke's College building to which I have not found that there would be harm. It therefore follows that no harm would result to the significance of the conservation area or the significance of the listed buildings within it."

The above assessment was part of a decision that dismissed the appeal for the proposed development on design grounds. However, despite this proposal being considered to be of unacceptable design, the harm to nearby heritage assets was not found to be of a level that would justify refusal of planning permission on heritage grounds. Consequently, it appears logical to conclude that, with careful design, and subject to archaeological investigation, development of this site is unlikely to negatively impact the significance of nearby heritage assets. Any development would need to ensure affected heritage assets are conserved and / or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the significance of the known heritage assets that would be brought about by development of this site is likely to be less than substantial. Development would need to respect the character and significance of the nearby locally listed building and conservation areas. In accordance with the NPPF, for development to be acceptable, any identified harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site is within close proximity but not within an area of archaeological importance. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.

SUMMARY OF POTENTIAL HERITAGE IMPACT

Development of this site is likely to cause less than substantial harm to heritage assets. Appropriate mitigation measures in relation to design etc. should enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Honeylands, Pinhoe Road

Site Overview

Site reference number: 105

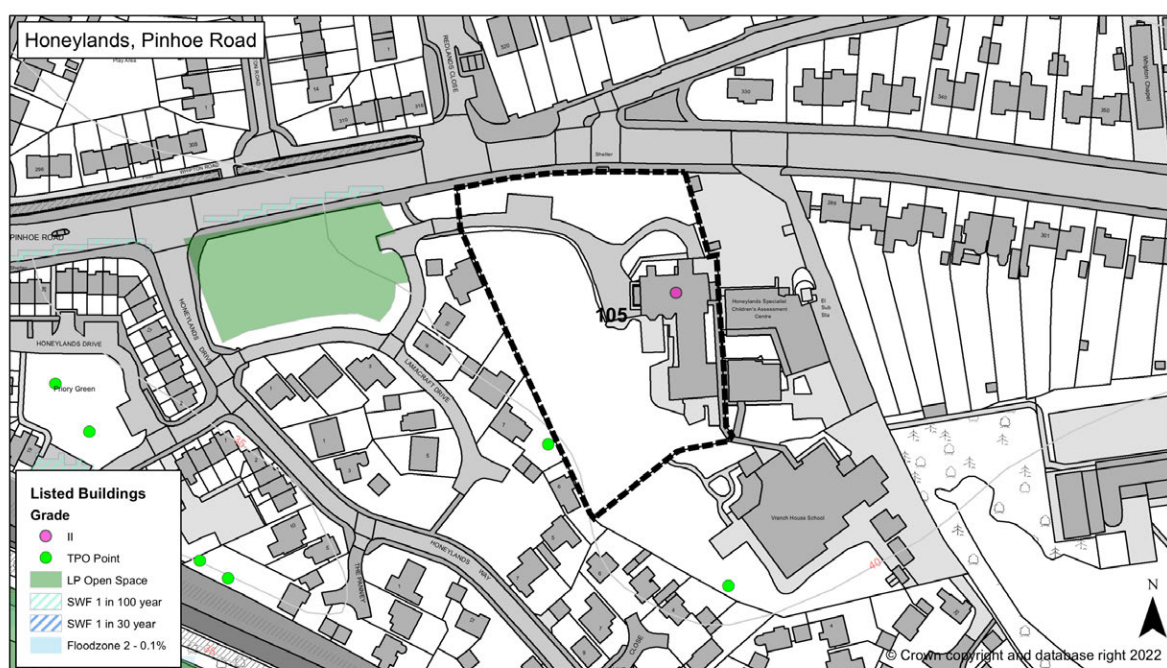
Site description: The site is adjacent to Pinhoe Road and consists of a former specialist children's centre. The main building is listed and there are a number of prefabricated adjoining buildings. The building is set within landscaped grounds with a number of attractive trees. Vehicular access is from Lamacraft Drive. The front boundary to Pinhoe Road is a stone wall with hedge above. Immediately to the east is Vranck House School and to the south and west are homes

Relevant planning history: A planning application to convert Honeylands to a care home with 64 bedrooms has consent (22/0313/FUL).

Total site area (ha): 0.73

HELAA assessed housing capacity: 36 (dwelling equivalent of a 64 bed care home under the Housing Delivery Test Measurement Rulebook)

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

Historic & Built Environment Criteria	Assessment
Listed Buildings	Honeylands is Grade II listed. It is expected that the listed building(s) will be retained and converted as part of any scheme of redevelopment.
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

Honeylands House was constructed as a neo-classical villa between 1801 and 1838 in the Greek-Revival style. The building was used as a Tuberculosis Sanatorium and later in it was a Children's Centre. Honeylands is grade II listed due to its significant architectural and historical merit, however numerous 20th Century additions and the institutional use of the building have combined to diminish the significance of the asset. The Villa is now in very poor condition due to vandalism and neglect, and during consideration of planning application 22/0313/FUL was considered to be at risk of total loss. Much of the internal layout of the original dwelling and many details have however survived. The original parkland setting of the buildings has been diminished during 20th century alterations, and now represent a garden setting which should be retained.

A substantially intact and unlisted 1941 Air Raid Shelter was located in the grounds. The 22/0313/FUL planning application included intention to remove this, and either relocate to a museum or, if the shelter were found to be in too poor condition to dismantle and rebuild, the principle of preservation by record was considered to be acceptable. The loss of the air raid shelter was considered regrettable, however being of sectional concrete construction and a type issued by central government means it is therefore not specific to this location.

The site in its current form makes a positive contribution to the significance of the heritage asset, however this has been diminished by previous alterations and neglect to the point it is at risk of total loss. The site, while still considered to ultimately make a positive contribution, is in need of investment to enhance the heritage asset, but also to avoid total loss of the listed building.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The existing building is increasingly falling into disrepair since the former use ceased. The setting of the original building has been lost to development. Site allocation would impact the significance of the listed building but offers opportunity to enhance the significance. Careful design considerations, including the conservation and enhancement of the central part of the building with the greatest heritage value, and removal of unsympathetic extensions would deliver a positive impact upon the significance. Any development would need to ensure the listed building is conserved and / or enhanced. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of this site presents a great opportunity to maximise enhancements to the significance of the heritage asset. The harm that would be brought about by development of this site is likely to be considered less than substantial. Development of this site would need to respect the character and significance and settings of the listed buildings. Careful consideration including of the retention of the central part of the building with the greatest heritage value, potential loss of unsympathetic developments having a negative impact on the heritage asset, design, layout, heights and materials would be required of future development to avoid harm and to enhance the visual, setting including the garden setting, and character contributions of the site. The Air Raid Shelter would also need to be considered and reassessed and likely be relocated, or recorded if relocation is not possible. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage asset should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site has the potential to harm to the significance of the heritage assets. Appropriate mitigation measures that optimise available (significant) opportunities to maximise potential enhancements should enable some development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Land lying east of Pinn Lane

Site Overview

Site reference number: 106

Site description: Greenfield land largely comprising scrub. Forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is covered by the Monkerton and Hill Barton Masterplan.

Relevant planning history: No recent relevant planning history.

Total site area (ha): 0.25

HELAA assessed housing capacity: 24

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heriatge.
Listed Buildings	The site is in close proximity to Monkton House, which is grade II listed.
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	NA
Other	NA

The site in its current form makes a neutral contribution to the nearby Grade II listed building heritage asset.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site has potential to impact the significance of the nearby listed building. With careful design considerations, this could ensure a neutral or positive impact upon the significance. Any development would need to ensure the heritage asset is conserved and / or enhanced. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the significance of the known heritage asset that would be brought about by development of this site is likely to be considered less than substantial. Development of this site would need to respect the character and significance and settings of the nearby listed building. Careful consideration of design, layout, heights, and choice of materials would be required of future development to avoid harm and to enhance the visual, setting, and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause less than substantial harm to the significance of the heritage asset it affects. Appropriate mitigation measures and negotiation on design should enable some development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Land south of Gypsy Hill Lane

Site Overview

Site reference number: 107

Site description: Greenfield land comprising a single large agricultural field. The site forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is identified for predominantly structural landscaping in the adopted Monkerton Hill Barton masterplan.

Relevant planning history: No recent relevant planning history.

Total site area (ha): 0.58

HELAA assessed housing capacity: 14

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA

Historic & Built Environment Criteria	Assessment
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of known heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Hessary, Hollow Lane

Site Overview

Site reference number: 108

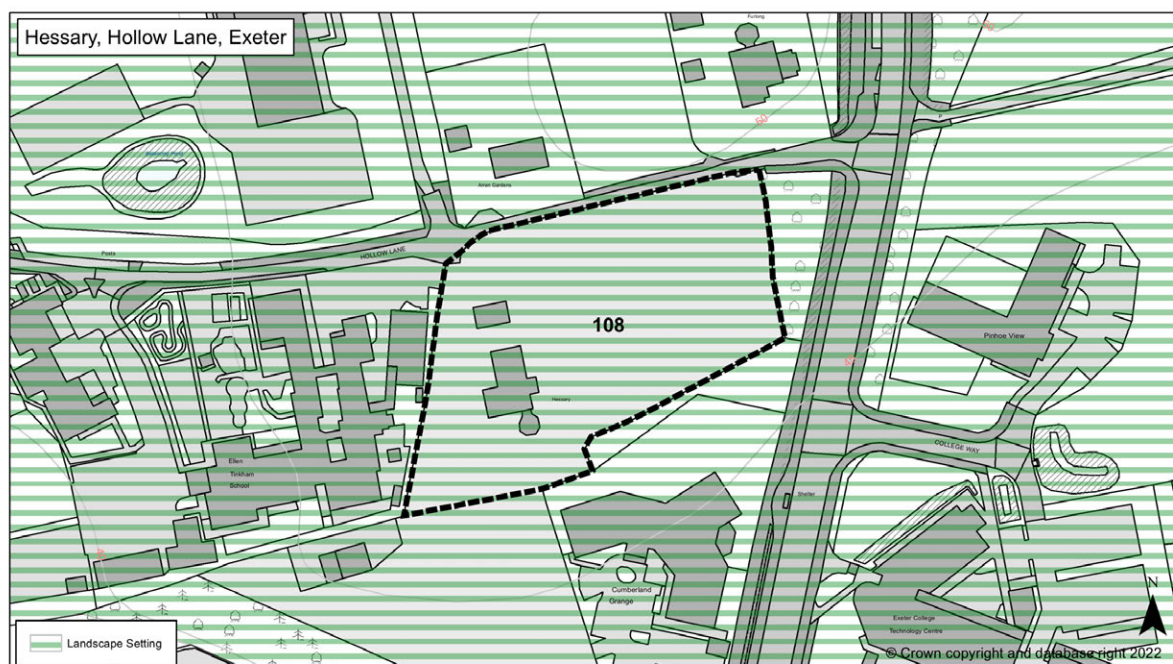
Site description: A single detached dwelling and garden. The site forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is covered by the adopted Monkerton Hill Barton masterplan.

Relevant planning history: No relevant planning history.

Total site area (ha): 0.73

HELAA assessed housing capacity: 18 gross, 17 net

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA

Historic & Built Environment Criteria	Assessment
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Site allocation is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The potential site allocation is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land to the north, south and west of the Met Office

Site Overview

Site reference number: 109

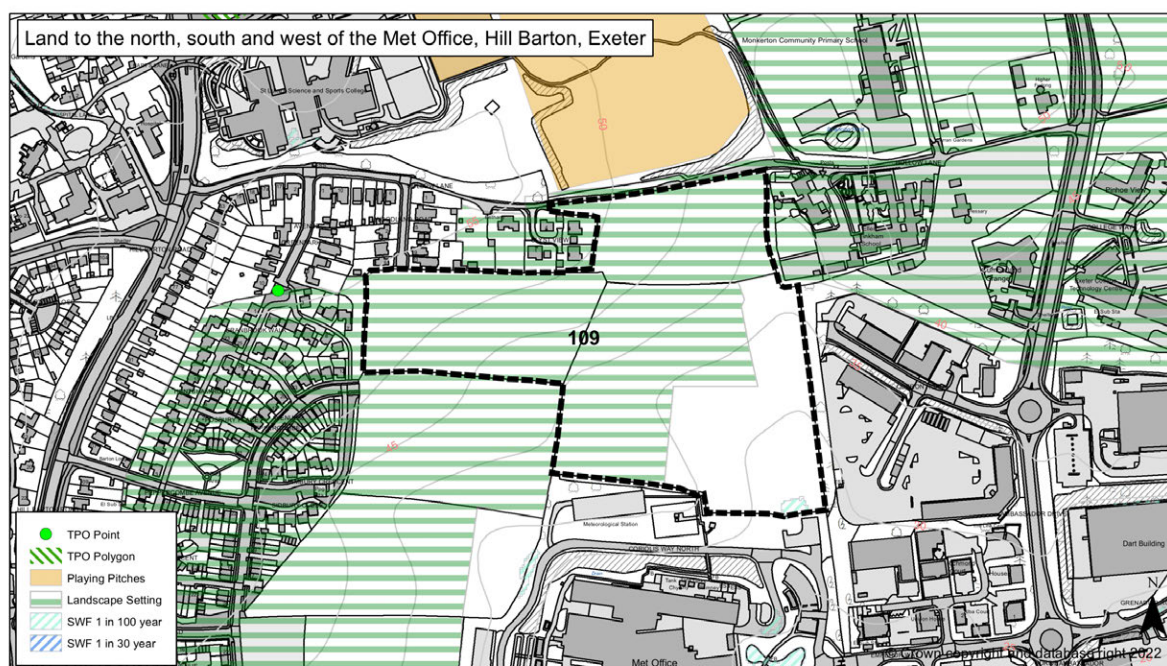
Site description: Site comprising three fields. The site forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is covered by the adopted Monkerton Hill Barton and Masterplan.

Relevant planning history: Planning consent (21/1701/OUT) has been granted for up to 285 dwellings.

Total site area (ha): 7.5

HELAA assessed housing capacity: 285

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA

Historic & Built Environment Criteria	Assessment
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

88 Honiton Road

Site Overview

Site reference number: 110

Site description: Relatively flat site currently used as a car wash. A school playing field lies to the north, to either side it is residential and Honiton Road runs along the southern boundary.

Relevant planning history: An application for 10 homes was approved but not implemented (07/2633/FUL). A subsequent application for the same scheme was refused on design and amenity grounds, having been considered with respect to the Council's adopted Residential Design Guide SPD (11/0509/EXT).

Total site area (ha): 0.30

HELAA assessed housing capacity: 10

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Sowton Park and Ride, Sidmouth Road

Site Overview

Site reference number: 111

Site description: A park and ride facility run by Devon County Council. The site is within Sandy Gate, which is identified for redevelopment in the City Council's Liveable Exeter Programme.

Relevant planning history: Planning history relates to Park and Ride and associated works.

Total site area (ha): 2.06

HELAA assessed housing capacity: 124

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

This potential site allocation is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Site allocation is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

DOA & Exeter Mobility Centre, Wonford Road

Site Overview

Site reference number: 112

Site description: A flat site that has recently been cleared of buildings and is being used by the NHS for car parking. It also contains some landscaping. Wonford Road runs along the northern boundary, on the opposite side of which is the Nuffield Hospital. Recent residential development adjoins to the east and south. To the west is a church and associated parking.

Relevant planning history: The most recent applications have been retrospective and related to the provision of a car park for hospital employees (20/1177/FUL and 21/1918/FUL). Both applications were refused consent.

Total site area (ha): 0.82

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to Old Matford which is a Grade II* listed building and 1 Lister Close which is Grade II listed.

Historic & Built Environment Criteria	Assessment
Conservation Area	The site is in close proximity to St Leonard's conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

St Leonard's Conservation Area Appraisal and Management Plan

The site is within the St Leonard's conservation area. The features of the St Leonard's conservation area that make it an area of special architectural and historic interest include the following which apply to this site:

- Topography, the historical and architectural development of the area, the building materials used; height and massing; the streets and spaces; the community and its facilities all contribute to the special character of the area;
- Also notable are well-maintained terraces containing many of their original features. They range in style from Georgian town houses to ornate Victorian and Edwardian houses. Also of particular interest are the numerous gardens and other green spaces that make a major contribution to the character of the conservation area. Numerous mature trees and shrubs are essential to the area's local distinctiveness;
- Elizabethan manor house of Old Matford, built in 1600 for Sir John Smyth, Mayor and MP for Exeter is one of the only surviving mansions in the area and is grade II* listed;
- On the south side of Wonford Road, between Matford Lane and Old Matford, is an area of attractive, low-density development that reflects the character of the low-density parts of the conservation areas and has an impact on the setting of the conservation area particularly along Wonford Road;
- On the north side of Wonford Road behind the stone walls and greenery are modern buildings including the Nuffield Hospital, located opposite the site. The importance of boundaries and landscape setting is manifest. On the south side adjacent to Old Matford is the Church of Latter-Day Saints with its car park, which lies adjacent to the site.

The site in its current form as a car park makes a neutral to negative contribution to the adjacent conservation area and nearby listed buildings. The TPO'd trees are significant and help mask the negative impact of the site to some degree, whilst also contributing to the local distinctiveness and character of the conservation area.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of this site would impact on the significance of the conservation area and nearby listed buildings. With careful design consideration and retention of the TPO'd trees, development could deliver a positive impact upon the significance. Any development would need to ensure the conservation area and other heritage assets are conserved and / or enhanced. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the significance of the known heritage assets that would be brought about by development of this site is likely to be 'less than substantial'. Development would need to respect the character and significance and settings of the conservation area and nearby listed buildings. Careful consideration of design, layout, heights, and choice of materials would be required of future development to avoid harm and to enhance the visual, setting, and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would cause less than substantial harm to the significance of the heritage assets. Appropriate mitigation measures and negotiation on design could enable some development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Corner of Retreat Drive and Exeter Road, Topsham

Site Overview

Site reference number: 114

Site description: Site currently used as a builders yard by the developer of a nearby site.

Relevant planning history: Site benefits from consent for 10 dwellings (17/1656/FUL and 21/1610/NMA). A consent for a commercial building has lapsed (20/0938/FUL).

Total site area (ha): 0.10

HELAA assessed housing capacity: 10

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land at Retreat Drive, Topsham

Site Overview

Site reference number: 115

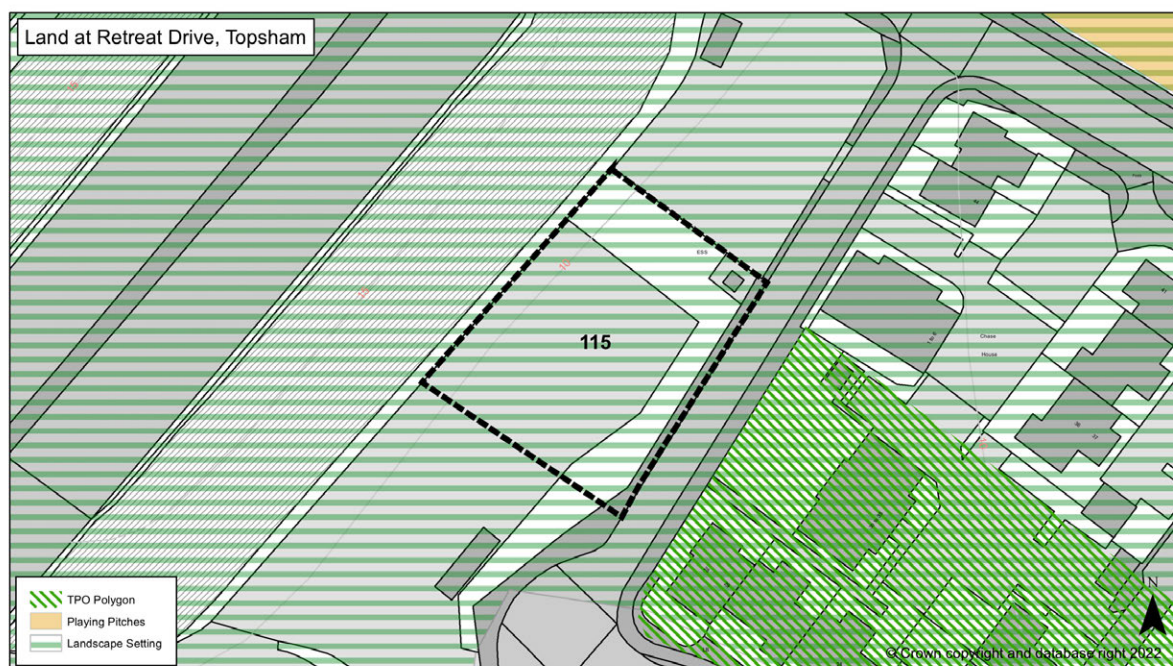
Site description: Site currently used as a builders yard by the developer of a nearby site.

Relevant planning history: Site has planning consent for 17 apartments (22/0268/FUL) and has previously benefited from consent for a commercial building (20/0938/FUL).

Total site area (ha): 0.12

HELAA assessed housing capacity: 17

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land at Water Lane

Site Overview

Site reference number: 116

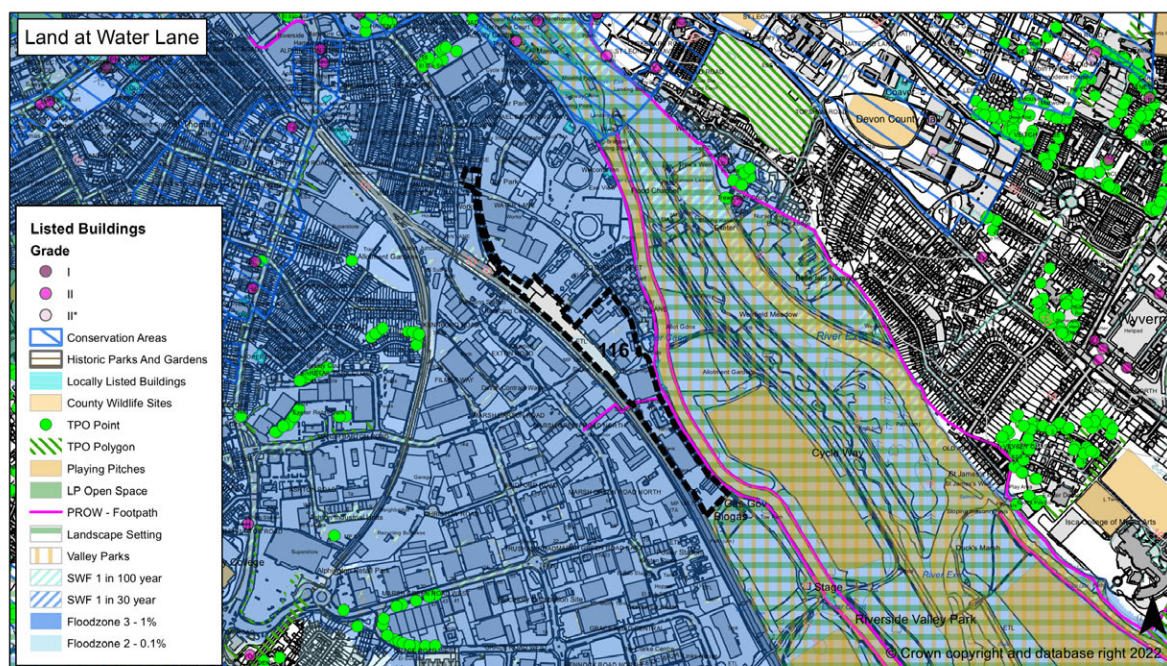
Site description: Site situated between the Exeter Canal and mainline railway, including traditional employment uses with many buildings in a poor state of repair, a large electricity distribution station and a social club. The site forms part of an area identified for mixed use redevelopment in policy KP6 of the Exeter Local Plan First Review and Policy CP3 of the Exeter Core Strategy. The site is also part of 'Water Lane', which is identified for potential mixed use redevelopment in the City Council's Liveable Exeter programme and is the subject of the Liveable Water Lane Supplementary Planning Document.

Relevant planning history: Previous planning applications for piecemeal redevelopment within the site have been refused: the infrastructure and environment needed to create development that is sustainable and of good quality requires a comprehensive approach for the Water Lane area. An outline planning application (23/1007/OUT) has been submitted for residential-led mixed use redevelopment of the site.

Total site area (ha): 4.48

HELAA assessed housing capacity: 586

HELAA assessed employment capacity: Considered in Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed

Historic & Built Environment Criteria	Assessment
	by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to: Quay House and Custom House, Wharfinger's House and attached Warehouse which are Grade I Listed Buildings; the Harbourmaster's Office, Fish Market, nos. 1-4 and 6-11 Warehouse Vaults, 1 Colleton Crescent and Colleton Villa which are Grade II* Listed Buildings; a number of Grade II listed buildings; and Colleton Crescent, which is an Historic Park and Garden.
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	The site is in close proximity to the Riverside Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Although there are no known heritage assets within the site, the surrounding area holds important views in and out of the city. Of particular note are the views of and from the Cathedral, the Quay and Colleton Crescent. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Any development or redevelopment within this site must respect the significance of the area including the important views to and from those other heritage assets. Careful consideration of future development through design, layout, density, massing and heights would be required to avoid or mitigate harm and to enhance the visual, setting, and character of the site. Particular consideration must be given to the views of the site from adjacent areas including from higher ground. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of harm caused. Future development opportunities should look to enhance or better reveal the significance of the affected heritage assets.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site is unlikely to cause harm to heritage assets subject to appropriate mitigation measures, including in relation to design and palette of materials, so that

development is acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Isca House, Haven Road

Site Overview

Site reference number: 117

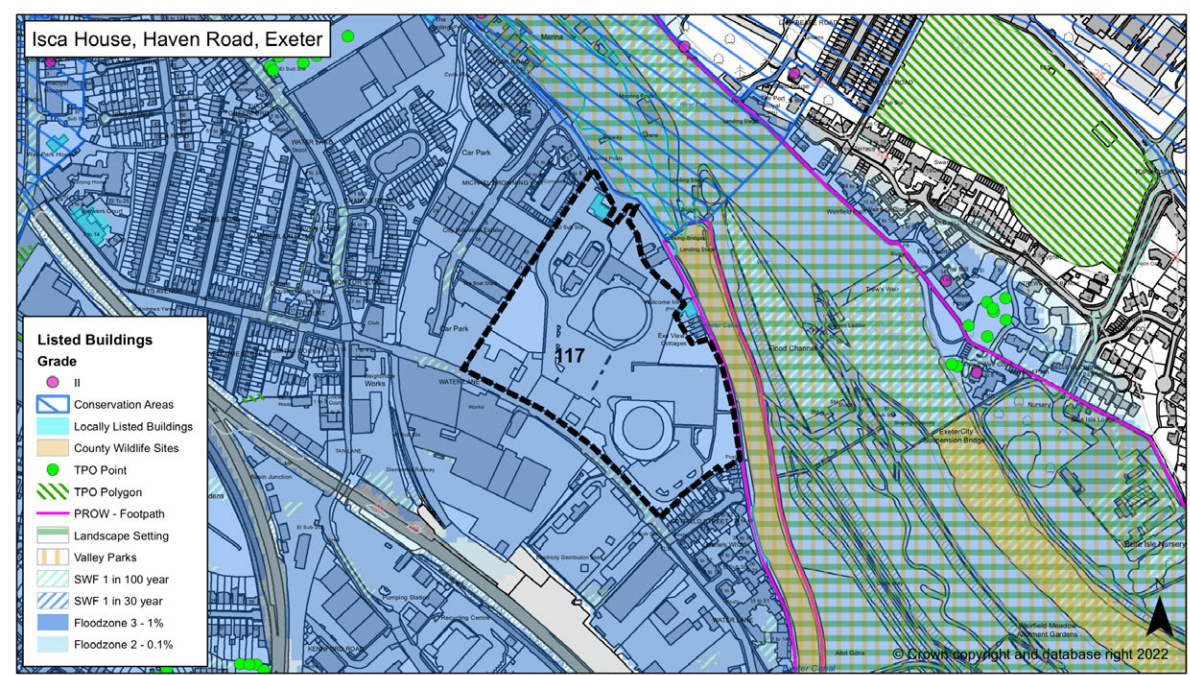
Site description: Site on the southern bank of the ExeterCanal, in a mixed-use area. Two operational low-pressure gas holders that once occupied a large portion of the site have been demolished. The rest of the site contains a Pressure Regulating Station, associated pipeline, areas of hardstanding, car parking and various storage and office buildings. Surrounding land uses include a coach/car park to the west, industrial buildings and a number of homes. Water Lane runs along the southern boundary. The site is part of an area identified for mixed use redevelopment in policy KP6 of the Exeter Local Plan First Review and Policy CP3 of the Exeter Core Strategy. The site also forms part of 'Water Lane', which is identified for potential mixed use redevelopment in the City Council's Liveable Exeter programme and is the subject of the Liveable Water Lane Supplementary Planning Document.

Relevant planning history: Consent has been granted to install a replacement pressure reduction station and associated works in the south-eastern corner of the site (23/1489/FUL). Previous planning applications for piecemeal residential redevelopment within the wider Water Lane area have been refused: the infrastructure and environment needed to create development that is sustainable and of good quality requires a comprehensive approach for Water Lane.

Total site area (ha): 4.00

HELAA assessed housing capacity: 500

HELAA assessed employment capacity: Considered in Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA

Historic & Built Environment Criteria	Assessment
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to: Quay House and Custom House, Wharfinger's House and attached Warehouse which are Grade I Listed Buildings; the Harbourmaster's Office, Fish Market, nos. 1-4 and 6-11 Warehouse Vaults, 1 Colleton Crescent and Colleton Villa which are Grade II* Listed Buildings; a number of Grade II listed buildings; and Colleton Crescent, which is an Historic Park and Garden.
Conservation Area	Riverside Conservation Area borders the northeastern part of the site.
Local Listed Buildings	The site includes the fragments and gateway to no. 62 Haven Road and the Gas Works Former Manager's House/Office, which are locally listed structures.
Historic Landscape: Valley Park / City Park	The site is in close proximity to the Riverside Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Although the site itself has limited known heritage assets, the two locally listed buildings to the north and east of the site could be negatively impacted if inappropriate development is permitted. The site is also adjacent to the southern section of the Riverside Conservation Area, with additional listed buildings on the opposite side of the Exe. This area and the adjacent areas to the north and east have important views both out of and into the area which could be negatively impacted through inappropriate development. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Any development or redevelopment within this site must respect the significance of the adjoining conservation area, the other heritage assets in the area and the important city views. Careful consideration of future development through design, layout, density, massing and heights would be required to avoid or mitigate harm and to enhance the visual, setting and character of the site. Particular consideration must be given to the views from and through the site from adjacent areas including from higher ground. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of harm caused. Future development opportunities should look to enhance or better reveal the significance of the affected heritage assets.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause less than substantial harm to the significance of the heritage assets found within or adjacent to the site. Significant harm could be caused by inappropriate heights of development to the area's important views. Appropriate mitigation measures, including negotiation on future design and palette of materials, could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Falcon House, Falcon Road

Site Overview

Site reference number: 119

Site description: Brownfield site occupied by a two storey building in education use (Exeter College) and associated car park. The site forms part of Sandy Gate, which is identified for redevelopment in the Council's Liveable Exeter Programme.

Relevant planning history: Recent planning permission to extend the building to provide additional training facilities (22/1532/FUL).

Total site area (ha): 0.58

HELAA assessed housing capacity: 46

HELAA assessed employment capacity: Considered in Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

22 Marsh Green Road

Site Overview

Site reference number: 120

Site description: Site within the central part of Marsh Barton industrial estate. It is currently in employment use including offices and light industrial workshops, with low rise buildings across the site. The site is bounded by Marsh Green Road East to the south, Trusham Road to the west, and other low-rise light industrial units to the north and east. The site is within the Liveable Exeter programme as part of the Marsh Barton site.

Relevant planning history: Varied planning history with a number of applications permitted for employment-related uses and ancillary development

Total site area (ha): 0.52

HELAA assessed housing capacity: 50

HELAA assessed employment capacity: Considered in Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA

Historic & Built Environment Criteria	Assessment
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

RGB Exeter, Alphinbrook Road

Site Overview

Site reference number: 121

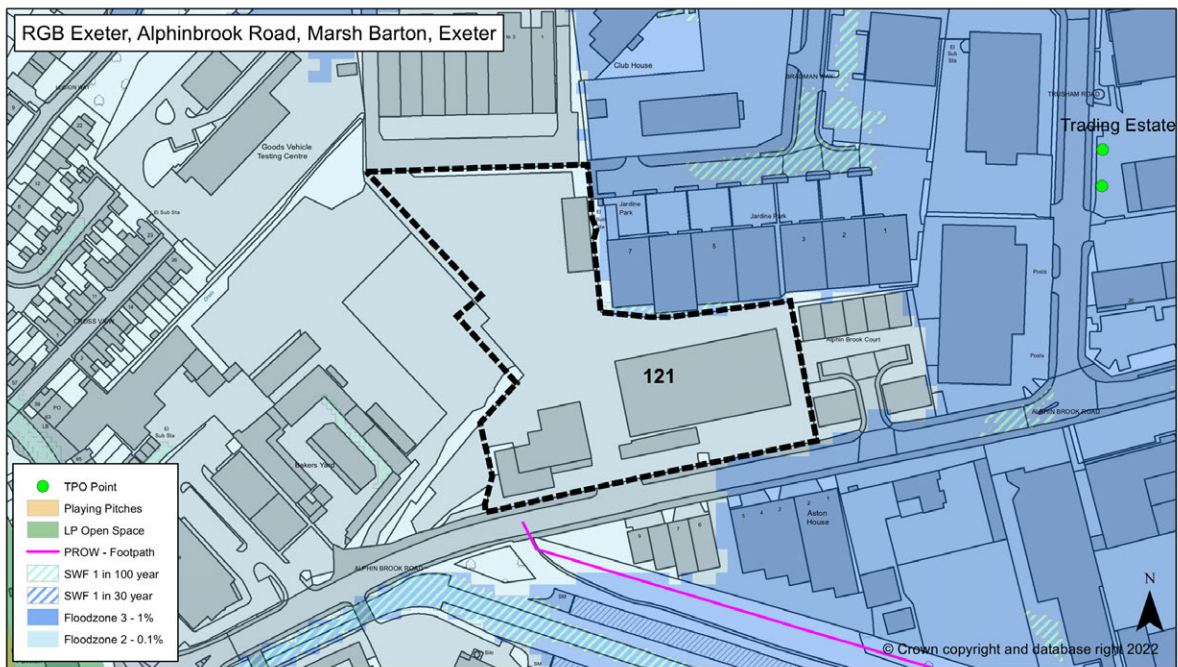
Site description: Site in the western part of the Marsh Barton industrial estate, currently in employment use including offices, light industrial units and areas of hardstanding. The site is bounded by Alphin Brook Road to the south and other low-rise light industrial units to the north, east and west. The site is within the Liveable Exeter programme as part of the Marsh Barton site.

Relevant planning history: Varied planning history with a number of applications permitted for employment-related uses and ancillary development

Total site area (ha): 1.40

HELAA assessed housing capacity: 58

HELAA assessed employment capacity: Considered in Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

1-9 Alphin Brook Road

Site Overview

Site reference number: 122

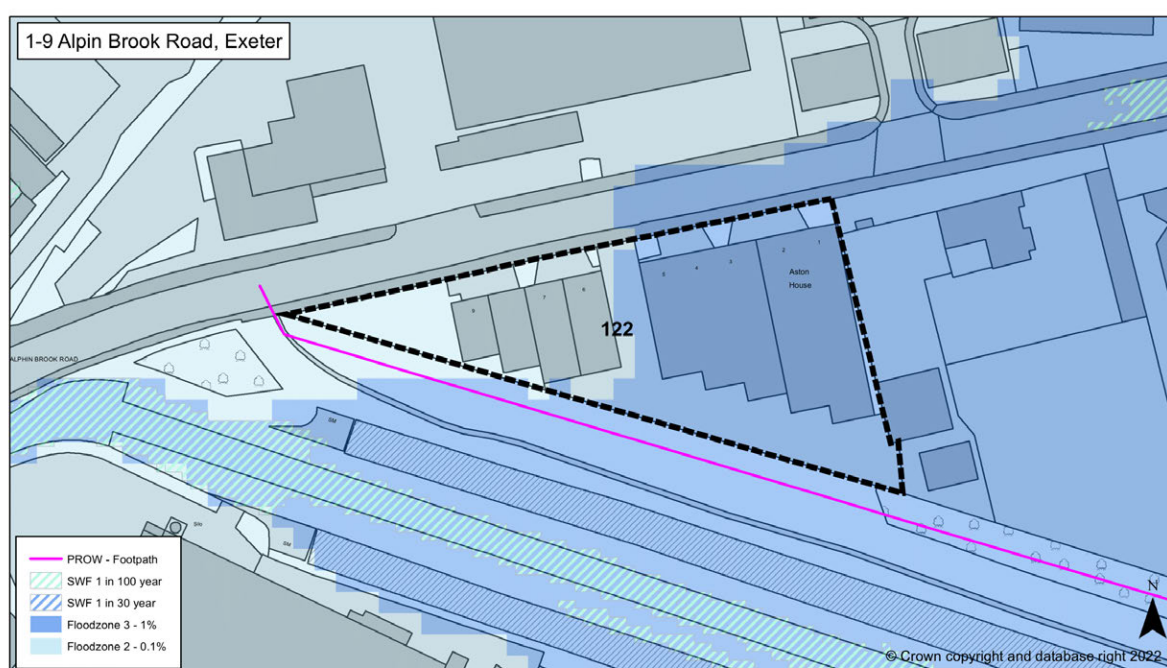
Site description: Site in the western part of the Marsh Barton industrial estate, currently in employment use. The site is bounded by Alphin Brook Road to the north, other low-rise light industrial units to the east and the Alphin Brook to the south. The site is within the Liveable Exeter programme as part of the Marsh Barton site.

Relevant planning history: No relevant recent planning history

Total site area (ha): 0.46

HELAA assessed housing capacity: 19

HELAA assessed employment capacity: Considered in Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

CP Arts, Alphin Brook Road, Exeter

Site Overview

Site reference number: 123

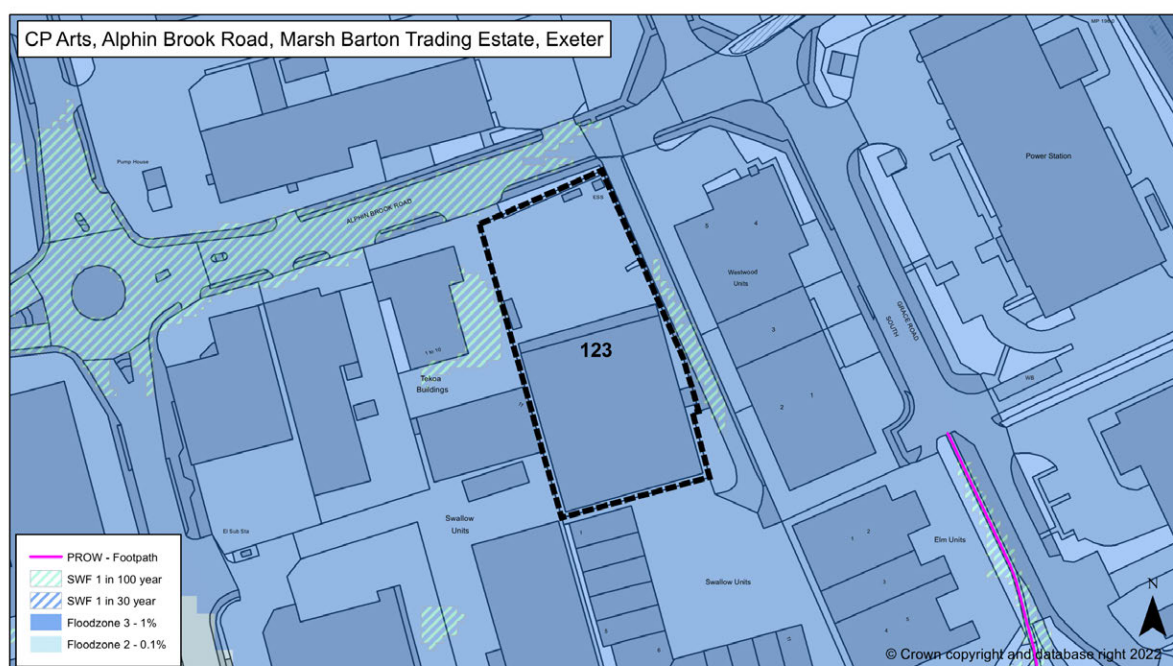
Site description: Site is within the eastern part of the Marsh Barton industrial estate. It is in employment use, with a combination of low rise buildings and car parking across the site. The site is bounded by Alphin Brook Road to the north and other low rise light industrial units to the south, east and west. The site is within the Liveable Exeter programme as part of the Marsh Barton site.

Relevant planning history: No relevant recent planning history

Total site area (ha): 0.36

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: Considered in Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

1-5 Elm Units, Grace Road South

Site Overview

Site reference number: 124

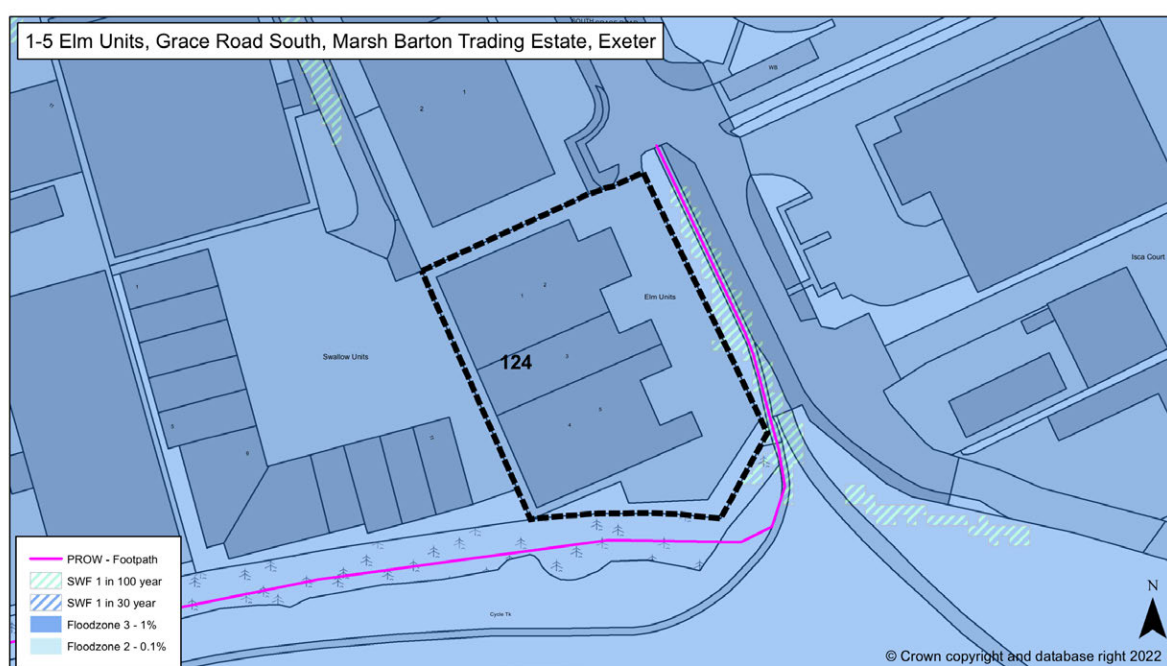
Site description: Site is within the eastern part of the Marsh Barton industrial estate, currently in employment use with low rise buildings across the site. The site is bounded by Grace Road South to the east, other low rise light industrial units to the north and west and the Alphin Brook to the south. The site is within the Liveable Exeter programme as part of the Marsh Barton site.

Relevant planning history: Various consents relating to the site's continued employment-related use.

Total site area (ha): 0.29

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: Considered in Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land behind 66 Chudleigh Road

Site Overview

Site reference number: 125

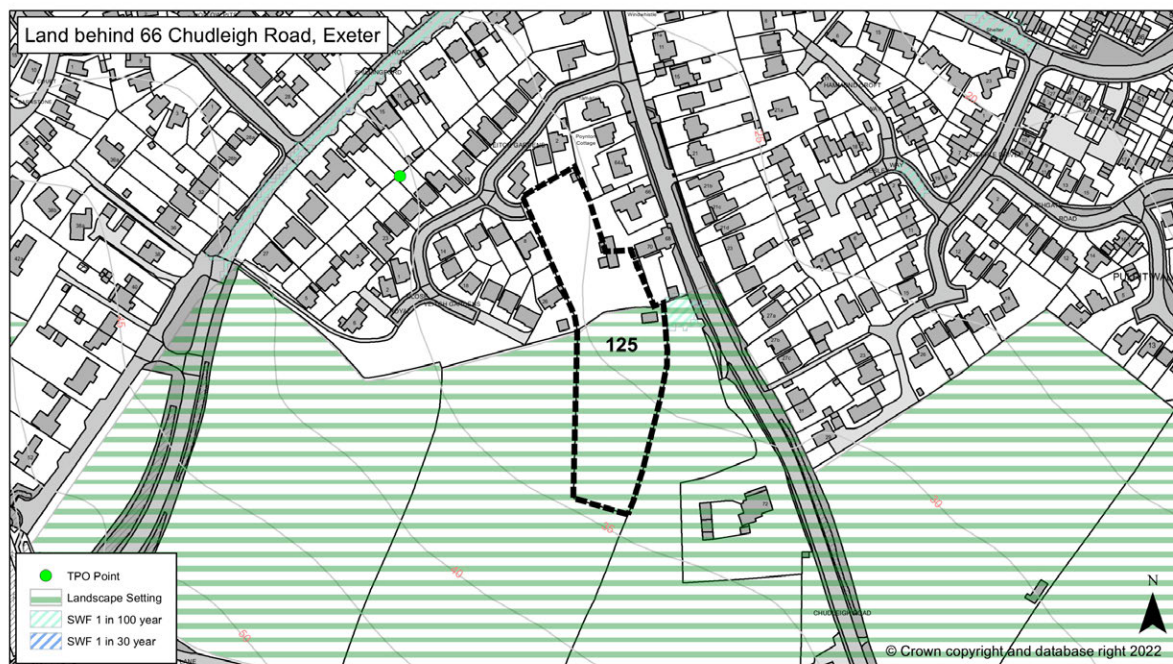
Site description: Greenfield site, the southern half of which is allocated for development in the Exeter Core Strategy as part of the South West Alphington Strategic Allocation.

Relevant planning history: No relevant planning history.

Total site area (ha): 0.68

HELAA assessed housing capacity: 27

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Knowle Hill, Dawlish Road

Site Overview

Site reference number: 127

Site description: Agricultural site on the south-eastern edge of Exeter, with boundaries demarcated by hedgerows and some mature trees. Dawlish Road runs along the south-western boundary.

Relevant planning history: No relevant planning history.

Total site area (ha): 0.93

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land on the west side of Barley Lane (2)

Site Overview

Site reference number: 128

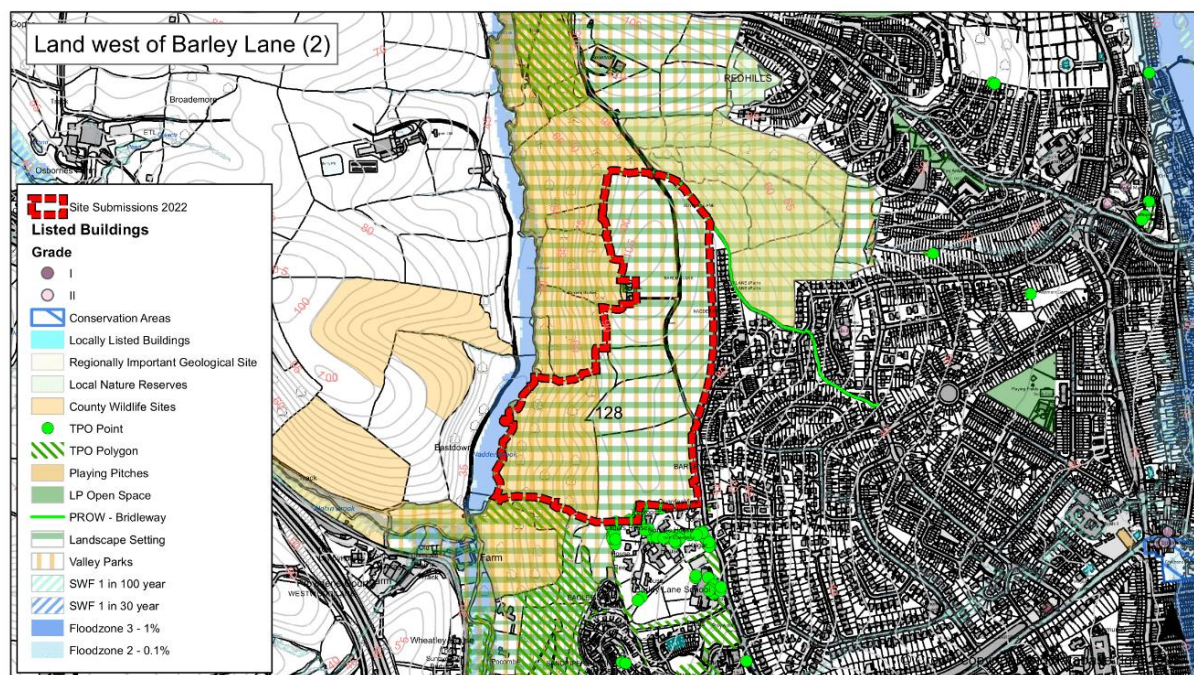
Site description: Greenfield site on the western fringe of Exeter, bisected by Barley Lane which is essentially a country lane. Comprises a number of fields, separated and bound by hedgerows, some mature trees and an area of woodland. Currently designated as landscape setting. Adjoins late 20th century residential development to the south and east, with open fields and woodland abutting to the north and west. Rural in character and appearance.

Relevant planning history: No relevant planning history.

Total site area (ha): 17.34

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	The site is within the Alphington Whitestone Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	The site is within a designated landscape setting.

The site has the potential to contain previously unknown archaeological remains and is within a Valley Park which is an historic landscape. The contribution of the site as open fields within a rural setting makes a positive contribution to the Valley Park's historic landscape. The site does not appear to affect the significance of any other heritage assets.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would alter views of, through and within the Valley Park which would likely result in a negative impact on the significance of the Valley Park's historic landscape. However, it is unlikely that a planning application to develop the site would be refused solely on grounds of harm to the historic landscape. However, it would be considered in wider terms with regard to the setting within a Valley Park. Development of the site would result in little impact to the significance of any other heritage assets, subject to unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any known heritage assets outside of the valley park's historic landscape. Negotiations on design, layout, heights and materials could help mitigate the impact on the valley park, allowing some form of development.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would cause less than substantial harm to historic assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Newbery Car Breakers

Site Overview

Site reference number: 129

Site description: Brownfield site on the western fringe of Exeter. Currently used as a car scrapyards.

Relevant planning history: Has a series of expired permissions for residential development ranging from the early 2000s up to 2018 (17/1928/OUT for 5 dwellings). The most recent application on the site for 6 dwellings was refused consent by the City Council on grounds of failure to provide pedestrians and cyclists with safe access to and from the site and failure to promote sustainable modes of transport, resulting in a car-dependent environment. The subsequent appeal was dismissed on the same grounds (22/0756/FUL).

Total site area (ha): 0.31

HELAA assessed housing capacity: 8

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA

Historic & Built Environment Criteria	Assessment
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	The site is in close proximity to the Alphington Whitestone Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site has the potential to alter views of, through and from the adjacent Alphington Whitestone Valley Park which would likely result in a neutral or slightly negative impact on the significance of the Valley Park's historic landscape. However, the site is brownfield and it is unlikely that a planning application to develop the site would be refused solely on grounds of harm to the historic landscape. The site has the potential to contain previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

As the site is brownfield, it is considered that development is unlikely to cause harm to known heritage assets. However, development would need to respect the significance and setting of the Valley Park. Careful consideration of design, layout, heights and materials would be required to avoid harm and to enhance the visual, setting and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to cause harm to the significance of heritage asset, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Vulcan Works, Water Lane

Site Overview

Site reference number: 130

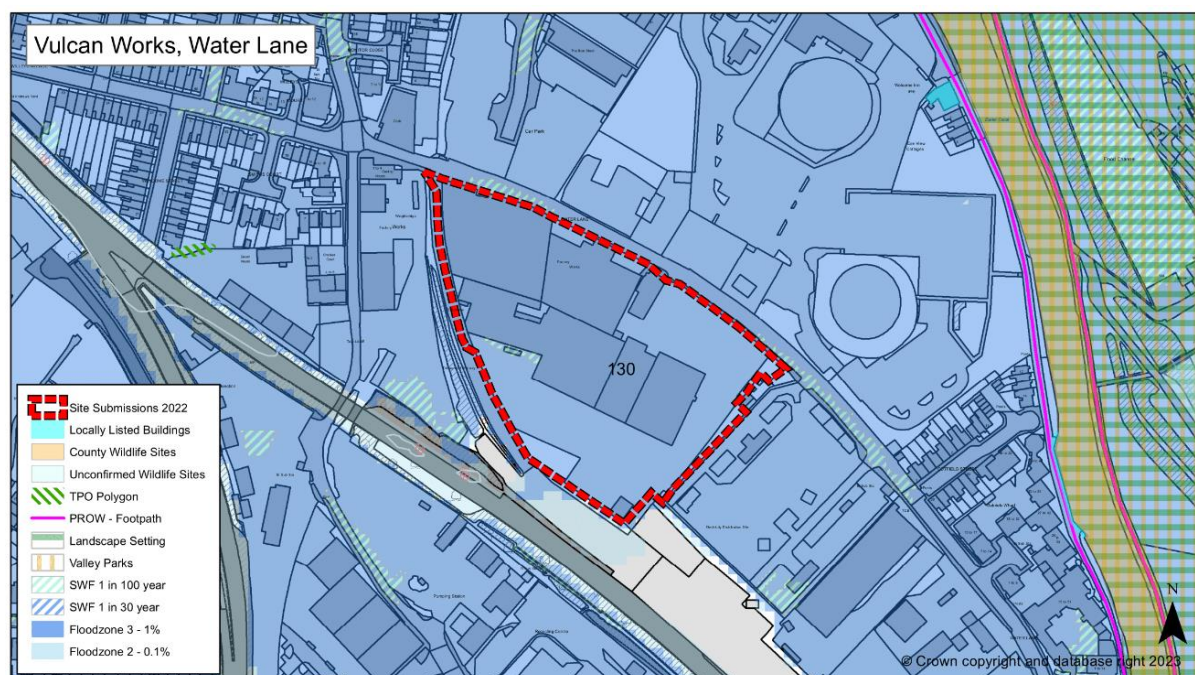
Site description: Site in employment use including light industrial and office space units that are generally in a poor state of repair, albeit with an ongoing programme of improvement works. Water Lane runs along the northern boundary and a mainline railway runs close to the southern boundary. Surrounding land uses include an electricity distribution hub to the west, industrial buildings and a coach/car park. The site forms part of an area identified for mixed use redevelopment in policy KP6 of the Exeter Local Plan First Review and Policy CP3 of the Exeter Core Strategy. It is also within the 'Water Lane' area that is the subject of the Liveable Water Lane Supplementary Planning Document and identified for potential mixed-use redevelopment in the City Council's Liveable Exeter programme.

Relevant planning history: Various planning consents relating to existing uses.

Total site area (ha): 1.89

HELAA assessed housing capacity: 300

HELAA assessed employment capacity: Considered in Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field

Historic & Built Environment Criteria	Assessment
	evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Exbridge House, 26 Commercial Road (2)

Site Overview

Site reference number: 131

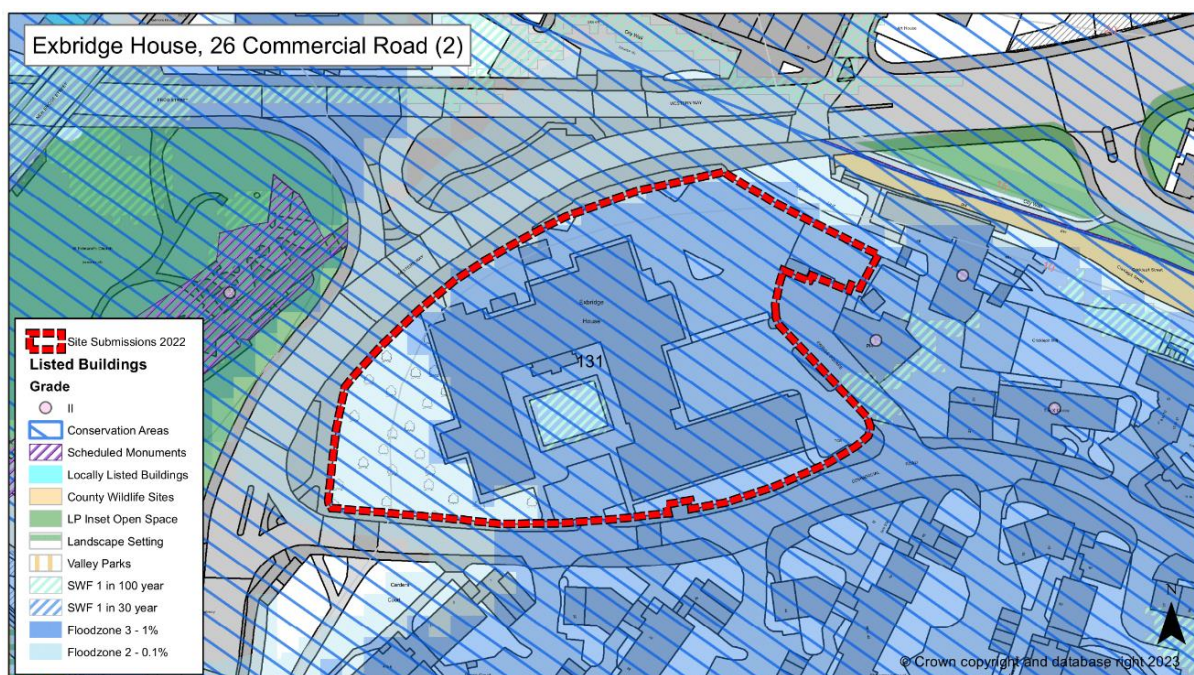
Site description: Relatively flat site set below Western Way occupied by offices and associated parking and landscaping. The site is bound by highways and a steep bank between the property and Western Way. Adjacent to the site is the Grade II listed The Bishop Blaize public house. The site is part of West Gate, which is identified for redevelopment in the Council's Liveable Exeter Programme.

Relevant planning history: No relevant planning history.

Total site area (ha): 0.70

HELAA assessed housing capacity: Residential: 114. PBSA: 154. Average of 134

HELAA assessed employment capacity: Considered in appendix C of the HELAA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA
Listed Buildings	The site is close to The Bishop Blaize Public House which is Grade II listed, Cricklepit Mill which is Grade II listed and Old Exe Bridge Scheduled Monument which is Grade II listed.

Historic & Built Environment Criteria	Assessment
Conservation Area	The site is within the Riverside conservation area. See additional notes below. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

Riverside Conservation Area Appraisal and Management Plan

The site is within the Riverside conservation area. The features of the Riverside conservation area that make it an area of special architectural and historic interest include the following which apply to this site:

- Historic industrial core of the city, representing the historic trade links between Exeter and the rest of the world;
- A fine selection of high quality listed buildings, together with the occasional scheduled monument, adding to the overall character and appearance;
- The River Exe running through the area creates a real sense of place and belonging;
- The setting and appreciation of the medieval Old Exe Bridge scheduled monument (grade II listed) is affected by traffic and noise pollution from Exe Bridges; and
- The townscape around Exe Bridges is fragmented.

The Conservation Area Appraisal identifies that this site:

“is bounded by Western Way to the north and Commercial Road to the south and entirely contains the 1980’s BT building. It is dominated by traffic on the north side, although Commercial Road to the south is quieter. The design turns its back on Western Way and car parking dominates the northeast corner. The building does not create street form onto Commercial Road but the layout creates some enclosure and the use of glazing to the entrance canopy adds interest. Planting softens the impact of the building.”

It also notes that:

- The area between Exbridge House and adjacent listed building (The Bishop Blaize), mainly consisting of the car park, is of poor townscape quality;
- Exbridge House is noted as making a neutral contribution to conservation area; and
- The site offers a little development potential and scope for enhancement, in that the open surface car park to the rear could be improved visually, either with landscape works or an infill development to suit the available space.

Overall, the site in its current form makes a neutral to poor contribution to the significance of the conservation area. The distance from the adjacent listed buildings and scheduled monument limit the impact of the site on the significance of these heritage assets. Western Way in its current form offers a barrier between the site and the Exe Bridge scheduled monument and is arguably of greater harm to this asset than the site in its current form.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact the significance of the conservation area and to a lesser extent nearby listed building and the scheduled monument. With careful design considerations, this could deliver a positive impact upon the significance. Any development would need to ensure the conservation area is conserved and / or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the significance of the known heritage assets that would be brought about by development of this site is considered to be substantial. The potential development of this site would need to respect the character and significance of the conservation area and the nearby listed buildings. However, it is considered that there is the potential to positively impact the significance of these heritage assets through careful consideration of the design, layout, heights and the choice of materials, which could help to mitigate or avoid harm. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause harm to the significance of heritage assets. However, appropriate mitigation measures in relation to design could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Larkbeare House, Topsham Road

Site Overview

Site reference number: 132

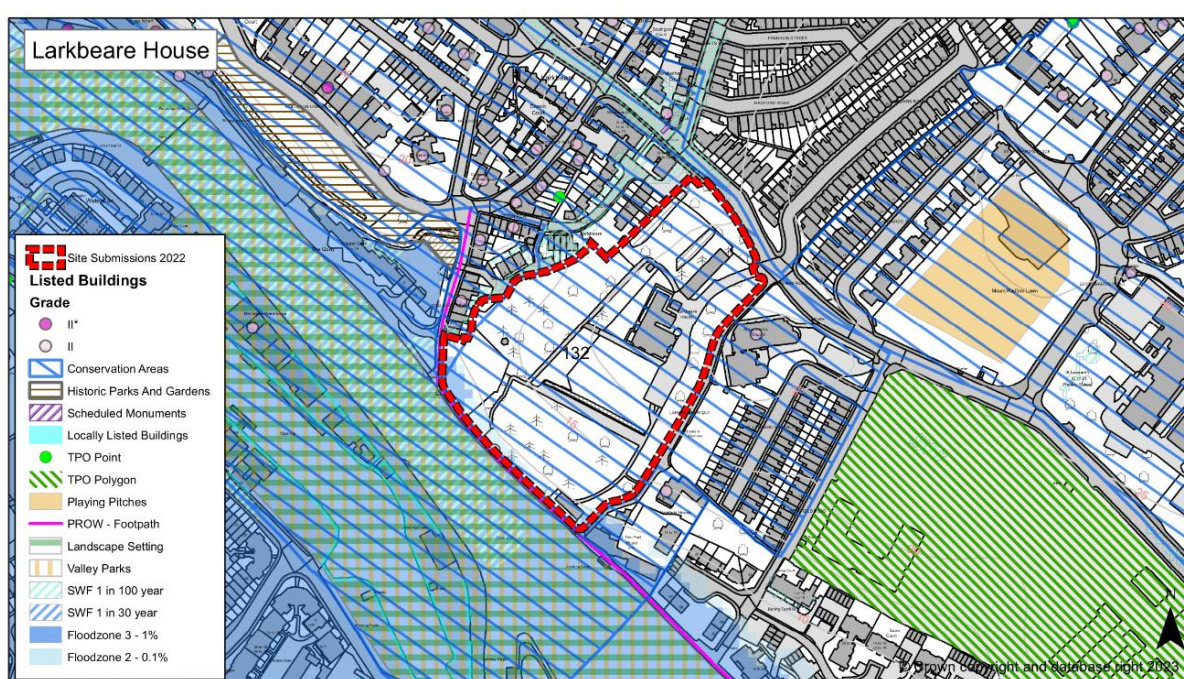
Site description: Larkbeare House is a two and three storey 19th century building set within extensive grounds that contain a large number of attractive mature trees and lawns stretching from Topsham Road in the north down to the river Exe in the south. The grounds also include an old coach house and stables in the northern part of the site and a timber building in the southern part of the site where former limekilns stood. The house is in employment use and includes a registry office. St Leonards Church lies to the east and houses adjoin to the west.

Relevant planning history: No relevant planning history.

Total site area (ha): 2.16

HELAA assessed housing capacity: 8 (based on conversion of the existing buildings)

HELAA assessed employment capacity: Considered in appendix C of the HELAA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The stone wall running along the site's southern boundary is Grade II listed. There are also a number of Grade II listed buildings in close proximity to the site, including St Leonards Church, Exe House and buildings along Colleton Hill and Melbourne Street.

Historic & Built Environment Criteria	Assessment
Conservation Area	The site is within the Southernhay and The Friars conservation area. The Conservation Area Appraisal identifies the house as making a positive contribution to the character of the conservation area. Given that development proposals must conserve and/or enhance the character and appearance of the conservation area, it is assumed that conversion of the existing building(s) is likely to be the only suitable form of development on this site.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	The site lies adjacent to the Riverside Valley Park which runs along the western boundary. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

Southernhay and The Friars Conservation Area Appraisal and Management Plan

The site is within the Southernhay and the Friars conservation area which lies to the east and southeast of the Exeter City Walls. The area is divided into 'Character Areas', according to their character and appearance. Southernhay and The Friars conservation area contains many Grade II*, grade II and locally listed buildings, scheduled ancient monuments and other important archaeological features. Below ground are the remains of Roman and Saxon occupation.

This site is within area 2 of Southernhay and The Friars conservation area. Features noted in the Southernhay and The Friars conservation area appraisal include the following which apply to this site:

- The very extensive grounds of Larkbeare House stretch from Topsham Road down to the river. The house was built in about 1870. It is a mansion, in 16th century style, constructed of uncoursed squared limestone with sandstone for the mullion and transom windows and a plain clay tiled roof;
- The grounds contain a collection of mature specimen trees including a line of Holm oaks along the eastern boundary;
- In the southern corner is a timber building with steel windows on the site of the former limekilns of St Leonard's Quay. The western corner is the site of a 16th century quayside inn, the Knave of Clubs, which existed well into the 19th century. Now, St Leonard's Quay has reduced to a riverside walk and the grounds of Larkbeare House have been redefined with a high wall of Heavitree stone;
- Larkbeare Road, once known as Limekilns Lane, separates Larkbeare House from St Leonard's Church with high stone walls;
- Larkbeare House is a relatively peaceful open space with a wealth of mature trees and significant views over the River Exe to the open country side beyond; and
- The Conservation Area Appraisal identifies the house as making a positive contribution to the character of the conservation area.

The site has the potential to contain previously unknown archaeological remains and is adjacent to a Valley Park which is an historic landscape. The site, as relatively peaceful open space with significant trees and historic links to St Leonard's Quay, makes a positive contribution to the Valley Park historic landscape.

The stone wall running along the site's southern boundary is Grade II listed. There are also a number of Grade II listed buildings in close proximity to the site, including St Leonards Church, Exe House and buildings along Colleton Hill and Melbourne Street.

The site in its current form, as an historic mansion set within its grounds, makes a positive contribution to the numerous heritage assets within and near to the site.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact the conservation area, the setting of the nearby listed buildings and the Grade II listed stone wall running along the southern boundary. The demolition or significant unsympathetic alteration of Larkbeare House would result in a negative impact on the conservation area. The conversion of Larkbeare House has the potential to avoid or mitigate harm. Given the requirement for development to ensure the conservation area is conserved and / or enhanced, this appears to be the only option for development of this site. Development that negatively harms the site's trees and grounds, and adjoining listed buildings, would also have a negative impact on the conservation area, listed buildings and adjacent Valley Park. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site that involved the loss of Larkbeare House and its grounds would cause substantial harm to the known heritage assets that could not be mitigated. Development of the site that was confined to the retention and conversion of Larkbeare would cause harm to the heritage assets, but that harm might be mitigated. In addition to retaining Larkbeare House, development would need to respect the character of the conservation area and nearby listed structures and buildings. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site that ensures the retention of Larkbeare House and the grounds would have the potential to cause harm to the significance of the heritage assets it affects. However, appropriate mitigation measures, including the retention of Larkbeare House, and in relation to design, respect of the setting currently provided by the site and its relationship with nearby heritage assets and the conservation area, could enable some development to be acceptable in

heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber if Larkbeare House and grounds retained

Red if Larkbeare House and grounds not retained

Land at Matford Lane

Site Overview

Site reference number: 133

Site description: The southern part of this site was occupied, until relatively recently and for a period of around forty years, by buildings in office use. The planning consent for the offices was on a temporary basis and conditioned to return to grass, so the area is technically greenfield. The northern part of the site is open space, also greenfield. The site is part of the County Hall campus which is accessible to the public and is adjacent to the Coaver Club and public playing pitches. It includes some significant mature trees along the western boundary with Matford Lane.

Relevant planning history: Various planning consents relating to the site's temporary office use and works to trees in a conservation area.

Total site area (ha): 1.22

HELAA assessed housing capacity: 21

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

Historic & Built Environment Criteria	Assessment
Listed Buildings	The site is adjacent to listed buildings on the County Hall campus, with the main building being Grade II* listed.
Conservation Area	The site is within the St Leonard's conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	The Coaver Club is a locally listed building adjacent to the site.
Historic Landscape: Valley Park / City Park	NA
Other	NA

St Leonard's Conservation Area Appraisal and Management Plan

The site is within the St Leonard's conservation area. The features of the St Leonard's conservation area that make it an area of special architectural and historic interest include the following which apply to this site:

- County Hall includes the grade II* County Hall building itself, Bellair, the original villa (listed grade II*) and the locally listed Coaver Club building. These buildings are set within superb, landscaped grounds, including mature Lucombe oaks and sweeping lawns, providing an exceptional setting for the historic buildings. The Heavitree stone wall to Topsham Road is a reminder of the original enclosure of this area;
- There are also notable specimen trees in the grounds of County Hall. These are of considerable value and historic interest and contribute critically to the special nature of the area;
- Open spaces and trees are of primary importance in terms of the character of this conservation area. County Hall campus and playing pitch make a significant contribution to the character and appearance of the conservation area; and
- The playing pitch to the south of the locally listed Coaver Club buildings is noted to be a positive space within the conservation area appraisal. Important treescapes are also noted to the north and to the south of this site within the grounds of County Hall.

The site currently includes open space that is accessible to the public and an area of fenced off derelict land following the demolition of temporary office buildings. The derelict part of the site in its current form has a neutral to negative impact on the significance of the conservation area, especially on the noted positive open space and treescapes, the adjacent locally listed Coaver Club and nearby grade II listed County Hall building. However, the wider site, including the open space, landscaped areas and mature trees, makes a positive contribution to the significance and setting of nearby heritage assets.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact the significance of the conservation area, the adjacent locally listed building and nearby listed building. Careful consideration through design and layout, could minimise the impact of development on the surrounding heritage significance, however the loss of open space to the north of the site has greater potential to harm that significance. Any development would need to ensure the conservation area and other heritage assets are conserved and/or enhanced. As Exeter is a historic city containing a rich variety of designated and non-designated

heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site as a whole is likely to cause harm to the significance of the known heritage assets. Heritage and the protected trees present significant site constraints. Development would need to respect the character and significance and settings of the conservation area, adjacent locally listed building and nearby listed building. Careful consideration of design, layout, heights and materials would be required to avoid or mitigate harm; and to enhance the visual, setting and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause harm to the significance of the known heritage assets. However, appropriate mitigation measures and design could enable some development to be acceptable in heritage terms. However, heritage is a significant site constraint. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Land at Stoke Hill (2)

Site Overview

Site reference number: 134

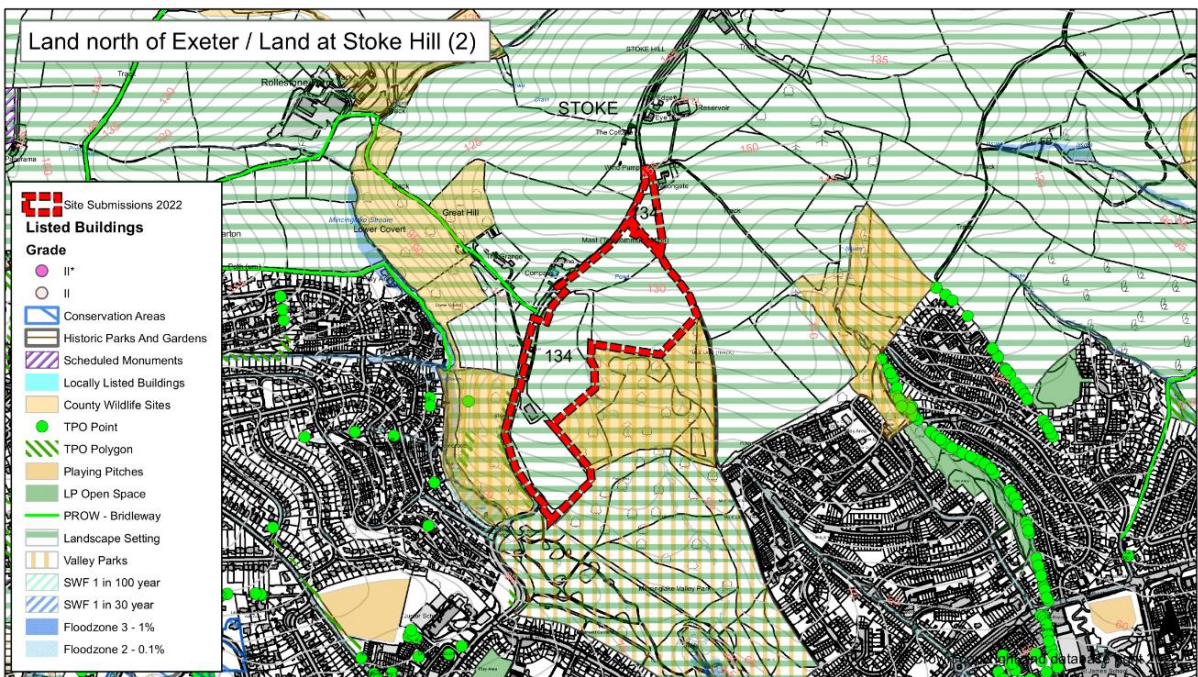
Site description: Greenfield site to the north of the urban area, currently designated as landscape setting and comprising a significant area of land that rises up steeply to the north away from the urban area. The site consists of four fields in arable use together with a triangular segment of a field further to the north (separated from the remainder of the site by a public right of way). The fields are bounded by mature hedge banks and there are many mature trees across the site. There is a large agricultural building to the west of the site, accessed from Stoke Hill. Accessed from the same point, but to the north and just outside the site, is a large detached residential property. The adjacent land to the south and west is Valley Park and to the north and east is further agricultural land.

Relevant planning history: Outline consent for up to 85 dwellings, a community hub and associated infrastructure was recently refused on multiple grounds including harm to the character and local distinctiveness of the hills to the north of the city and landscape setting; that development would see a reliance on private motor vehicles due to the site's location, limited public transport and steep topography, with an associated unacceptable increase to highway safety; significant harm to biodiversity; and significant harm to a veteran oak tree (23/1380/OUT).

Total site area (ha): 9.82

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA

Historic & Built Environment Criteria	Assessment
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	The site is in close proximity to Compass Cottage which is locally listed.
Historic Landscape: Valley Park / City Park	The site lies adjacent to the Mincinglake Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The site has the potential to contain previously unknown archaeological remains and is adjacent to a Valley Park which is an historic landscape. The contribution of the site as open fields within a rural setting makes a positive contribution to the setting of the Valley Park's historic landscape. The site is in close proximity to Compass Cottage which is locally listed, but the site makes a neutral contribution to the significance of this heritage asset. The development of this site would alter views of, through and from the Valley Park which would likely result in a negative impact on the significance of the Valley Park's historic landscape. However, it is unlikely that a planning application to develop the site would be solely refused on grounds of harm to the historic landscape. Development of the site would result in minor impact to the significance of the locally listed building, which could be positive or negative depending on design. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Any harm to the significance of the known heritage assets that would be brought about by development of this site would be less than substantial. Development would need to respect the significance of the locally listed building and setting of the Valley Park. Careful consideration of design, layout, heights and materials would be required to avoid or mitigate harm and to enhance the visual, setting and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would cause less than substantial harm to the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Land adjacent Ikea, Newcourt Way

Site Overview

Site reference number: 136

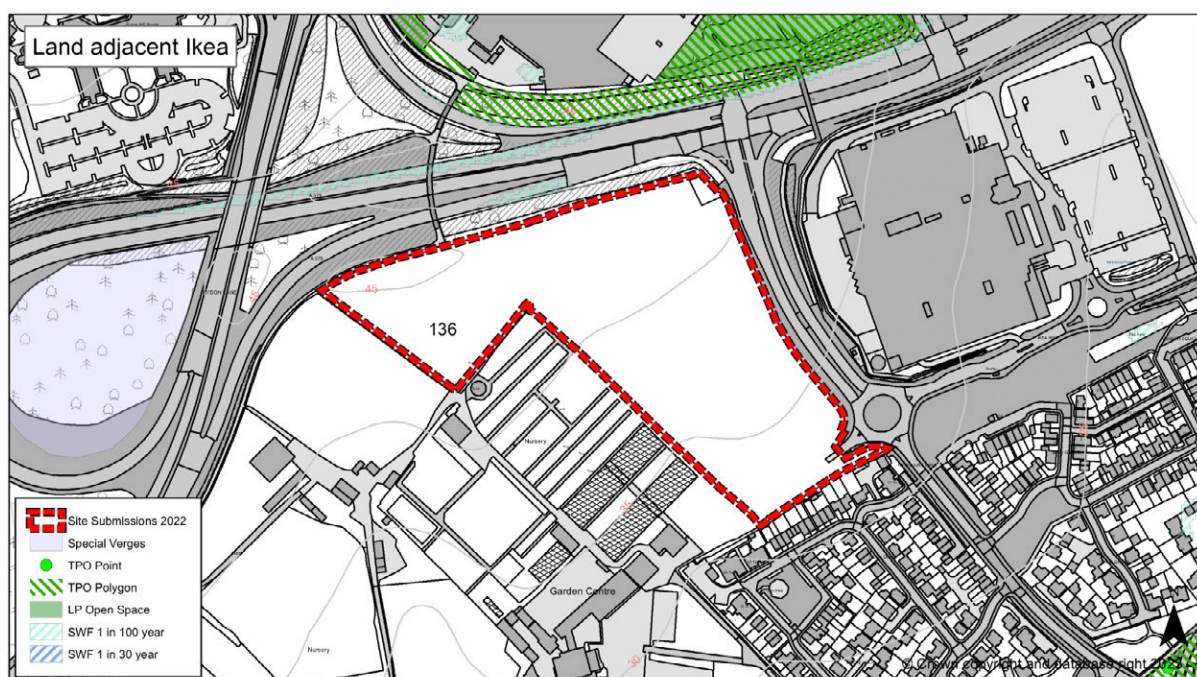
Site description: Greenfield site located on the eastern side of the city. It is bounded by the A379 to the north, St Bridget Nurseries to the west, an retail store to the east and new residential development to the south. The site is identified for employment use as part of the Newcourt Strategic Allocation in the Exeter Core Strategy and in the Newcourt Masterplan.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 4.18

HELAA assessed housing capacity: 151

HELAA assessed employment capacity: Considered in Exeter Employment Study.



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA

Historic & Built Environment Criteria	Assessment
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land east of Clyst Road, Topsham (2)

Site Overview

Site reference number: 138

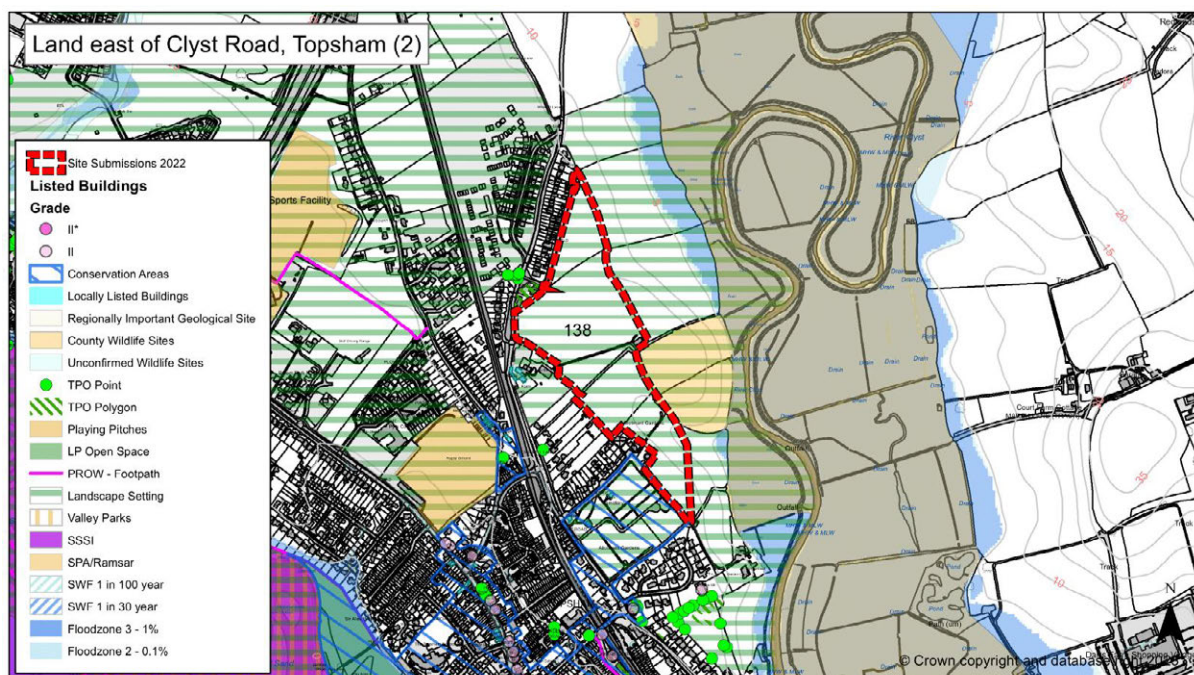
Site description: Largely greenfield site to the north of Topsham, comprising fields subdivided by trees and hedgerows. The site is predominantly set back from Clyst Road lying behind Highfield, Sunhill Lane and Sunhill Avenue, and Topsham cemetery.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 8.50

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	A small part of the site on the southwestern boundary adjoins Topsham conservation area.
Local Listed Buildings	The site is in close proximity to locally listed buildings within Topsham Cemetery.

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	NA
Other	NA

The Topsham Conservation Area Appraisal and Management Plan

The small section of the site that adjoins Topsham conservation area also adjoins Topsham Cemetery. Within the Topsham Conservation Area Appraisal and Management Plan, Topsham Cemetery and the allotments which are south of the cemetery, are noted as part of the townscape and community. This area contains many mature trees that contribute to the street scene, as well as two locally listed chapels within the cemetery itself.

The site in its current form as open land makes a positive contribution to this part of the Topsham conservation area heritage asset.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact the significance of the conservation area and nearby locally listed buildings within proximity to the point the site adjoins the conservation area. The majority of the site, subject to previously unknown archaeological remains, is unlikely to impact the significance of any heritage assets.

With careful design considerations, the development of this site could avoid negatively impacting the significance. Any development would need to ensure the conservation area and other heritage assets are conserved and / or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the heritage assets that would be brought about by development of the area of this site in close proximity to the heritage assets is likely to be considered less than substantial. Development of this site would need to respect the character and significance and settings of the adjacent conservation area and nearby locally listed buildings. Careful consideration of design, layout, heights, and choice of materials would be required for future development to avoid or mitigate harm. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage assets would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field

evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause less than substantial harm to the significance of the known heritage assets it affects. Appropriate mitigation measures and negotiation on design could enable some development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Residual land at Newcourt

Site Overview

Site reference number: 139

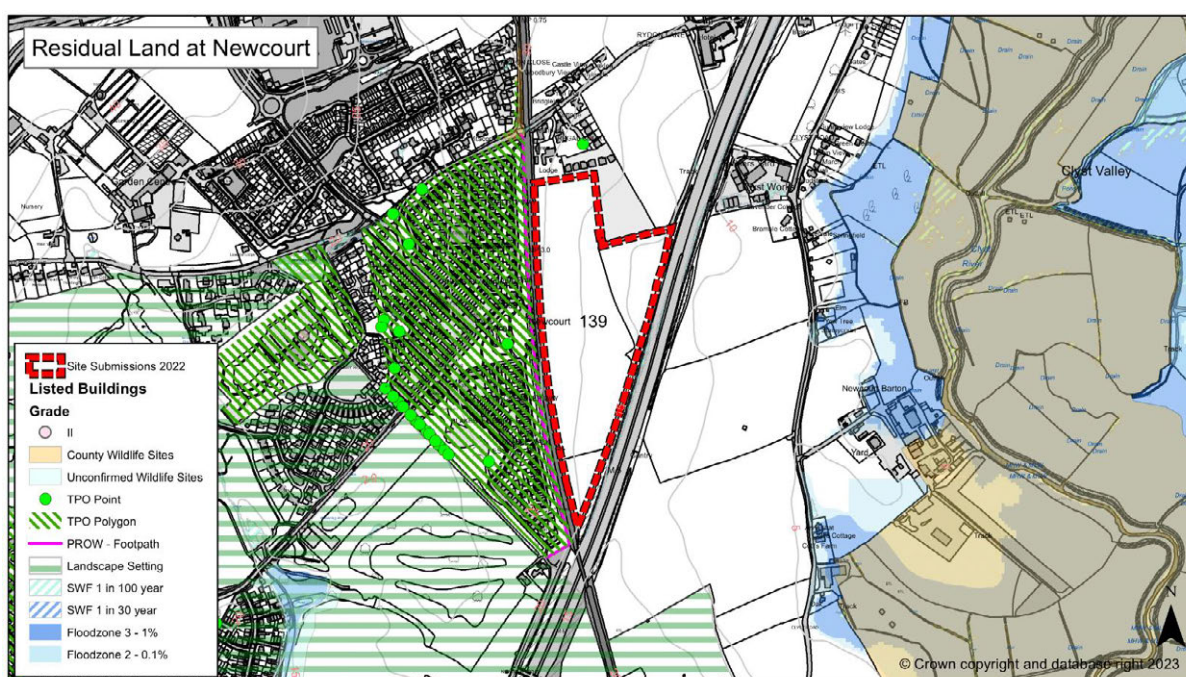
Site description: Greenfield site comprising gently sloping fields. The site is allocated for development in the Exeter Core Strategy as part of the Newcourt Strategic Allocation.

Relevant planning history: Forms part of a larger site on the southern side of Old Rydon Lane that was granted a resolution to approve outline consent for up to 392 homes by Planning Committee in 2014. The S106 Agreement has not been signed (14/1451/OUT).

Total site area (ha): 7.50

HELAA assessed housing capacity: 224

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA

Historic & Built Environment Criteria	Assessment
Other	Possibly number of non-designated assets within the site (advised by Historic England)

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to consideration of any previously unknown archaeological remains or other non-designated heritage assets. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The site's allocation is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains and other unknown non-designated assets. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Land adjacent to Sandy Park

Site Overview

Site reference number: 140

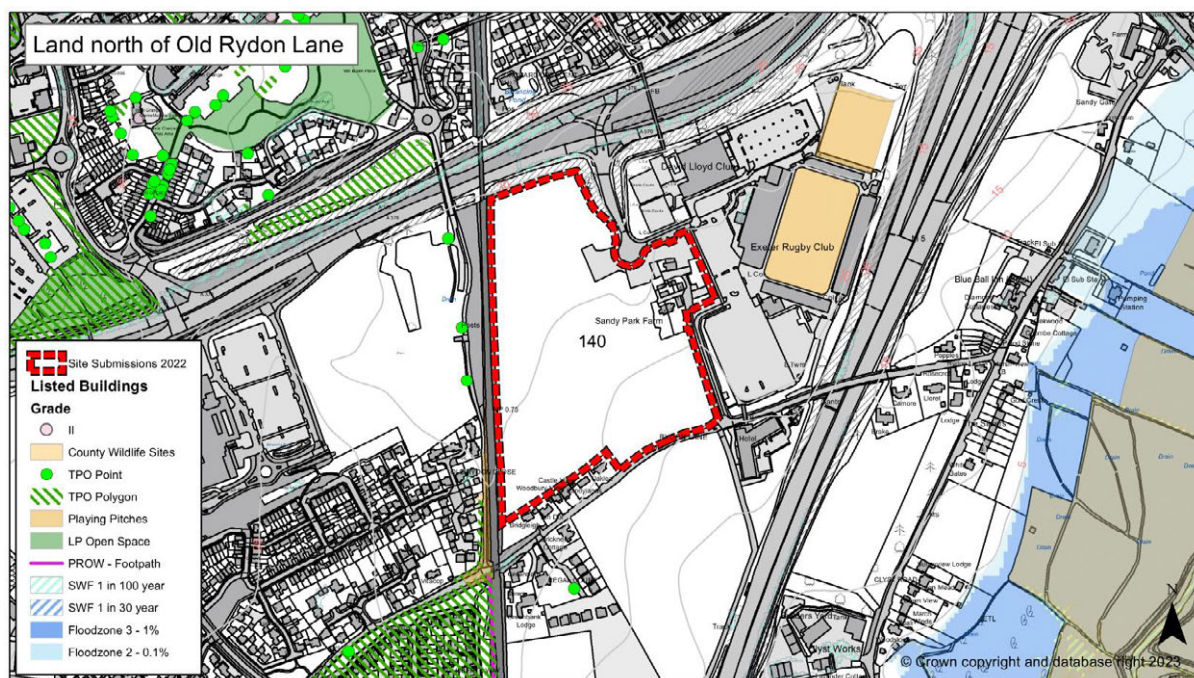
Site description: Greenfield site including Sandy Park Farm, located adjacent to Sandy Park rugby stadium, the A379, Old Rydon Lane and the Exmouth branch railway line. The site is identified for employment development in the Exeter Core Strategy as part of the Newcourt Strategic Allocation and in the Newcourt Masterplan.

Relevant planning history: Site is the subject of a current outline planning application for up to 158 homes, 17,567sq ms commercial floorspace and associated infrastructure (23/1532/OUT).

Total site area (ha): 7.78

HELAA assessed housing capacity: 233 gross, 224 net

HELAA assessed employment capacity: Considered in the Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

St Luke's Campus, Heavitree Road

Site Overview

Site reference number: 141

Site description: Brownfield site comprising a University of Exeter campus, accommodating a mix of academic, administrative, sports and social facilities. Heavitree Road runs along the northern boundary and Magdalen Road runs along the southern boundary.

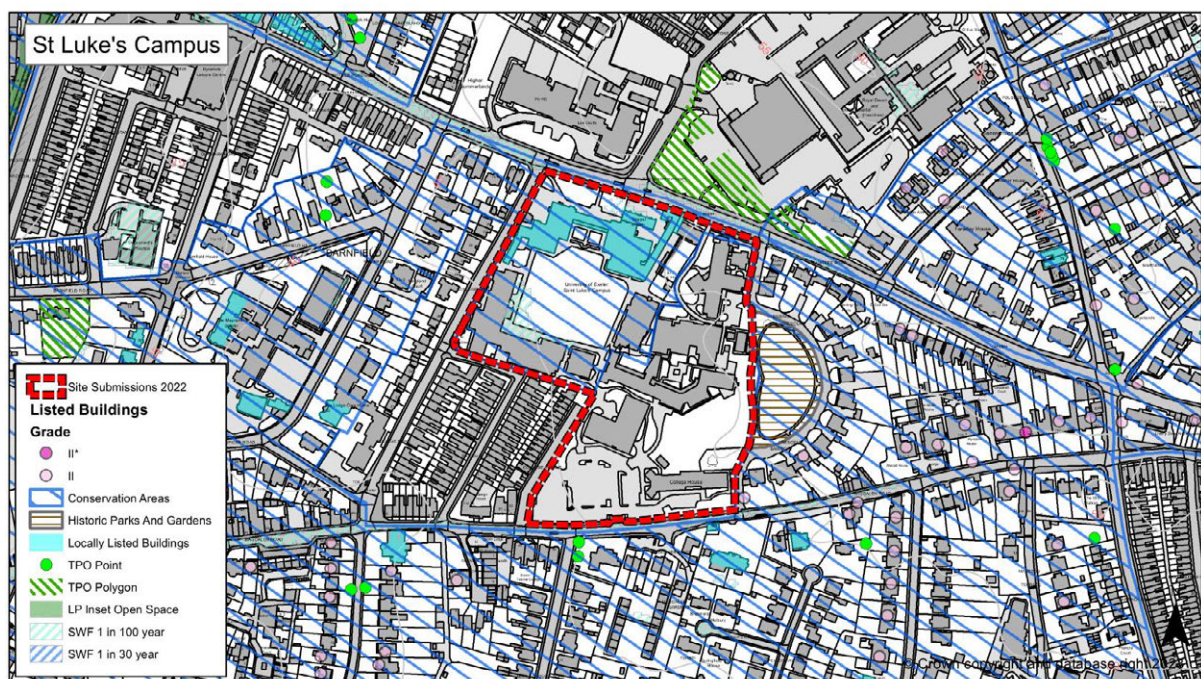
Relevant planning history: No relevant recent planning history. In November 2023, the University undertook early-stage engagement to prepare a masterplan for the site.

Existing assessment: NA

Total site area (ha): 4.73

HELAA assessed housing capacity: NA (site not submitted for housing development)

HELAA assessed employment capacity: Considered in appendix C of the HELAA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to the wall of number 12 Magdalen Road and numbers 1, 4 and 6-12 Baring Crescent which are Grade II listed. Development proposals must be acceptable in heritage terms.

Historic & Built Environment Criteria	Assessment
Conservation Area	A significant part of the site is within the St Leonard's conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	St Lukes Main Building and Stable Block are locally listed. Development proposals must be acceptable in heritage terms.
Historic Landscape: Valley Park / City Park	The site is in close proximity to Baring Crescent which is an Historic Park and Garden.
Other	NA

The northwestern section of this site is within the St Leonards Conservation Area, as is Baring Crescent which is immediately adjacent to the eastern edge of the site. The key issues highlighted in the appraisal affecting this immediate area are:

St Lukes Campus

- The Victorian limestone edifice of St Luke's College, associated chapel and stables are prominent landmark features fronting Heavitree Road;
- The original buildings were designed by the church architect John Hayward as a diocesan training college circa 1854, with later extensions in 1911-12 and 1934-38;
- Despite further unsympathetic additions to the attractive campus character survives;
- The green quadrangle is a superb space with a very strong sense of place, acting as a focal point for the campus and having a positive impact on the conservation area; and
- The space fronting Heavitree Road is also a positive feature, providing an attractive setting for the historic building.

Baring Crescent

- This area includes the elegant stucco houses overlooking the locally listed historic park at Baring Crescent, dating from the Georgian era and is Grade 11 listed;
- Baring Crescent with its central semi-circular private park displays a fine group of stucco villas, each slightly different but linked by scale materials and layout. Most have ground floor cast iron balconies, central niches and doorways with Tuscan half columns and entablatures;
- The harmony of the architecture and layout is disrupted on plots 2 and 3 where the original villas were destroyed and replaced by a pair of semi-detached and a detached house. These properties are of a smaller scale, different footprint and front on to Heavitree Road. Whilst the house on plot 5 was also destroyed, the replacement respects the layout scale and proportions of its neighbours;
- Baring Crescent has limited vehicular access from each end; and
- The north side of Magdalen Road to the east of the entrance to Baring Crescent is marked by tall stone and brick boundary walls enclosing the rear gardens of 10, 11 and 12.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The site and immediately adjacent areas are dominated by heritage assets of significant importance. Redevelopment of this site involving choice of inappropriate materials, overall design and heights has the potential to harm the setting of the aforementioned designated heritage assets, including the conservation area.

There are a number of identified important views within the potential site which could be negatively impacted by development.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site has the potential to cause harm to known heritage assets. Any development or redevelopment must respect the significance of the conservation area and the other heritage assets. Careful consideration through design, layout, density, massing, heights and materials will be required to avoid or mitigate harm and to enhance the visual, setting and character of the site. Particular consideration must be given to the views of the site from adjacent areas, including from higher ground. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of harm caused. Future development opportunities should look to enhance or better reveal the significance of the affected heritage assets.

Views

When assessing the heritage impact of developing this site, consideration must be given to the potential impact upon important views of and to the area. Cases involving more significant or multiple assets require a detailed assessment. Through the Exeter Density and Heights Study conducted by Allies and Morrison for the City Council, a number of important views have been identified which development will be required to address through appropriate scale and massing:

- View west from the crest of Baring Crescent towards St Michael and All Angels Church and countryside beyond;
- View west from the crest of Baring Crescent towards Exeter Cathedral and countryside beyond; and
- View southeast from Heavitree Road/Denmark Road junction looking up Heavitree Road towards spire of St Luke's Chapel.

Development proposals should be accompanied by a Visual Impact Assessment which should assess the identified heritage assets, assess the extent to which the views contribute to the assets' significance and assess the degree of impact that development would have.

Archaeology

Due to the known use of the site in previous centuries, there is a significant chance of finding significant archaeology. Therefore, redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to harm to the significance of the heritage assets within and adjacent to the site. However, appropriate mitigation measures,

including negotiation on future design and palette of materials could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Exe Bridges Retail Park

Site Overview

Site reference number: 142

Site description: Relatively flat brownfield site occupied by retail units and associated public car parking. St Thomas train station and a mainline railway adjoining to the west. The site is part of the West Gate site identified for redevelopment in the City Council's Liveable Exeter Programme.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 1.78

HELAA assessed housing capacity: 180

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site includes part of St Thomas Railway Station which is Grade II listed. Adjacent to the site are other listed heritage assets. Development proposals must be acceptable in heritage terms.
Conservation Area	The north western corner of the site around St Thomas Railway Station is within the Cowick Street conservation area. The Riverside Conservation Area is in close proximity to the eastern side of the site

Historic & Built Environment Criteria	Assessment
	and to the southeastern side is close to the Pines Square Conservation Area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

The northwestern part of this site is within the Cowick Street Conservation area. The appraisal highlights the following key features relating to this specific area:

- Cowick Street is the main road within the Conservation area. It developed along the main route from Exeter to the Southwest and continues to be one of the principal routes into and out of the city centre;
- When entering Cowick Street it can be seen that the area is full of architectural and historical interest;
- As you approach Cowick Street from Exe Bridges roundabout your first view is that of St. Thomas Railway Station and the railway viaduct, which was the headquarters of Isambard Kingdom Brunel's South Devon Railway. The Station and Viaduct make a positive contribution to the special architectural and historic character of the area;
- The Pigeon Mural on the St. Thomas Railway Arch makes a positive contribution to the character of the area; and
- There are both positive and negative characteristics of the Cowick Street Conservation Area when you approach from the east. Cowick Street has a strong identity and its building scale and subsequent strong lines create a good sense of enclosure and interesting views. However, much of the post war development and many of the modern shop frontages detract from the historic character of the area.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

As the site includes the Grade II listed St Thomas Railway Station, adjacent railway arches, Cowick conservation area and the important views of Exeter Cathedral and the Quay to the east, an assessment should be carried out to assess the site's capacity whilst conserving the setting and value of the heritage assets. Depending on the design, massing, layout and height of any proposed development, the important views from within and through the site could be negatively impacted. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Development proposals should be informed by key views, especially from higher ground, to establish appropriate building heights bearing in mind the potential for impacts on the setting of nearby conservation areas and on views of the Cathedral and Quay.

However, subject to mitigation, it is considered that development will cause less than substantial harm to known heritage assets. Mitigation will include consideration of design, layout, density, massing, heights and materials to avoid or mitigate harm and to enhance the visual, setting and character of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of harm caused. Future development opportunities should look to enhance or better reveal the significance of the affected heritage assets.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause less than substantial harm to the significance of the heritage assets found within or adjacent to the site. Appropriate mitigation measures, including in relation to design and palette of materials, could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Land at Cowley Bridge Road

Site Overview

Site reference number: 143

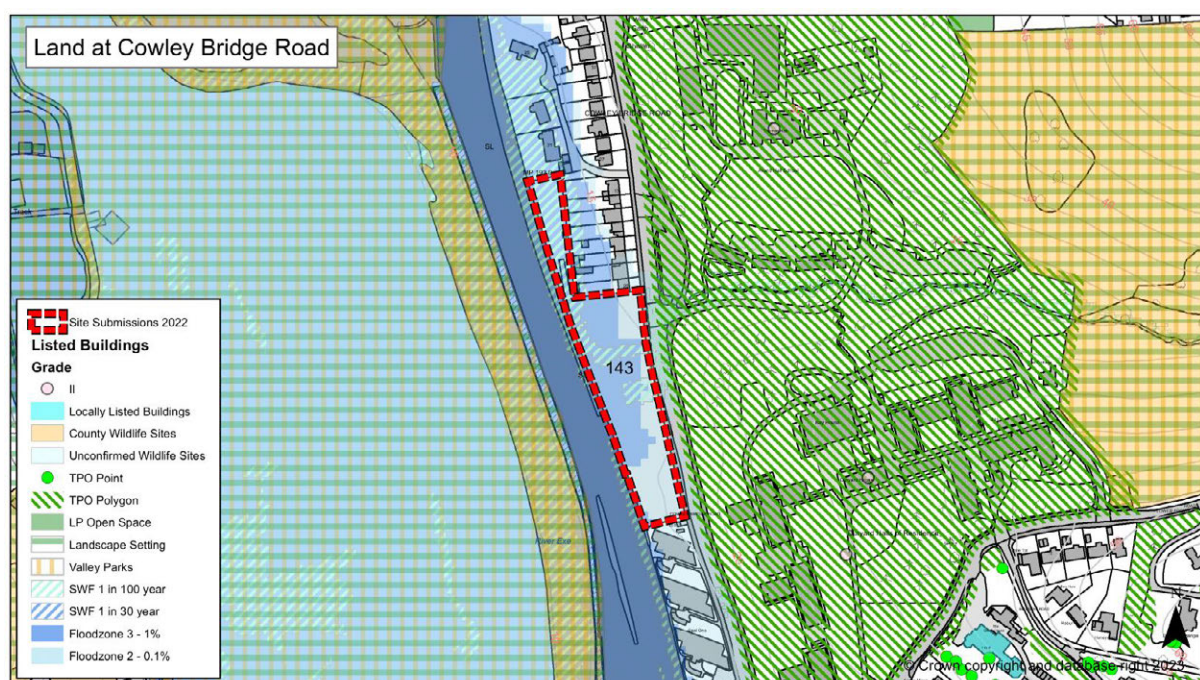
Site description: Brownfield site formerly containing industrial units, now cleared and unused following a major fire in 2020. Cowley Bridge Road runs along the eastern site boundary and a mainline railway lies to the west.

Relevant planning history: Planning consent has been granted for the development of 350 student accommodation bedspaces (23/0232/FUL). Equivalent to 232 homes based on the Housing Delivery Test Measurement Rulebook.

Total site area (ha): 0.73

HELAA assessed housing capacity: 232

HELAA assessed employment capacity: Considered in the Exeter Employment Study



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	The Riverside Valley Park is immediately adjacent to the western edge of the proposed site. The Duryard Valley Park is in close proximity to the eastern edge of the site.
Other	

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

There are important views from the Northernhay and North Street areas of the city centre across this site, which inappropriately designed development (especially in terms of heights) could negatively impact upon.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets. The site is immediately adjacent to one and close proximity to another Valley Park; inappropriate design could impact important views from, to and through these assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

There are no known heritage assets within the site itself, but to the northeast is the Grade II listed Thomas Hall and to the southeast is Duryard House. Appropriate consideration must be given to the design, massing, materials and height of any development in order to mitigate harm to those known heritage assets.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site is unlikely to cause harm to the significance of the heritage assets found adjacent or in close proximity to the site, subject to appropriate mitigation measures including in relation to design and palette of materials. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

East Gate (2)

Site Overview

Site reference number: 145

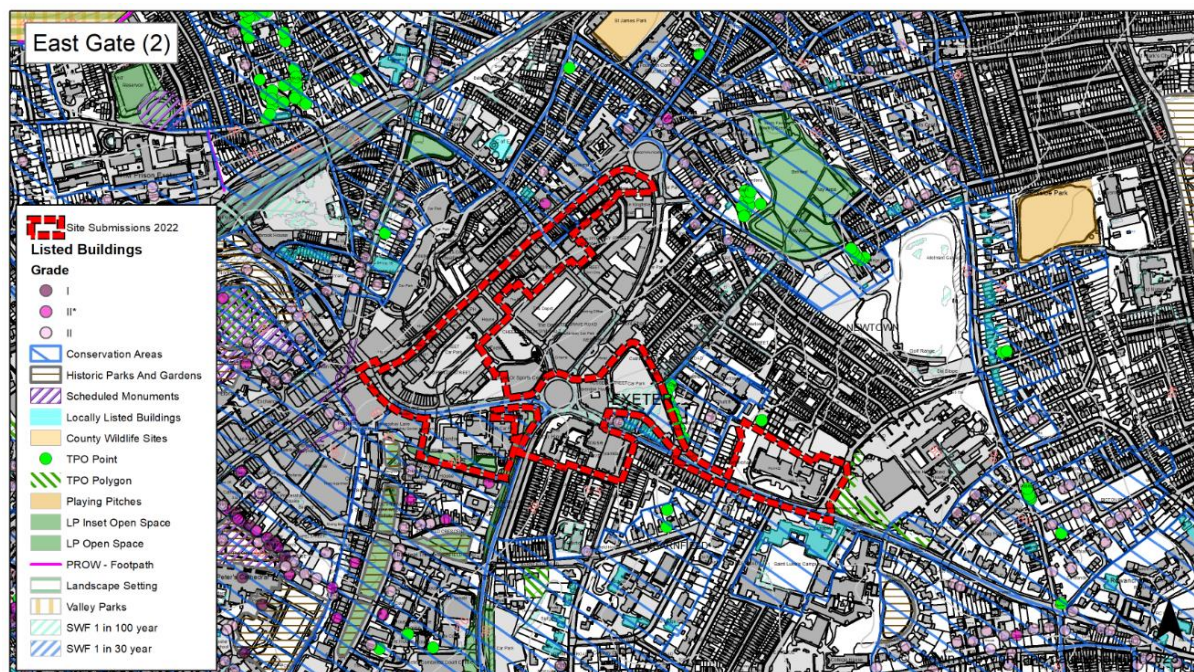
Site description: Mixed use area on the eastern edge of the city centre, including retail, leisure, community and employment uses, existing homes, public car parks and the former Devon and Cornwall Constabulary Police Station and Magistrates Court. Part of the site is identified for mixed use redevelopment in Policy CP3 of the Exeter Core Strategy. East Gate is also identified for potential mixed use redevelopment in the City Council's Liveable Exeter Programme.

Relevant planning history: Outline consent to redevelop the Police Station and Magistrates court to provide purpose built student accommodation and co-living housing was refused (21/1564/OUT) and a subsequent appeal dismissed on design grounds. The former Pyramids Leisure Centre has permission to be demolished under 24/0004/DEM. City Point has previously benefited from outline consent for redevelopment for retail use (15/0791/OUT).

Total site area (ha): 9.90

HELAA assessed housing capacity: 1,118 gross, 1,007 net

HELAA assessed employment capacity: Considered in Exeter Employment Study and appendix C of the HELAA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	Part of the site is within an area of archaeological importance. Any development proposals within this area must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ

Historic & Built Environment Criteria	Assessment
	and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	The rest of the site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to: 13-15 Dix's Field, Chichester Place, 2-6 Barnfield Crescent, Sidwell Street Methodist Church and the Chapel at St Anne's Almshouses which are Grade II* Listed Buildings; a number of Grade II Listed Buildings; and Rougemont, the Underground Passages and City Walls, which are scheduled monuments. Development proposals must be acceptable in heritage terms.
Conservation Area	The site includes land within three conservation areas: part of the Triangle Car Park is within Lower Summerlands conservation area; the Civic Centre is within Southernhay and the Friars conservation area; and nos. 126-134 Sidwell Street are within Sidwell Street conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation areas.
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	Southernhay and Barnfield to the south, Northernhay and Rougemont Gardens to the west and Baring Crescent to the east are Historic Parks and Gardens.
Other	NA

The area of the site around Dix's Field is within the Southernhay and The Friars Conservation Area. The key characteristics for this area are:

- Survival of the City Wall;
- Discernible ancient plan, with radial routes and outer defences;
- Survival of the Southernhay greens and subsequent tree planting;
- Georgian terraces constrained by earlier features into a unique townscape;
- High proportion of buildings listed as Grade II*;
- Significant business quarter;
- Commercial use of Georgian terraces;
- Modern office blocks to the east and north; and
- Poor quality of many Post-war buildings.

The area of the site around St Matthews Church Hall and Lower Summerlands is within the Lower Summerlands Conservation Area. The characteristics of the Lower Summerlands Conservation Area may be summarised as:

- A small and relatively quiet historic enclave, close to the city centre;
- A high proportion of listed and locally listed buildings;
- A primary school church and church hall act as community hubs; and
- Mature trees and historic brick walls offering screening and strong boundaries.

- There is a small section to the northeast of the site which is located within the St Sidwell's Conservation Area. The characteristics of the St Sidwell's Conservation Area may be summarised as:
- An historic area, with significance to Exeter's development in terms of water supply;
- Large three storey terraces predominant on the main routes into the city;
- Mostly red brick buildings with significant use of decorative brick detailing;
- 16 listed buildings, 1 Grade II* and 15 Grade II, plus 3 locally listed buildings contribute to the character of the area; and
- The Grade II* listed Sidwell Street Methodist Church is a landmark building in terms of its architecture and its radical early use of formed concrete. Important views in and out of this site within the conservation area.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

As the East Gate site is a large, disjointed area with a mix of land uses and sizes of buildings, it may be preferable to split the site up into distinctly separate areas when assessing the impact of any proposals on the surrounding heritage assets. This would not impact the ability to masterplan the site at a later stage, also in relation to other sites such as St Lukes and nos. 12-31 Sidwell Street.

Due to the topography of the site, insensitive development (especially significantly tall buildings) could potentially impact the city's skyline. In particular, this would be in relation to views of, from or through key heritage assets such as Rougemont Castle and the Cathedral.

The far northern and western strips of the site are within a known area of archaeological importance. The impact of redeveloping this site would be unknown without prior assessment of the site and adjacent areas.

There are a number of identified important views within this site which could negatively impact the heritage found within or adjacent to the site.

However, it is noted that redevelopment of this site could potentially enhance a key gateway into the city centre.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Archaeology

To avoid harm and maximise enhancements, any development or re-development of this site should be informed by an assessment of the archaeology. Redevelopment should be informed by a detailed desk-based study of potential remains and field evaluations where necessary. In the first instance advice should be sought from the Council's lead officer for heritage/archaeologist. Following this assessment future plans should be heritage led and achieved through partnership working between Developer, Council and Historic England.

Heritage assets

The East Gate site, although not containing much in the way of known heritage assets above ground, is adjacent to a wealth of heritage assets. Therefore, future development should focus upon appropriate and innovative design, layout, heights and materials. Particular consideration must be given to the interaction with surrounding areas which lead to other prominent areas of heritage such

as the Sidwell Street Methodist Church and the Grade II* listed buildings on Southernhay East. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of harm caused. Future development opportunities should look to enhance or better reveal the significance of the affected heritage assets.

Views

When assessing the heritage impact of this site, consideration must be given to the impact that proposals may have upon important views of and to the area. Cases involving more significant or multiple assets require a more detailed assessment. Through the Exeter Density and Heights Study conducted by Allies and Morrison for the City Council, an important view has been identified within development of this site would need to address:

- View north from Southernhay Gardens towards Southernhay United Reform Church.

The height of development at East Gate will also be constrained by the need to protect wider views of the Cathedral and many other prominent listed buildings in the city centre. Development proposals should be accompanied by a Visual Impact Assessment which should assess the identified heritage assets, assess the degree that views contribute to the assets' significance and assess the degree of impact that development would have.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause harm to the significance of the heritage assets adjacent to the site. Appropriate mitigation measures, including negotiation on future design, layout, height and palette of materials could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Red Cow / St David's (2)

Site Overview

Site reference number: 146

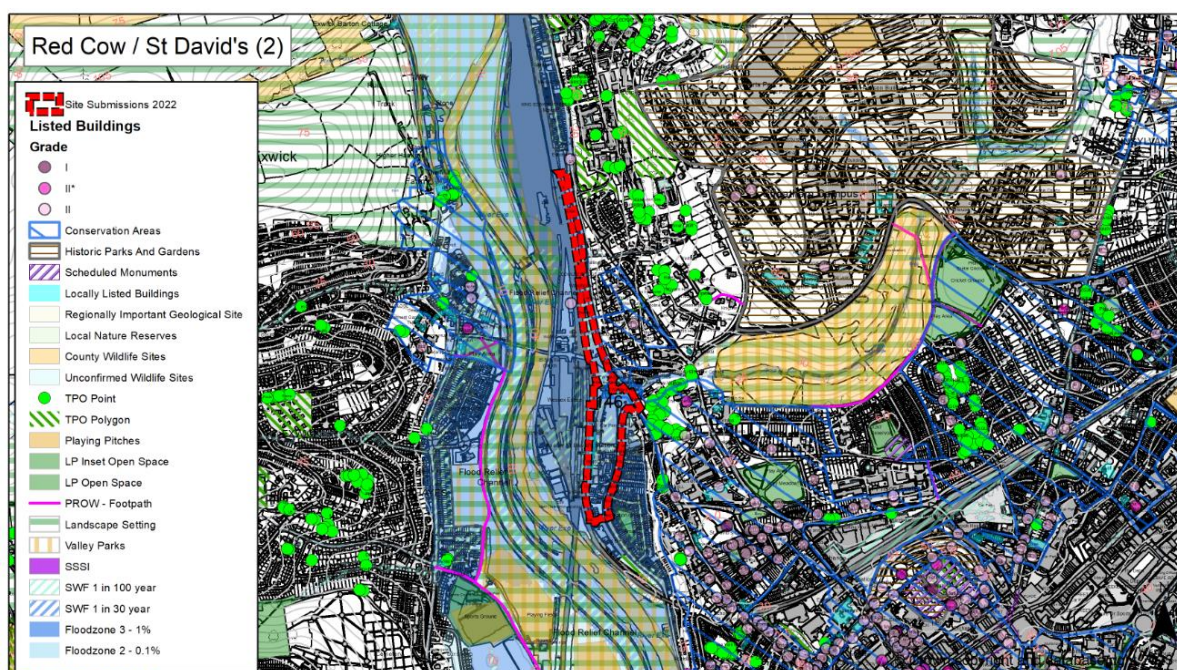
Site description: A mixed-use brownfield site within the urban area that includes the station 'head-house' (providing customer services, offices and ancillary rail uses), surface car parks, storage and industrial uses, student accommodation and retail. Cowley Bridge Road and Bonhay Road run along the eastern boundary, beyond which are a hotel, student accommodation and residential areas. Exeter St David's Station (the platforms and rail lines) lies to the west. The majority of the site is identified for mixed use redevelopment in policy KP5 of the Exeter Local Plan First Review. The site as a whole is identified for potential mixed use redevelopment in the City Council's Liveable Exeter programme.

Relevant planning history: A planning application for a change of use of the Great Western Hotel to mixed use, comprising 15 residential units and ground floor commercial, is pending consideration (24/0715/FUL).

Total site area (ha): 4.09

HELAA assessed housing capacity: Residential: 334 gross, 253 net. PBSA: 670 gross, 630 net. Average of 442 net.

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed

Historic & Built Environment Criteria	Assessment
	by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	Part of the site (including the Great Western Hotel and adjacent buildings) is within St David's Conservation Area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site includes the Great Western Hotel, St David's Station Building, The Station House (which has permission to be demolished) and the Permanent Way Inspectors Office (White House) , which are locally listed. Development proposals must be acceptable in heritage terms.
Historic Landscape: Valley Park / City Park	Riverside Valley Park is to the west of the site. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

St David's Conservation Area Appraisal and Management Plan

A small section of the site to the northeast of the railway station is within the St David's Conservation Area, with a further significant part of the proposed site running parallel with it. The appraisal notes the following key features which are of relevance to the site:

- There are many fine listed (approximately 190) and 37 unlisted buildings developed in linear patterns, creating pockets of attractive townscape especially to the east of the proposed site;
- Many buildings in groups with rich architectural detailing;
- Excess traffic and on-street parking intrudes on the character of the area;
- Unsightly street clutter (advertisements, road signs, utility boxes and posts) and graffiti detract from the character of the area;
- The streetscape suffers from random quality surfacing and landscaping and enhancements could improve the appearance of the area;
- There are opportunities for new residential development that should harmonise with the character of the area;
- Important views and glimpses in and out of the Conservation Area should be preserved;
- Enhancements of Red Cow Village are required to promote a better-quality environment, a sense of arrival and pride of place;
- The retention, condition and maintenance of open spaces and car parks and;
- Unsympathetic 'permitted developments', in particular extensions, garages and porches, erodes the distinct character.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Due to the significant heritage assets within and adjacent to the proposed site, any redevelopment of this site would impact the character and appearance of the conservation area, the locally listed buildings and the nearby grade II listed heritage assets. How significant the impact would be will depend upon the design and landscaping of the proposed development. However, the area to the

south of the site is dominated by low quality design 1980's/90's development and there is an opportunity, through appropriate design, to improve the overall site's impact on the significance and setting of the nearby heritage assets.

There is a potential issue with archaeology to the south of the conservation area. This would need to be thoroughly investigated to understand its possible impact upon future development. Significant archaeology could restrict the types of development that would be appropriate but could have educational and tourism benefits.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

It is considered that development of the site has the potential to harm known heritage assets. Any development or redevelopment within this site, must respect the significance of the conservation area and the other heritage assets. Careful consideration of future development through design, layout, and especially heights and materials would be required to avoid or mitigate harm and to enhance the visual, setting, and character of the site. Particular consideration must be given to the views of the site from adjacent areas including from higher ground. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of harm caused. Future development opportunities should look to enhance or better reveal the significance of the affected heritage assets.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage/archaeologist.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause harm to the significance of the heritage assets within or adjacent to the site. Appropriate mitigation measures, including negotiation on future design and palette of materials could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Land opposite 51 Homefield Road

Site Overview

Site reference number: 148

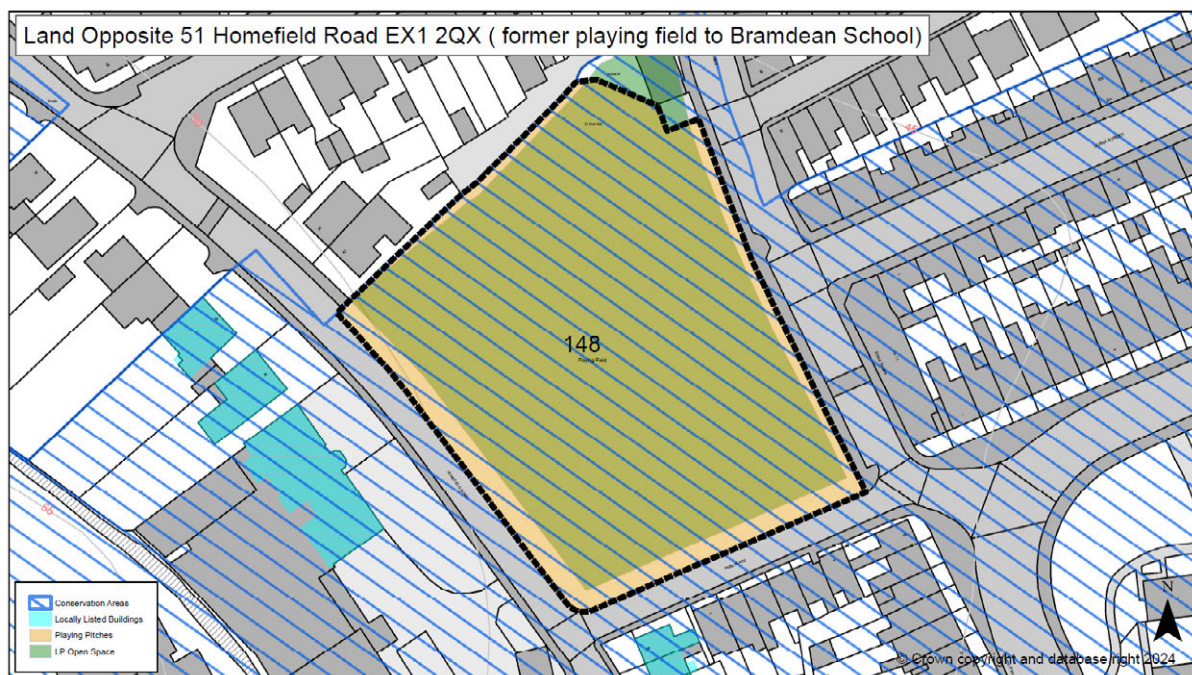
Site description: Greenfield site within an established residential area, comprising the former playing field of a school which closed in 2020.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.51

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	The site is within the Heavitree conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site is in close proximity to around twenty buildings along Homefield Road which are locally listed.

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	NA
Other	NA

Heavitree Conservation Area Appraisal and Management Plan

The site is within the Heavitree conservation area. The features of the Heavitree conservation area that make it an area of special architectural and historic interest include the following which apply to this site:

- Heavitree developed along a Roman route and entered an age of development in the 19th century when many of Exeter's middle and upper classes sought 'country' villas on the outskirts of the city. These villas were followed by the compact terraced housing for the working and lower middle-class families. The terraces often followed field boundaries;
- Homefield Road runs along the western boundary of the site and contains a variety of styles, with detached villas and a Georgian Terrace. The road has attractive views, including the positive open space of the playing field containing large mature trees. This and other green spaces are a key feature in the character of the conservation area;
- The site is noted as a positive space, and an area of important treescape within the conservation area appraisal;
- The retention of historic features is noted as important to ensure the character of the buildings is upheld; and
- Aside from the locally listed buildings along Homefield Road, other buildings bordering the site are noted to make a neutral contribution to the character of the conservation area.

The site in its current form makes a positive contribution to the Heavitree conservation area and nearby locally listed buildings. However, since the closure of Bramdean School in 2020, the playing field has not been as well kept as when the school was open and remains fairly unused.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site would alter the contribution it makes to the significance of the conservation area, notably its role as a positive space and important treescape. It is likely that the development of the site for residential would have a negative impact on the significance of the conservation area. However, given the current underuse of the site, there are opportunities for the contribution of the site to the significance of the conservation area to be enhanced through appropriate landscaping and maintenance. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to the heritage assets that would be brought about by development of this site is likely to be less than substantial. In accordance with the NPPF, for development to be acceptable, the level of

harm to the heritage assets, including the loss of important treescape and positive open space within the conservation area at this site would require demonstration of significant public benefit that outweighs and justifies the degree of harm.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

While it is considered that development of this site would have the potential to cause less than substantial harm to the significance of the heritage assets it affects, this is a significant constraint to the development of this site. Any development would require strong public benefit justification to be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets. It is unlikely that this is attainable given its role as positive open space, although this could be enhanced. Overall, it does not present as an appropriate site allocation when the conservation and enhancement of heritage assets is considered.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

Land and buildings at Victoria Street

Site Overview

Site reference number: 150

Site description: The majority of this part brownfield, part greenfield site is relatively flat, but there is a steep vegetated railway embankment in the southern area. The site comprises a large workshop-style building (previously used as a service and MOT centre), various areas of car parking and a large, two storey dwelling within the curtilage. The site has an existing vehicular access onto Victoria Street. The property is disused/vacant. The site lies in a residential area, characterised by rows of red brick terraced properties.

Relevant planning history: A current planning application (23/0949/FUL) for the demolition of existing buildings and dwelling and redevelopment to provide a 101-bed co-living accommodation with associated accesses/egresses, landscaping and other external works is pending consideration.

Total site area (ha): 0.45

HELAA assessed housing capacity: Residential: 18 gross, 17 net. PBSA: 78 gross, 77 net. Average of 48 gross, 47 net

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field

Historic & Built Environment Criteria	Assessment
	evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of this site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of this site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Rougemont Switching Centre, Queens Road

Site Overview

Site reference number: 151

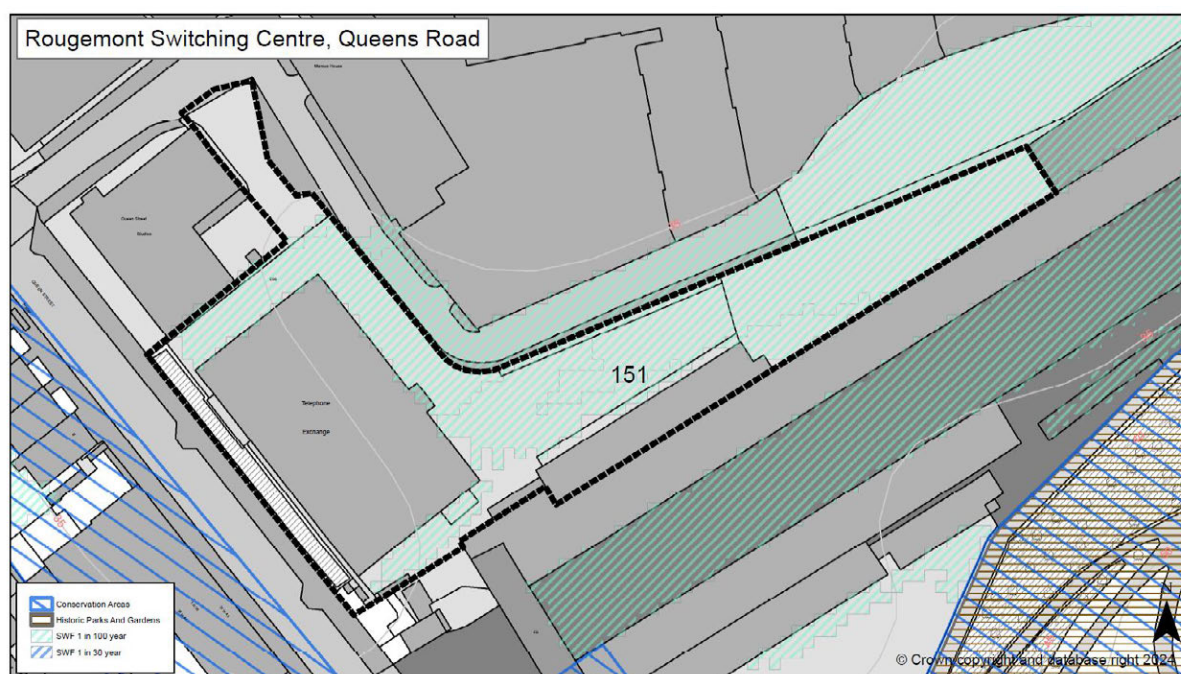
Site description: Brownfield site adjacent to Exeter Central Station, occupied by a single substantial purpose-built 1970's building housing a telephone exchange/switching centre that is brutalist in style. The site has extensive private car parking to the rear of the site. There are several mature trees along the site frontage, with a low wall and railings. Central Station building and railway tracks lie to the south, student accommodation to the north-west along Queen Street, and car parking, with residential accommodation above, is to the rear.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.48.

HELAA assessed housing capacity: Residential: 55, PBSA: 114, Average of 86.

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Other areas with potential for archaeology	Approximately 130m due south of the site is a known area of Archaeological Importance.
Listed Buildings	The site is in close proximity to: St Davids Church which is a Grade I Listed Building and nos. 11-28 New North Road, Clock Tower and nos.

Historic & Built Environment Criteria	Assessment
	44-53 Queen Street which are Grade II Listed Buildings. Development proposals must be acceptable in heritage terms.
Conservation Area	To the west and southeast of the site are areas within the St David's Conservation Area. Development proposals must conserve and / or enhance the character and appearance of the conservation areas.
Local Listed Buildings	Rougemont Hotel is locally listed and located south of the site.
Historic Landscape: Valley Park / City Park	To the southeast of the site is the Rougemont Historic Park and Garden.
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Although there are no specific heritage assets within or adjoining the proposed site, insensitive development (especially significantly tall buildings) could potentially impact the city's skyline especially views of, from or through key heritage assets such as Rougemont Castle and the Cathedral. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Any development must carefully consider appropriate and innovative design, layout, heights and materials. Particular consideration must be given to the interaction with the surrounding areas which lead to other prominent areas of heritage such as the Rougemont Castle and wider important views such as of the Cathedral. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of harm caused. Future development opportunities should look to enhance or better reveal the significance of the affected heritage assets.

SUMMARY OF POTENTIAL HERITAGE IMPACT

Subject to appropriate mitigation, it is considered that development of this site is unlikely to cause harm to known heritage assets. Appropriate mitigation measures, including in relation to design, layout, height and materials will enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Barton Place, 4 Wrefords Link

Site Overview

Site reference number: 152

Site description: Irregularly shaped, undulating site on the north-western edge of the city comprising both greenfield land and brownfield land including apartment buildings and areas of hard standing.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 3.36

HELAA assessed housing capacity: 8 gross, 3 net.

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is in close proximity to Barton Place which is Grade II listed. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	Greenacres to the south of the site and Barton Place Farm to the southeast of the site are locally listed.

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	Riverside Valley Park is to the southwest of the site and Duryard Valley Park is to the southeast of the site. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The site is in close proximity to the Grade II listed Barton Place building and its setting would be impacted by any development of this site. The two locally listed buildings to the southeast and southwest must also be taken into consideration, as overdevelopment could affect views of and through the site towards these prominent buildings. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Careful consideration will be required in respect of appropriate and innovative design, layout, heights and materials. Particular consideration must be given to the interaction between the site and the surrounding area's other heritage assets, such as any important views across the city. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of harm caused.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause harm to the significance of the known heritage assets. Appropriate mitigation measures, including negotiation on future design, layout, height and palette of materials could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Land to the east of Newcourt Road (2), Topsham

Site Overview

Site reference number: 153

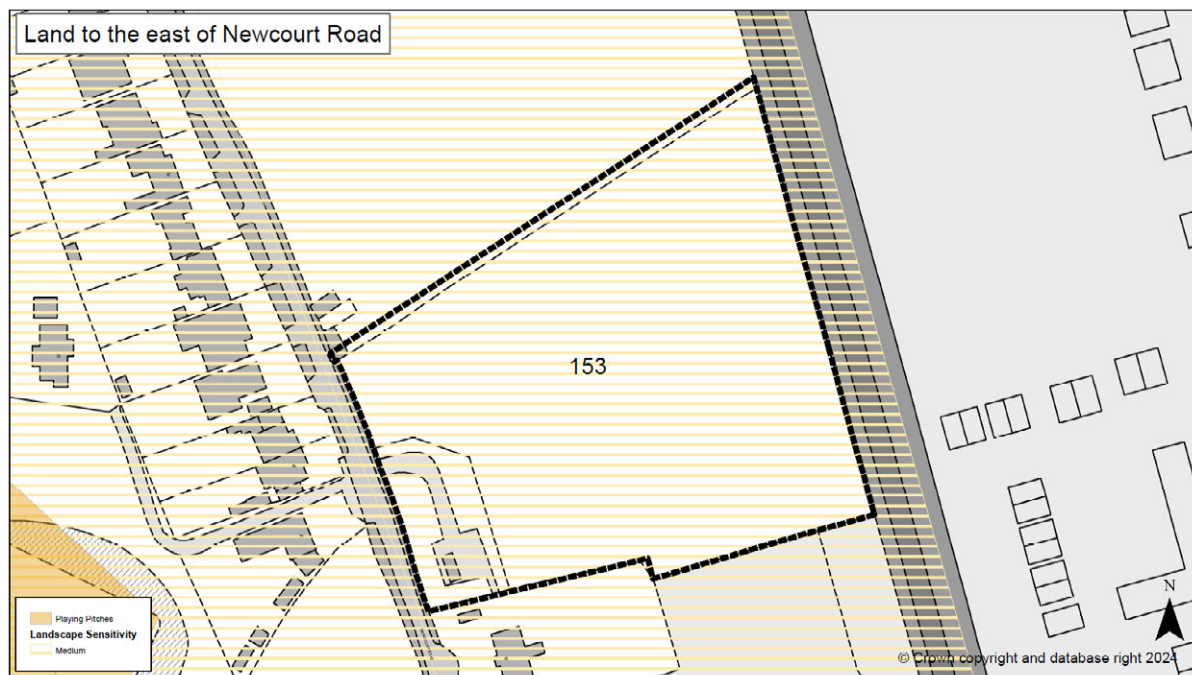
Site description: Flat site comprising a field bounded by hedgerows and containing two small storage buildings along the boundary with Newcourt Road. The Exeter-Exmouth rail line runs along the rear of the site to the east. Planning permission for housing has been granted to the north (21/1940/OUT) and residential development on land to the south has recently been completed.

Relevant planning history: No relevant planning history.

Total site area (ha): 1.11

HELAA assessed housing capacity: 45

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of this site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of this site is unlikely to impact the significance of any heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land adjoining 1 and 2 Lower Shapter Street, Topsham

Site Overview

Site reference number: 154

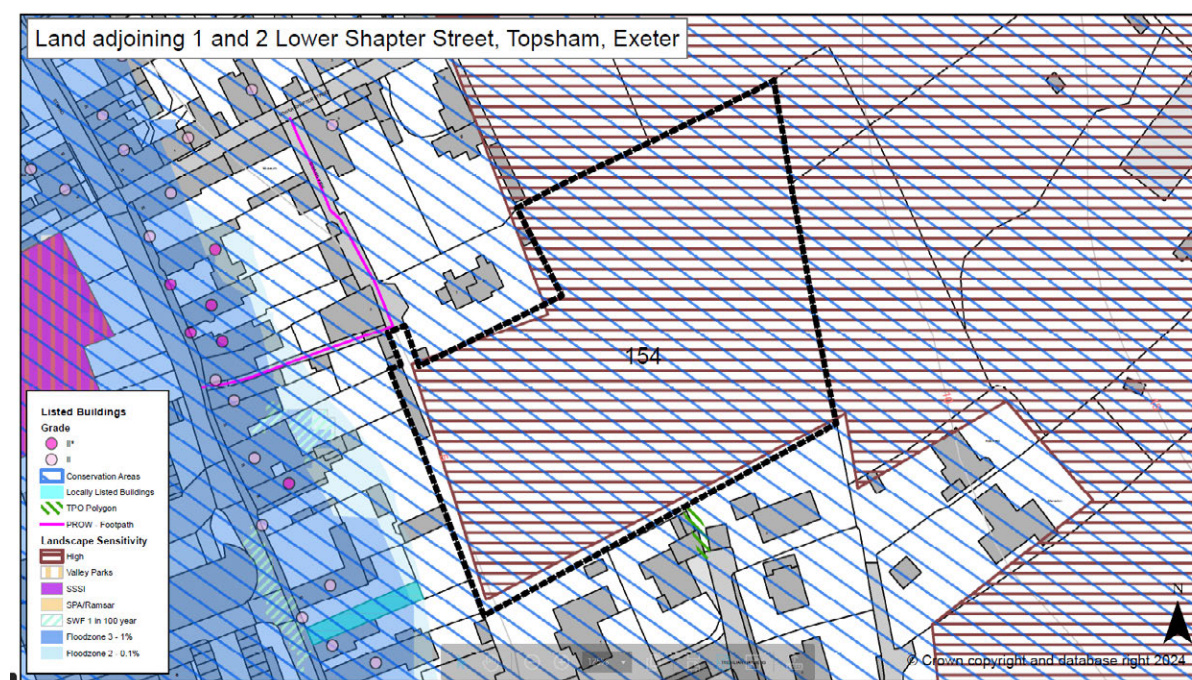
Site description: Relatively flat agricultural site adjacent to the urban area on Topsham.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.87

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA.



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	There are no specific heritage assets on-site but there is a wealth of heritage to the northwest, west and southwest. These heritage assets include the Grade II* Listed Buildings at nos. 25, 26, 34 and 40 Strand. There are also a number of Grade II listed buildings on Strand and Lower Shapter Street. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within the Topsham conservation area.

Historic & Built Environment Criteria	Assessment
Local Listed Buildings	To the southwest and adjacent to the site is no. 36 Strand which is locally listed.
Historic Landscape: Valley Park / City Park	Riverside Valley Park is to the west of the site running along the estuary. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.
Other	NA

The area of this proposed strategical allocation site is within Area 3: Strand of the Topsham Conservation Area. The key characteristics for this area are:

- The Strand is impressive with its concentration of substantial high-quality buildings lining the eastern side. These include the 17th century Shell House, and the typical “Dutch” houses with their curved gables and tall garden walls. Most are set at the back edge of the narrow footway;
- Higher Shapter Street and Lower Shapter Street Running east from The Strand are the narrow lanes of Higher Shapter Street, Lower Shapter Street, and the linking North Street. These are lined with a mix of cottages and houses separated by tiny gardens and cobbled courtyards. There are few footpaths, although there are several small sections of cobbles and some limestone channels and kerbs that together make for an interesting floorscape - contributing to the informal character of these streets. Higher Shapter Close, a 20th century development at the east end of Higher Shapter Street, is in sharp contrast to these attractive intimate spaces; and
- Several properties have removed boundary walls to provide parking. This has eroded the sense of enclosure and resulted in the loss of historic character.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The area to the west of this site holds significant heritage assets whose setting, and the overall character of the conservation area, could be significantly impacted by development. Development could also bring a significant increase in road traffic which could impact the narrow and poorly kept roads and pavements. Any development of this site would significantly impact the important views across the conservation area and towards the Riverside Valley Park/Estuary Quay. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

It is considered that development of this site would harm the significance of the known heritage assets located near to the site and in adjacent areas. Development would need to respect the significance of the assets, including the important views to and from those heritage assets. Careful consideration of through design, layout, density, massing and heights would be required to avoid or mitigate harm and to enhance the visual, setting, and character of the site. Particular consideration must be given to the views of the site from adjacent areas including from higher ground. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of harm caused. Future development opportunities should look to enhance or better reveal the significance of the affected heritage assets.

Archaeology

Due to the historic nature of the area, development proposals could impact previously unknown archaeology. Due to this, any development plans should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would harm the significance of heritage assets near to the site. Appropriate mitigation measures may be possible, including negotiation on future design and palette of materials could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

The Pyramids, John Hannam House and Eaton House/Eaton Drive

Site Overview

Site reference number: 156

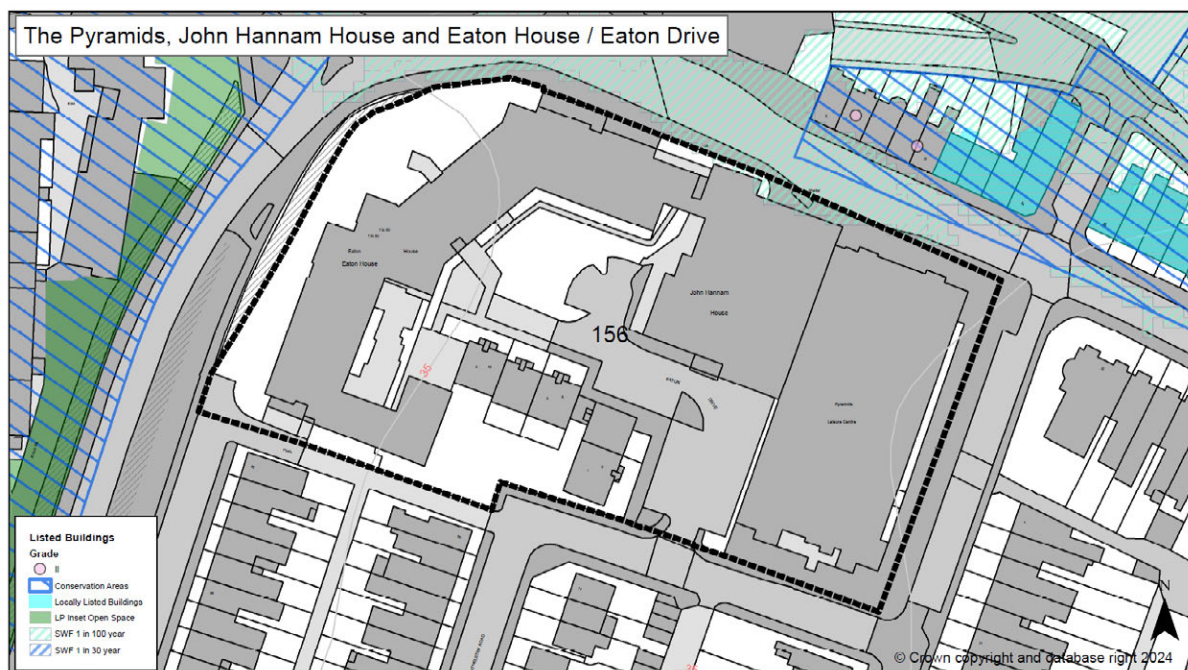
Site description: The site on the eastern edge of the city centre occupied by a former leisure centre and adjacent retirement complex. The retirement complex, built in 1984 is occupied.

Relevant planning history: The former Pyramids Leisure Centre has permission to be demolished under 24/0004/DEM.

Total site area (ha): 0.98

HELAA assessed housing capacity: 181 gross, 92 net

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is opposite Eaton Place and Eaton's Place on Heavitree Road and close to nos. -4 and 7-9 Lower Summerlands, which are all Grade II listed buildings. Development proposals must be acceptable in heritage terms.

Historic & Built Environment Criteria	Assessment
Conservation Area	The site is adjacent to Lower Summerlands and Southerhay and The Friars conservation areas. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site is in close proximity to nos. 15-37 (odds only) Heavitree Road which are locally listed buildings.
Historic Landscape: Valley Park / City Park	NA
Other	NA

The development of this site could impact the significance of the nearby conservation areas, listed and locally listed buildings. The impact would depend upon design. With careful design, and subject to archaeological investigation, development could deliver a positive impact upon the significance of these heritage assets. Any development would need to ensure affected heritage assets are conserved and / or enhanced. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

The harm to heritage assets that would be brought about by development of this site is likely to be less than substantial. Development would need to respect the character and significance of the nearby conservation areas, listed and locally listed buildings. It has potential to positively impact the significance of these heritage assets. Careful consideration of design, layout, heights and materials would be required to avoid harm and to enhance the visual, setting and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to cause less than substantial harm to the significance of the heritage assets. Appropriate mitigation measures and negotiation on design could enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Yellow

62 and 64 Alphington Road

Site Overview

Site reference number: 157

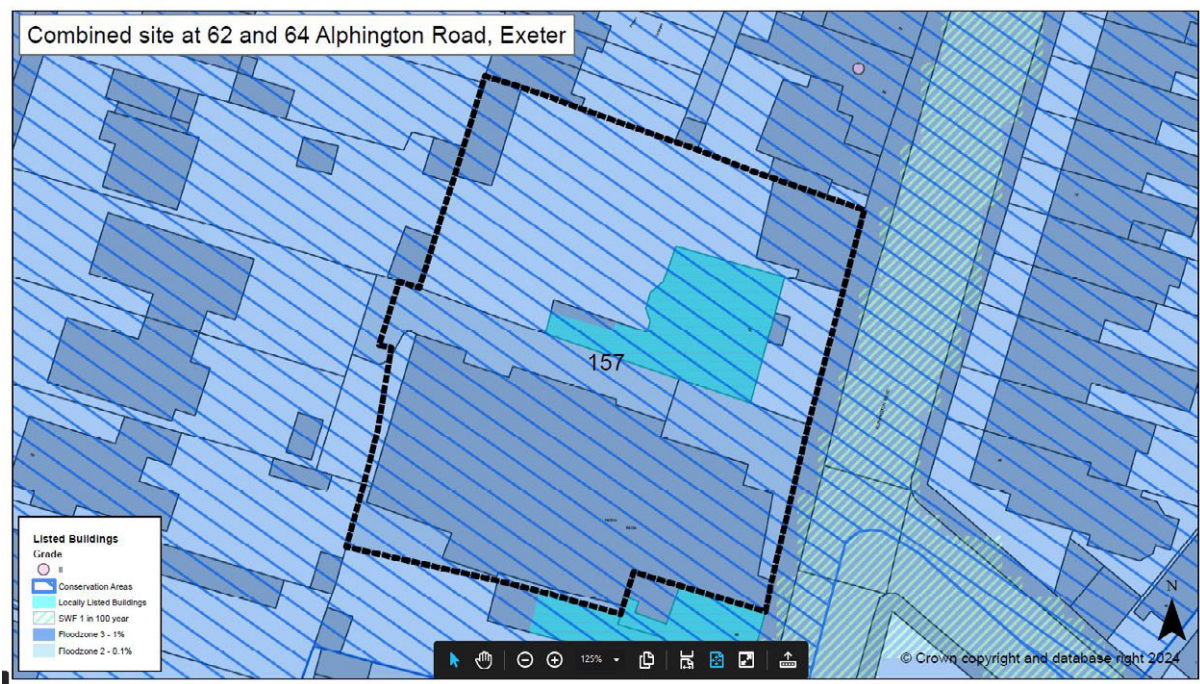
Site description: The site, which fronts onto Alphington Road, includes an industrial building at no. 64 Alphington Road and a Locally Listed building at no. 62 known as Claremont House.

Relevant planning history: A recent application to demolish the existing buildings and develop 54 new-build affordable and supported independent living housing was refused on grounds of the impact of the proposed development on the amenity of neighbouring homes, the proposed development being out of keeping with and harmful to (through the loss of the locally listed building) the Conservation Area, an over-development of the site, a lack of evidence to demonstrate that the existing employment use is not viable or needed, and the unacceptability of the submitted flood risk assessment (23/0909/OUT).

Total site area (ha): 0.18

HELAA assessed housing capacity: 5

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

Historic & Built Environment Criteria	Assessment
Listed Buildings	The site is in close proximity to nos. 54-58 Alphington Road, which are Grade II Listed Buildings. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within the Pines Square conservation area.
Local Listed Buildings	The site contains the designated Locally Listed building known as Claremont House.
Historic Landscape: Valley Park / City Park	NA
Other	NA

The development of this site could impact the significance of the nearby conservation areas, listed and locally listed buildings. The impact would depend upon design. With careful design, and subject to archaeological investigation, development could deliver a positive impact upon the significance of these heritage assets. Any development would need to ensure affected heritage assets are conserved and / or enhanced. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets:

Subject to mitigation, it is considered unlikely that development would cause harm to the heritage assets. However, development would need to respect the character and significance of the conservation area, listed and locally listed buildings. It has potential to positively impact the significance of these heritage assets. Careful consideration of design, layout, heights and materials would be required to avoid harm and to enhance the visual, setting, and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site is not within an area of archaeological importance. The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to harm the significance of heritage asset. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Land at Matford Lane (2)

Site Overview

Site reference number: 158

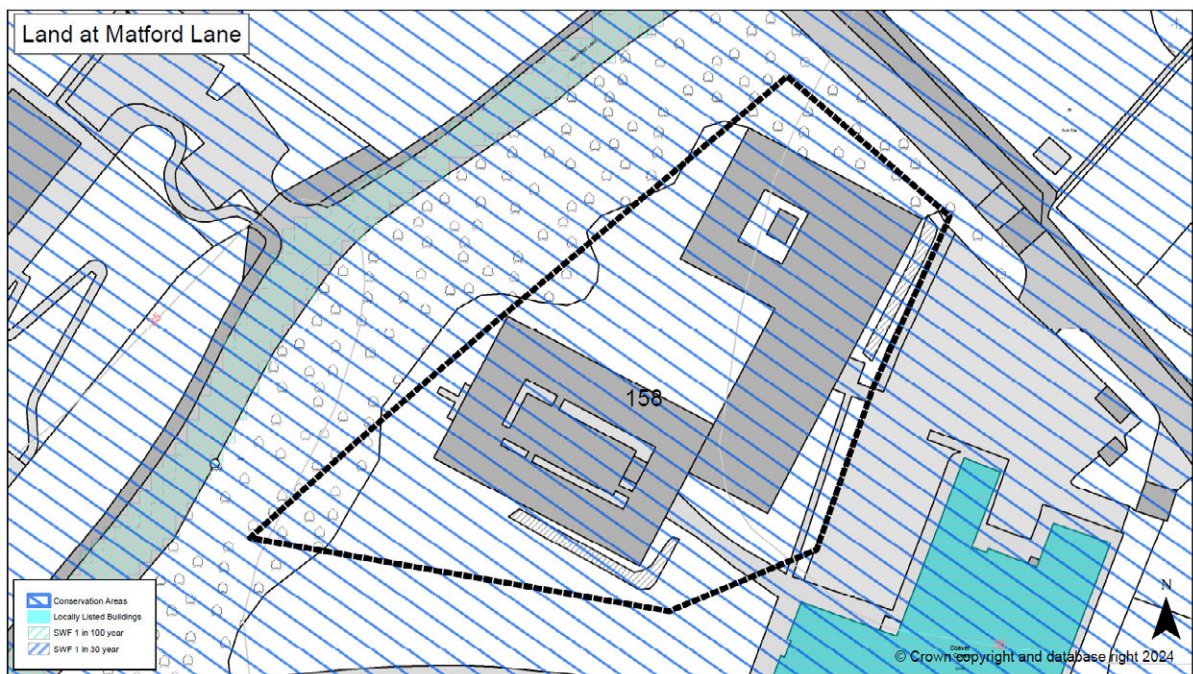
Site description: Site occupied, until relatively recently and for a period of around forty years, by buildings in office use. The planning consent for offices was on a temporary basis and conditioned to return to grass so the site is technically greenfield. It is part of the County Hall campus which is accessible to the public and is adjacent to the Coaver Club. It includes a small number of trees and has trees on its western boundary.

Relevant planning history: Various planning consents relating to the site's temporary office use and works to trees in a conservation area.

Total site area (ha): 0.53

HELAA assessed housing capacity: 21

HELAA assessed employment capacity: N/A



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	The site is adjacent to listed buildings on the County Hall campus, with the main building being Grade II* listed.

Historic & Built Environment Criteria	Assessment
Conservation Area	The site is within the St Leonard's conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	The Coaver Club, which is a locally listed building is adjacent to the site.
Historic Landscape: Valley Park / City Park	NA
Other	NA

St Leonard's Conservation Area Appraisal and Management Plan

The site is within the St Leonard's conservation area. The features of the St Leonard's conservation area that make it an area of special architectural and historic interest include the following which apply to this site:

- County Hall includes the Grade II* County Hall building itself, Bellair, the original villa (listed Grade II*) and the locally listed Coaver Club building. These buildings are set within superb landscaped grounds, including mature Lucombe oaks and sweeping lawns, providing an exceptional setting for the historic buildings. The Heavitree stone wall to Topsham Road is a reminder of the original enclosure of this area;
- There are also notable specimen trees in the grounds of County Hall. These are of considerable value and historic interest and contribute critically to the special nature of the area;
- Open spaces and trees are of primary importance in terms of the character of this conservation area. County Hall campus and playing pitch make a significant contribution to the character and appearance of the conservation area; and
- The playing pitch to the south of the locally listed Coaver Club buildings is noted to be a positive space within the conservation area appraisal. Important treescapes are also noted to the north and to the south of this site within the grounds of County Hall.

The site is currently an area of fenced off derelict land following the demolition of temporary office buildings that used to occupy the space. The site in its current form makes a neutral to negative impact on the conservation area. However, the wider site, including mature trees, make a positive contribution to the significance and setting of nearby heritage assets.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact on the significance of the conservation area, adjacent locally listed building and nearby listed building. Careful design could minimise the impact of development on the significance. Any development would need to ensure the conservation area and other heritage assets are conserved and / or enhanced. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

It is considered that development of the site could harm to the significance of the known heritage assets. Development would need to respect the character and significance and settings of the conservation area, adjacent locally listed building, and nearby listed building. Careful consideration of design, layout, heights and materials would be required to avoid harm and to enhance the visual, setting, and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to harm the significance of the heritage assets. However, appropriate mitigation measures and negotiation on design could enable some development to be acceptable in heritage terms but heritage is a significant site constraint. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Church Lawn, Church Hill

Site Overview

Site reference number: 159

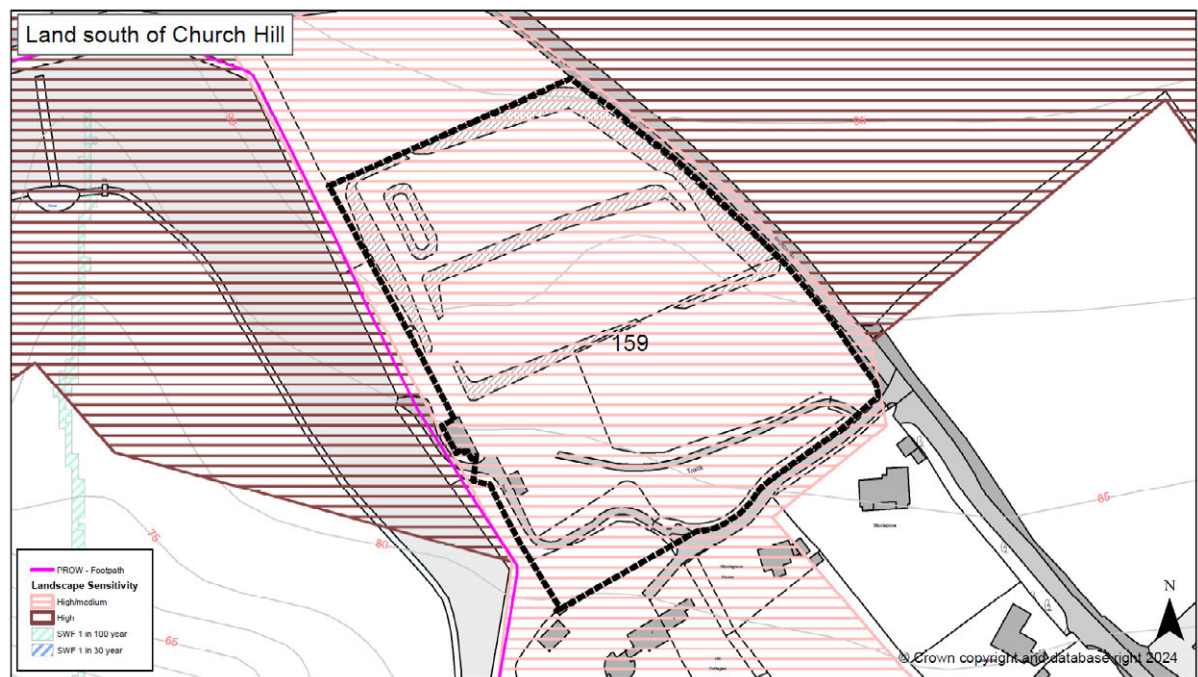
Site description: The site lies north of the urban area of Pinhoe and comprises a paddock and land formerly hosting horticultural polytunnels. The site has a gently sloping topography, falling from north to south creating a varied gradient over the site.

Relevant planning history: A recent application for 18 zero carbon bungalows, together with access, associated landscaping, open space and infrastructure and demolition was refused consent on grounds of landscape impact, design, and lack of provision of safe pedestrian access on Church Hill (23/0958/FUL).

Total site area (ha): 1.59

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

Historic & Built Environment Criteria	Assessment
Listed Buildings	There are no listed buildings within the site, but to the northwest is the Grade II* listed St Michaels Church and the Grade II listed Beacon House.
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The site is in close proximity to the Grade II* listed St Michaels Church and the Grade II listed Beacon House. Any development of this site could negatively impact on the views to and from these heritage assets. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Due to the relationship of the site to the known heritage assets, it is considered that development of the site would be unlikely to harm the significance of those assets. However, development must nonetheless respect the significance of the assets including the important views to and from those heritage assets. Careful consideration through design, layout, density, massing and heights would be required to avoid or mitigate harm and to enhance the visual, setting and character of the site. Particular consideration must be given to the views of the site from adjacent areas including from higher ground. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of harm caused. Future development opportunities should look to enhance or better reveal the significance of the affected heritage assets.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to cause harm to the significance of the heritage assets near to the site, subject to any appropriate mitigation measures, including in relation to future design and palette of materials. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Unit 1, Summerland Street

Site Overview

Site reference number: 160

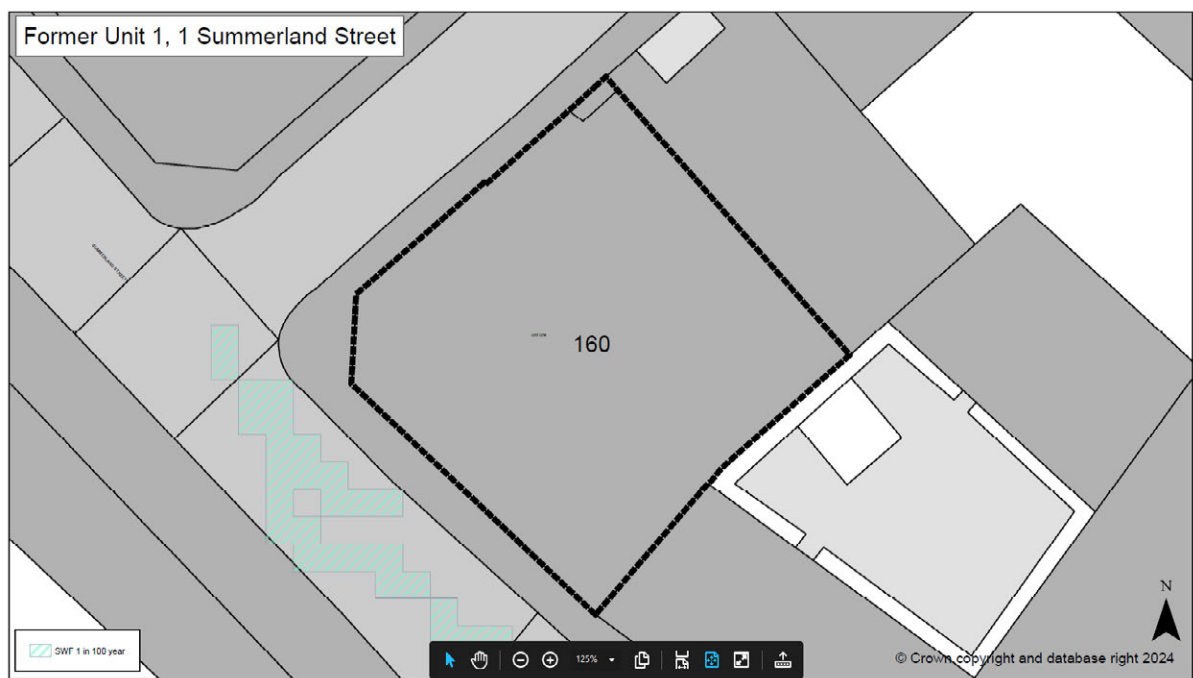
Site description: City centre site comprising a former nightclub. Surrounding uses include purpose built student accommodation, apartments, retail and car repair workshops.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.08

HELAA assessed housing capacity: 28

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of the site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Mary Arches multi-storey and surface car parks, Mary Arches Street

Site Overview

Site reference number: 163

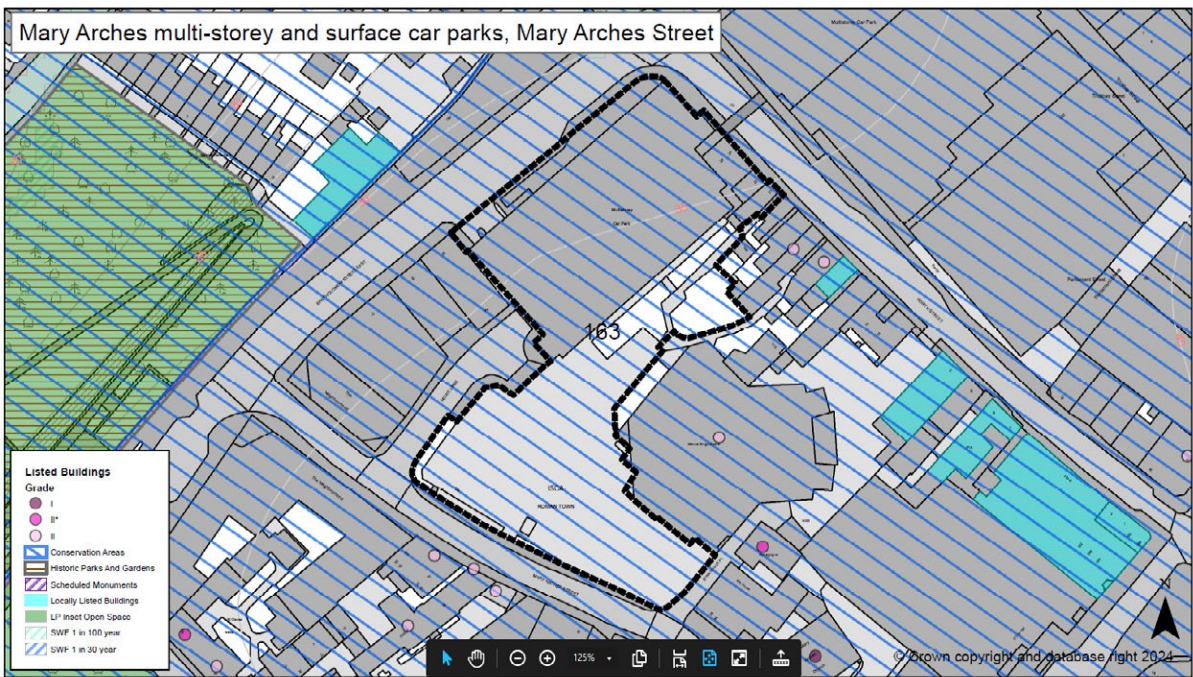
Site description: City centre site comprising a multi-storey carpark (430 public bays) and a surface car park (51 bays). 21-24 North Street are ground floor units incorporated within the multi-storey car park building and are in a variety of uses including restaurant and nail salon. The north-eastern boundary of the site is formed by North Street, beyond which is the Guildhall multi-storey car park and Guildhall Shopping Centre. The north-western boundary of the site is formed by Bartholomew Street East and there is a landscaped area along this frontage. The South-western boundary is formed by Mary Arches Street and directly adjacent to the south-east is the Mecca Bingo building. This site is part of North Gate, which is identified for redevelopment in the Council's Liveable Exeter programme.

Relevant planning history: No relevant recent planning history.

Total site area (ha): 0.46

HELAA assessed housing capacity: 154

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.

Historic & Built Environment Criteria	Assessment
Other areas with potential for archaeology	NA
Listed Buildings	The site is close to numerous listed buildings including Mary Arches Church which is Grade I Listed; The Synagogue which is Grade II* Listed; and the Stables to St Olaves Church House, no. 22 Mary Arches Street, nos. 17 and 18 North Street, Mecca Bingo, the Northgate Stone, the City Gate Pub and nos. 5 and 6 Iron Bridge, which are Grade II Listed. It is also close to the City Walls, which are a Scheduled Monument. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within Central conservation area. See additional notes below. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site is in close proximity to The Old Malthouse, Bartholomew Street East which is locally listed.
Historic Landscape: Valley Park / City Park	NA
Other	NA

Central Conservation Area Appraisal and Management Plan

The site is within the Central conservation area which lies within the Exeter City Walls. The area has been divided into six 'Character Areas', according to their character and appearance. Central conservation area contains many Grade I, II*, II and locally listed buildings, scheduled ancient monuments and important archaeological features. Below ground are the remains of Roman and Saxon occupation.

This site is within area 3, The High Street and Guildhall and area 5, West Quarter: Fore Street and Southernhay. Features noted in the Central conservation area appraisal include the following which apply to this site:

- Area 3, The High Street and Guildhall area lies in the northeast quadrant of the city, between the 'old' High Street and the City Walls and is bounded to the east by Queen Street and to the west by North Street. No. 16 North Street is a locally listed building and nos. 17 and 18 are listed grade II, being 17th century houses with late 19th century fronts which relate to the improvements to North Street of that time. Continuing in height, nos. 11-24 (consec) are small shops and office units set into the 1960s multistorey car park of Brutalist concrete framing with brick infill, typical of the period. This is a poor termination to the street and contrasts with the more elegant details of the late 19th century buildings in the same row
- There are three quite distinct parts to area 5. Fore Street is one of Exeter's most interesting historic streets, containing a wide variety of buildings from the Middle Ages to the present day, whilst Friernhay is a quiet enclave in the city with its fine Georgian houses, trees and open space. St Mary Arches Street, on the other hand, is spoilt by traffic, car parks and ugly post-war developments;
- St Mary Arches Street is of little townscape merit; it has little enclosure and is dominated by the multi-storey car park and considerable traffic. It has been adversely affected by a large number of modern buildings and the car park although some listed buildings remain;

- Bartholomew Street, Mary Arches Street and Friernhay Street were old established streets. Development has largely obliterated the historic street pattern and although North Street and Paul Street remain, they are not recognisable as medieval roads; and
- There are no scheduled ancient monuments in this area, apart from sections of the City Walls. However, this area does lie within the Exeter City Area of Archaeological Importance. Because few archaeological evaluations have been carried out in the High Street, which has been continuously built over for probably over 2,000 years, the principal features of significance below ground are unknown in detail. However, they will almost certainly contain remains of the Roman legionary fortress and city, and possibly evidence of buildings dating to the re-founding of Exeter as a town in the 9th century. Early to late medieval buildings could also be discovered.

It is clear from the Central Conservation Area Appraisal that Mary Arches multi-storey car park makes a negative contribution to the conservation area. However, its setting and locality is one of great historical and archaeological significance.

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

The development of this site would impact the significance of the conservation area and to a lesser extent nearby listed and locally listed buildings. With careful design considerations, this could deliver a positive impact upon the significance. Any development would need to ensure the conservation area is conserved and / or enhanced.

As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Harm could be caused to the heritage assets through the redevelopment of this site. Development would need to respect the character and significance of the conservation area and nearby listed buildings. However, development also has potential to positively impact the significance of the heritage assets. Careful consideration of design, layout, heights and materials would be required of future development to avoid harm and to enhance the visual, setting and character contributions of the site. In accordance with the NPPF, for development to be acceptable, the level of harm to the heritage asset would require demonstration of public benefit that outweighs and justifies the degree of harm. Opportunities to enhance or better reveal significance of the affected heritage assets should also be taken.

Archaeology

The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would have the potential to harm the significance of the heritage asset it affects. However, appropriate mitigation measures in relation to design etc. could

enable development to be acceptable in heritage terms. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Amber

Land north of Tithebarn Way

Site Overview

Site reference number: 164

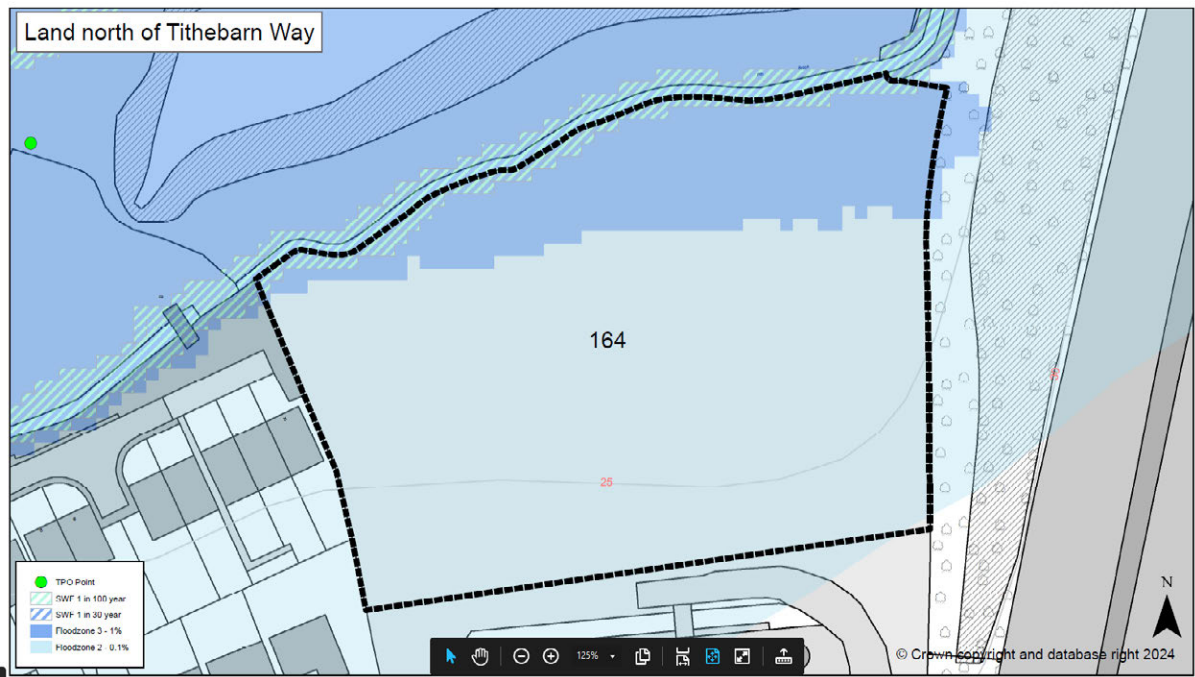
Site description: Greenfield site on the eastern side of the city, to the north of a district heating centre, west of the M5 motorway and east and south of an area currently being developed for residential use. The site is within the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy and is covered by the Monkerton and Hill Barton Masterplan.

Relevant planning history: No relevant recent planning history on the site itself. However, a planning appeal to build ten homes on land nearby to the south of Tithebarn Way, with a similar relationship to the nearby M5 motorway as site 164, was dismissed in 2021. This was on grounds that the screen/bund proposed to prevent unacceptable noise conditions to external living spaces would have an adverse effect on the character and appearance of the area and would result in harmful living conditions to future occupiers.

Total site area (ha): 0.69

HELAA assessed housing capacity: 0

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	N/A
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field

Historic & Built Environment Criteria	Assessment
	evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.
Listed Buildings	N/A
Conservation Area	N/A
Local Listed Buildings	N/A
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Development of this site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

Development of this site is unlikely to impact the significance of any known heritage assets, subject to previously unknown archaeological remains, therefore mitigation does not appear a necessary requirement.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site would be unlikely to impact the significance of heritage assets, subject to previously unknown archaeological remains. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Gypsy Hill Hotel, Gypsy Hill Lane

Site Overview

Site reference number: 165

Site description: Site containing a hotel and associated car park and garden. The M5 motorway lies to the east and recent residential development adjoins to the north and west. The site is within the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy and is covered by the adopted Monkerton and Hill Barton Masterplan.

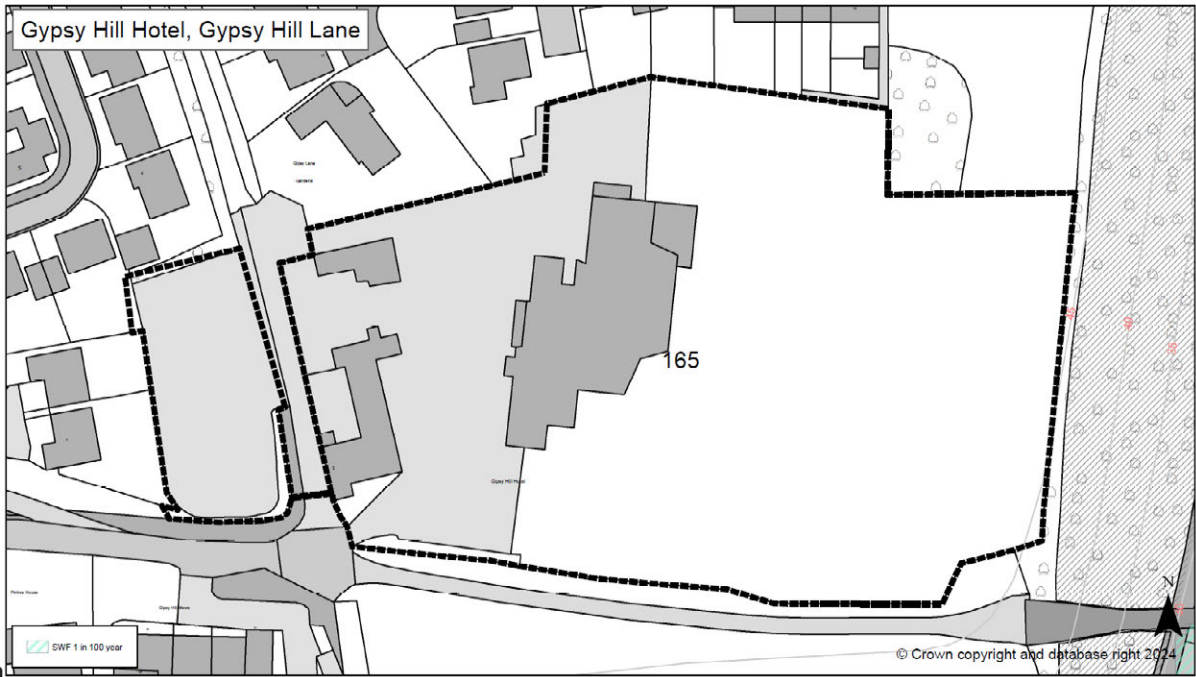
Easting / northing: SX 96732 93587

Relevant planning history: No relevant recent planning history.

Total site area (ha): 1.16

HELAA assessed housing capacity: 28

HELAA assessed employment capacity: NA



WHAT CONTRIBUTION DOES THE SITE (IN ITS CURRENT FORM) MAKE TO THE SIGNIFICANCE OF THE HERITAGE ASSETS?

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council’s lead officer for heritage.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Historic Landscape: Valley Park / City Park	NA
Other	NA

WHAT IMPACT WOULD DEVELOPMENT HAVE ON THAT SIGNIFICANCE?

Although there are no known heritage assets on or near this site, any development must take into consideration any important views both in and out of the city. As Exeter is a historic city containing a rich variety of designated and non-designated heritage assets, potential development should assess the impact it may have on important views of and from those assets.

WHAT MITIGATION COULD BE PROVIDED TO MAXIMISE ENHANCEMENTS AND AVOID HARM?

Heritage assets

There are no known heritage assets located near to the proposed site, therefore any harm is considered to solely on potential views in and out of the city. If any views are identified of significance, future development should carefully consider design, layout, density, massing and heights, to avoid or mitigate any harm to those views. In accordance with the NPPF, for development to be acceptable, the level of harm to known heritage assets would require a clear demonstration of public benefit that outweighs and justifies the degree of harm caused.

Archaeology

Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's lead officer for heritage.

SUMMARY OF POTENTIAL HERITAGE IMPACT

It is considered that development of this site is unlikely to cause harm to the significance of the heritage assets found near to the site. The site can therefore be considered appropriate in light of the NPPF's requirements regarding the conservation and enhancement of heritage assets.

HERITAGE IMPACT ASSESSMENT RAG RATING

Green

Appendix A: Excerpt from Historic England response to the Full Draft Exeter Plan consultation 2023/24 – key recommendations

In order to ensure that the Plan will meet the NPPF tests of soundness (i.e. that it is effective, justified, deliverable and consistent with national policy) in relation to the historic environment, we recommend:

- A strategic evidence base relating to key views and settings, to inform design parameters (such as protected views, heights, densities, or layouts as appropriate) contained in policy criteria, and to inform detailed proposals and planning decisions. This could include views into, out of, and across Exeter including historically significant views (e.g. views of/from the Cathedral and City Walls) and the relationship between the historic city, its skyline and its landscape setting.
- Alternatively, a proportionate Heritage Impact Assessment of proposed site allocations, including consideration of the matters above (where relevant) to inform site capacities and policy criteria.

We would welcome further discussions with the City Council on options for progressing the Local Plan and associated evidence base, in advance of the Regulation 19 Pre-Submission consultation on the Exeter Plan.