

Urban Capacity Study Part 1 (July 2020)

Great Exeter Strategic Plan

Appendix 2

Exeter City Pro-Formas

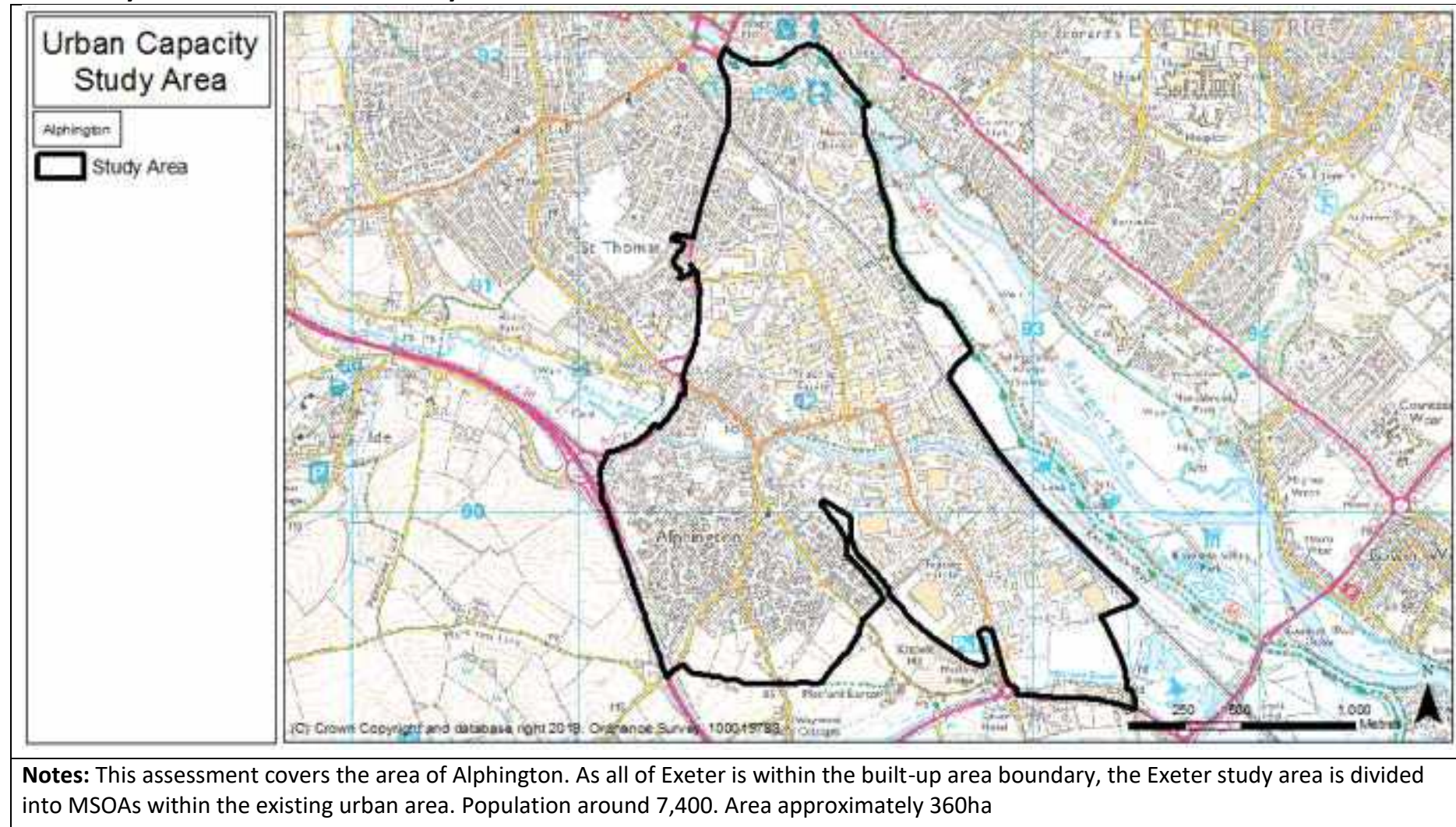
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Please note the housing figures provided are only indicative of the potential supply of achievable housing land available, it makes no judgement on which sites are likely to be allocated or obtain planning permission. The development potential of individual sites may be affected by constraints such as biodiversity, conservation, protected trees, the presence of heritage assets etc. The UCS instead forms part of the evidence base to inform plan-making such as Local Plans. If sites are taken forward they will be subject to Strategic Plan preparation process.

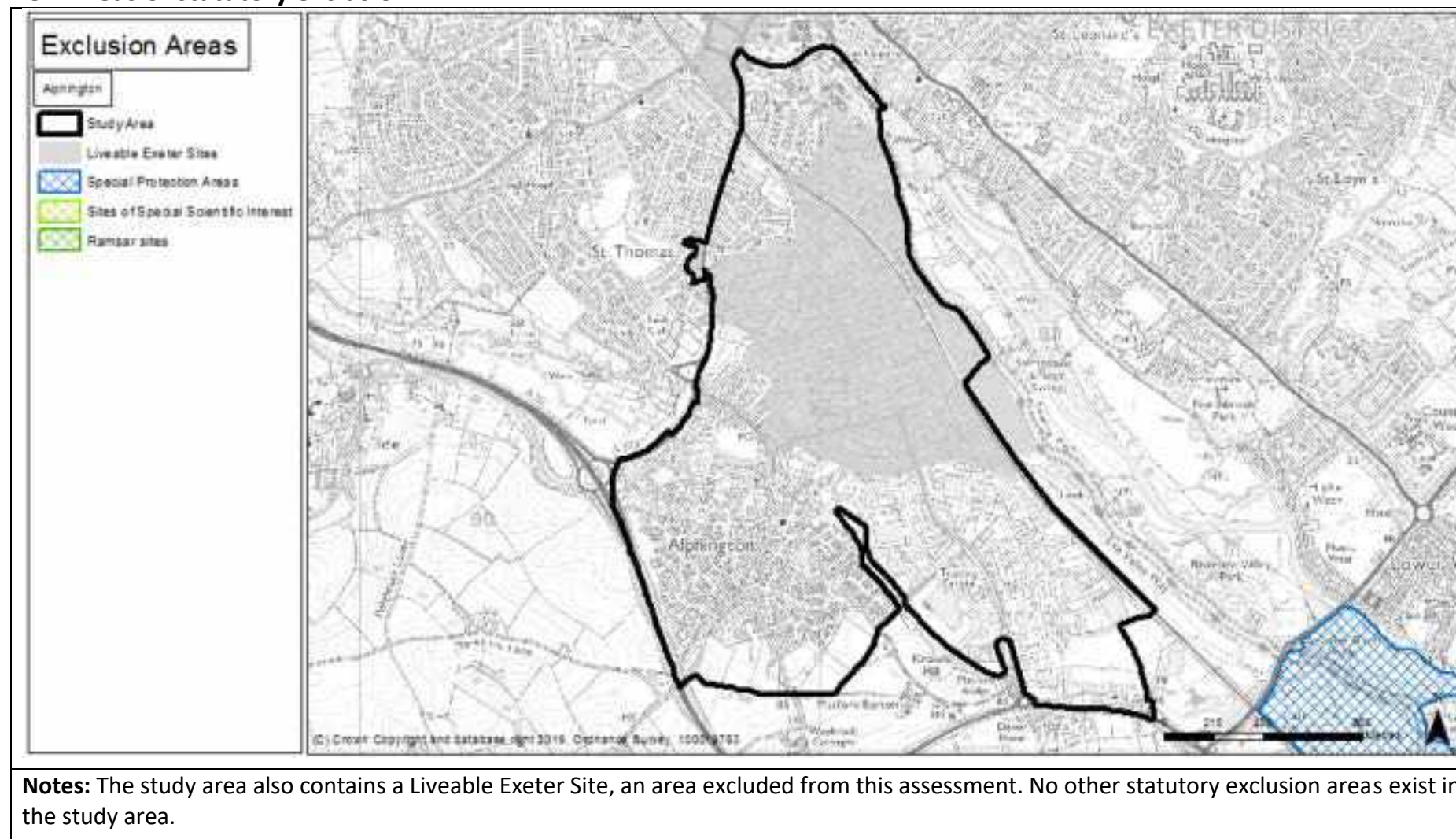
A. Alphington

Stage 1 Methodology and Preparation

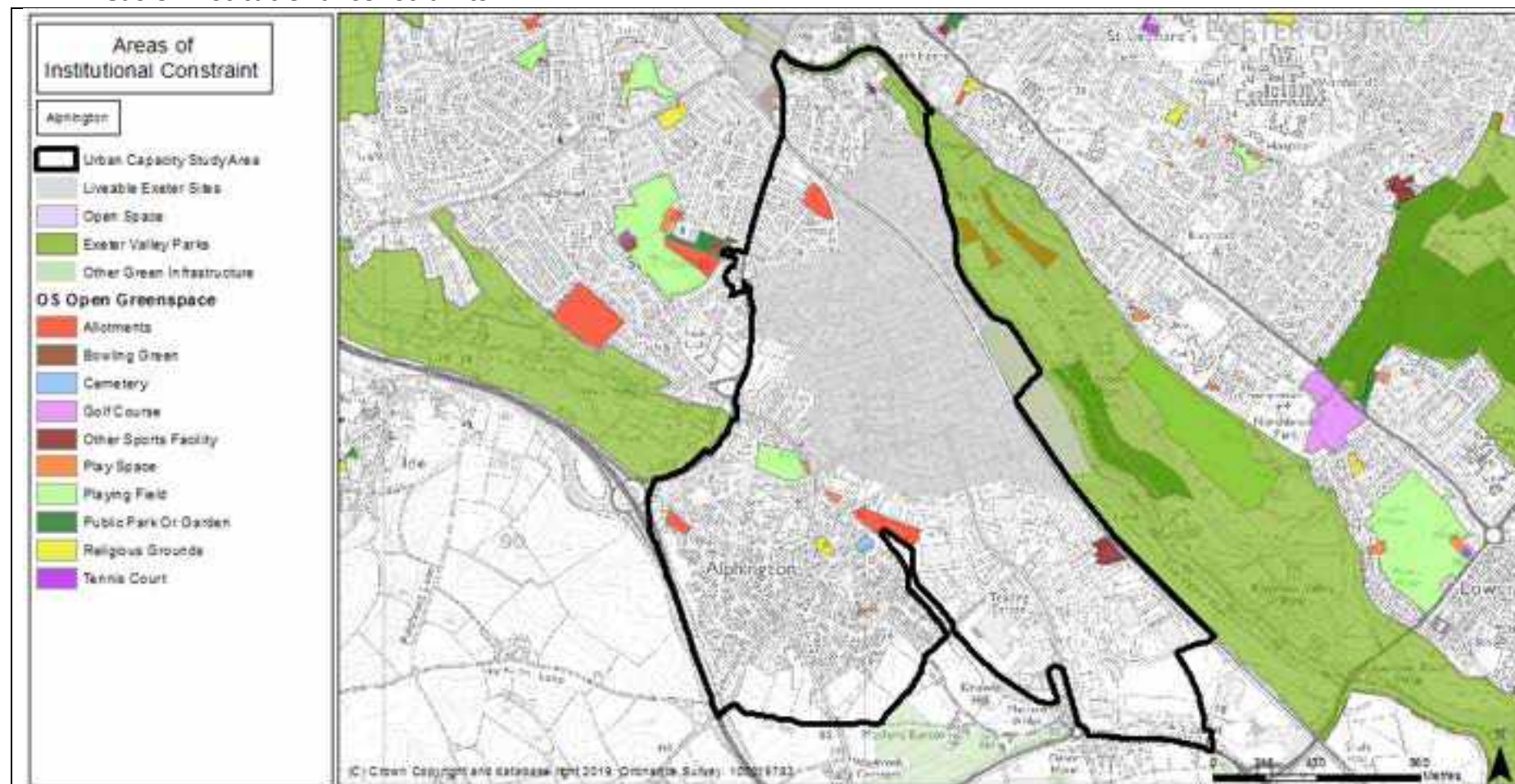
1B – Study area settlement boundary



1C – Areas of statutory exclusion

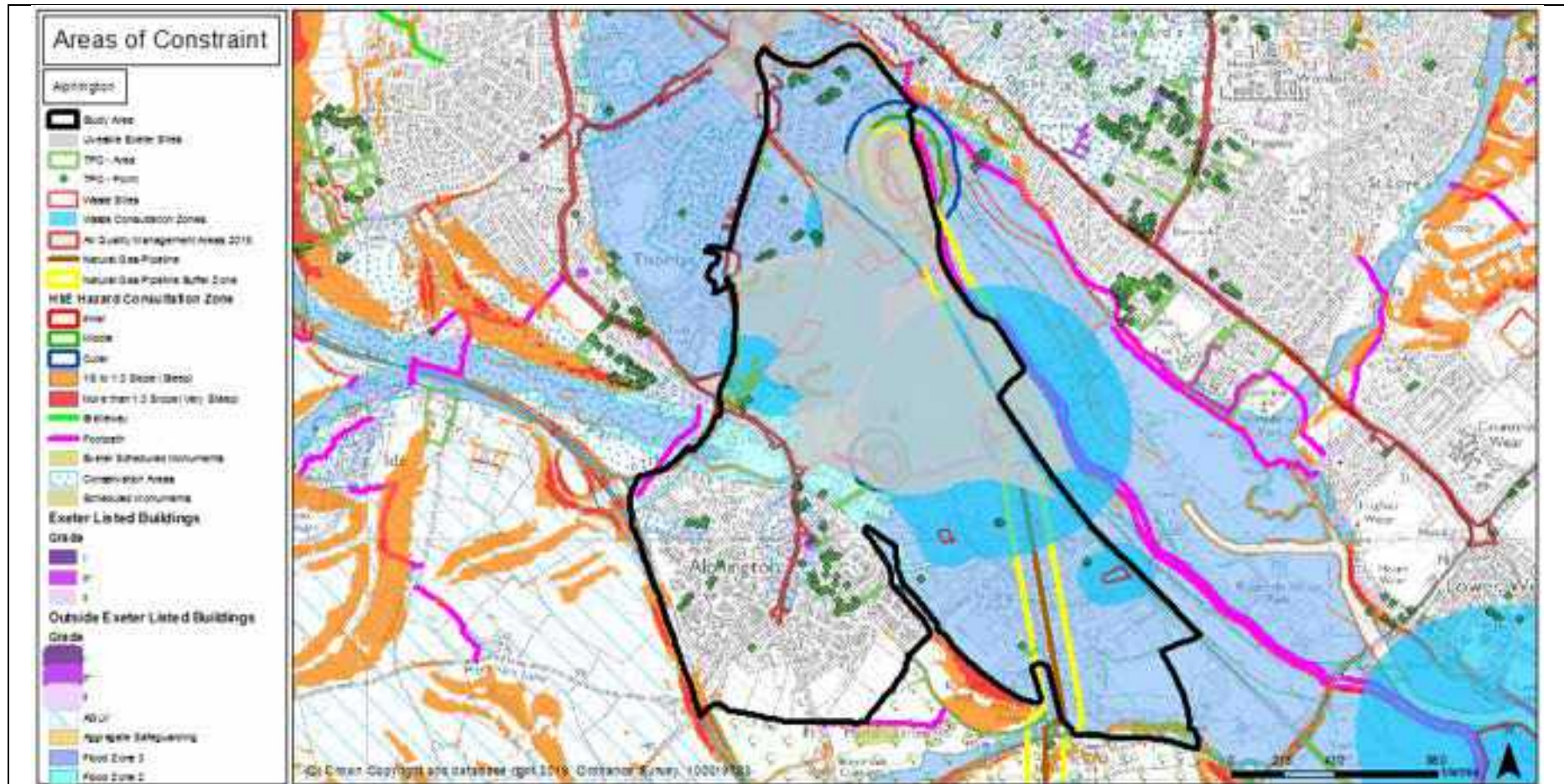


1D – Areas of institutional constraints



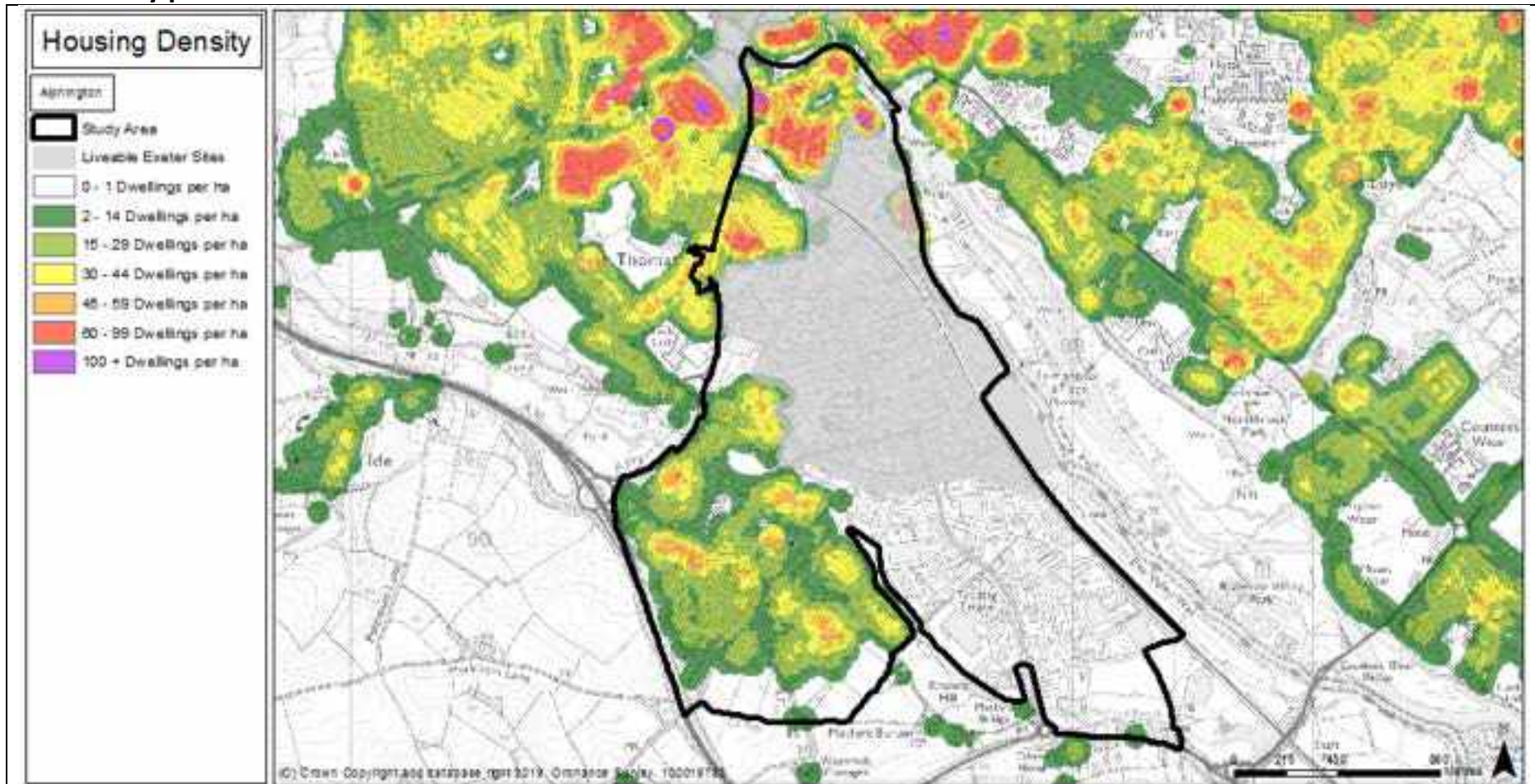
Notes: There are a number of different areas that derive a specific public benefit from community use, all of these will need to be taken into consideration during site identification and assessment. These include allotments, religious buildings, sports facilities (Alphington Cricket Club, BMX/Speedway), and play spaces. The study area also contains a Liveable Exeter Site, an area excluded from this assessment.

1E – Areas of constraint



Notes: A number of areas of constraint exist within the Alphington study area which may impact upon the deliverability of new housing. A large proportion of this study area is within Flood Zone 2 and 3. Other areas of constraints include: five conservation areas: Riverside, Princes Square, Alphinbrook, Midway Terrace and Ide lane, and Alphington, a number of tree preservation orders, grade II and II* listed buildings, waste sites, waste consultation zones, air quality management areas, a mineral safeguarding area, and public rights of way. The Natural Gas Pipeline and buffer zone runs through Marsh Barton Industrial Estate. The study area also contains 3 HSE Hazard Consultation Zones (inner, middle and outer). However a large proportion of the pipeline and consultation zones fall within a Liveable Exeter Site excluded from this study area.

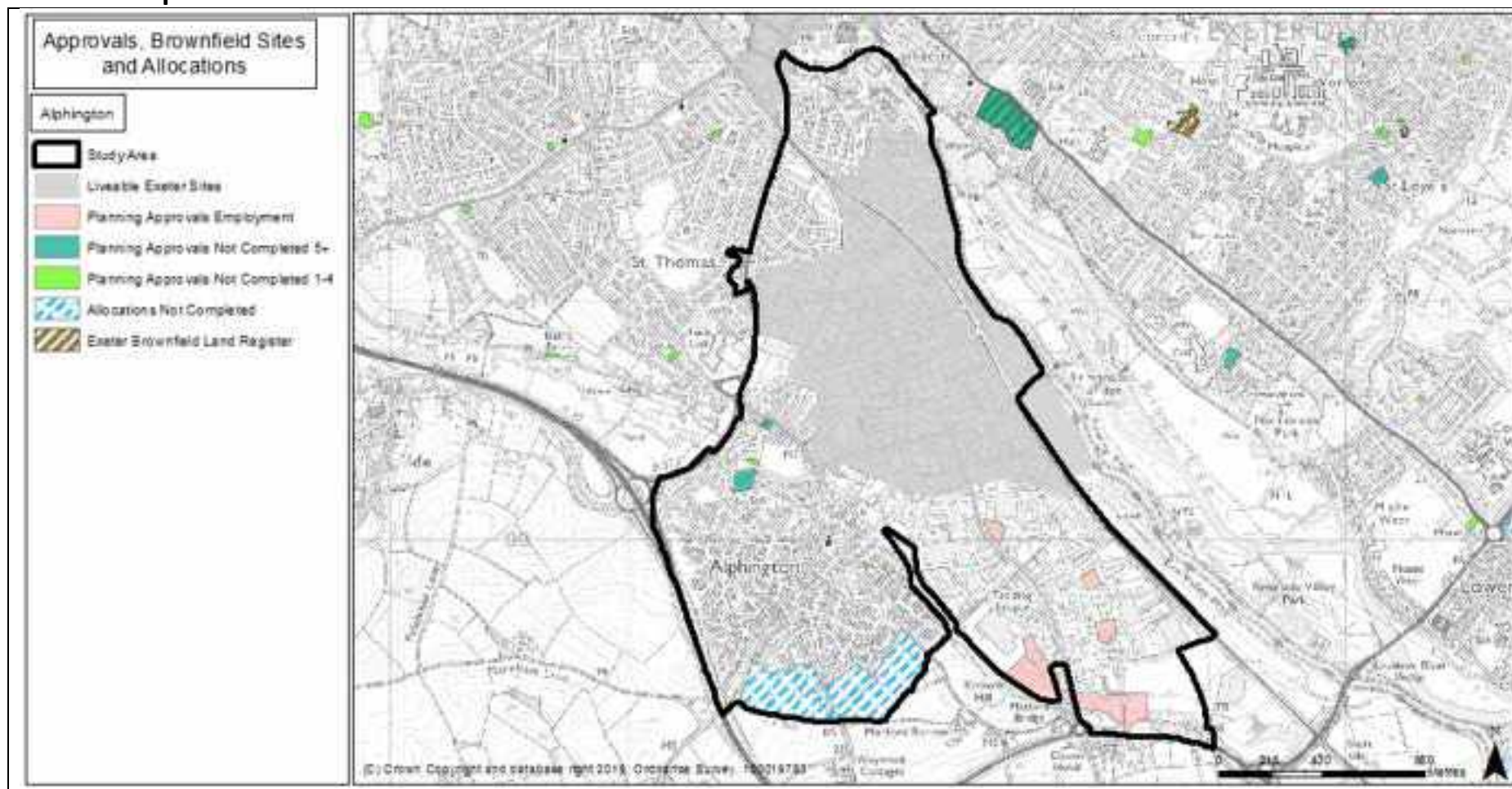
1F – Density profiles



Notes: A large proportion of Alphington study area is Marsh Barton Industrial Estate with a very low housing density (0-1 dwellings per hectare). The Canal Basin, also within the Riverside Valley Park has a very low housing density. Areas of higher density can be found around Exeter Quay (60-100+ dph), and towards St Thomas/Alphington Road (30-99dph). The area around former Alphington village is predominantly lower density (2-29dph) with some pockets of slightly higher density (30-59dph).

Stage 2 Sources of Supply

2A – Planning and monitoring inputs – planning approvals not completed, Brownfield Land Register and sites allocated but not completed



Notes: All sites listed below have been excluded from further consideration, given their existing planning status.					
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Allocation not completed	South of Alphington – <i>contains the permissions listed below:</i>	-	Undetermined		Strategic allocation within Core Strategy
	15/0640/OUT – Aldens Farm East Residential development including new access onto Chudleigh Road and Dawlish Road and associated infrastructure. (All matters reserved for future consideration except access)				
	15/0641/OUT – Aldens Farm West Residential development including new access onto Shillingford Road and associated infrastructure. (All matters reserved for future consideration except access)				
	Allocated to be allotments within South West Alphington masterplan				
Employment Approvals	15/0387/FUL Proposed new workshop, offices, bus wash, fuelling and chassis wash facility for the servicing, maintenance and parking of public service vehicles including change of use (B2 Sui Generis). Pick up and drop off of park and ride passengers.	Park & Ride Matford Park Road Marsh Barton Trading Estate Exeter EX2 8FD	Approved	Employment only	
Employment approval	16/1195/FUL	Zone C Matford Green Business Park Yeoford	Approved	Employment only	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
	Motor dealership with showroom, workshop, MOT and valeting facilities and associated parking and landscaping.	Way Marsh Barton Trading Estate Exeter EX2 8LB			
Employment approval	18/1677/RES New employment unit (application for reserved matters for appearance, landscape, layout and scale following outline permission 10/0200/OUT granted 18 March 2011)	Land South Of Yeoford Way Marsh Barton Trading Estate Exeter EX2 8FN	Approved	Employment only	
Employment approval	15/1182/FUL Use of land for vehicle sales including construction of a two storey sales office, construction of a vehicle wash bay, a customer parking area; sales display area and vehicle storage	Site At Silverton Road Marsh Barton Trading Estate Exeter EX2 8	Approved	Employment only	
Employment approval	14/4723/FUL Construction of car dealership including showroom, MOT, workshop, valet and car parking areas.	Land On The Corner Of Silverton Road And Thorverton Road Exeter EX2	Approved	Employment only	
Employment approval	15/0863/FUL Redevelopment of existing industrial site to provide new storage/warehouse/office building	18/19 Hennock Road East Marsh Barton Trading Estate Exeter EX2 8RU	Approved	Employment only	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approval not completed / NNDR	18/1275/FUL Change of use of former care home to provide 19 residential units, partial demolition and redevelopment of a two storey side extension, construction of 3 terraced houses, associated car and cycle parking, private amenity space and public footpath.	Alphin House Mill Lane Alphington EX2 8SG	Approved at committee awaiting S106	19-22	
Approval not completed	14/2081/FUL One dwelling	3 Mill Lane Exeter EX2 8SG	Approved	1	
Approval not completed / SHLAA	13/3364/EXT (04/0618/OUT) / SHLAA Site 14 Redevelopment to provide 13 dwellings, parking, access to highway and associated works	8-10 Church Road Alphington Exeter EX2 8SB	Approved	13 (net 12)	
Approval not completed	19/0593/FUL Additional dwelling within existing garden	9 Waybrook Crescent Exeter EX2 8XF	Approved	1	
Approval not completed	19/1680/FUL Change of use of ground floor flat and store building to two one-bedroom flats	1 Comrie House Willeys Avenue Exeter EX2 8EJ	Approved	1	
Approval not completed	19/0185/FUL Change of use from a veterinary surgery (Use Class D1) to a 3-bedroom, residential dwelling (Use Class C3).	12 Lovelace Gardens Exeter EX2 8XQ	Approved	1	

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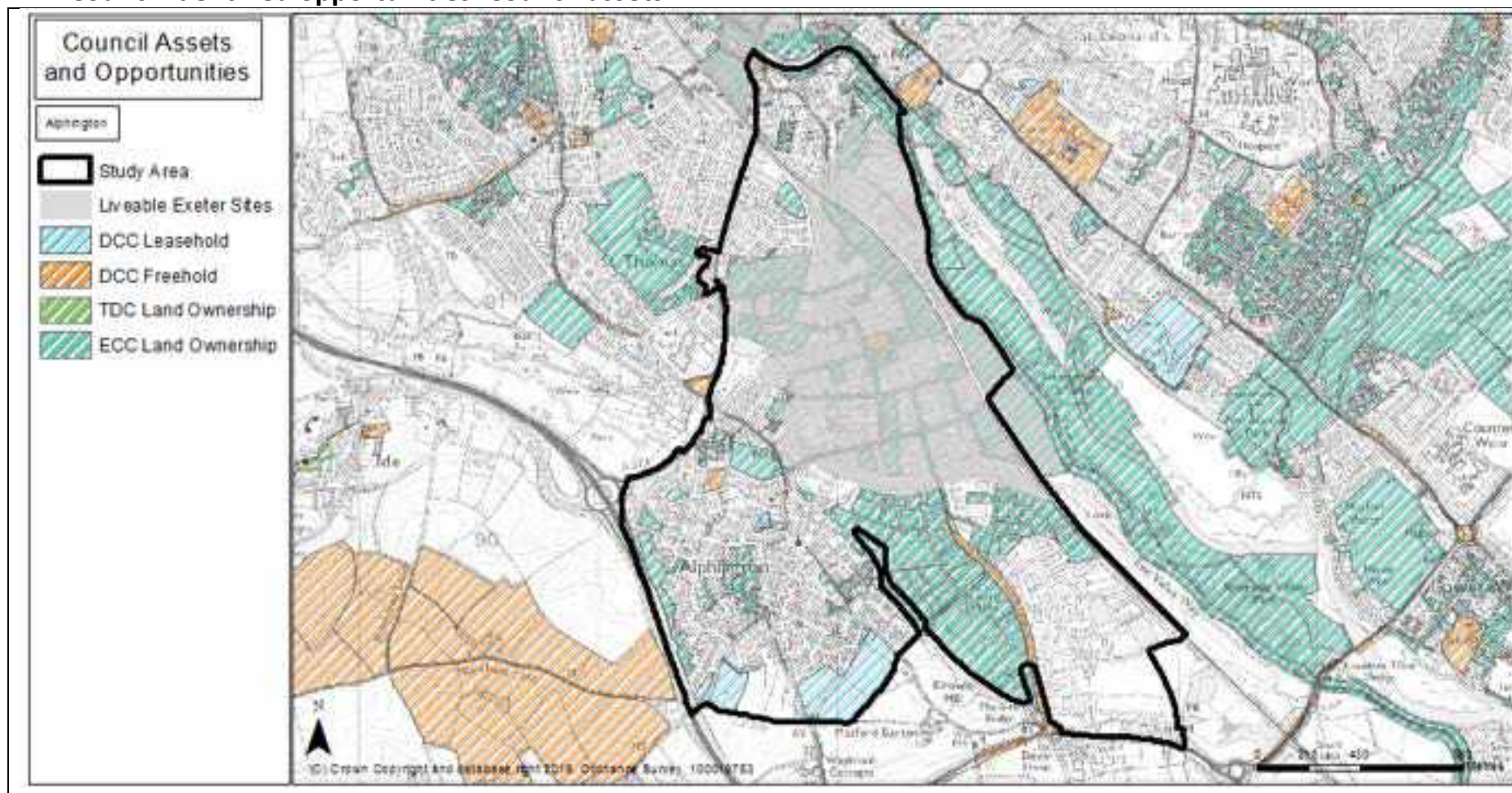
Notes: Two sites meet the threshold to be considered through this study.						
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
SHLAA/ live applications within South of Alphington allocation	SHLAA Site 18c Land between Chudleigh Road and Dawlish Road 15/0640/OUT	Aldens Farm East EX2 8TZ			Within South of Alphington allocation	
	SHLAA Site 18b Land to East of Shillingford Road SHLAA Site 19 Land North of Markham Lane SHLAA Site 20 Land West of Chudleigh Road 15/0641/OUT	Aldens Farm West EX2 8UB				
	SHLAA Site 18a Allocated to be allotments within South West Alphington masterplan	Land to west of Shillingford Road EX2 8UB				
SHLAA / Approved not complete	SHLAA Site 14 / 13/3364/EXT (04/0618/OUT) Redevelopment to provide 13 dwellings, parking, access to highway and associated works	8-10 Church Road Alphington Exeter EX2 8SB	Approved	13 (net 12)	Approved not complete	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
SHLAA	SHLAA Site 17	Isca House, Haven Road			Within Liveable Exeter site	
SHLAA	SHLAA Site 73	17-19 Water Lane EX2 8BY			Site developed (15/0459/FUL)	
SHLAA	SHLAA Site 118	Brewers Court / Frickers Yard, Willeys Avenue, EX2 8EZ			Site developed (16/0469/FUL)	
SHLAA	SHLAA Site 119	Social Club to South of 6 Monitor Close			Within Liveable Exeter site	
SHLAA	SHLAA Site 120	Units 1 & 2 Gabriels Wharf, Water Lane			Within Liveable Exeter site	
HELAA	Haven Court Ltd	Haven Works, Haven Road, EX2 8BZ			Within Liveable Exeter site	
Withdrawn and refused	15/1026/FUL Demolition of existing buildings and erection of 2 no. 3 bedroom and 3 no. 2 bedroom houses with associated car parking	60-64 Isca Road Exeter EX2 8BH	Withdrawn Superseded by 15/1382/FUL for 4 dwellings			

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
			now complete			
Withdrawn and refused	15/0185/FUL Proposed development of four dwellings	Land To Rear Of Crawford Hotel Alphington Road Exeter EX2 8JD	Refused appeal dismissed Superseded by 16/0864/FUL now complete		Site developed.	
Withdrawn and refused	17/1521/FUL Detached bungalow on land opposite 3 Midway Terrace	3 Midway Terrace Exeter EX2 8UY	Refused appeal dismissed	1	Too small to be considered	
Withdrawn and refused	15/0623/FUL New bungalow	22 Smith Field Road Exeter EX2 8YD	Refused	1	Too small to be considered	
Withdrawn and refused	19/0323/FUL Demolition of garage and construction of a new dwelling	5 Chudleigh Road EX2 8TS	Withdrawn	1	Too small to be considered	
Live	19/0629/FUL Demolition of existing buildings. Proposed construction of apartment block comprising eight no. units plus amenity space, bin store, cycle store and all associated development.	Isca Motors, Water Lane, EX2 8BY	Undetermined	Undetermined	Following discussion with Development Management it was concluded	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
					that it was not certain the site would support 5+ dwellings and was therefore not carried forward.	
Live	18/1053/FUL and 18/1275/FUL Change of use of former care home to provide 19 residential units, partial demolition and redevelopment of a two storey side extension, associated car and cycle parking, private amenity space and public footpath. 18/1275/FUL also includes construction of 3 terraced houses	Alphin House, Mill Lane, EX2 8SG	Approved at committee awaiting S106	19-22	Approved at committee	
Withdrawn and refused	18/1610/FUL Demolition of existing single storey business premises and construction of new 9 dwelling residential apartment block.	St Andrews Yard, Willeys Avenue EX2 8EP	Refused		Recommended for approval but refused at committee	UCS_EC_A_01

2B – Council identified opportunities: Council assets



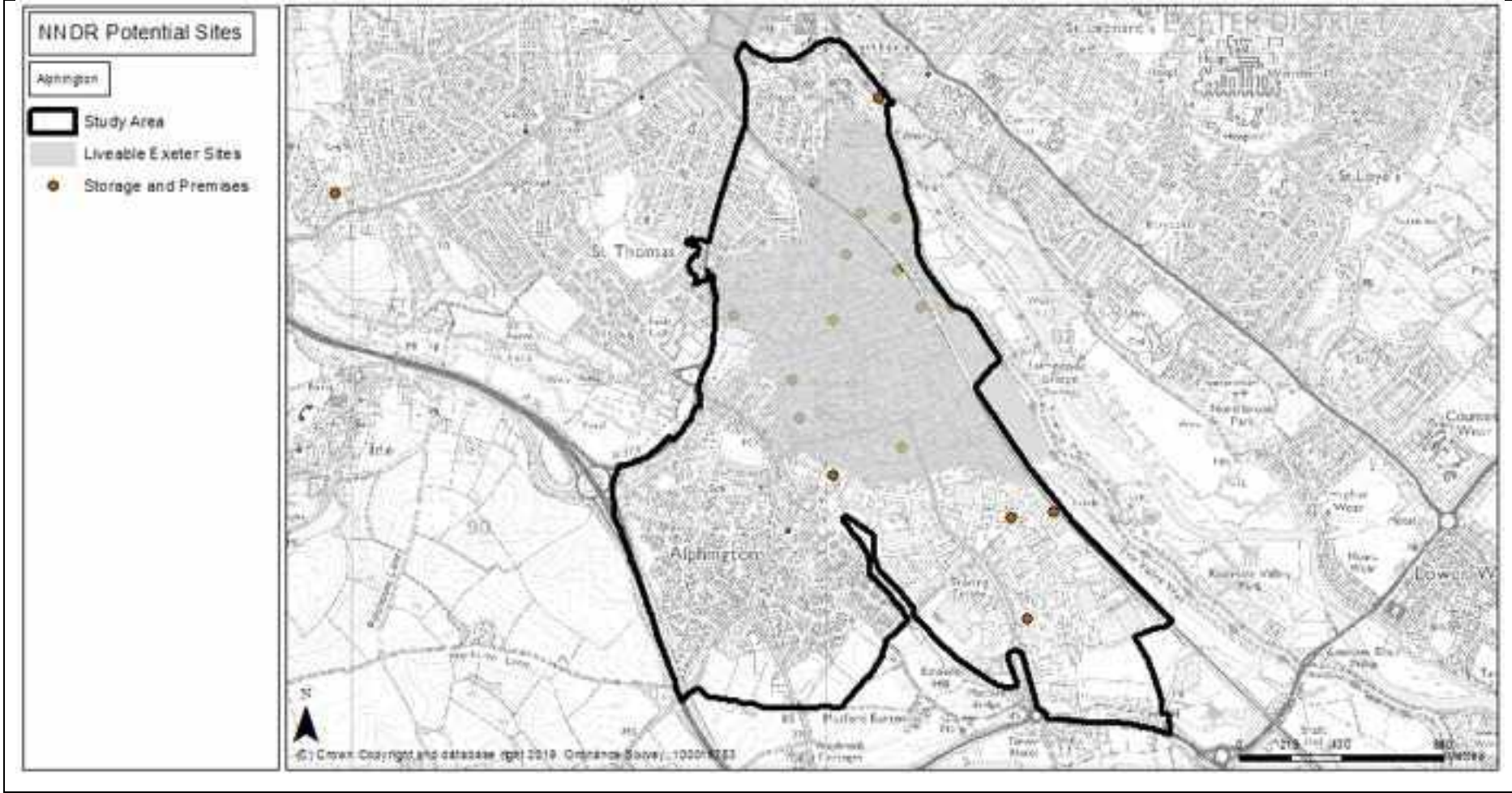
Notes: The following sites have been identified as warranting further consideration. All other Council owned land is too small to be considered, or in the case of Aldens Fields, is already allocated, and Alphin House has been agreed at committee awaiting S106	
Site Address/Description	Reference
Alphington Woodland, EX2 8YQ	UCS_EC_A_02
Allotments at Ide Lane and Parking at Midway Terrace EX2 8UY	UCS_EC_A_03
Land at Corn Mill Crescent, EX2 8TL	UCS_EC_A_04
Alphington Sports Ground, EX2 8SW	UCS_EC_A_05
Land at Powlesland Road (play area), EX2 8RS	UCS_EC_A_06
Alphington Community Hall, EX2 8TA	UCS_EC_A_07
Former Alphington primary school playing field behind Alphington Community Hall, EX2 8TA	UCS_EC_A_08
3-9; 37-52 Aldens Road and 27-35 Fairfield Road EX2 8UN	UCS_EC_A_09
Livestock Centre and Park and Ride Car Park, Matford Park Road, EX2 8FD	UCS_EC_A_10
Land at Matford Park Road (Site G – A0346) Matford Business Park, EX2 8FD	UCS_EC_A_11
Land at Matford Park Road, (A0345) Matford Business Park, EX2 8ED	UCS_EC_A_12
Units at Manaton Close, EX2 8AW	UCS_EC_A_13
Land at Matford Park Road (A0482) Matford Business Park, EX2 8FD	UCS_EC_A_14
Cranmere Court Lustleigh Close, Matford Business Park, EX2 8PW	UCS_EC_A_15
Blenheim Court, Lustleigh Close, EX2 8PW	UCS_EC_A_16
Barbican Centre, Lustleigh Close, EX2 8PW	UCS_EC_A_17
Premises at Matford Park North (A0334) Matford Business Park, EX2 8FD	UCS_EC_A_18
Premises at Matford Park South (A0336) Matford Business Park, EX2 8FD	UCS_EC_A_19
Allotments at Clapperbrook Lane and Budlake	UCS_EC_A_20
Units at Budlake Road, EX2 8PY	UCS_EC_A_21
Land at Cofton Road (Speedway and BMX), EX2 8QW	UCS_EC_A_22

Site Address/Description	Reference
Units at Hennock Road East, EX2 8RU	UCS_EC_A_23
Units at Cofton Road Marsh Barton, EX2 8QW	UCS_EC_A_24
Allotments at Ashwood Road, EX2 8JN	UCS_EC_A_25

2C - Institutional assets and opportunities

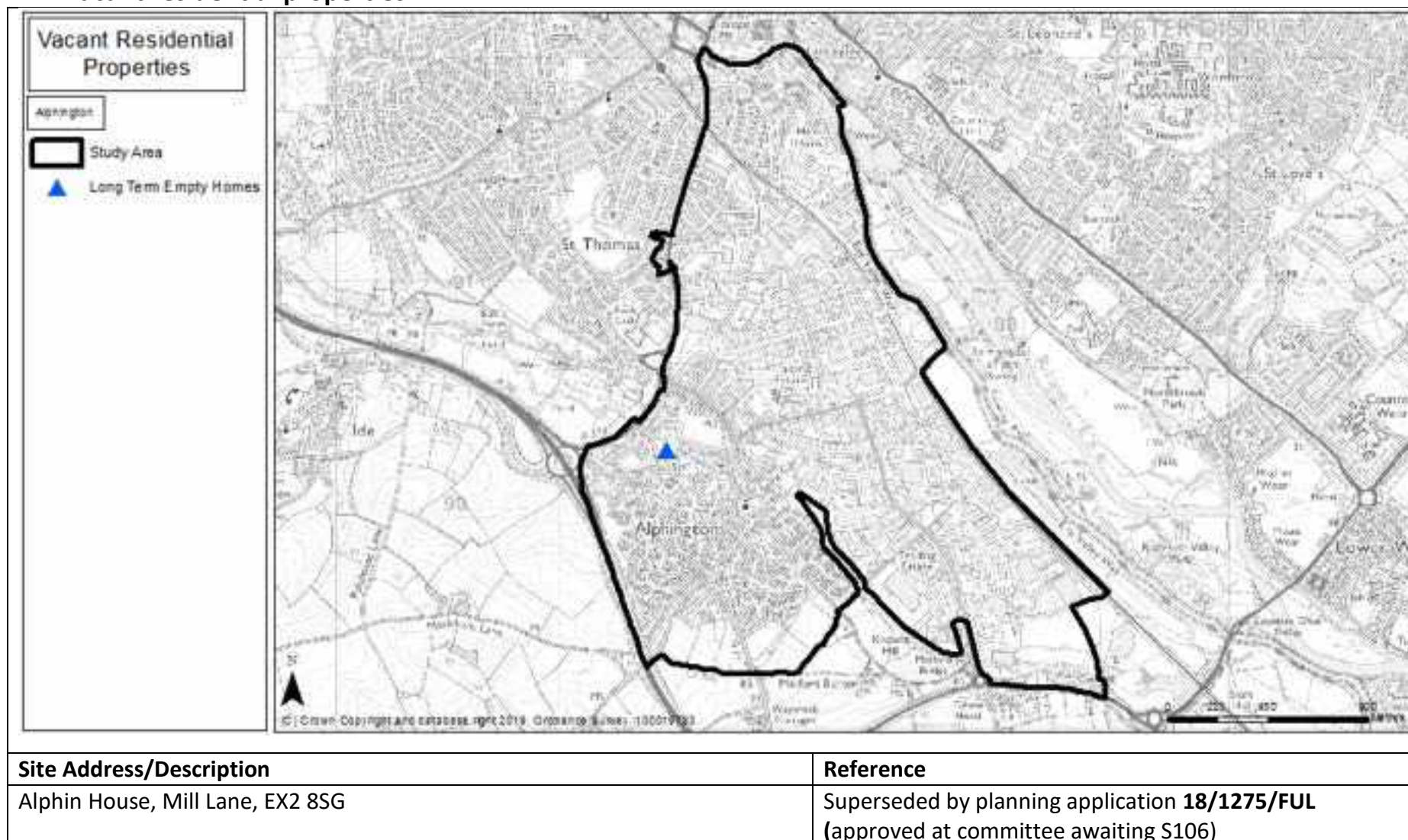
Notes: There are no institutional assets or opportunities which have been submitted in the study area.

2D – Targeted national non-domestic ratings (NNDR) potential UCS sites



Notes: There are a series of sites identified as existing storage and premises in the Alphington study area. The ones that meet the size threshold for consideration is shown below.	
Site Address/Description	Reference
Storage land between Powlesland Road Clapperbrook Lane	UCS_EC_A_26
Storage land at 16 Hennock Road East EX2 8RU	UCS_EC_A_27
Storage off Sigford Road EX2 8NL	UCS_EC_A_28
The Basin Yard, Haven Road, EX2 8DP	Excluded from further consideration as within Riverside Valley Park
Exe Units, Marsh Barton Trading Estate, EX2 8QW	Included within UCS_EC_A_24 Units at Cofton Road

2E – Vacant residential properties

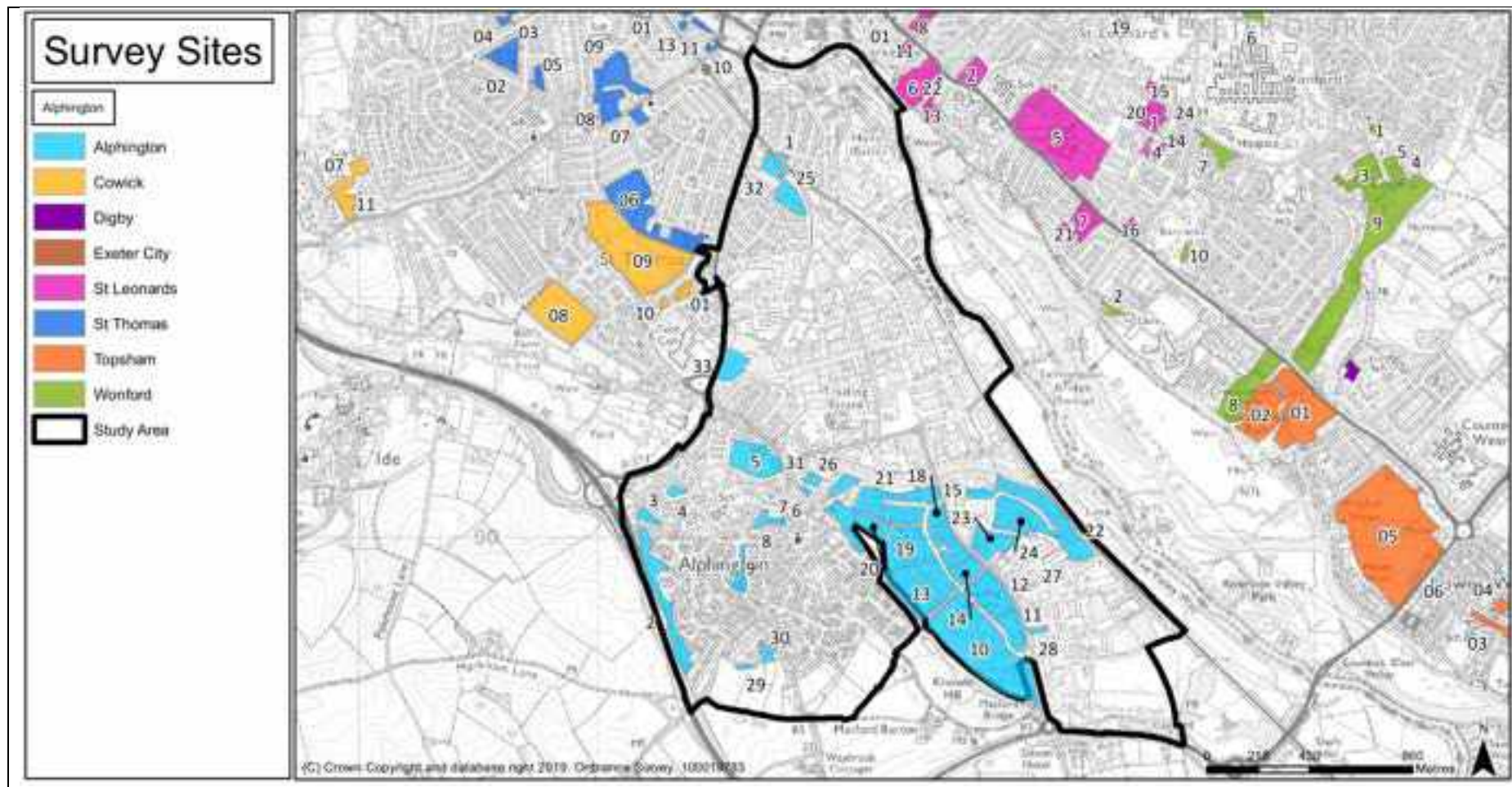


2F – Additional potential UCS sites

Notes: The following additional sites have been identified in the ‘left over space’ assessment.	
Site Address/Description	Reference
Land at Veitch Gardens EX2 8AD	UCS_EC_A_29
Land behind 66 Chudleigh Road EX2 8TZ	UCS_EC_A_30
Lidl car park Powlesland Road EX2 8TT	UCS_EC_A_31
Aldi/The Range car park, Alphington Road Retail Park, EX2 8HG	UCS_EC_A_32
Sainsbury’s car park, Alphington Road, EX2 8NH	UCS_EC_A_33

Stage 3 Urban Capacity Survey/Analysis

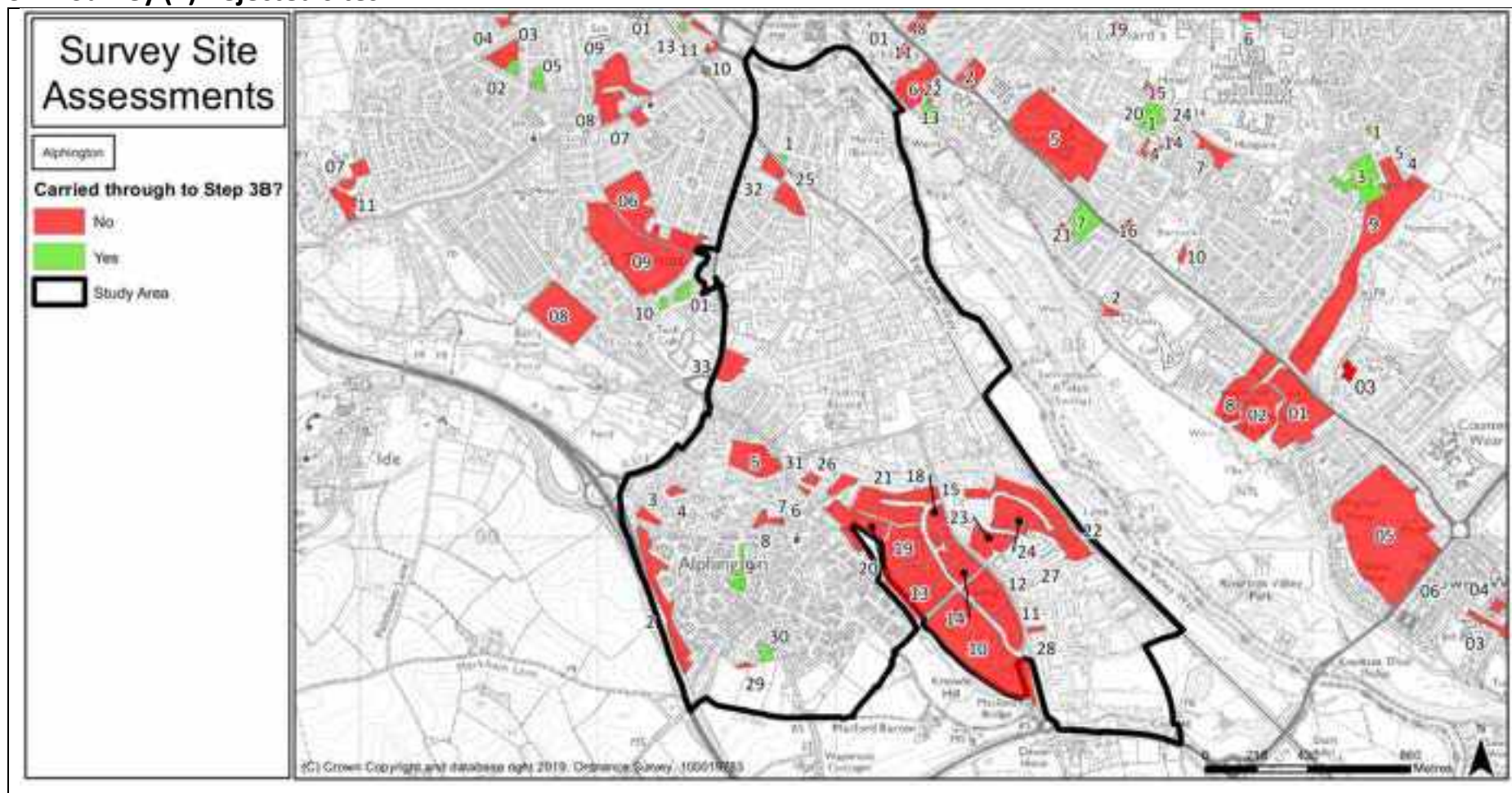
3A – Identified sites



Notes: The following sites have been identified throughout stage 2.	
Site Address/Description	Reference
St Andrews Yard, Willeys Avenue, EX2 8EP	UCS_EC_A_01
Alphington Woodland, EX2 8YQ	UCS_EC_A_02
Allotments at Ide Lane and Parking at Midway Terrace, EX2 8UY	UCS_EC_A_03
Land at Corn Mill Crescent, EX2 8TL	UCS_EC_A_04
Alphington Sports Ground, EX2 8SW	UCS_EC_A_05
Land at Powlesland Road (play area), EX2 8RS	UCS_EC_A_06
Alphington Community Hall, EX2 8TA	UCS_EC_A_07
Former Alphington primary school playing field behind Alphington Community Hall, EX2 8TA	UCS_EC_A_08
3-9; 37-52 Aldens Road and 27-35 Fairfield Road EX2 8UN	UCS_EC_A_09
Livestock Centre and Park and Ride Car Park, Matford Park Road, EX2 8FD	UCS_EC_A_10
Land at Matford Park Road (Site G – A0346) Matford Business Park, EX2 8FD	UCS_EC_A_11
Land at Matford Park Road, (A0345) Matford Business Park, EX2 8ED	UCS_EC_A_12
Units at Manaton Close, EX2 8AW	UCS_EC_A_13
Land at Matford Park Road (A0482) Matford Business Park, EX2 8FD	UCS_EC_A_14
Cranmere Court Lustleigh Close, Matford Business Park, EX2 8PW	UCS_EC_A_15
Blenheim Court, Lustleigh Close, EX2 8PW	UCS_EC_A_16
Barbican Centre, Lustleigh Close, EX2 8PW	UCS_EC_A_17
Premises at Matford Park (A0334) Matford Business Park, EX2 8FD	UCS_EC_A_18
Premises at Matford Park (A0336) Matford Business Park, EX2 8FD	UCS_EC_A_19
Allotments at Clapperbrook Lane and Budlake	UCS_EC_A_20
Units at Budlake Road, EX2 8PY	UCS_EC_A_21
Land at Cofton Road (Speedway and BMX), EX2 8QW	UCS_EC_A_22
Units at Hennock Road East, EX2 8RU	UCS_EC_A_23
Units at Cofton Road Marsh Barton, EX2 8QW	UCS_EC_A_24

Site Address/Description	Reference
Allotments at Ashwood Road, EX2 8JN	UCS_EC_A_25
Storage land between Powlesland Road Clapperbrook Lane	UCS_EC_A_26
Storage land at 16 Hennock Road East, EX2 8RU	UCS_EC_A_27
Storage off Sigford Road, EX2 8NL	UCS_EC_A_28
Land at Veitch Gardens, EX2 8AD	UCS_EC_A_29
Land behind 66 Chudleigh Road, EX2 8TZ	UCS_EC_A_30
Lidl car park Powlesland Road, EX2 8TT	UCS_EC_A_31
Aldi/The Range car park, Alphington Road Retail Park, EX2 8HG	UCS_EC_A_32
Sainsbury's car park, Alphington Road, EX2 8NH	UCS_EC_A_33

3A – Survey (ii) Rejected sites



Notes: The following identified sites have been excluded from further consideration.		
Site Address/Description	Reference	Reasons for rejection
Alphington Woodland, EX2 8YQ	UCS_EC_A_02	Unavailable and contrary to policy LS1 of Local Plan seeking to protect the landscape setting of the city.
Allotments at Ide Lane and Parking at Midway Terrace EX2 8UY	UCS_EC_A_03	In active use and unavailable for development. Contrary to Development Plan including policy L10 of Local Plan seeking to resist development that would harm allotment provision
Land at Corn Mill Crescent EX2 8TL	UCS_EC_A_04	Designated open/green space therefore contrary to Development Plan regarding provision of open space and policy L3 of Local Plan seeking to protect open space within the built up area
Alphington Sports Ground EX2 8SW	UCS_EC_A_05	Playing field / sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Land at Powlesland Road (play area) EX2 8RS	UCS_EC_A_06	Play area / open space therefore unavailable as contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area, and Exeter City Council's Active and Healthy Lifestyle Strategies
Alphington Community Hall EX2 8TA	UCS_EC_A_07	In active community use and unavailable for development

Site Address/Description	Reference	Reasons for rejection
Former Alphington primary school playing field behind Alphington Community Hall EX2 8TA	UCS_EC_A_08	Playing field / sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Livestock Centre and Park and Ride Car Park, Matford Park Road EX2 8FD	UCS_EC_A_10	Established employment area
Land at Matford Park Road (Site G – A0346) Matford Business Park EX2 8FD	UCS_EC_A_11	Established employment area
Land at Matford Park Road, (A0345) Matford Business Park EX2 8ED	UCS_EC_A_12	Established employment area
Units at Manaton Close EX2 8AW	UCS_EC_A_13	Established employment area
Land at Matford Park Road (A0482) Matford Business Park EX2 8FD	UCS_EC_A_14	Established employment area
Cranmere Court Lustleigh Close, Matford Business Park EX2 8PW	UCS_EC_A_15	Established employment area
Blenheim Court, Lustleigh Close, EX2 8PW	UCS_EC_A_16	Established employment area
Barbican Centre, Lustleigh Close EX2 8PW	UCS_EC_A_17	Established employment area
Premises at Matford Park (A0334) Matford Business Park EX2 8FD	UCS_EC_A_18	Established employment area
Premises at Matford Park (A0336) Matford Business Park EX2 8FD	UCS_EC_A_19	Established employment area
Allotments at Clapperbrook Lane and Budlake	UCS_EC_A_20	In active use and unavailable for development. Contrary to Development Plan including policy L10 of Local Plan seeking to resist development that would harm allotment provision
Units at Budlake Road EX2 8PY	UCS_EC_A_21	Established employment area

Site Address/Description	Reference	Reasons for rejection
Land at Cofton Road (Speedway and BMX) EX2 8QW	UCS_EC_A_22	Playing field / sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Units at Budlake Road EX2 8PY	UCS_EC_A_21	Established employment area
Units at Hennock Road East EX2 8RU	UCS_EC_A_23	Established employment area
Units at Cofton Road Marsh Barton EX2 8QW	UCS_EC_A_24	Established employment area
Allotments at Ashwood Road, EX2 8JN	UCS_EC_A_25	In active use and unavailable for development. Contrary to Development Plan including policy L10 of Local Plan seeking to resist development that would harm allotment provision
Storage land between Powlesland Road Clapperbrook Lane	UCS_EC_A_26	Established employment area
Storage land at 16 Hennock Road East EX2 8RU	UCS_EC_A_27	Established employment area
Storage off Sigford Road EX2 8NL	UCS_EC_A_28	Established employment area
Land at Veitch Gardens EX2 8AD	UCS_EC_A_29	Designated open/green space therefore contrary to policy L3 of Local Plan seeking to protect open space within the built up area
Lidl car park Powlesland Road, EX2 8TT	UCS_EC_A_31	Car park currently serves Lidl and is unavailable for development.
Aldi/The Range car park, Alphington Road Retail Park, EX2 8HG	UCS_EC_A_32	Car park currently serves Aldi/The Range and is unavailable for development.
Sainsbury's car park, Alphington Road, EX2 8NH	UCS_EC_A_33	Car park currently serves Sainsbury's and is unavailable for development.

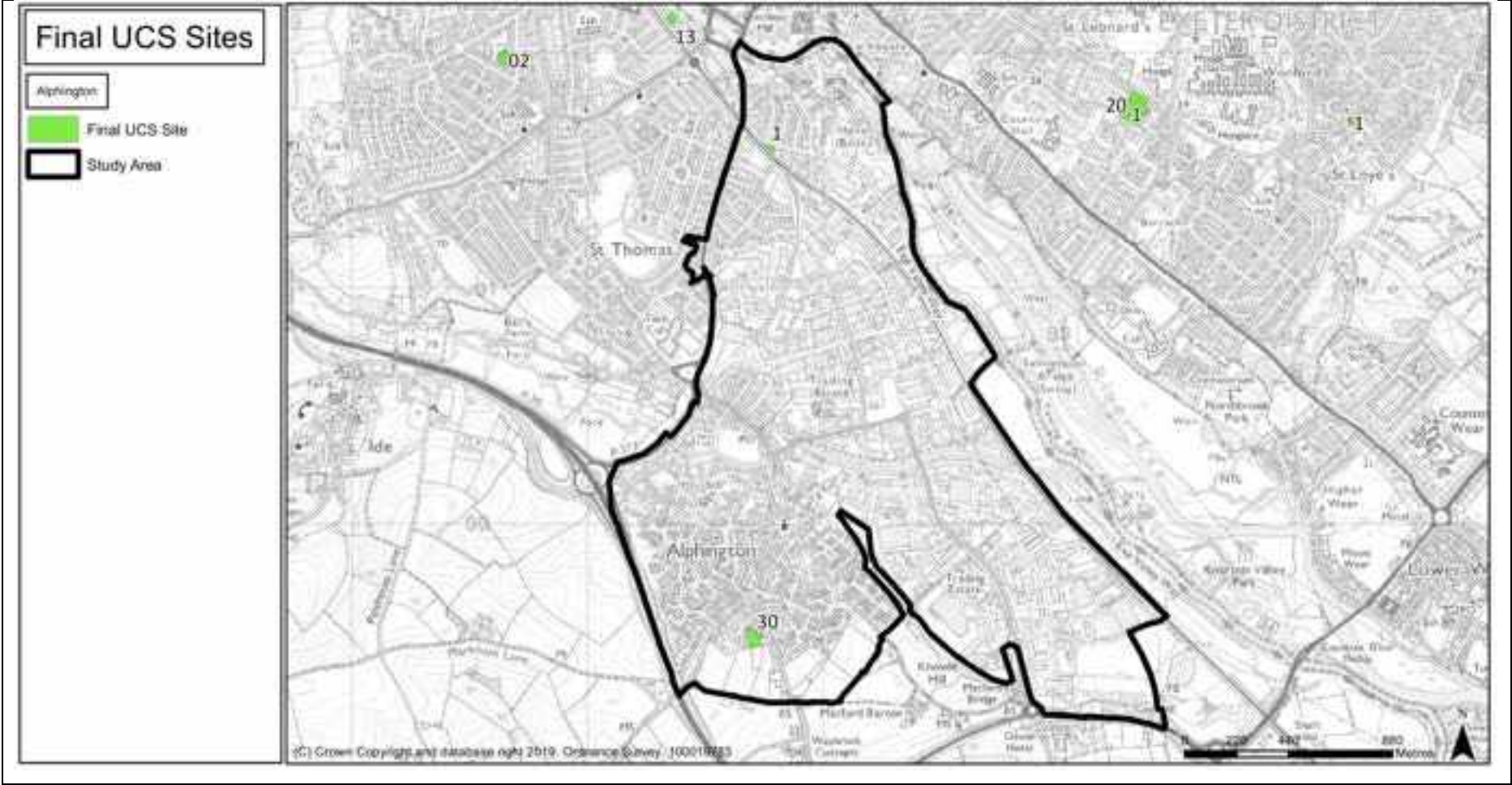
3A – (iii) All sites carried through to 3B

Notes: The following identified sites have been carried through to the next stage as offering some potential for capacity.		
Site Address/Description	Reference	Approximate potential net dwellings
St Andrews Yard, Willeys Avenue, EX2 8EP	UCS_EC_A_01	7
3-9; 37-52 Aldens Road and 27-35 Fairfield Road EX2 8UN	UCS_EC_A_09	N/A as rejected during consultation
Land behind 66 Chudleigh Road, EX2 8TZ	UCS_EC_A_30	6

3C – Site review (i) Sites rejected after specialist officer consideration and consultation

Site Address	Reference	Reasons for rejection
3-9; 37-52 Aldens Road and 27-35 Fairfield Road EX2 8UN	UCS_EC_A_09	Occupied dwellings. Insufficient evidence to conclude site suitable to take forward.

3C – Site review (ii) Remaining potential UCS sites



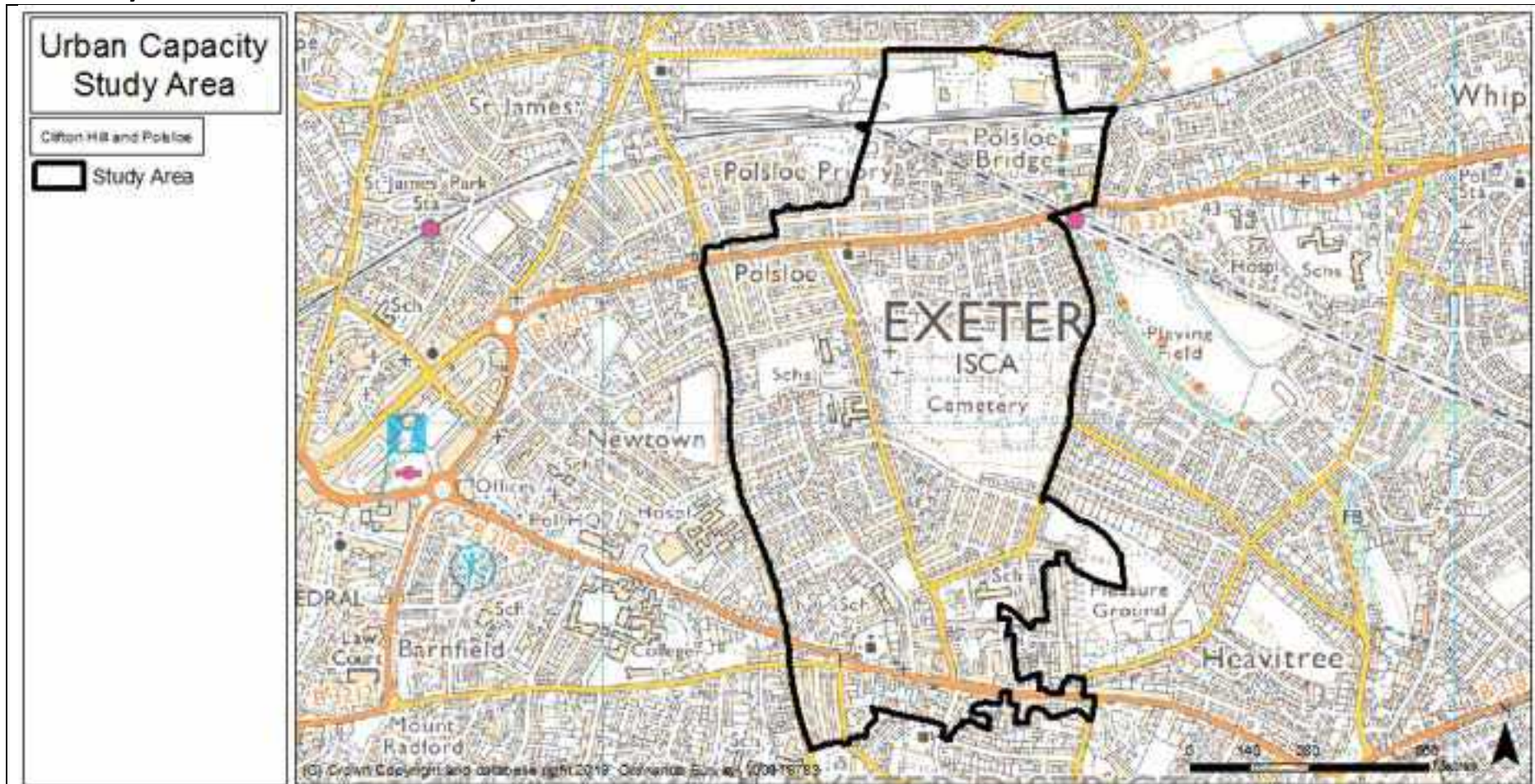
Site Address	Reference	Approximate potential net dwellings	Expert consultee notes
St Andrews Yard, Willeys Avenue, EX2 8EP	UCS_EC_A_01	7	Site has development potential but mitigation measures and further assessment will be required. - Archaeology / Conservation – The original church building has been destroyed and the present building does not retain sufficient interest to merit retention but a record should be made. The only likely archaeological interest on the site will be in the form of potential prehistoric or later palaeochannels; if present such deposits should be recorded and analysed in lieu of the impact on them caused by new development via condition. - Flood and Water – Site developable but completely in flood zones 2 & 3: FRA and follow planning policy. Consultation with EA to determine level of protection from Exeter Flood Defence Scheme - Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed - Highways – Vehicular spaces and turning circle to be delivered in accordance with approved plans and provision of covered cycle parking. - Minerals and Waste – Not located within a MSA or MCA or WCZ - PROW – No PROW on site. - Environmental Health – Site developable, with assessment and mitigation as required (air quality and contaminated land) - ECC Housing – N/A - ECC Estates – N/A - Arboriculturalist – Site developable

Site Address	Reference	Approximate potential net dwellings	Expert consultee notes
Land behind 66 Chudleigh Road, EX2 8TZ	UCS_EC_A_30	6	Site has development potential but mitigation measures and further assessment will be required. - Archaeology / Conservation – As a medium sized largely undeveloped site this has general potential for currently unknown prehistoric & Roman remains as it is located adj former Roman road line (Chudleigh Road) and other prehistoric remains are known in the area. As such there will be a need for archaeological survey work prior to determination and potentially post determination. Unlikely to affect principle of development but may influence layout. - Flood and Water – Site developable subject to appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed - Highways – Access via Veitch Gardens and would need pedestrian links into Aldens East. S106 items would be akin to 15/0640/OUT as this is almost an extension of SWE - Minerals and Waste – Not located within a MSA or MCA or WCZ - PROW – No PROW on site. - Environmental Health – Site developable, with assessment and mitigation as required (air quality, contaminated land, transport noise, noise from local businesses). - ECC Housing – N/A - ECC Estates – N/A - Arboriculturalist – Site developable

B. Clifton Hill and Polsloe

Stage 1 Methodology and Preparation

1B – Study area settlement boundary

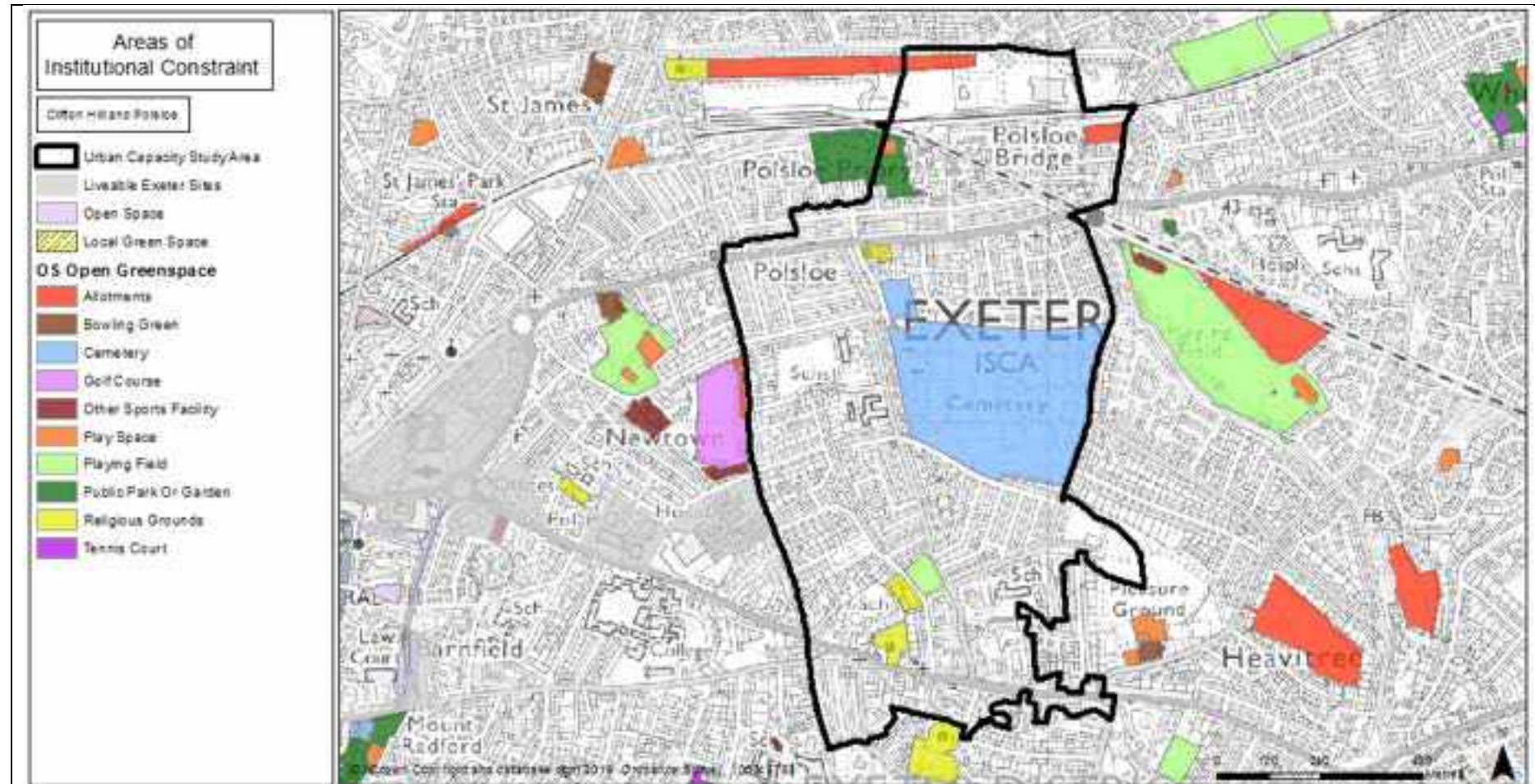


Notes: This assessment covers the area of Clifton Hill and Polsloe. As all of Exeter is within the built-up area boundary, the Exeter study area is divided into MSOAs within the existing urban area. Population around 8500. Area approximately 106ha

1C – Areas of statutory exclusion

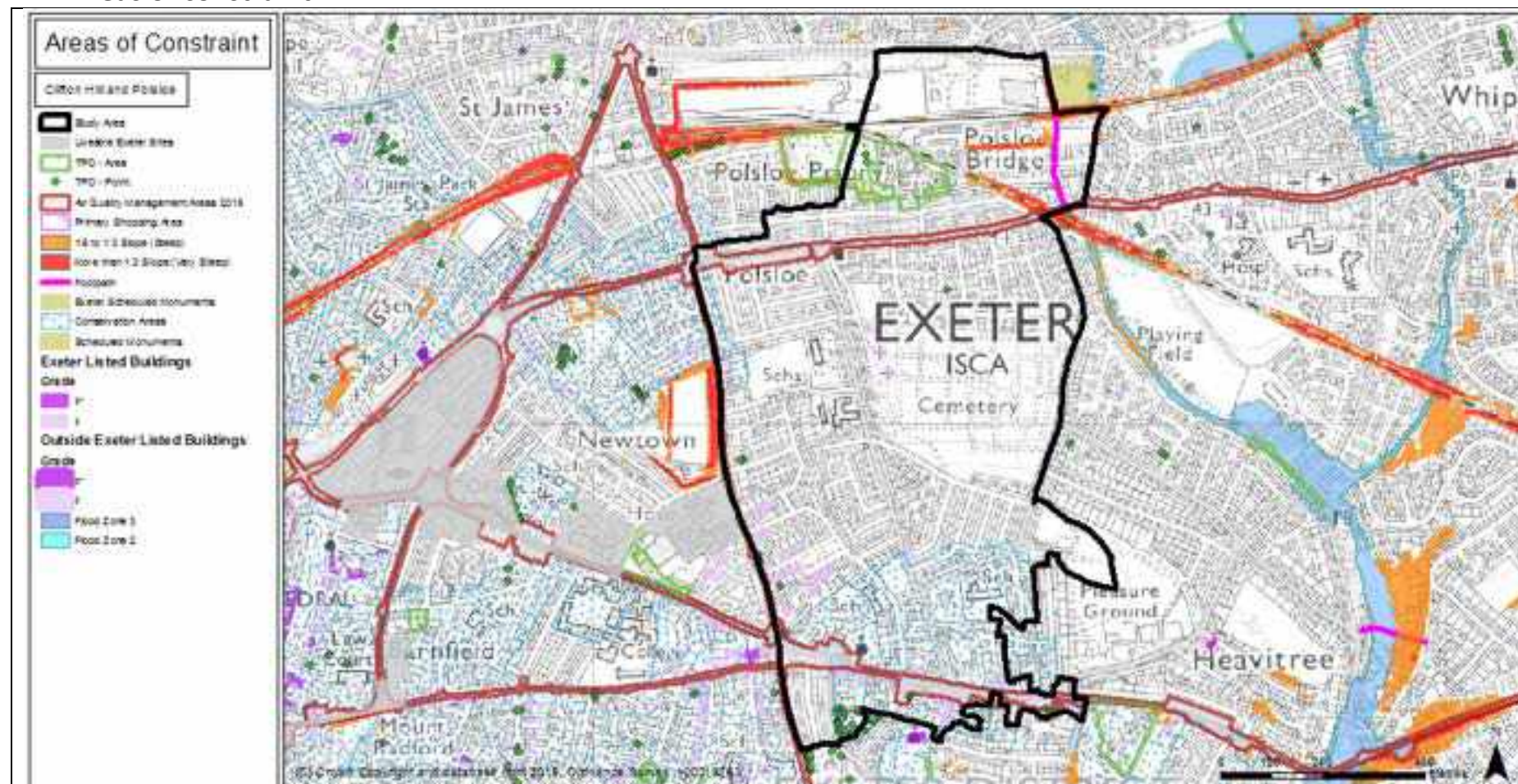
Notes: No areas of statutory exclusion are located within this study area

1D – Areas of institutional constraints



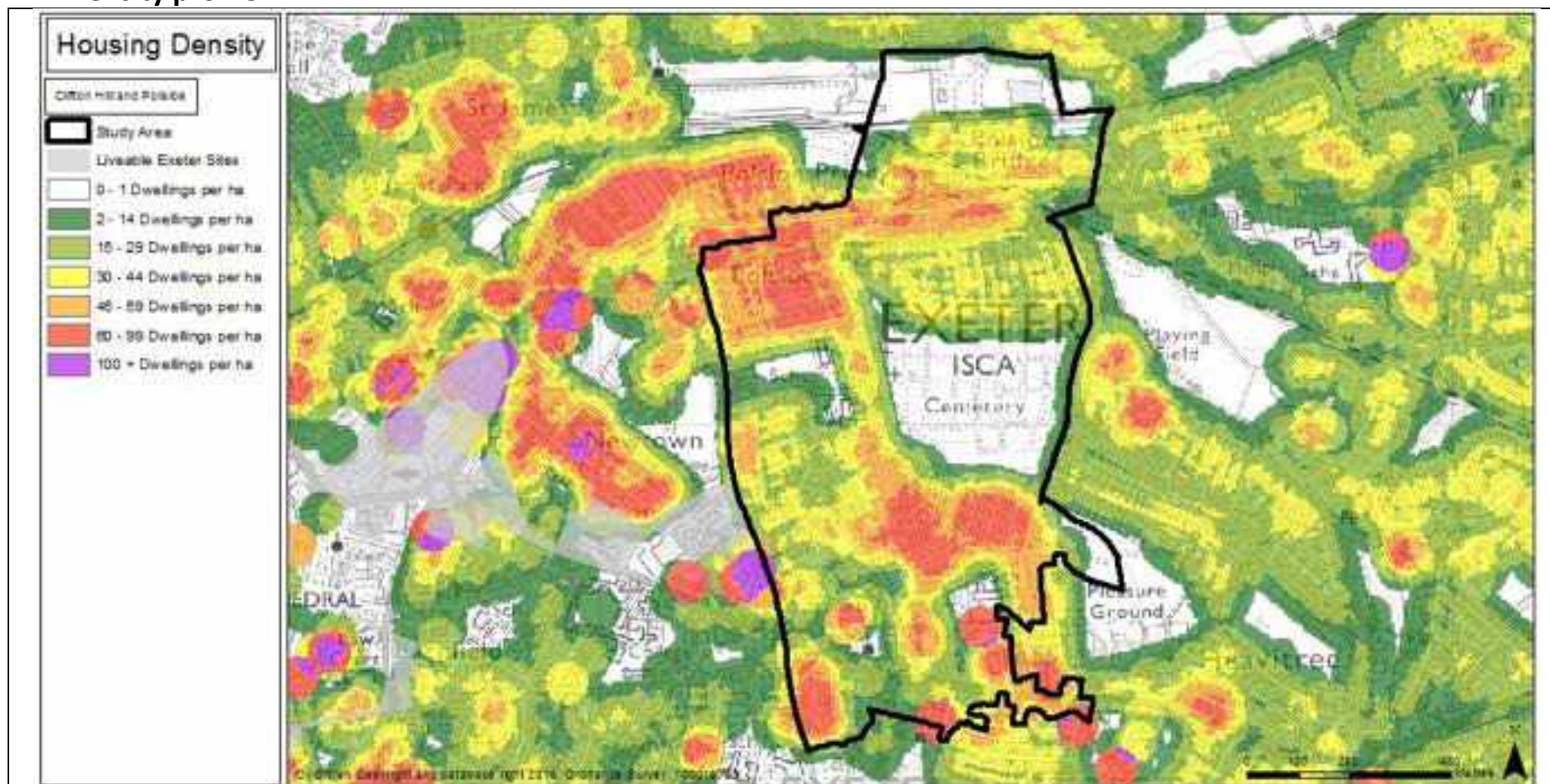
Notes: There are a number of different areas within this study area that derive a specific public benefit from community use. These include Higher Cemetery, religious buildings, designated open space, and allotments. All of these will need to be taken into consideration during site identification and assessment.

1E – Areas of constraint



Notes: A number of areas of constraint exist within the Clifton Hill and Polsloe study area which may impact upon the deliverability of new housing. Areas of constraint include: Belmont and Heavitree conservation areas, a number of tree preservation orders, grade II and II* listed buildings, air quality management areas 2015, and a public right of way.

1F – Density profile



Notes: The majority of the residential areas within Clifton Hill and Polsloe are relatively high density with the areas of highest density (45-99 dwellings per hectare) located around the terraces in the north west (Jubilee Road, Park Road, Monks Road), the terraces south of Higher Cemetery (Goldsmith Road, Alpha Street, Normandy Road), Rowancroft student accommodation, Baker Street, The Maltings flats, Pegasus Court and Regent Square. Lower density (15-44 dwellings per hectare) can be found around Bicton Place and Mont Le Grand, north of Higher Cemetery (Tarbet Avenue), sections of Fore Street Heavitree and sections of Polsloe Road. Areas of very low density (0-1 dwellings per hectare) at Higher Cemetery, schools, religious buildings, Exmouth Junction former coal/maintenance depot, and Morrisons supermarket, fuel station and carpark.

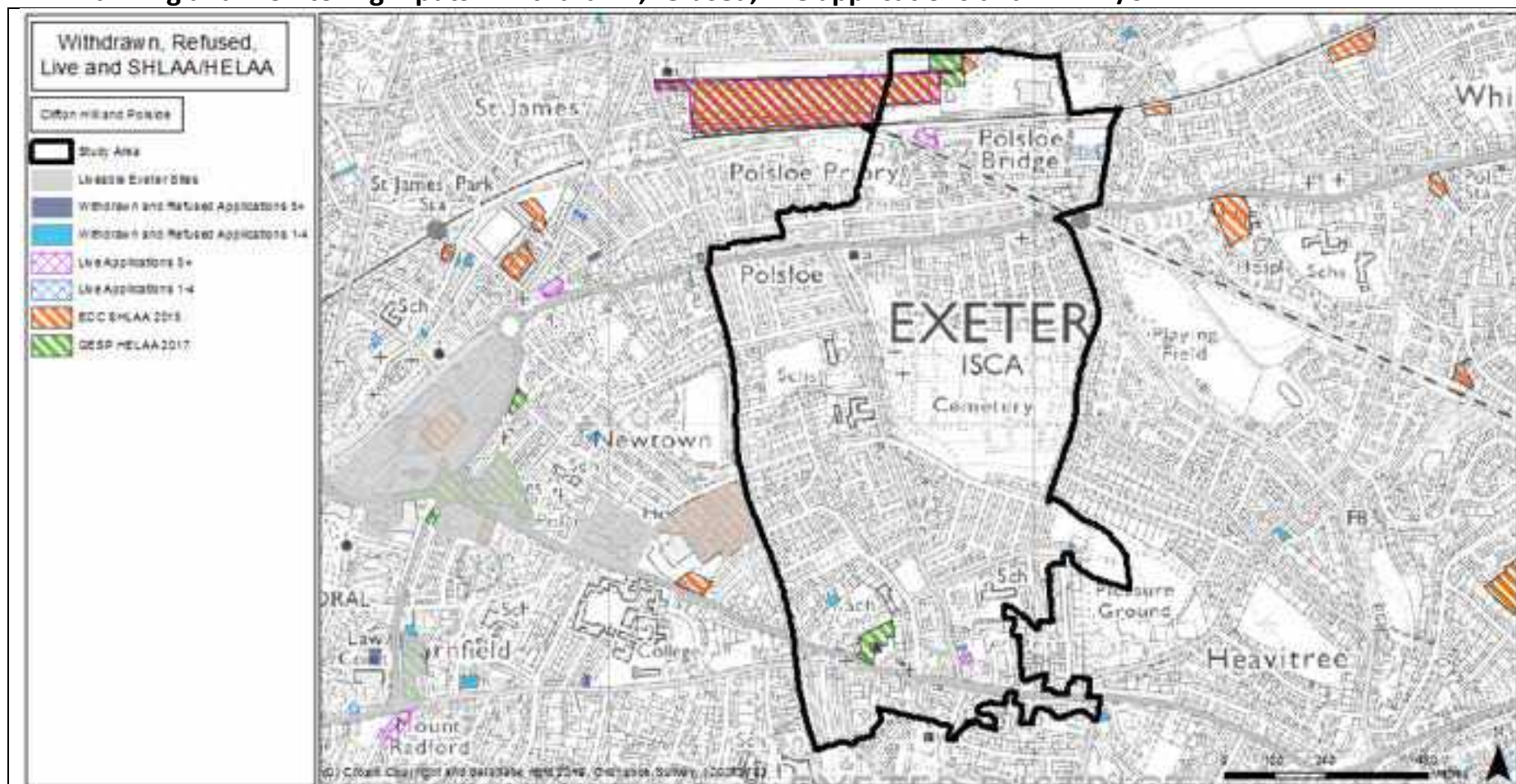
2A – Planning and monitoring inputs – planning approvals not completed, Brownfield Land Register, and sites allocated but not completed



Notes: All sites below have been excluded from further consideration, given their existing planning status.					
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Brownfield Land Register HELAA Approval not completed	19/0650/OUT Outline application for the construction of 400 residential dwellings (Class C3), 65 senior living with care units (Class C2), new public open and green spaces, access road, refurbishment and extension of locally listed former water tower, and associated works (Landscaping reserved for future consideration).	Exmouth Junction, The Old Coal Yard, Mount Pleasant Road EX4 7AE	Approved	465	Predominantly located within in Stoke Hill and Mincinglake study area
Brownfield Land Register Approval not completed	18/0584/PDJ Change of use from offices (Use Class B1a) to 5 flats (Use Class C3)	1-5 Lower Avenue, Ex1 2PR	Developed	5	
Approval not completed	19/0317/LED Lawful use as separate dwellings (19 and 19A Roseland Crescent)	19 Roseland Crescent Exeter EX1 2TJ	Was lawful use	1	
Approval not completed	13/4323/FUL / 18/0884/ECC Demolition of 13 no. garages and construction of three 3 bed terraced houses and associated parking and access	Land Between 28 & 36 Anthony Road Exeter EX1 2SD	Approved	3	
Approval not completed	15/1405/FUL Rebuild/conversion of existing garage into 2 storey house and associated works	47 East Avenue Exeter EX1 2DX	Approved	1	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approval not completed	16/0884/FUL Conversion of former stables to create a 2 bedroom mews dwelling	35 Fore Street Heavitree Exeter EX1 2QN	Approved	1	
Approval not completed	19/0409/FUL Redevelopment to provide 6 apartments, communal gardens and parking facilities.	2 Beacon Avenue Exeter EX4 7JD	Approved	5	
Approval not completed	18/1384/FUL Conversion of existing Railway Social Club into 7 flats, construction of 6 garages and related site works	Great Western Railway Club South Chaucer Grove EX4 7BX	Approved	7	

2A – Planning and monitoring inputs – withdrawn, refused, live applications and HELAA/SHLAA

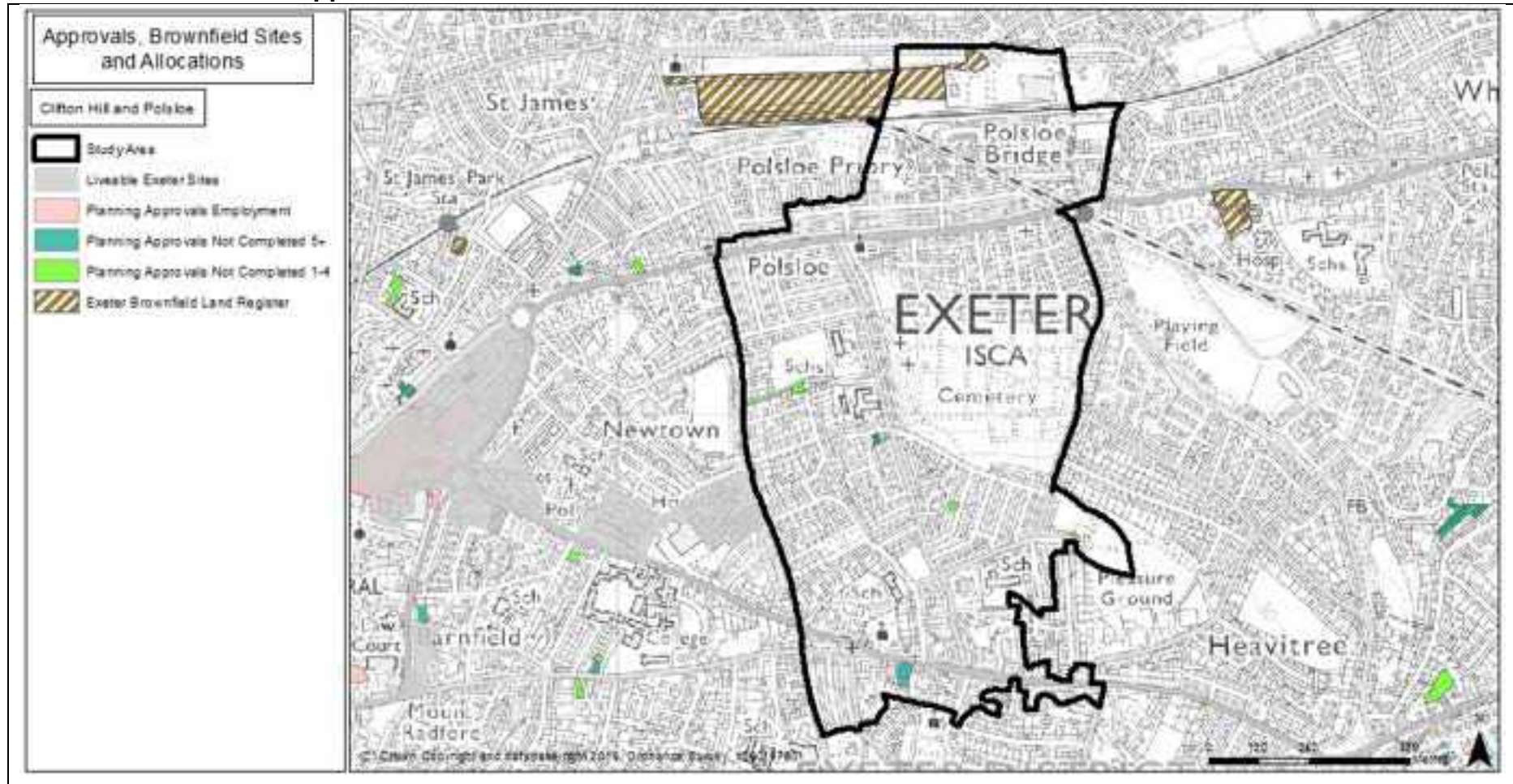


Notes: Two sites meet the size threshold to be considered through this study. The sites listed below do not include refused/withdrawn sites shown on the map that are superseded by approved planning consents (listed in 2A part 1)						
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
HELAA	Land at Heavitree Road 27/29 Fore Street, Heavitree	EX1 2QJ				UCS_EC_CHP_01
Brownfield Land Register HELAA Approved	19/0650/OUT Outline application for the construction of 400 residential dwellings (Class C3), 65 senior living with care units (Class C2), new public open and green spaces, access road, refurbishment and extension of locally listed former water tower, and associated works (Landscaping reserved for future consideration).	The Old Coal Yard Exmouth Junction Mount Pleasant Road EX4 7AE	Approved	465	Predominantly located within in Stoke Hill and Mincinglake study area	
Withdrawn / refused	19/0425/FUL Proposed change of use, alterations and conversion of an existing ground floor drinking establishment with first floor three bedroom apartment into two number five bedroom HMO's.	Windsor Castle Inn, 4 North Street Heavitree Exeter EX1 2RH	Withdrawn		Too small for further consideration	
Withdrawn / refused	18/0680/FUL Construction of new dwelling	Southlands Fore Street Heavitree	Refused	1		

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
		Exeter EX1 2QQ				
Withdrawn / refused	18/1215/FUL Subdivision of dwelling to create 2 bed flat on lower ground floor.	19 Roseland Crescent Exeter EX1 2TJ	Refused	1	Superseded by 19/0317/LED Lawful use as separate dwellings (19 and 19A Roseland Crescent)	
Withdrawn / refused	18/1573/FUL Loft conversion and refurbishment to form one additional housing unit	268 Pinhoe Road Exeter EX4 7HH	Refused	1		
Withdrawn / refused	19/0378/FUL Build two houses within existing residential curtilage	1 Beacon Avenue EX4 7JD	Refused	2	Too small for further consideration	
Withdrawn / Live	19/0948/FUL (withdrawn) now live 20/0407/FUL Demolition of existing structures and development of 1 dwelling and 6 flats	2A North Street Heavitree EX1 2RH	Undetermined	Undetermined		UCS_EC_CHP_02
Live	20/0334/FUL Demolition of existing warehouse and storage building, and construction of 1 no. dwelling house with	Store And Premises Sampsons Lane Exeter Devon	Undetermined	1	Too small for further consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	associated parking and landscaping works.					
Live	20/0479/FUL Conversion of existing offices and storeroom into two storey living accommodation.	167 Pinhoe Road Exeter EX4 7HZ	Undetermined	1	Too small for further consideration	

2B – Council identified opportunities: Council assets

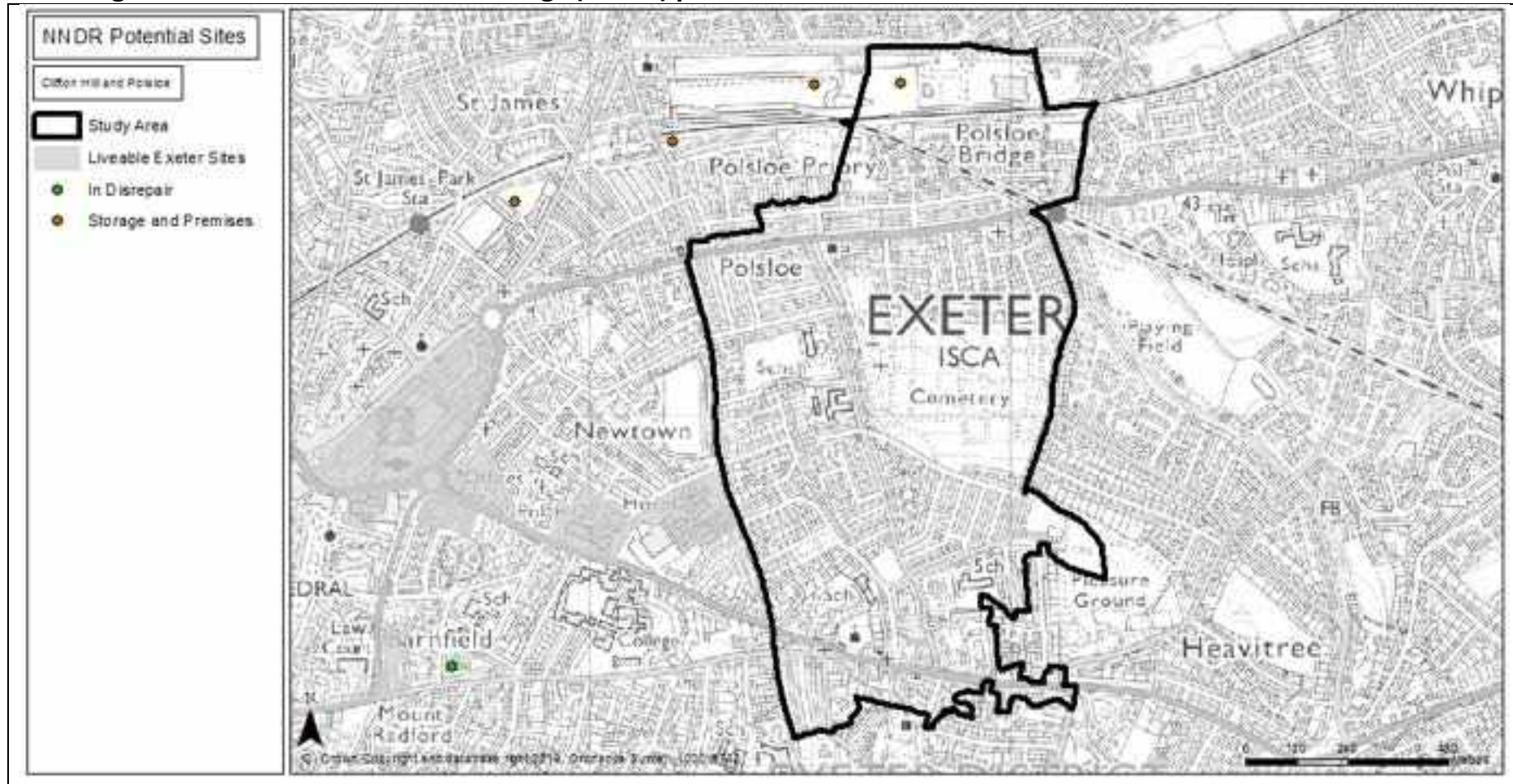


Notes: The following sites have been identified as Council owned land with potential for 5+ dwellings, regardless of other constraints. All other Council owned land sites are either too small to be considered or excluded as active school grounds.	
Site Address/Description	Reference
Section of Prince Charles Road Allotments	UCS_EC_CHP_03
Allotments at Beacon Lane Chaucer Grove EX4 7JD	UCS_EC_CHP_04
Higher Cemetery, Heavitree, EX1 2PX	UCS_EC_CHP_05
Polsloe Park, Ladysmith Federation Playing Field, EX1 2PS	UCS_EC_CHP_06
Goldsmith Street and North Lawn Court, ECC Housing, EX1 2RA	UCS_EC_CHP_07
Land at Mont le Grand/Bicton Place, EX1 2PD	UCS_EC_CHP_08
Section of Heavitree Pleasure Ground, EX1 3DN	UCS_EC_CHP_09
Gordon's Place car park, EX1 2RF	UCS_EC_CHP_10
Southlands, ECC Housing, Heavitree, EX1 2QQ	UCS_EC_CHP_11

2C - Institutional assets and opportunities

Notes: None of the submitted institutional assets or opportunities are located within this study area.

2D – Targeted national non-domestic ratings (NNDR) potential UCS sites



Notes: There is one 'storage and premises' site that is partially within this study area. Most of this site is included within a current application for development, is on the Brownfield Land Register and also predominantly within Stoke Hill and Mincinglake study area. The section that is outside of the 19/0650/OUT application red line boundary has been included as a potential site	
Site Address/Description	Reference
Land at Exmouth Junction between Morrisons fuel station and application 19/0650/OUT	UCS_EC_CHP_12

2E – Vacant residential properties

Notes: No vacant residential properties which meet the size thresholds for consideration are located within this study area.

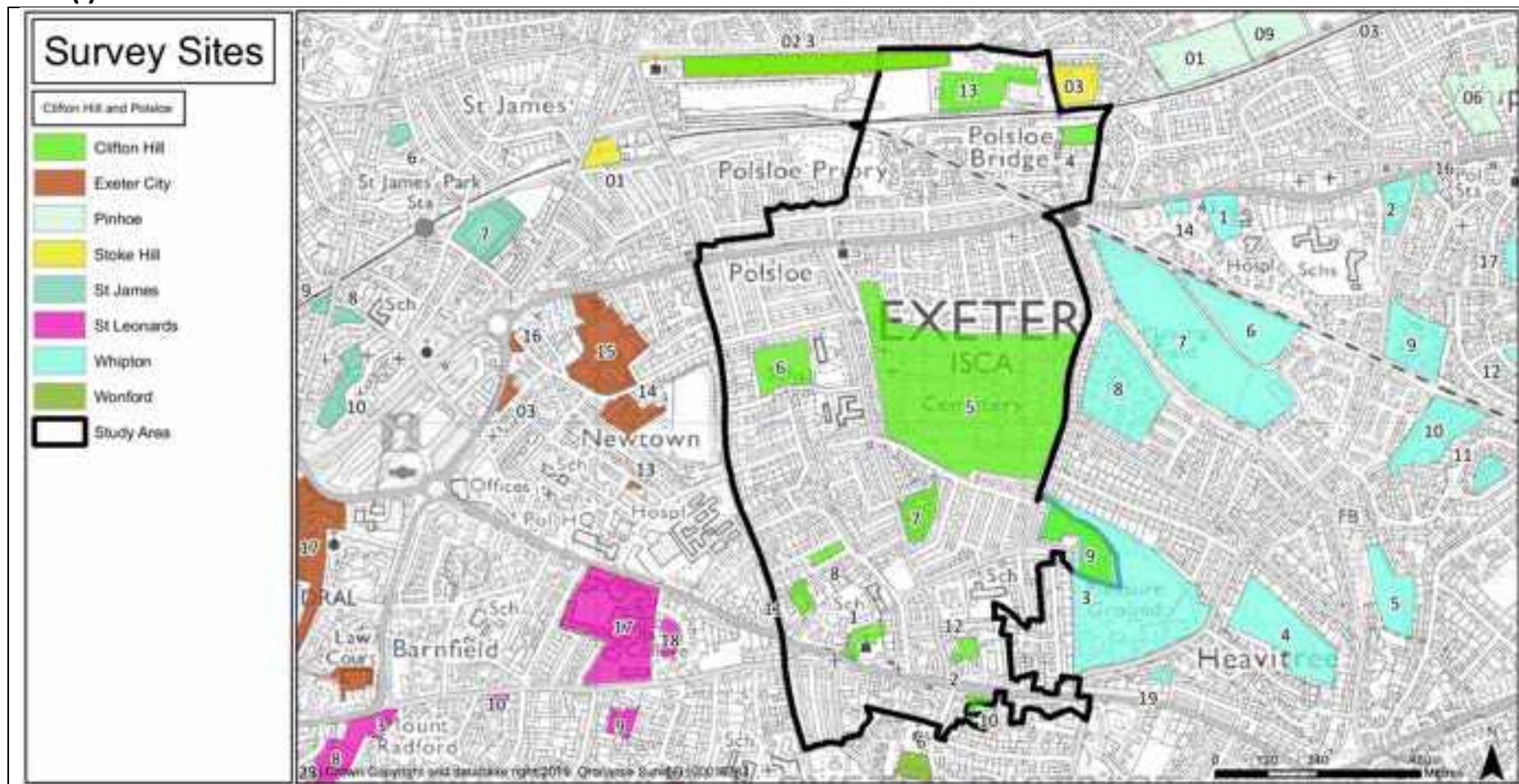
2F –Additional potential UCS sites

Notes: The following additional sites have been identified in the ‘left over space’ assessment.as having potential to deliver 5 or more dwellings

Site Address/Description	Reference
Heavitree Co-op car park, Fore Street, EX1 2RJ	UCS_EC_CHP_12
Morrisons Car Park, EX4 7BY	UCS_EC_CHP_13

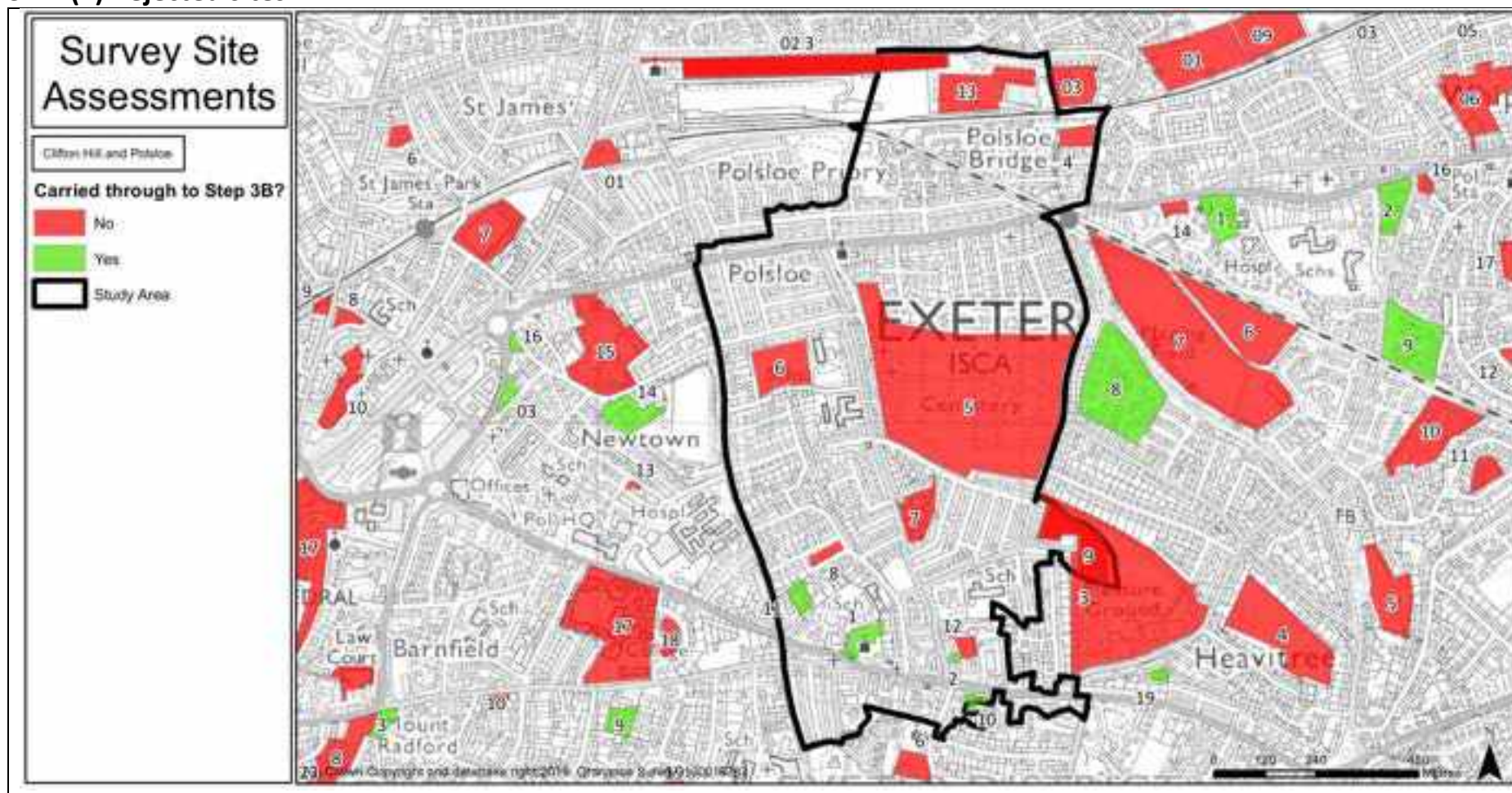
Stage 3 Urban Capacity Survey/Analysis

3A – (i) Identified sites



Notes: The following sites have been identified throughout stage 2.	
Site Address/Description	Reference
27/29 Fore Street, Heavitree, EX1 2QJ	UCS_EC_CHP_01
2A North Street, Heavitree, EX1 2RH	UCS_EC_CHP_02
Section of Prince Charles Road Allotments	UCS_EC_CHP_03
Allotments at Beacon Lane Chaucer Grove EX4 7JD	UCS_EC_CHP_04
Higher Cemetery, Heavitree, EX1 2PX	UCS_EC_CHP_05
Polsloe Park, Ladysmith Federation Playing Field, EX1 2PS	UCS_EC_CHP_06
Goldsmith Street and North Lawn Court, ECC Housing, EX1 2RA	UCS_EC_CHP_07
Land at Mont le Grand/Bicton Place, EX1 2PD	UCS_EC_CHP_08
Section of Heavitree Pleasure Ground, EX1 3DN	UCS_EC_CHP_09
Gordon's Place car park, EX1 2RF	UCS_EC_CHP_10
Southlands, ECC Housing, Heavitree, EX1 2QQ	UCS_EC_CHP_11
Heavitree Co-op car park, Fore Street, EX1 2RJ	UCS_EC_CHP_12
Morrisons Car Park, EX4 7BY	UCS_EC_CHP_13

3A – (ii) Rejected sites



Notes: The following identified sites have been excluded from further consideration.		
Site Address/Description	Reference	Reasons for rejection
Section of Prince Charles Road Allotments	UCS_EC_CHP_03	In active use and unavailable for development. Contrary to Development Plan including policy L10 of Local Plan seeking to resist development that would harm allotment provision
Allotments at Beacon Lane Chaucer Grove EX4 7JD	UCS_EC_CHP_04	In active use and unavailable for development. Contrary to Development Plan including policy L10 of Local Plan seeking to resist development that would harm allotment provision
Higher Cemetery, Heavitree, EX1 2PX	UCS_EC_CHP_05	Unavailable for development
Polsloe Park, Ladysmith Federation Playing Field, EX1 2PS	UCS_EC_CHP_06	In active use and unavailable for development. Contrary to Development Plan including policy L10 of Local Plan seeking to resist development that would harm allotment provision
Goldsmith Street and North Lawn Court, ECC Housing, EX1 2RA	UCS_EC_CHP_07	Already dense development therefore limited scope to further intensify
Land at Mont le Grand / Bicton Place, EX1 2PD	UCS_EC_CHP_08	Open space and unavailable for development
Section of Heavitree Pleasure Ground, EX1 3DN	UCS_EC_CHP_09	Open space and unavailable for development
Heavitree Co-op car park, Fore Street, EX1 2RJ	UCS_EC_CHP_12	Car park currently serves local centre and is unavailable for development.
Morrisons Car Park, EX4 7BY	UCS_EC_CHP_13	Car park currently serves supermarket and is unavailable for development.

3A – (iii) All sites carried through to 3B

Notes: The following identified sites have been carried through to the next stage as offering some potential for capacity.		
Site Address/Description	Reference	Approximate potential net dwellings
27/29 Fore Street, Heavitree, EX1 2QJ	UCS_EC_CHP_01	7
2A North Street, Heavitree, EX1 2RH	UCS_EC_CHP_02	N/A as rejected during consultation
Gordon's Place car park, EX1 2RF	UCS_EC_CHP_10	7
Southlands, ECC Housing, Heavitree, EX1 2QQ	UCS_EC_CHP_11	N/A as rejected during consultation

3C – Site review (i) Sites rejected after specialist officer consideration and consultation

Site Address/Description	Reference	Reasons for rejection
2A North Street, Heavitree, EX1 2RH	UCS_EC_CHP_02	Following consultation it was concluded that it is not possible for the site to support 5+ dwellings.
Southlands, ECC Housing, Heavitree, EX1 2QQ	UCS_EC_CHP_11	Occupied dwellings. Insufficient evidence to conclude site suitable to take forward.

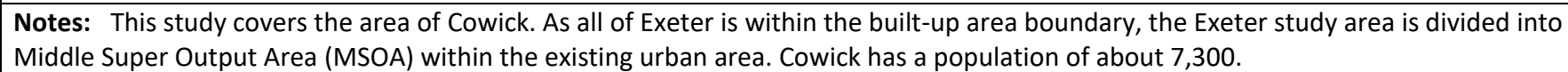
Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes
27/29 Fore Street, Heavitree, EX1 2QJ	UCS_EC_CHP_01	7	Site has development potential but mitigation measures and further assessment will be required. - Archaeology / Conservation – Excluding the present City Vets building (No. 27), which is locally listed and a positive building in the Conservation Area, the rest of the site is developable but need to consider settings of locally listed buildings and character and appearance of the conservation area. - Flood and Water – Developable if follow planning policy. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed - Highways – Minimal car parking. Amendments to access required - needs to be tightened, giving pedestrian priority. Direct pedestrian access to signalised crossing points. Travel Plan Money - Minerals and Waste – Not located within a MSA or MCA or WCZ - PROW – No PROW on site. - Environmental Health – Site developable, with assessment and mitigation as required (air quality, noise, contamination). Existing air quality in this area will not prevent development but it may not be possible to build houses immediately at the back of the pavement. The impacts of new traffic generation from the site will need to be assessed and mitigation included in any development.

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes
			Development should minimise private car use as far as is practicable. - ECC Housing – N/A - ECC Estates – N/A - Arboriculturalist - Trees adjacent to north, east and north-western boundaries to be retained.
Gordon's Place car park, EX1 2RF	UCS_EC_CHP_10	7	Site has development potential but mitigation measures and further assessment will be required. - Archaeology / Conservation - Site developable. Former backplots, and potential to contain buried remains, especially medieval - post-medieval. Archaeological work will be required pre and post determination; may influence layout and/or foundation design/formation levels. Within conservation area and within settings of listed and locally listed buildings, so massing and design needs to respect that. - Flood and Water – Developable if follow planning policy. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed - Highways – Minimal car parking. There will be a positive effective with removing the car park. Tidy up the cycle infrastructure on Sivell Place. TRO for RPZ. Travel Plan Money - Minerals and Waste – Not located within a MSA or MCA or WCZ - PROW – No PROW on site.

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes
			- Environmental Health – Site developable, with assessment and mitigation as required (air quality, traffic noise, contamination, noise and odour from commercial uses). Development should minimise private car use as far as is practicable. - ECC Housing – N/A - ECC Estates – no reason not to take forward but may be site constraints - Arboriculturalist – Site developable

C. Cowick

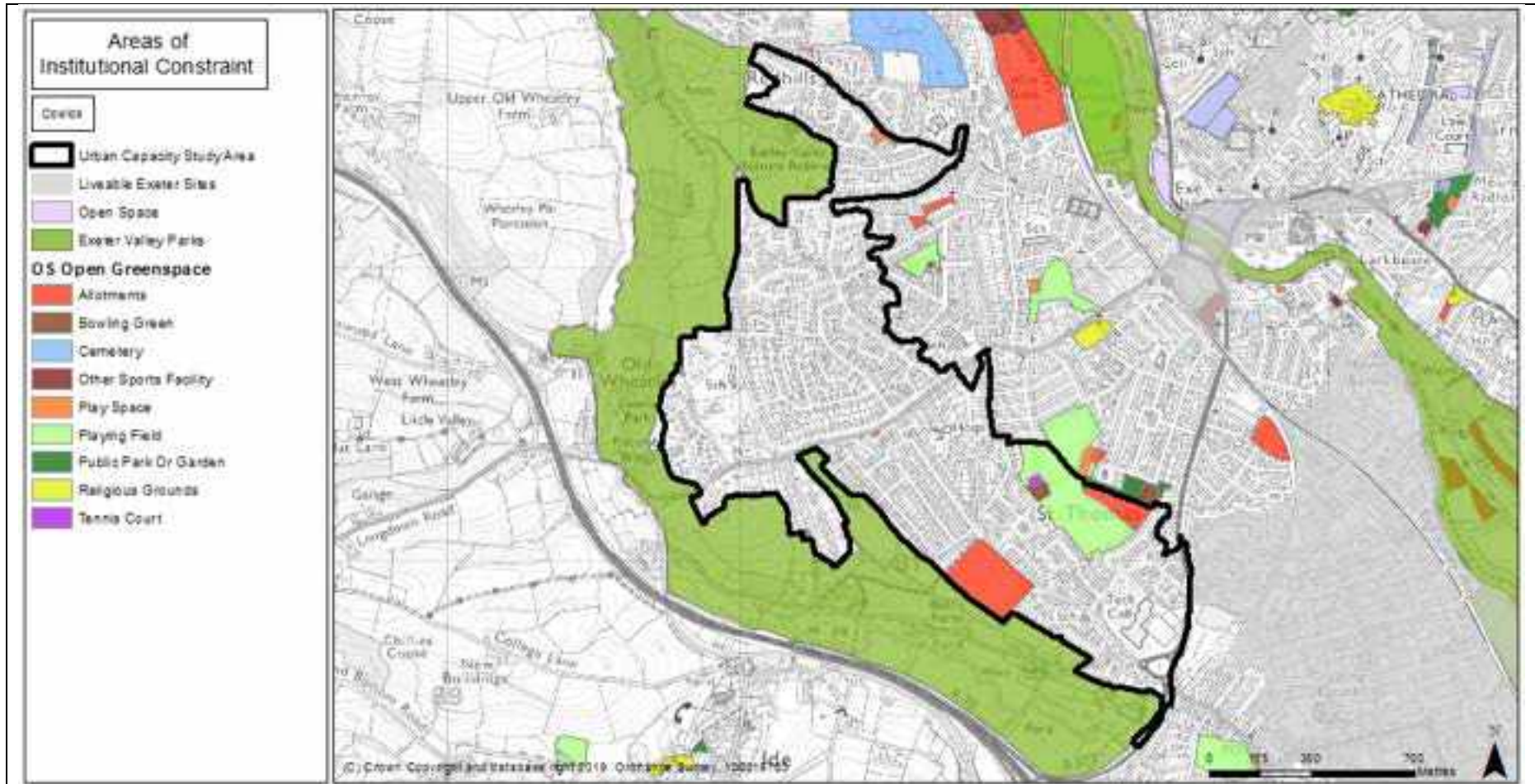
1B – Study area settlement boundary



1C – Areas of statutory exclusion

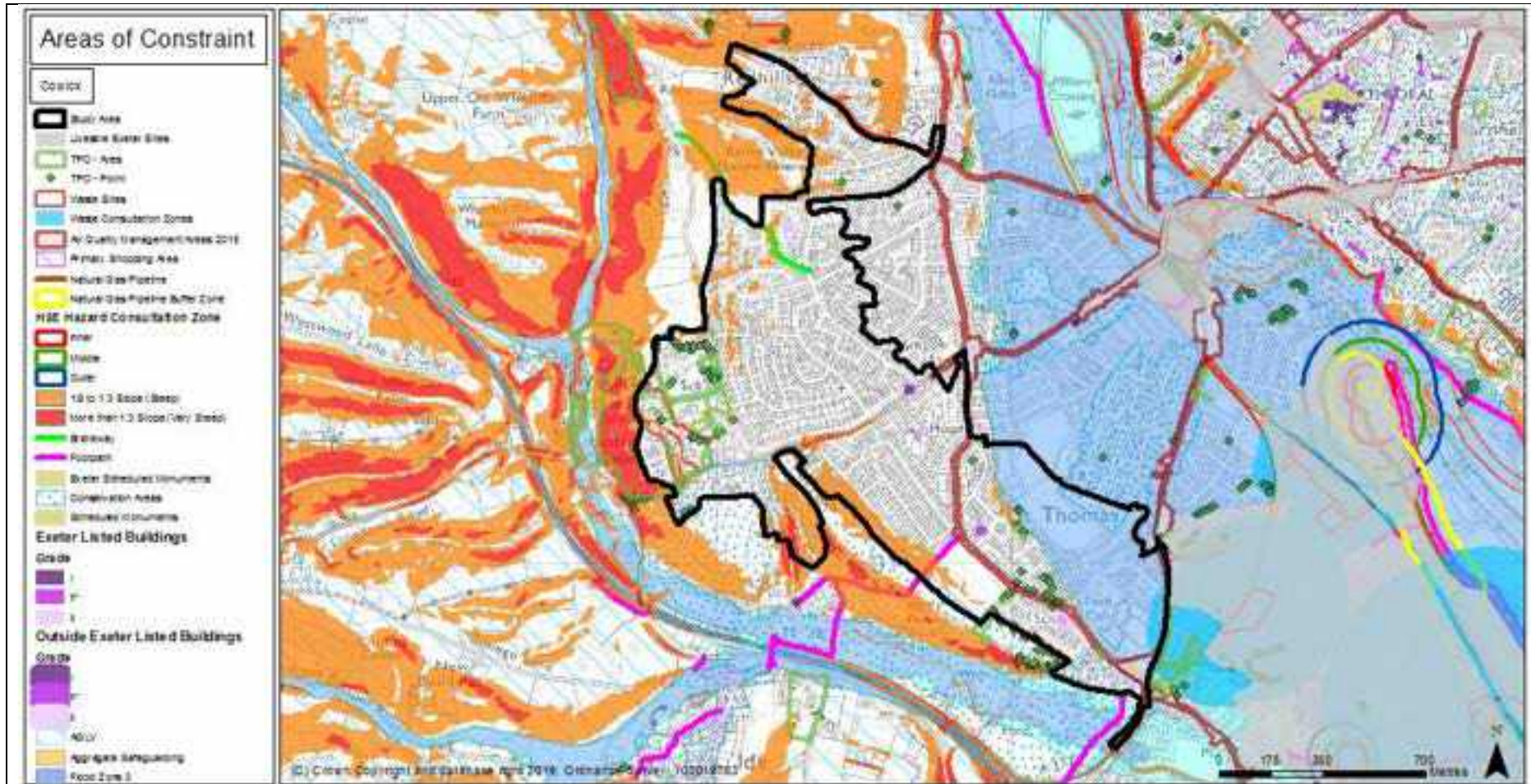
Notes: No areas of statutory exclusion within this study area

1D – Areas of institutional constraints



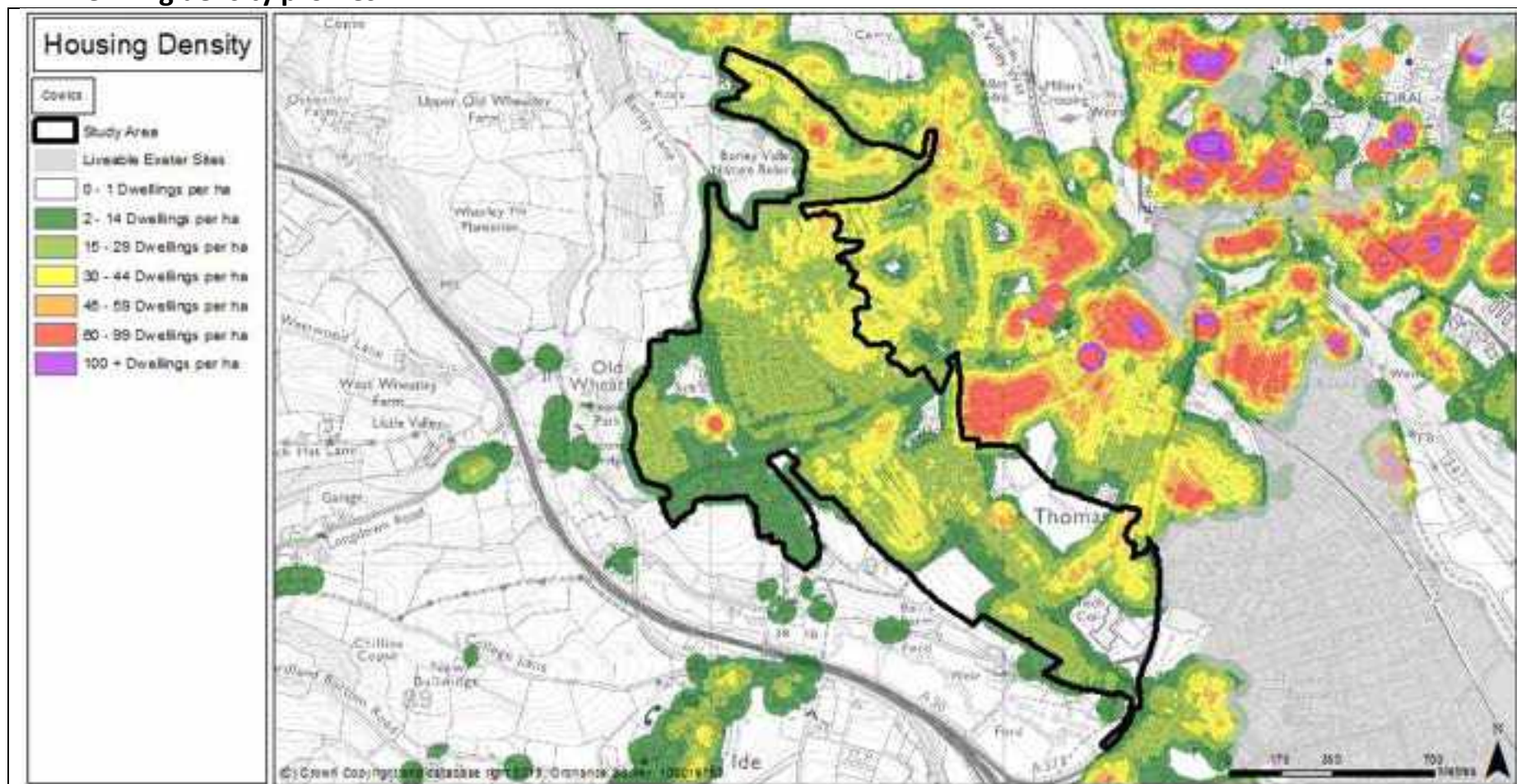
Notes: The Cowick study area is bordered along the west by the Alphington Whitestone Valley Park. Within the study area are a number of other areas that derive a specific public benefit including Cowick Lane and Pines 1 allotments, play areas, playing fields and the large Cowick Barton recreation ground bordering the St Thomas study area. All of these will need to be taken into consideration during site identification and assessment.

1E – Areas of constraint



Notes: The Cowick study area contains a number of constraints that will require consideration within the study. These include the flood zone 3, air quality management area along Cowick Lane, Alphinstbrook and Princes Square conservation areas, public rights of way, an air quality management area, areas of steep land, TPOs, Little John's Cross scheduled monument, and Grade I, II* and II listed buildings.

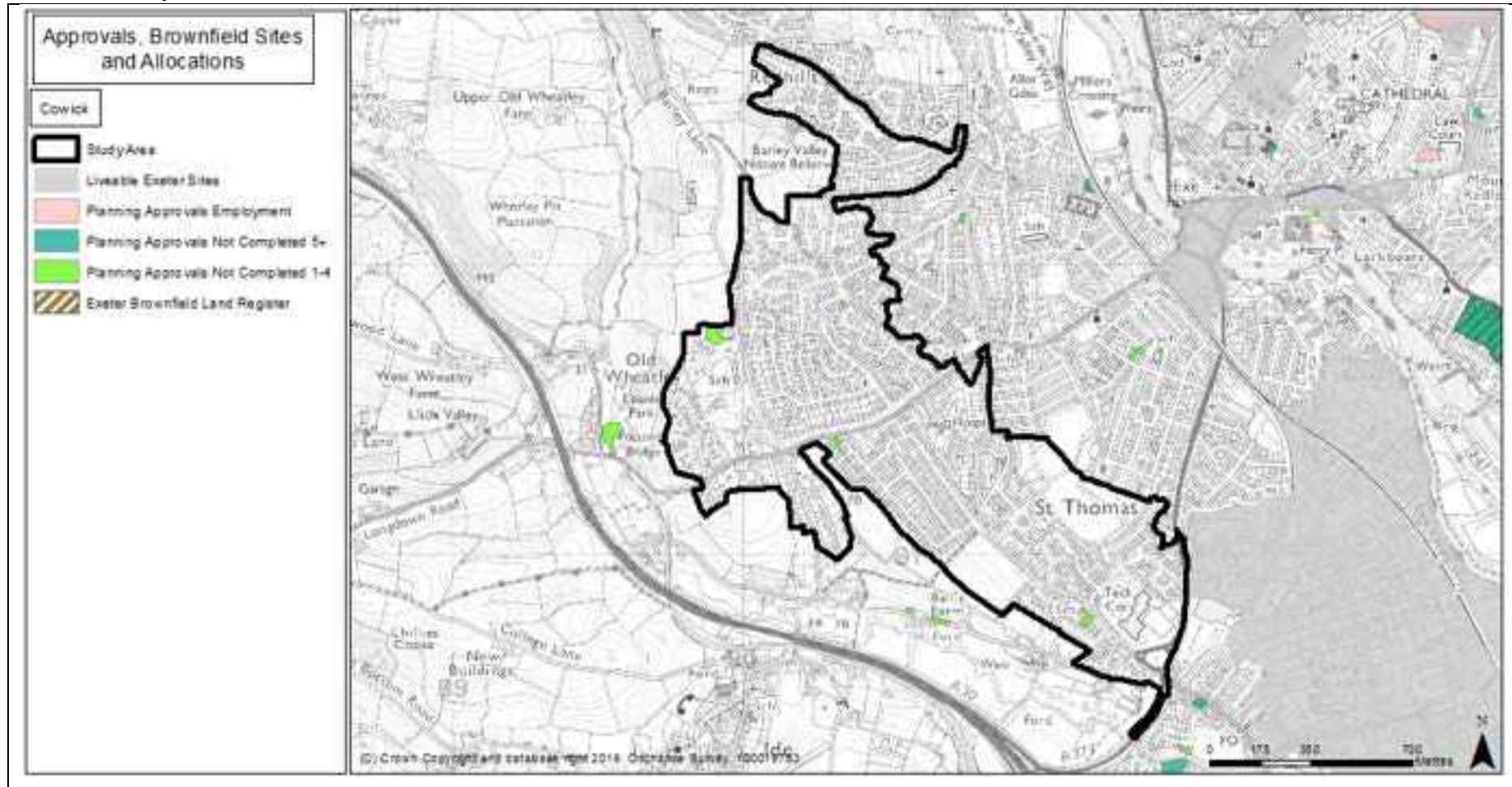
1F – Defining density profiles



Notes: The study area contains a mixture of low to moderate density detached, semi-detached and short terraced housing built between approximately 1930 – 1970. There are few pockets of slightly higher density, predominantly where flats are located.

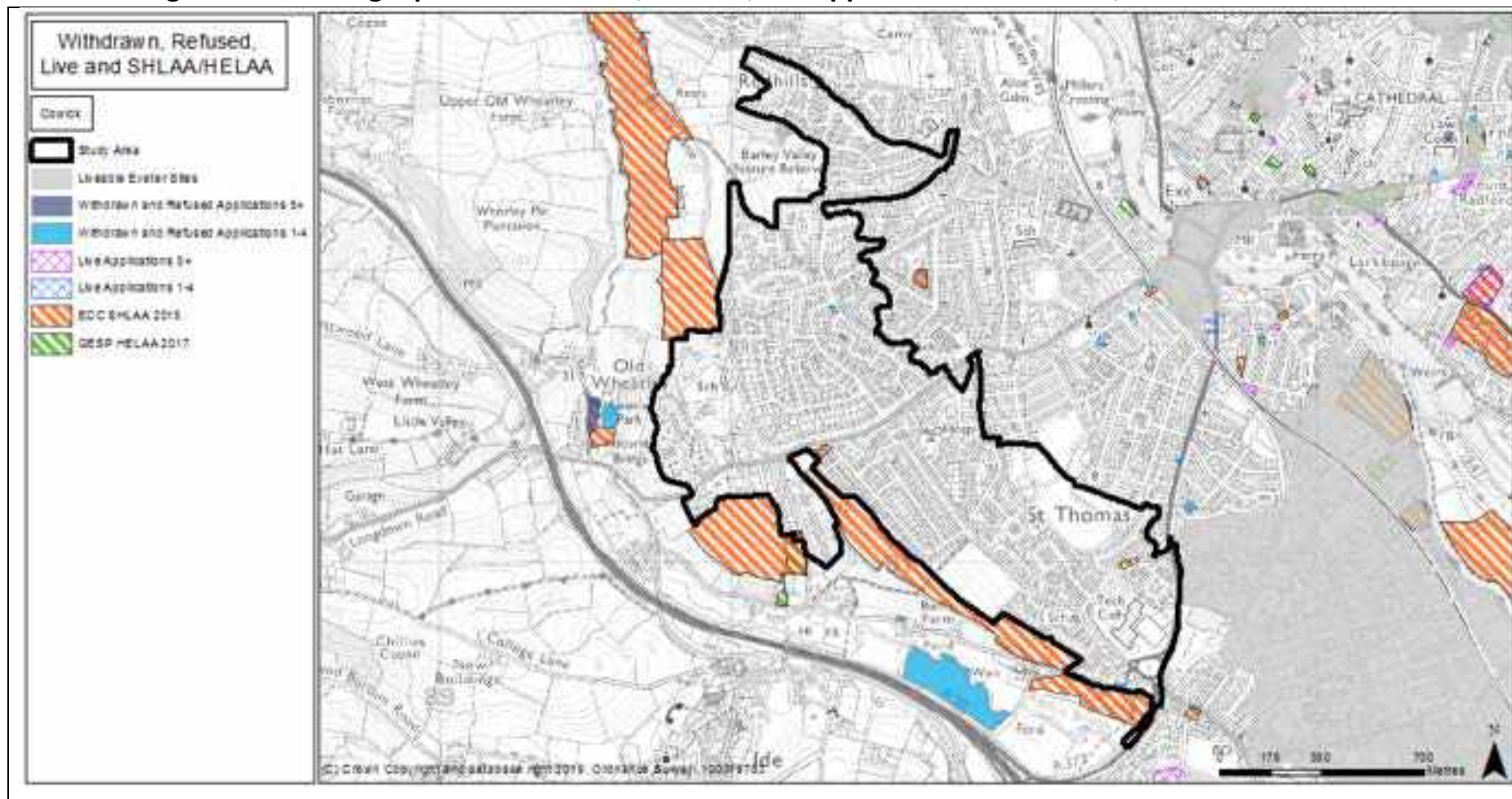
Stage 2 Sources of Supply

2A – Planning and monitoring inputs – planning approvals not completed, Brownfield Land Register and sites allocated but not completed



Notes: All sites below have been excluded from further consideration, given their existing planning status and net yield.					
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approval not completed	17/0321/FUL Demolition of existing house and construction of 3 dwellings	Nordine House Barley Lane EX4 1TA	Approved	2	Full consent not complete Too small for consideration
Approval not completed	15/0223/FUL; 16/0731/FUL Detached dwelling, parking and associated works (Revised scheme); 16/0731/FUL - alterations	Pumping Station Site Dunsford Road EX2	Approved	1	Full consent not complete Too small for consideration
Approval not completed	17/1384/FUL New dwelling	84 Dorset Avenue EX4 1ND	Approved	1	Too small for consideration

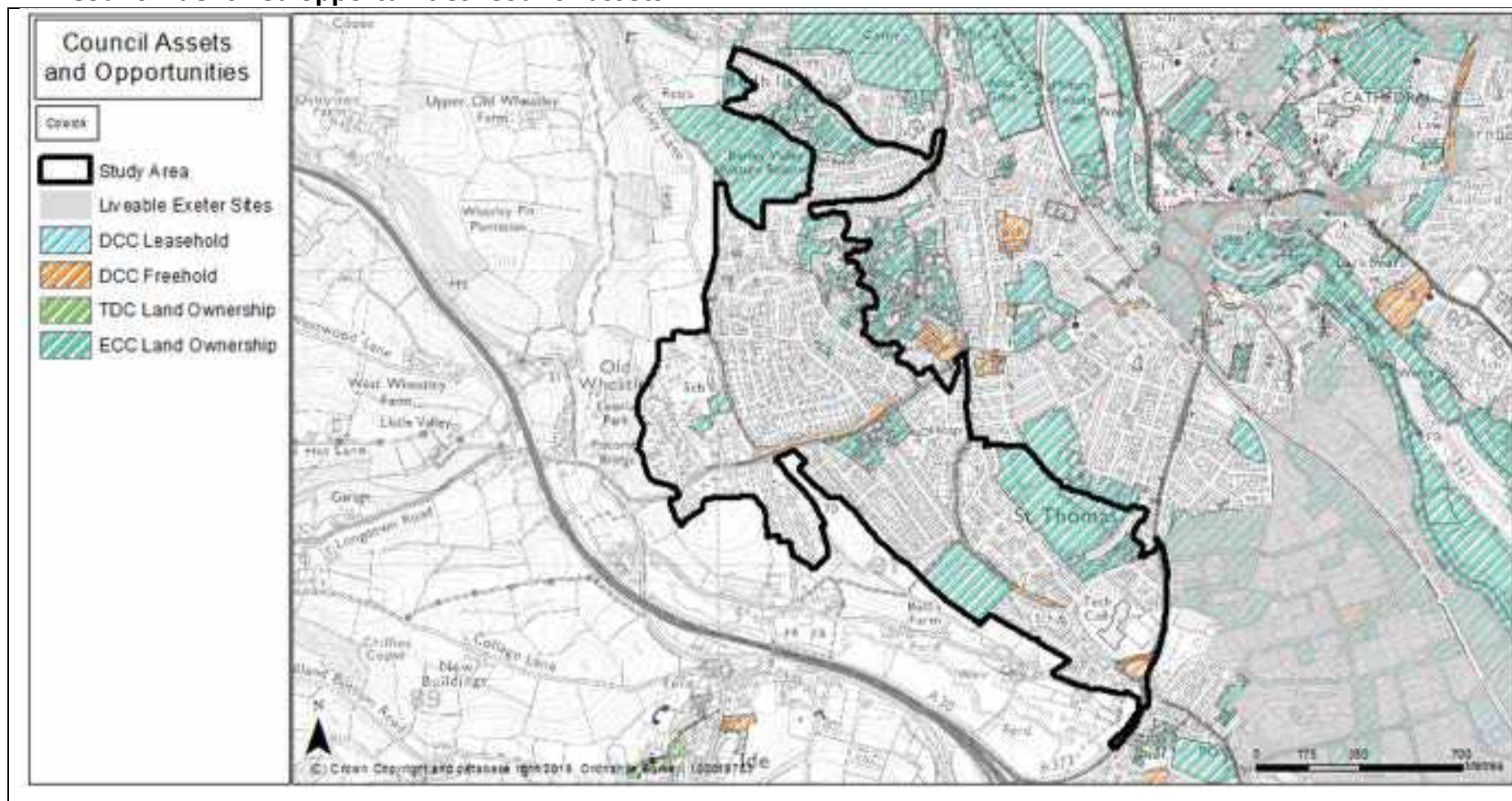
2A – Planning and monitoring inputs – withdrawn, refused, live applications and HELAA/SHLAA



Notes: Only one site is identified in this section, the rest are too small (fewer than 5 dwellings) with the exception of the HELAA site which is inappropriate for development.						
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
HELAA	Land at Ide House Site primarily outside the study area boundary and fully within The Alphington Whitestone Valley Park.	Land at Ide House, Little John's Cross Hill	HELAA 2017 site		Inappropriate for development and outside of the study boundary	
SHLAA	SHLAA site 72 Pumping Station Site Dunsford Road	Pumping Station Site, Dunsford Road	Site has planning permission	1	Has planning permission 12/1745/FUL, 15/0223/FUL, 16/0731/FUL, 17/1182/VOC	
SHLAA	SHLAA site 12 Garages and land at Taunton Close	Taunton Close garages, EX2 9DZ	SHLAA site		UCS site description: 41-55 Wellington Road, 2-8 Taunton Close plus garages	UCS_EC_CO_01
Withdrawn / refused	16/0825/FUL One detached house	The Villa, Cowick Lane, EX2 9HY	Refused Appeal dismissed	1	Too small for further consideration	
Withdrawn / refused	14/2026/FUL	Garages adjoining 80 Parkway EX2 9NB	Refused Appeal allowed	1	Appeal allowed	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	Demolition of garages and construction of one detached house.				Too small for further consideration	
Withdrawn / refused	15/0713/FUL Construction of a detached dwelling in the garden of 6 Bowhay Lane, Exeter.	6 Bowhay Lane, EX4 1NZ	Refused Appeal dismissed	1	Too small for further consideration	
Withdrawn / refused	14/1172/FUL Dwelling on land adjacent to 63 Wentworth Gardens	63 Wentworth Gardens, EX4 1NQ	Refused	1	Too small for further consideration	
Withdrawn / refused	19/1775/FUL Demolition of existing garage and construction of 1 new 3 bedroom dwelling on the subdivided plots of 116 and 118 Broadway.	Plot At 116 And 118 Broadway Exeter EX2 9NT	Refused	1	Too small for further consideration	
Live	19/0984/FUL New dwelling	84 Dorset Avenue, EX4 1ND	Pending consideration	1	Too small for further consideration	
Live	18/1500/FUL Demolition of garages and development of 1 dwelling house	Garages opposite 38 Wellington Road, EX2 9DU	Refused August 2019	1	Too small for consideration	

2B – Council identified opportunities: Council assets

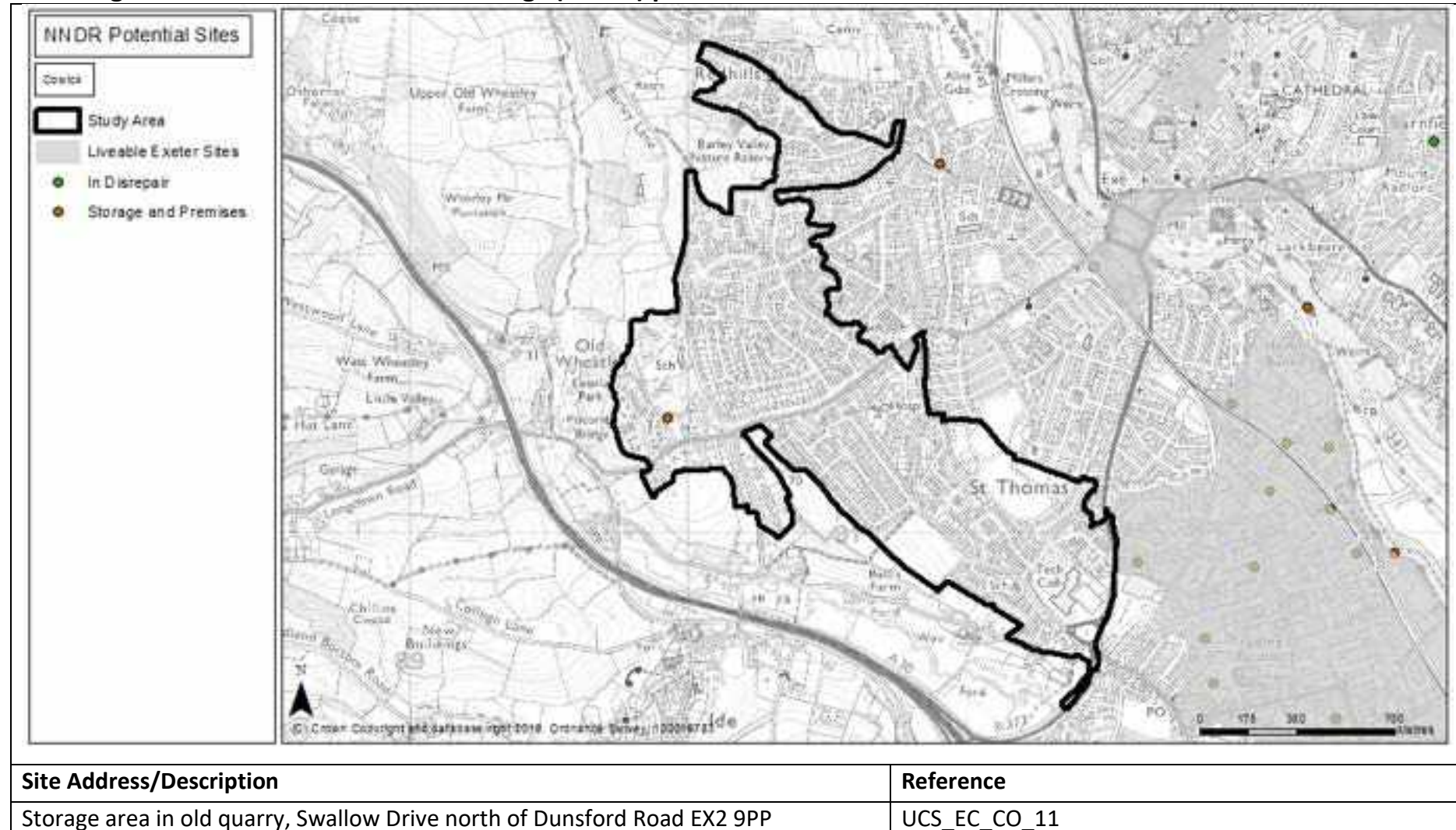


Notes: All other Council owned land is either too small to be considered or excluded as active school grounds.	
Site Description/Address	Reference
41-55 Wellington Road, 2-8 Taunton Close, plus garages, EX2 9DZ	UCS_EC_CO_01
Garages and land to the rear of 27-33 Redhills Close, EX4 1SD	UCS_EC_CO_02
Higher Barley Mount garages, EX4 1RY	UCS_EC_CO_03
Land between Haccombe Close play area, 8 and 23 Haccombe Close, EX4 1SA	UCS_EC_CO_04
Higher Barley Mount adjacent to 56 Higher Barley Mount, EX4 1SB	UCS_EC_CO_05
Haccombe Close play area, EX4 1SQ	UCS_EC_CO_06
Sylvan Heights play area, Eton Walk, Barley Lane EX4 1FD	UCS_EC_CO_07
Cowick Lane Allotments, EX2 9HF	UCS_EC_CO_08
Cowick Barton Playing Field, Barton Road EX2 9DD	UCS_EC_CO_09
71-85 Wellington Road, EX2 9DY	UCS_EC_CO_10

2C - Institutional assets and opportunities

Notes: None of the submitted institutional assets or opportunities are located within this study area.

2D – Targeted national non-domestic ratings (NNDR) potential UCS sites



2E – Vacant residential properties

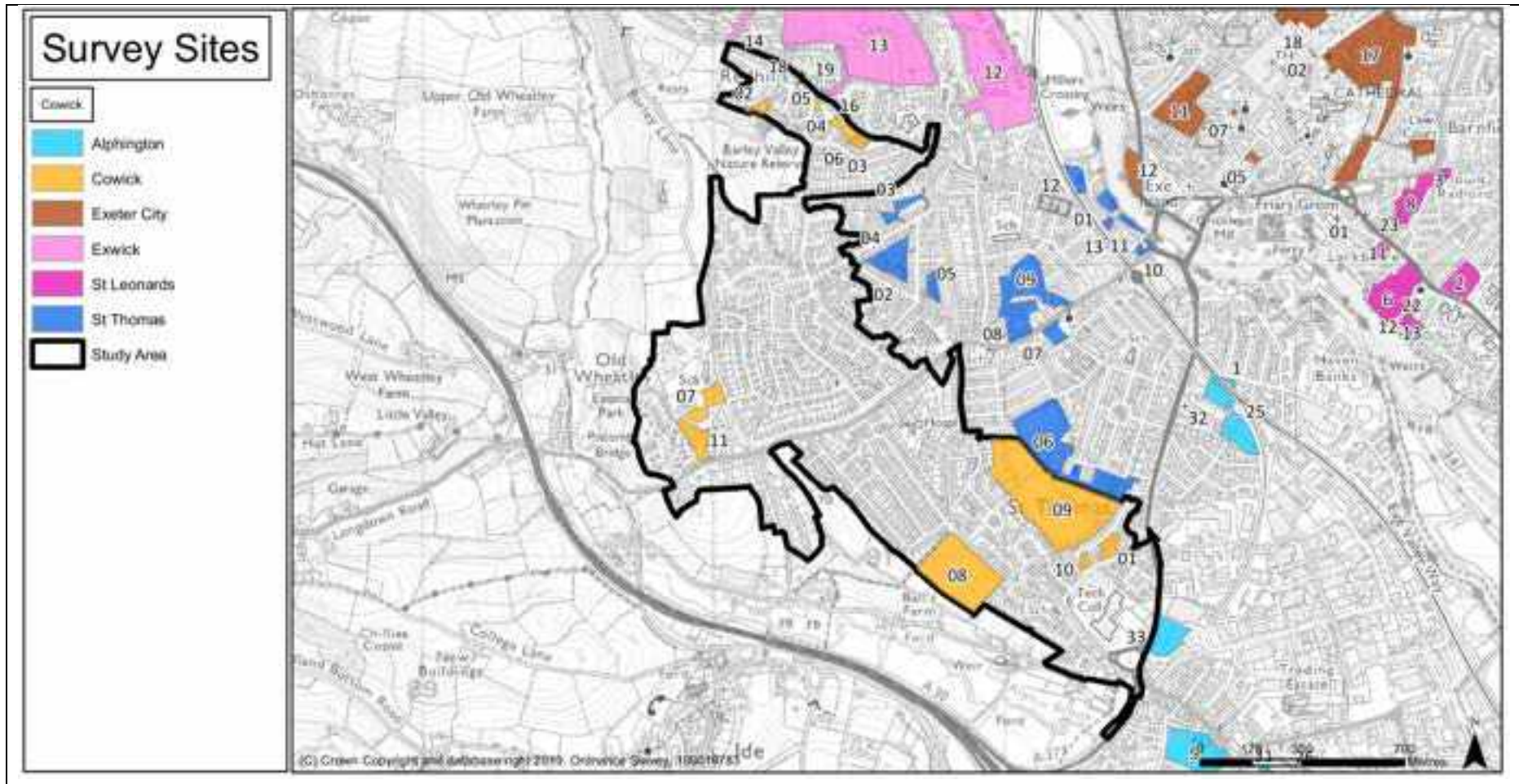
Notes: None

2F – Additional Potential UCS Sites

Notes: No additional sites have been identified in an assessment of all other potential spaces in the study area.

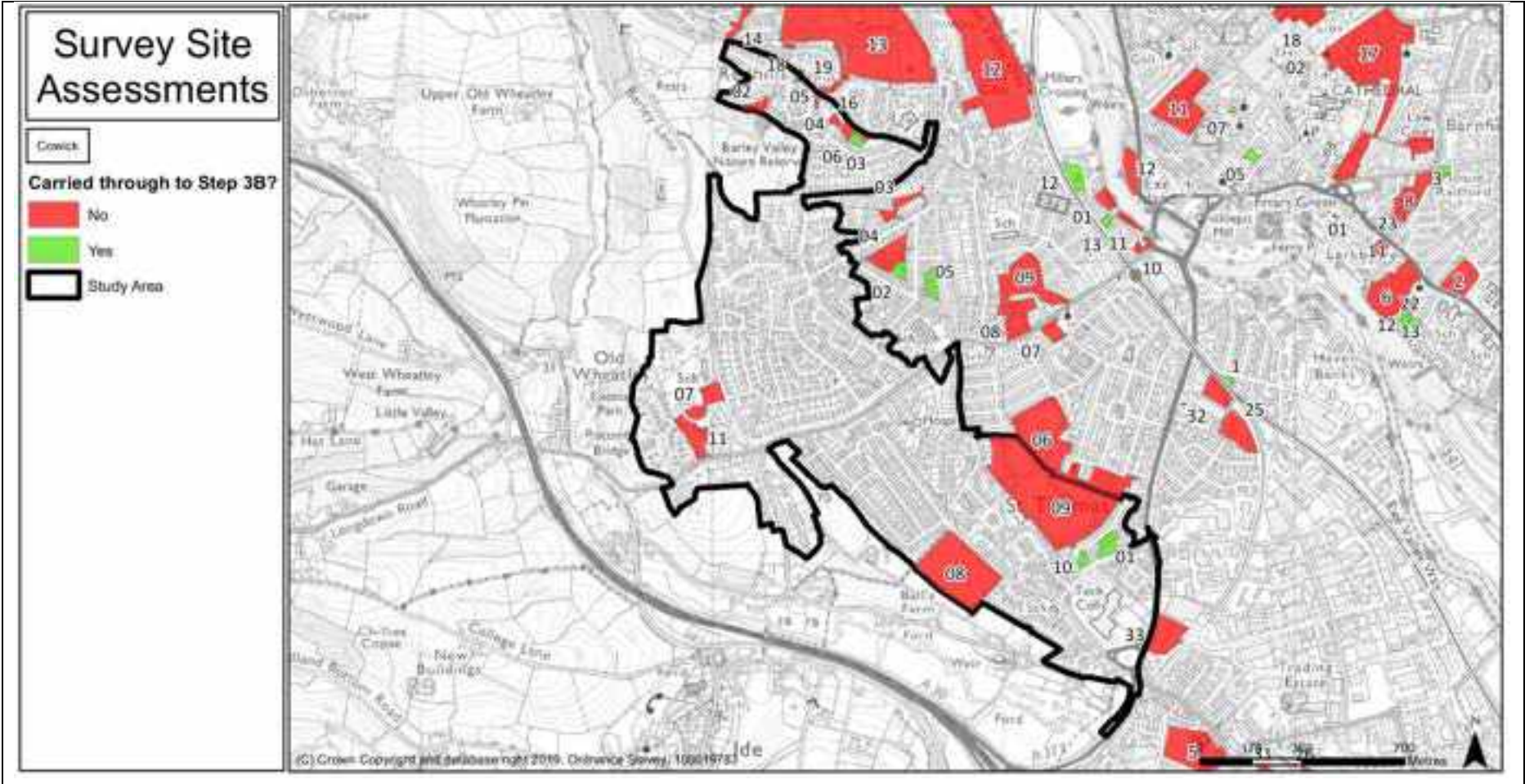
Stage 3 Urban Capacity Survey/Analysis

3A – All Identified Sites



Site Address/Description	Reference
41-55 Wellington Road, 2-8 Taunton Close, plus garages, EX2 9DZ	UCS_EC_CO_01
Garages and land to the rear of 27-33 Redhills Close, EX4 1SD	UCS_EC_CO_02
Higher Barley Mount garages, EX4 1RY	UCS_EC_CO_03
Land between Haccombe Close play area, 8 and 23 Haccombe Close, EX4 1SA	UCS_EC_CO_04
Higher Barley Mount adjacent to 56 Higher Barley Mount, EX4 1SB	UCS_EC_CO_05
Haccombe Close play area, EX4 1SQ	UCS_EC_CO_06
Sylvan Heights play area, Eton Walk, Barley Lane, EX4 1FD	UCS_EC_CO_07
Cowick Lane Allotments, EX2 9HF	UCS_EC_CO_08
Cowick Barton Playing Field, Barton Road, EX2 9DD	UCS_EC_CO_09
71-85 Wellington Road, EX2 9DY	UCS_EC_CO_10
Storage area in old quarry, Swallow Drive north of Dunsford Road EX2 9PP	UCS_EC_CO_11

3A – Survey (ii) Rejected sites



Notes: The following sites have been excluded from further consideration.		
Site Address	Reference	Reasons for rejection
Garages and land to the rear of 27-33 Redhills Close, EX4 1SD	UCS_EC_CO_02	Steep wooded area, access problematic and inappropriate for development
Land between Haccombe Close play area, 8 and 23 Haccombe Close, EX4 1SA	UCS_EC_CO_04	Play area / open space therefore unavailable as contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area, and Exeter City Council's Active and Healthy Lifestyle Strategies
Higher Barley Mount adjacent to 56 Higher Barley Mount, EX4 1SB	UCS_EC_CO_05	Designated open/green space therefore contrary to Development Plan regarding provision of open space and policy L3 of Local Plan seeking to protect open space within the built up area
Haccombe Close play area, EX4 1SQ	UCS_EC_CO_06	Play area / open space therefore unavailable as contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area, and Exeter City Council's Active and Healthy Lifestyle Strategies
Sylvan Heights play area, Eton Walk, Barley Lane, EX4 1FD	UCS_EC_CO_07	New public play park with mature trees. Unavailable for development and contrary to Development Plan including policy L3 of Local Plan seeking to resist development that

Site Address	Reference	Reasons for rejection
		harm the provision of local space or undermine the contribution of open space to the character of an area, and Exeter City Council's Active and Healthy Lifestyle Strategies
Cowick Lane Allotments, EX2 9HF	UCS_EC_CO_08	In active use and unavailable for development. Contrary to Development Plan including policy L10 of Local Plan seeking to resist development that would harm allotment provision
Cowick Barton Playing Field, Barton Road, EX2 9DD	UCS_EC_CO_09	Playing field / sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Storage area in old quarry, Swallow Drive north of Dunsford Road EX2 9PP	UCS_EC_CO_11	Unsuitable for development as significant trees present on site and within regionally important geological/geomorphological site.

3A – (iii) All sites carried through to 3B

Notes: The following identified sites have been carried through to the next stage as offering some potential for capacity.		
Site Address	Reference	Approximate potential net dwellings
41-55 Wellington Road, 2-8 Taunton Close, plus garages, EX2 9DZ	UCS_EC_CO_01	N/A as rejected during consultation
Higher Barley Mount Garages	UCS_EC_CO_03	N/A as rejected during consultation
71-85 Wellington Road, EX2 9DY	UCS_EC_CO_10	N/A as rejected during consultation

3C – Site review (i) Sites rejected after specialist officer consideration and consultation

Site Address	Reference	Reasons for rejection
41-55 Wellington Road, 2-8 Taunton Close, plus garages, EX2 9DZ	UCS_EC_CO_01	Occupied dwellings. Insufficient evidence to conclude site suitable to take forward.
Higher Barley Mount Garages	UCS_EC_CO_03	Garages in use. Insufficient evidence to conclude site suitable to take forward.
71-85 Wellington Road, EX2 9DY	UCS_EC_CO_10	Occupied dwellings. Insufficient evidence to conclude site suitable to take forward.

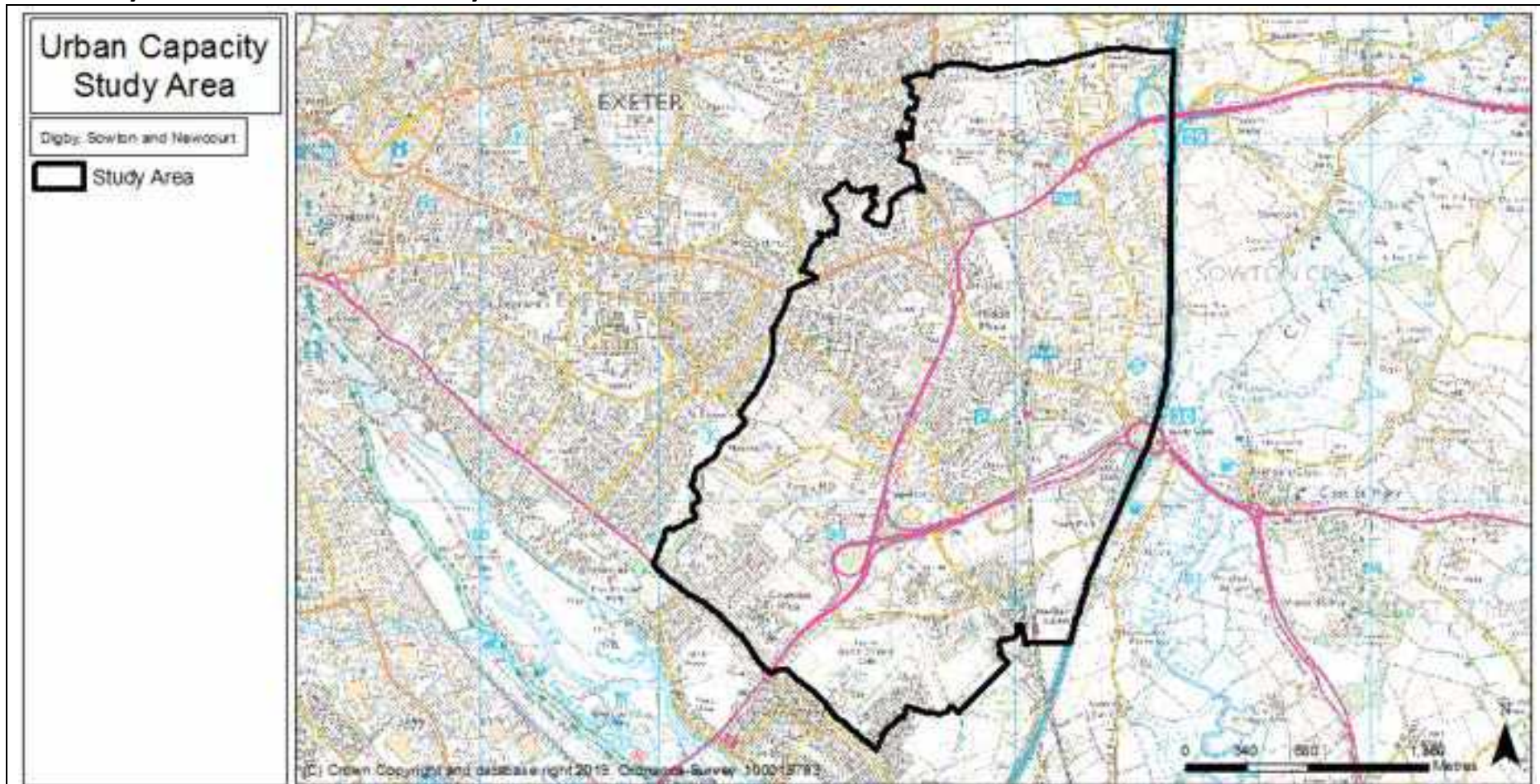
3C – Site review (ii) Remaining potential UCS sites

Notes: None

D. Digby, Sowton and Newcourt

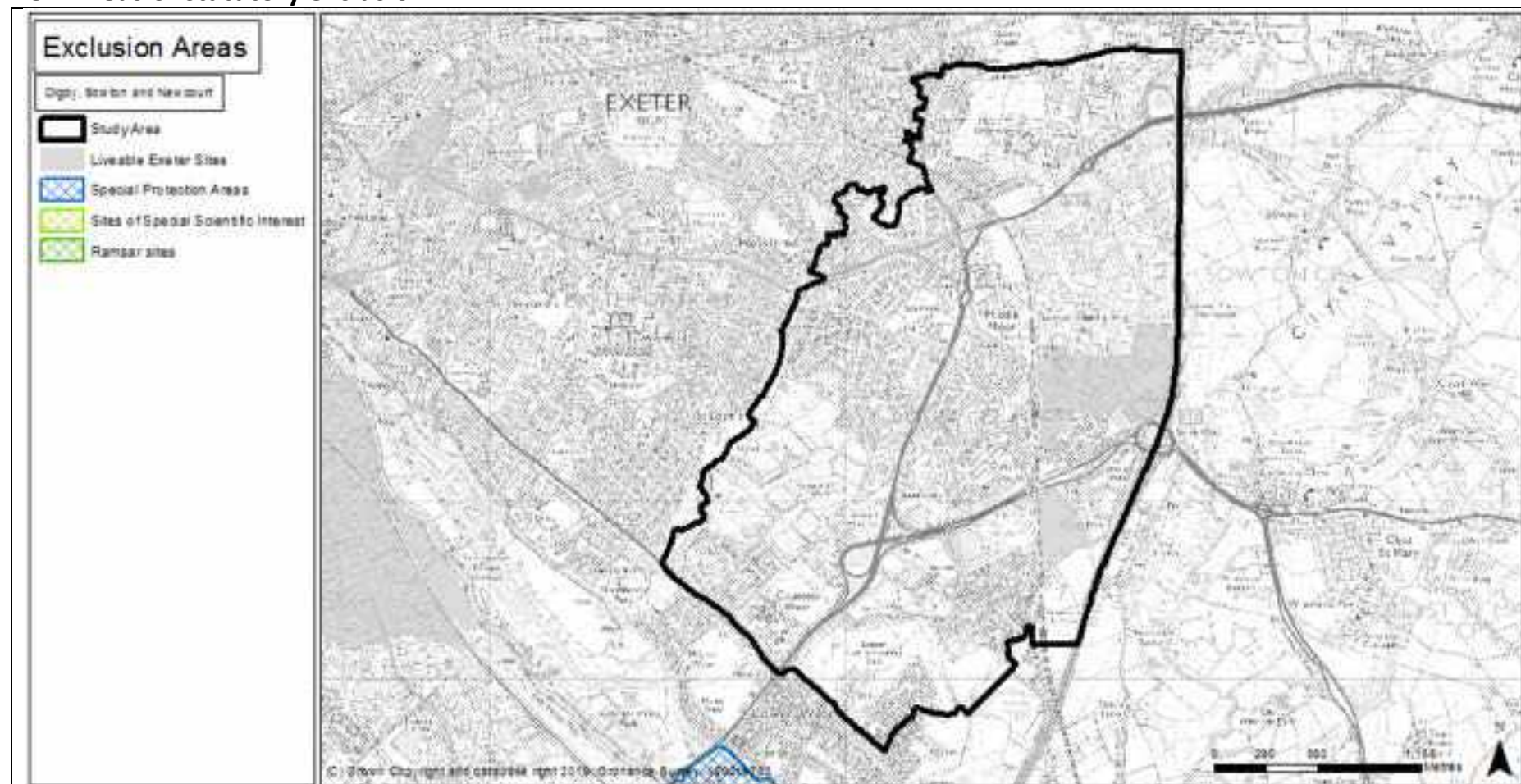
Stage 1 Methodology and Preparation

1B – Study area settlement boundary



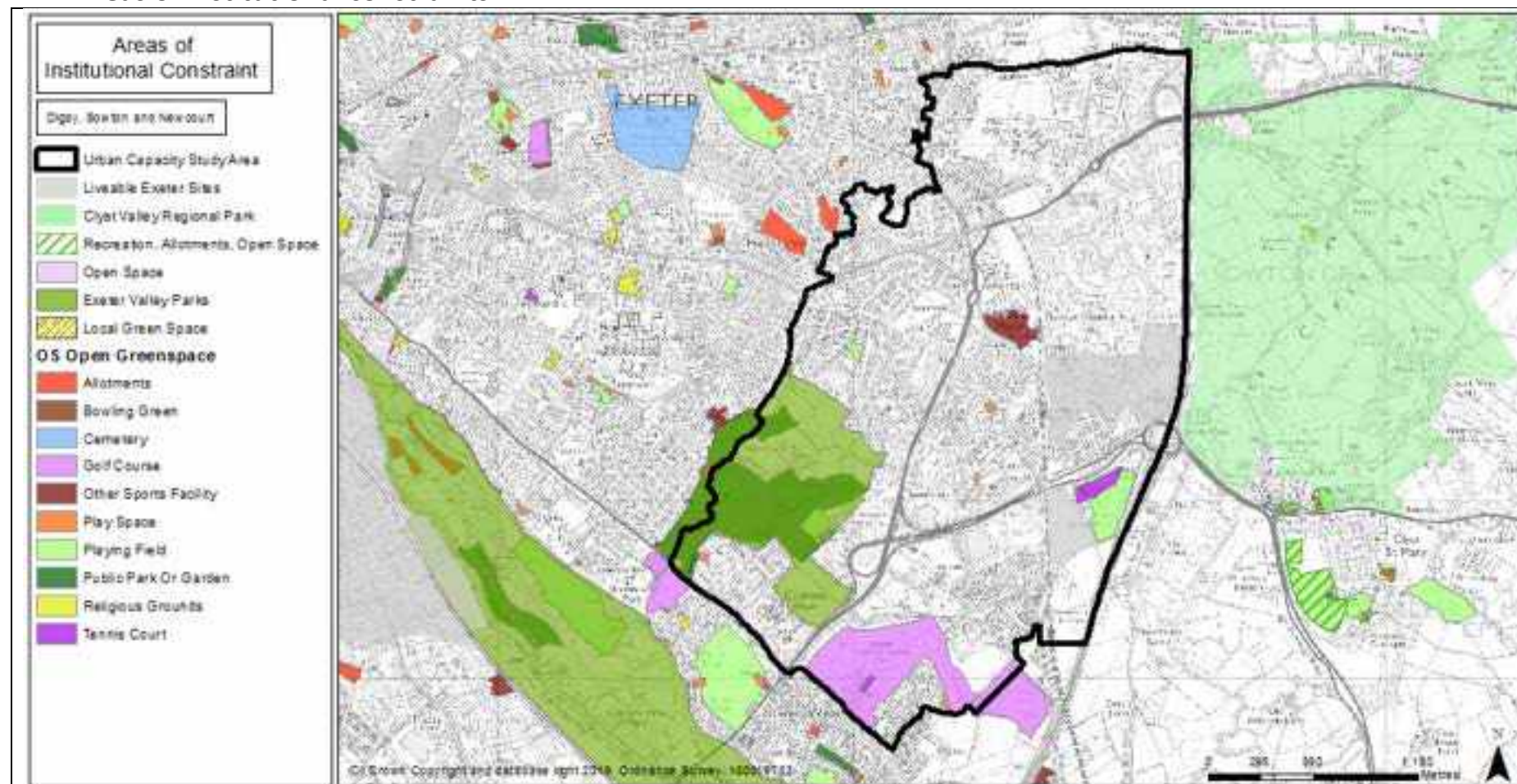
Notes: This study covers the area of Digby, Sowton and Newcourt. As all of Exeter is within the built-up area boundary, the Exeter study area is divided into Middle Super Output Area (MSOA) within the existing urban area. Digby, Sowton and Newcourt has a population of about 11,784.

1C – Areas of statutory exclusion



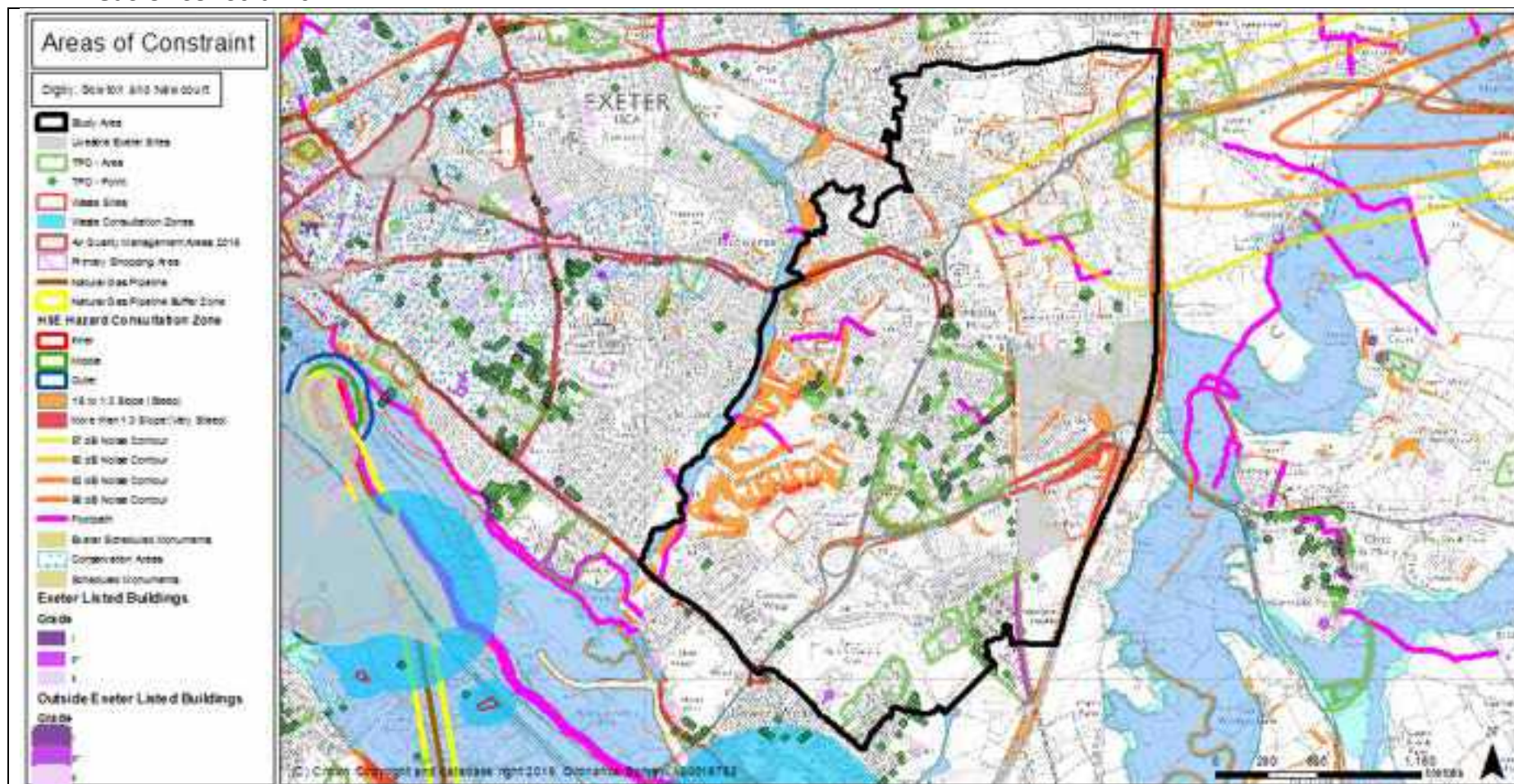
Notes: The study area also contains Liveable Exeter Sites, an area excluded from this assessment. No other statutory exclusion areas exist in the study area.

1D – Areas of institutional constraints



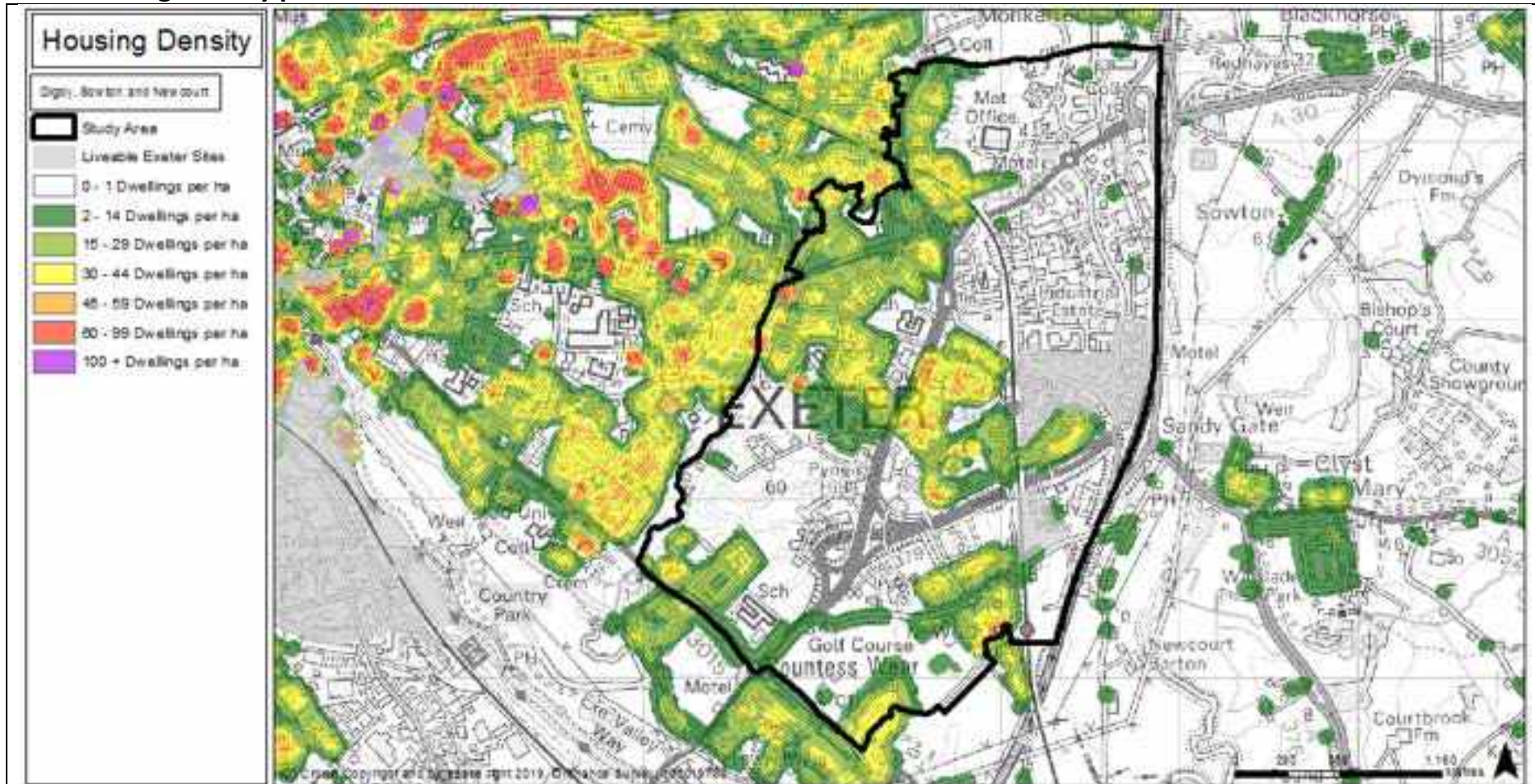
Notes: There are a number of different areas within this study area that derive a specific public benefit from community use. These include Ludwell Valley Park, other public parks and play space, and sports facilities. All of these will need to be taken into consideration during site identification and assessment. The Digby, Sowton and Newcourt study area is bordered along the east by the Clyst Valley Regional Park. The study area also contains Liveable Exeter Sites, excluded from this assessment.

1E – Areas of constraint



Notes: A number of areas of constraint exist within the Digby, Sowton and Newcourt study area which may impact upon the deliverability of new housing. Areas of constraint include: a number of tree preservation orders, air quality management areas, public rights of way, some areas of steep land, Flood Zone 2 and 3, and an area is within the airport noise contour.

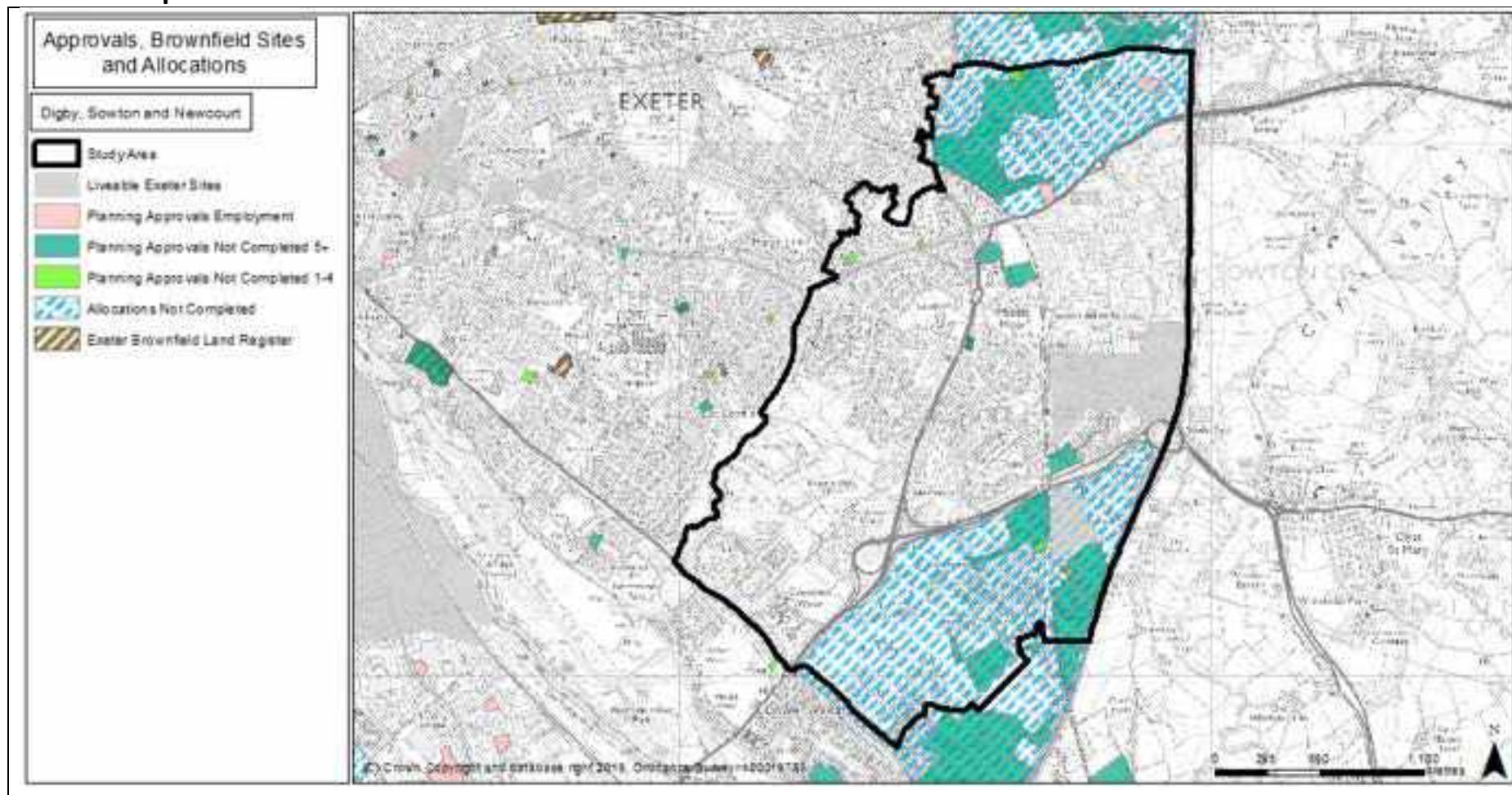
1F – Defining density profiles



Notes: The study area contains a mixture of low to moderate density housing. There are large sections of 0-1 dwellings per hectare which relate to Ludwell Valley Park, sports facilities, Middlemoor Police Headquarters, transport infrastructure, industrial and employment land.

Stage 2 Sources of Supply

2A – Planning and monitoring inputs – planning approvals not completed, Brownfield Land Register and sites allocated but not completed



Notes: Two sites identified. All other site have been excluded from further consideration, given their existing planning status and net yield.					
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Allocation not completed	Monkerton and Hill Barton – contains the permissions listed below:	-	Allocated and commenced		Strategic allocation within Core Strategy
Approvals not completed	15/1131/OUT Outline planning application for up to 4 dwellings and associated infrastructure with all matters reserved for future consideration, save means of access.		Approvals not completed within Monkerton and Hill Barton allocation		
	12/0472/OUT and 17/0440/RES Mixed use scheme comprising up to 750 dwellings, a local centre (A1, D1, D2), public open space, demolition of buildings, landscaping, highway access to Hill Barton Road and associated infrastructure works (all matters reserved for future consideration apart from access) 17/0440/RES Reserved matters application for construction of 116 dwellings and associated works (Phase 2 development area).				
	18/0221/FUL Construction of care facility (66 beds) with associated means of access, access road, car parking, landscaping and associated infrastructure				

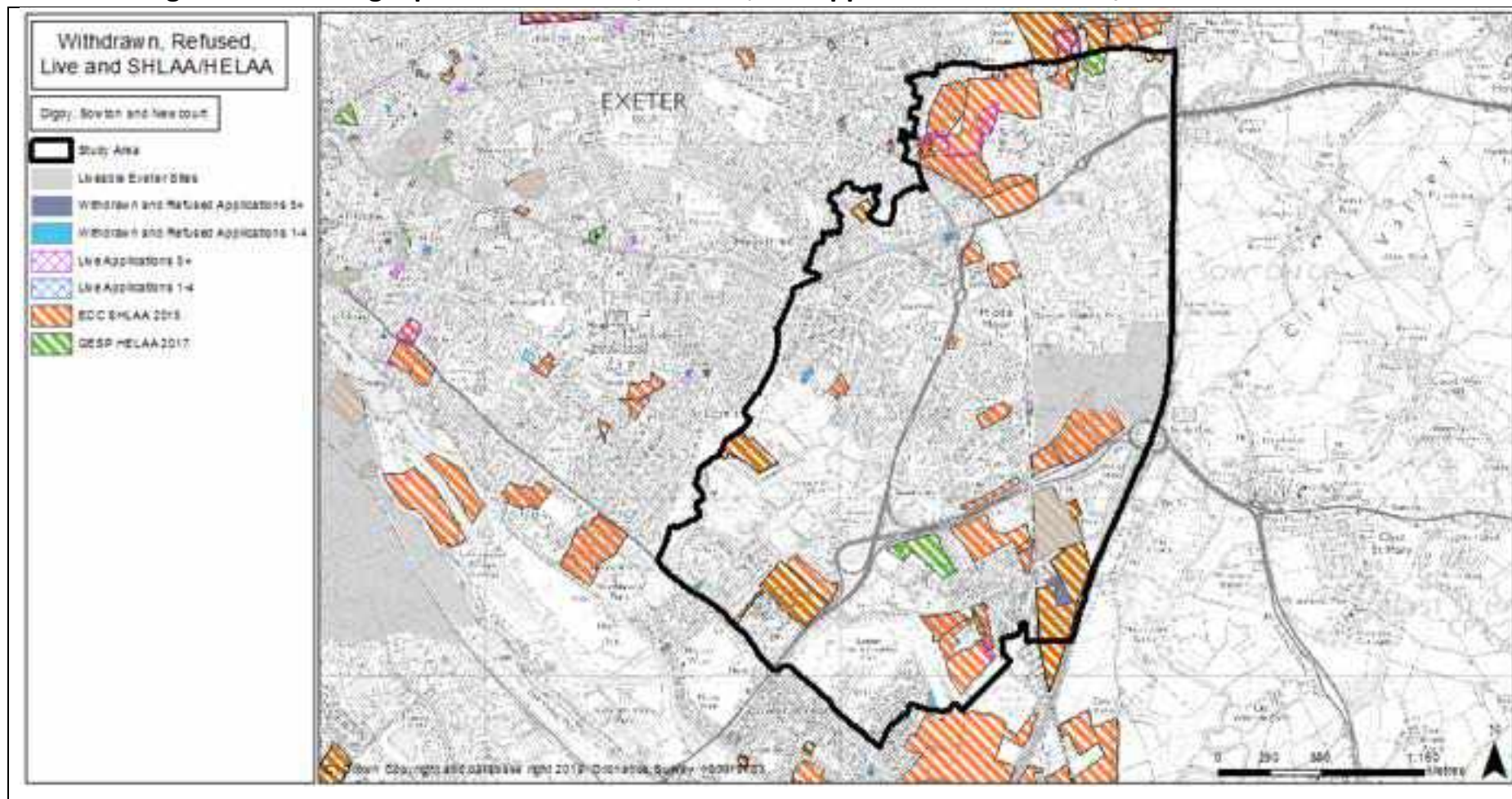
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
	18/0683/FUL Development of 32 bed nursing home and 8 close-care living units (Use Class C2), with associated access, parking and landscaping.				
Allocation not complete	Newcourt - contains the permissions listed below:		Not complete		Strategic allocation within Core Strategy
	13/4524/OUT Outline planning application (with all matters reserved except access) for erection of between 180-220 residential units together with associated access, car parking, landscaping and associated works.				
	17/0352/FUL Demolition of existing dwelling and construction of 5 detached houses with garages, together with associated vehicular access from Mulligan Drive, driveways and associated external works.				
	14/1451/OUT Outline Planning Application (all matters reserved except for access) for up to 392 residential dwellings with associated infrastructure on land forming part of the Newcourt Urban Extension				
	14/2007/OUT Outline application for the construction of up to 63 dwellings (including affordable) on land to the rear of Bricknells Bungalow.				

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
	16/0389/RES Reserved matters (appearance, landscaping, layout and scale) that relates to Phase 1 of the Outline permission 14/2007/01 consisting of 6 dwellings.				
	16/1293/FUL Construction of 4 No. 5 bedroom dwellings and associated infrastructure following demolition of bungalow.				
	16/0705/FUL 1 No. 5 bedroom dwelling and associated infrastructure following demolition of existing garage and outbuildings.				
	17/0006/FUL Construction of 82 dwellings, access, estate roads, landscaping and associated infrastructure				
	20/1647/FUL (live) Construction of 200 dwellings, means of access, public open space and associated infrastructure.				
Approval not completed	13/4067/OUT Outline planning application (with all matters reserved except for access) for two residential areas (referred to as 'Area A' and 'Area B') to provide a combined provision for up to 92 residential units. Area A is located in the north-western part of the Middlemoor site whereas	Police Headquarters Devon And Cornwall Constabulary Police Training College	Approved	92	Full consent not complete

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
	Area B is located in the central part (to the south of the proposed supermarket).	Alderson Drive Exeter EX2 7HQ			
Approval not completed Brownfield Land Register	11/2018/FUL 2/3 storey building comprising 14 self contained apartments, pedestrian access, parking and associated works	Former Exeter And Middlemoor Service Station Rydon Lane Exeter EX2	Planning permission has lapsed	14	UCS_EC_DSN_01
Approval not completed	07/2633/FUL Redevelopment to provide 6 self-contained flats, 2 maisonettes and 2 semi-detached dwellings	88 Honiton Road, EX1 3EE	Planning permission has lapsed	10	UCS_EC_DSN_02
Approval not completed	16/0972/FUL Proposed residential development for 47 units, vehicular access, landscaping, open space and associated works.	Land East Of Railway Line Between Apple Lane And A379 Apple Lane Exeter EX2	Approved	47	Full consent not complete
Approval not completed	19/0056/FUL Two detached bungalows	Rear Of 23/25/27 Southbrook Road Exeter EX2 6JA	Approved	2	Full consent not complete. Too small for consideration
Approval not completed	13/0147/FUL Redevelopment to provide two semi detached dwellings, access to highway, parking and associated works	98 Honiton Road Exeter EX1 3EE	Approved	2	Full consent not complete. Too small for consideration
Approval not completed	17/1947/OUT	25 Lower Hill Barton Road	Approved	1	Full consent not complete.

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
	Construction of 3 bed detached dwelling house to replace existing outbuildings.	Exeter EX1 3EJ			Too small for consideration
Approval not completed Brownfield Land Register	18/9890/ECC Demolition of 54no. garages and redevelopment of site comprising construction of 9no 3 bed 4 person terraced and semi-detached houses and associated access and parking.	Existing Garage Site Between Thornpark Rise And Birchy Barton Hill Exeter	Approved	9	Full consent not complete
Approval not completed	19/0723/FUL Proposed 2no. detached, 4-bedroom dwellinghouses, demolition of existing garage and minor alterations to existing dwellinghouse, new access to Honiton Road and associated landscaping.	167 Honiton Road Exeter EX1 3EP	Approved	2	Full consent not complete. Too small for consideration.

2A – Planning and monitoring inputs – withdrawn, refused, live applications and HELAA/SHLAA



Notes: Only one site is identified in this section, the rest are too small (fewer than 5 dwellings) with the exception of the HELAA site which is inappropriate for development.						
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
SHLAA / HELAA / live applications / withdrawn and refused sites within Monkerton and Hill Barton allocation	HELAA Gypsy Hill Lane / SHLAA Site 38	Gypsy Hill Lane, Exeter EX1 3RN	SHLAA conclusion: site unsuitable for housing, having failed the suitability test on green infrastructure, highways access and compatibility grounds.		Within Monkerton and Hill Barton allocation	
	HELAA Land at Cumberland Way and Harts Lane	Land at Cumberland Way and Harts Lane, Pinhoe, EX1 3RD				
	HELAA Land adjoining 3 Hollow Lane and Cumberland Way	Land adjoining 3 Hollow Lane and Cumberland Way, Pinhoe, EX1 3PH				
	SHLAA Site 43	Hessary, Hollow Lane, Exeter				
	SHLAA Site 44 and 19/0699/FUL live application (51 dwellings) 19/1375/OUT live application Outline application for up to 200 dwellings	Land At Hill Barton Adjacent To The Boundary Of The Met Office Exeter / Hill Barton Farm Hill Barton Road	51			

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
		Exeter EX1 3PR	200			
	SHLAA Site 82					
	SHLAA Site 45	Land east of Hill Barton Road, Exeter	Site developed			
	SHLAA Site 47	Land north of Honiton Road, Exeter	Site has outline planning permission for non-residential use.			
SHLAA / HELAA / live applications / withdrawn and refused sites within Newcourt allocation	SHLAA Site 58	Land south of the A379, Exeter	Has planning permission 13/4524/OUT		Within Newcourt allocation	
	SHLAA Site 59	Land south of Beech Cottage, Old Rydon Lane	Has planning permission 12/0920/FUL			
	HELAA Sandy Park Farm and Land at Old Rydon / SHLAA Site 60a	Sandy Park Farm and Land at Old Rydon, EX2 7JW	Partly within Liveable Exeter Site			
	HELAA Sandy Park Farm and Land at Old Rydon / SHLAA Site 60b	Sandy Park Farm and Land at Old Rydon, EX2 7JW				
	SHLAA Site 61	Land south of Old Rydon Lane, Exeter	Site developed			
	SHLAA Site 62 and 19/0528/FUL	Plots 13-21 Holland Park	Pending consideration			

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	The construction of 9 no. Intermediate affordable dwellings, associated access, parking, landscaping and infrastructure in place of 9 no. flats consented under 17/0006/FUL.	To The South Of Newcourt Drive Exeter				
	SHLAA Site 83	Land east of Newcourt House, Old Rydon Lane	Has planning permission for residential development 12/2530/FUL			
	SHLAA Site 104	Land west of Newcourt House, Old Rydon Lane	SHLAA conclusion: unsuitable for housing, having failed suitability test on impact on built environment and compatibility grounds.			
	SHLAA Site 132	Land to the north east of Newcourt Drive				
	HELAA Land at Newcourt	Land at Newcourt, Exeter				
	14/0491/OUT 50 dwellings (including affordable housing) with	Bricknells Bungalow, Old Rydon Lane, Exeter EX2 7JW	Refused			

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	associated open space and access (the proposed development includes the demolition of existing outbuildings)		Superseded 14/2007/OUT			
	15/0056/FUL Construction of 3 detached dwellings on the area of open space between plots 2 and 3, and formation of additional parking space to serve plot 3.	Open Space Between Plots 2 And 3 Endeavour Avenue (Part Of Lower RNSD Site Off Topsham Road) Exeter EX2 7GR	Withdrawn			
	20/0377/FUL Conversion of existing pool house to 1 Bed Annexe and replacement of existing garage with 1 Bed Annexe.	Whistledown Old Rydon Lane Exeter EX2 7JW	Undetermined	2		
	20/1647/FUL Construction of 200 dwellings, means of access, public open space and associated infrastructure.	Land Off Ikea Way Exeter EX2 7RX	Undetermined	200		
Live	20/0363/FUL New dwellinghouse, garage and associated works.	The Meadows Hollow Lane Exeter EX1 3PH	Undetermined	1	Too small for further consideration	
HELAA / SHLAA	HELAA Land North of Countess Wear / SHLAA 53	Land north of West of England School, Topsham	SHLAA conclusion: unsuitable for residential	-	17/0121/OUT for 123 houses refused and	

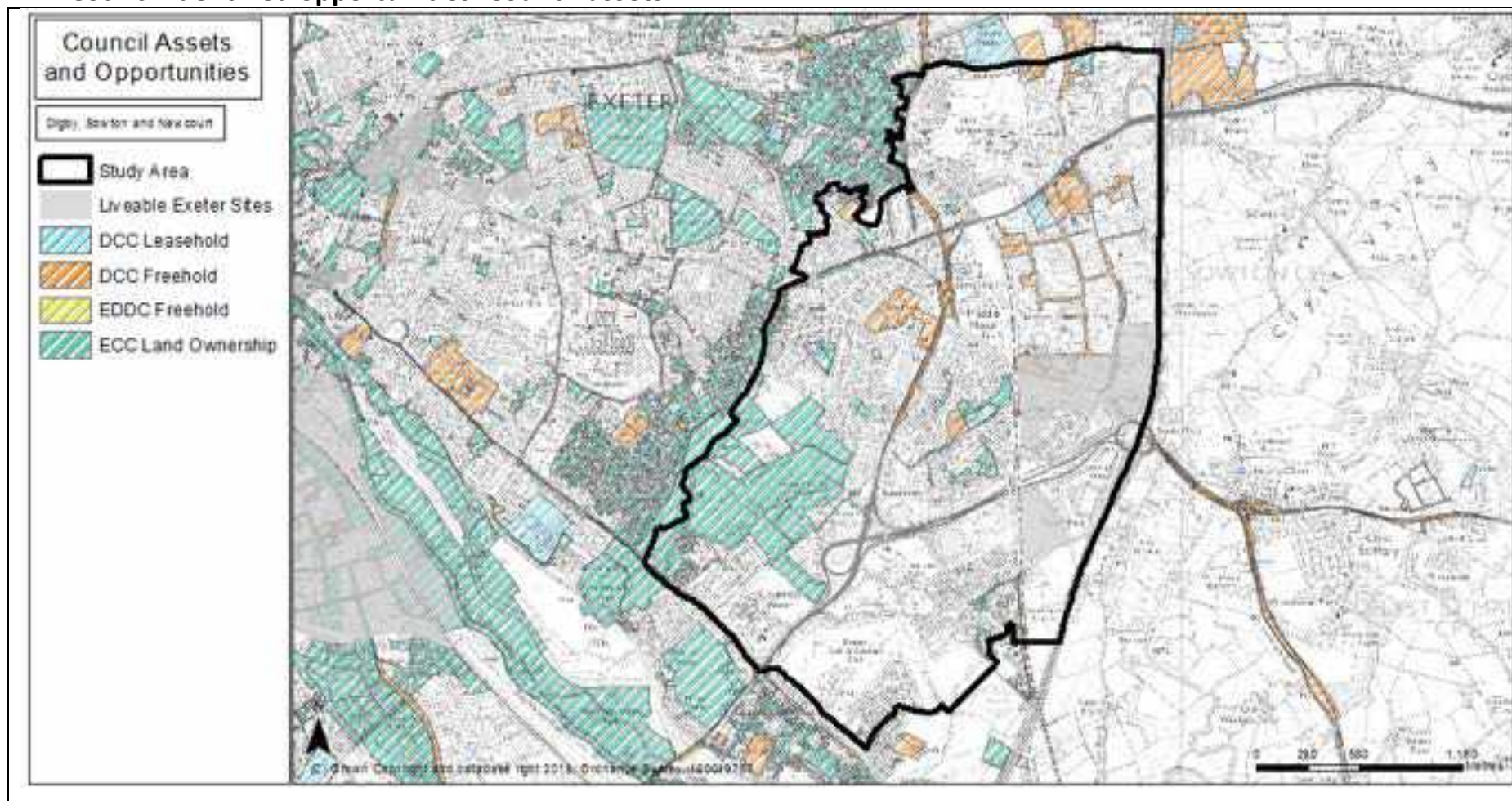
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
		Road, Exeter	development as within Valley Park		dismissed at appeal Not taken forward on basis of SHLAA conclusion, location within Ludwell Valley Park, refusal and appeal conclusion	
HELAA / SHLAA	HELAA Land at Ribston Avenue / SHLAA Site 97	Land at Ringswell Campus, Bramley Avenue	Site has planning permission 18/0873/FUL	-	Not taken forward as site has planning permission	
HELAA / SHLAA	HELAA Ludwell Gardens / SHLAA Site 52	Ludwell Gardens, Ludwell Lane	SHLAA conclusion: unsuitable for residential development as within Valley Park	-	Not taken forward on basis of SHLAA conclusion and location within Ludwell Valley Park	
SHLAA / Live	SHLAA Site 51 19/1303/OUT Outline planning application for 2 dwellings including	Land at Aspen Close / Land Off Woodwater Lane Adjacent To Ludwell Rise Exeter	Most of site has planning permission / Live application for 2 dwellings		Most of site has planning permission. Remaining land without	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	access, layout and landscaping				permission is not suitable for 5+ dwellings	
SHLAA	SHLAA Site 55	Car Park north of Digby Drive / Digby Park & Ride	SHLAA conclusion: unsuitable for residential development having failed the suitability test on constraints to delivery grounds.		Not taken forward on basis of SHLAA conclusion	
SHLAA	SHLAA Site 56	Bishop Court Sand Quarry, Sidmouth Road	Developed		Site already developed	
SHLAA	SHLAA Site 57	Land south of Russell Way	SHLAA conclusion: unsuitable for housing, having failed the suitability test on biodiversity, highways and compatibility grounds.		Not taken forward on basis of SHLAA conclusion	
SHLAA	SHLAA Site 101	Middlemoor HQ Site A, Alderson Drive	Site has planning permission 13/4067/OUT		Site has planning permission	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
SHLAA	SHLAA Site 102	Middlemoor HQ Site B, Alderson Drive	Site has planning permission 13/4067/OUT		Site has planning permission	
SHLAA	SHLAA Site 103	Land south of Apple Lane	Site developed		Site developed	
SHLAA	SHLAA Site 114	Beech Cottage, Old Rydon Close	Site developed 17/0352/FUL		Site developed	
Withdrawn / Refused	14/0208/FUL Two dwellings	167 Honiton Road Exeter EX1 3EP	Superseded by 19/0723/FUL two dwellings permitted	2	Superseded and too small for consideration	
Withdrawn / Refused	14/4691/FUL One dwelling	169 Honiton Road Exeter EX1 3EP	Refused	1	Too small for consideration	
Withdrawn / Refused	16/0747/FUL One dwelling	Land Adjacent To Sidmouth Road / Nelson Way Ringswell Park Exeter EX2 5QH	Withdrawn	1	Too small for consideration	
Withdrawn / Refused	19/0431/OUT One dwelling	Hedge Rise Sidmouth Road St Loyes Exeter EX2 5QJ	Refused	1	Too small for consideration	
Withdrawn / Refused	18/1643/FUL One dwelling	Land To The Rear Of 327 Topsham Road Exeter EX2 6EY	Refused Appeal dismissed	1	Too small for consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
Withdrawn / Refused	18/1813/FUL One dwelling	1 Coates Road Exeter EX2 5RH	Withdrawn	1	Too small for consideration	
Withdrawn / Refused	19/1032/FUL One dwelling	1 Coates Road Exeter EX2 5RH	Withdrawn	1	Too small for consideration	
Withdrawn / Refused	14/1785/FUL One self contained annex	The Headland Woodwater Lane Exeter EX2 5AW	Refused	1	Too small for consideration	
Withdrawn / Refused	19/1419/FUL Construction of two storey dwelling	Land At Nelson Way/ Ringswell Park Sidmouth Road Exeter EX2 5QH	Refused	1	Too small for consideration	

2B – Council identified opportunities: Council assets

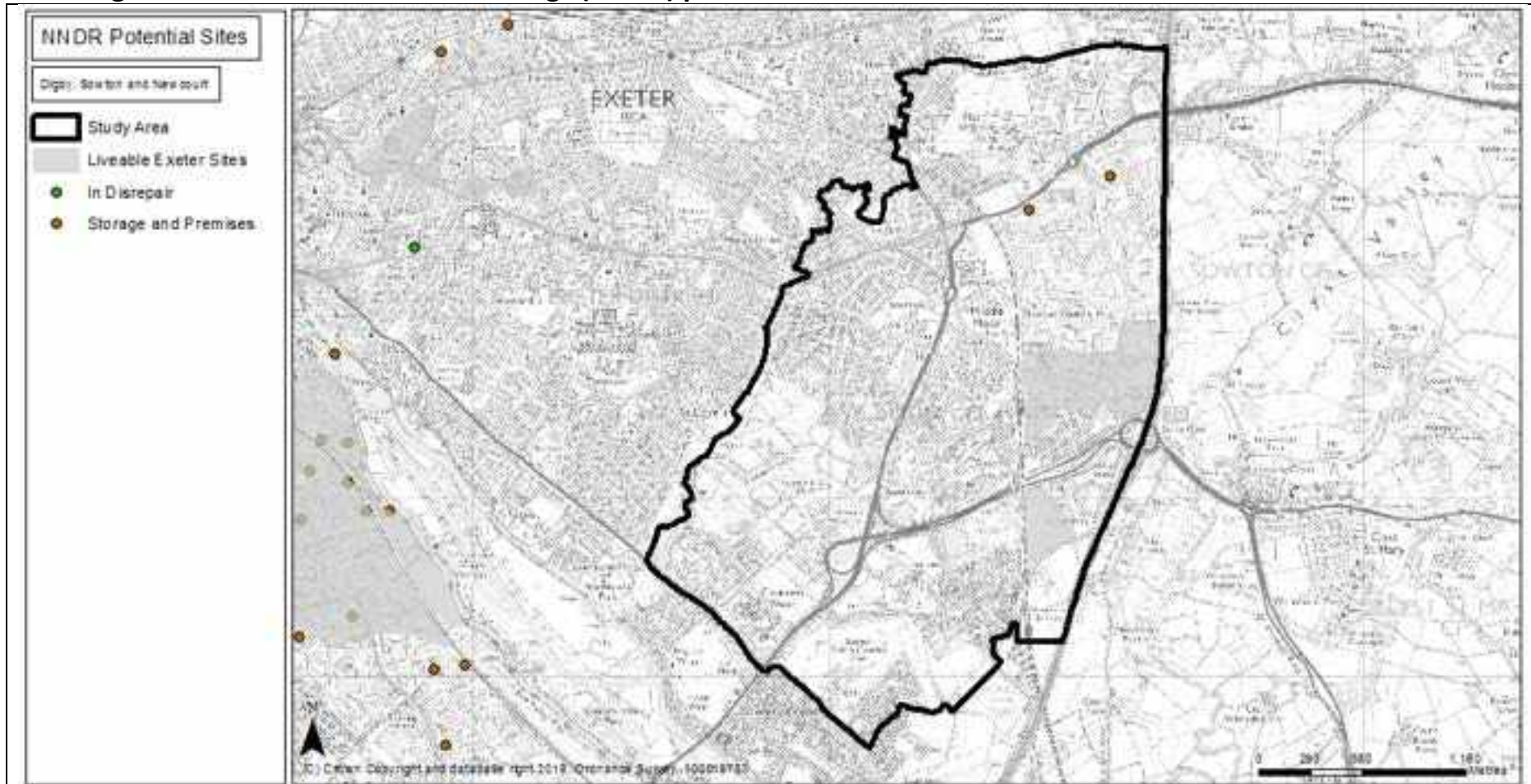


Notes: All other Council owned land is either too small to be considered or excluded as active school grounds, Ludwell Valley Park or within a Liveable Exeter site.	
Site Description/Address	Reference
Grandisson Court play area and open space, EX2 6NJ	UCS_EC_DSN_03
Clyst Heath open space, EX2 7EX	UCS_EC_DSN_04
Old Pavilion Close play area and open space, EX2 5UN	UCS_EC_DSN_05
Heraldry Way open space, EX2 7PB	UCS_EC_DSN_06
Play area and open space west of Clyst Heath School, EX2 7QT	UCS_EC_DSN_07
Great Moor House, Bittern Road, EX2 7NL	UCS_EC_DSN_08
Honiton Road Park & Ride, Honiton Road	UCS_EC_DSN_09
Booker Wholesale, Bittern Road, EX2 7LW	UCS_EC_DSN_10
Offices, Heron Road, EX2 7FB	UCS_EC_DSN_11
Swan Units, Heron Road, EX2 7LL	UCS_EC_DSN_12
Sowton Caravan Site, Avocet Road, EX2 7JD	UCS_EC_DSN_13

2C - Institutional assets and opportunities

Notes: None of the submitted institutional assets or opportunities are located within this study area.

2D – Targeted national non-domestic ratings (NNDR) potential UCS sites



Site Address/Description	Reference
Maintenance Compound, Avocet Road, Sowton Industrial Estate, EX2 7JF	UCS_EC_DSN_14
5-10 Philip House, Sowton Industrial Estate, EX1 3RU	UCS_EC_DSN_15

2E – Vacant residential properties

Notes: None

2F – Additional Potential UCS Sites

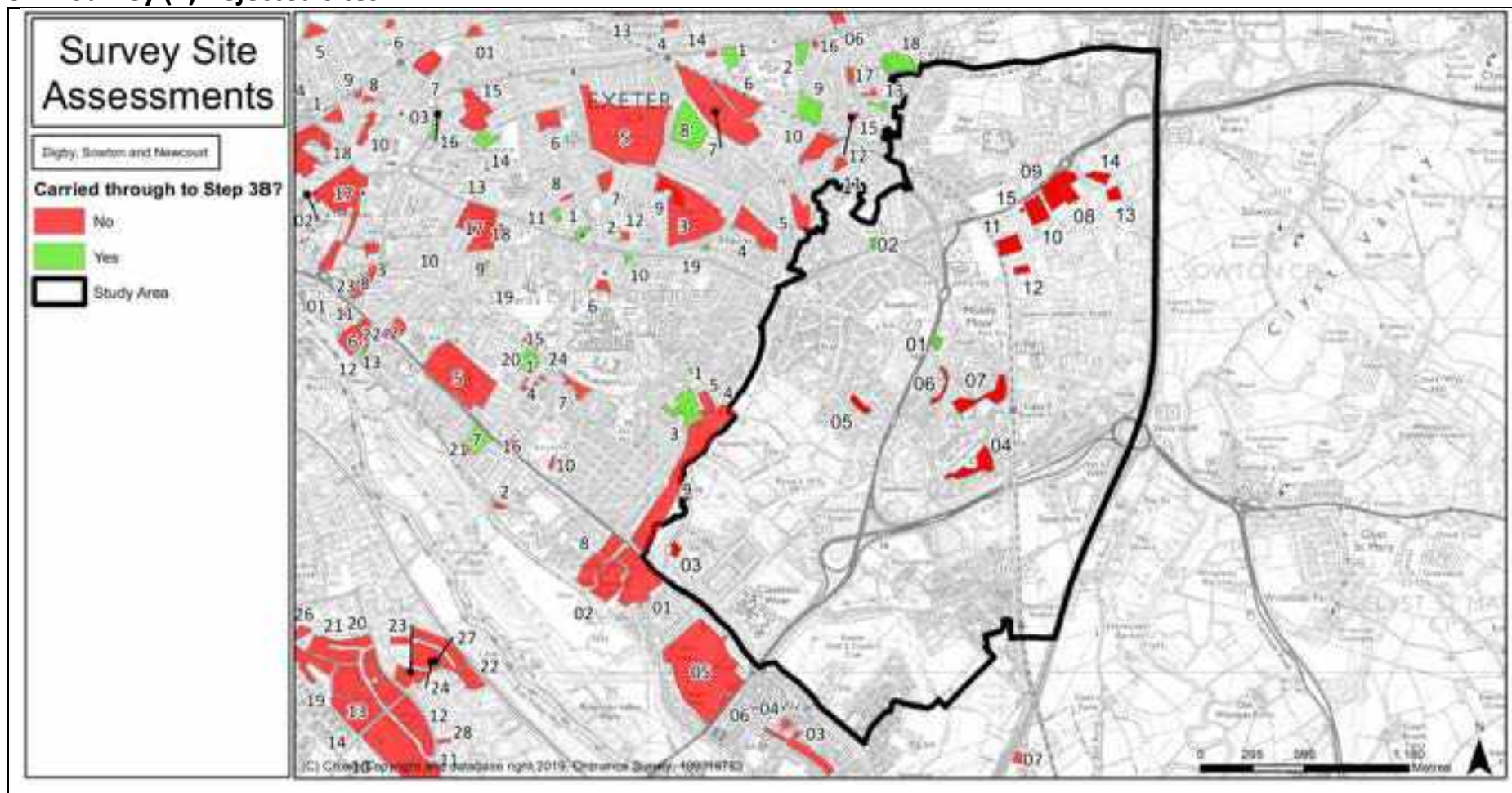
Notes: None

3A – All Identified Sites



Site Address/Description	Reference
Former Exeter And Middlemoor Service Station Rydon Lane Exeter EX2	UCS_EC_DSN_01
88 Honiton Road, EX1 3EE	UCS_EC_DSN_02
Grandisson Court play area and open space, EX2 6NJ	UCS_EC_DSN_03
Clyst Heath open space, EX2 7EX	UCS_EC_DSN_04
Old Pavilion Close play area and open space, EX2 5UN	UCS_EC_DSN_05
Heraldry Way open space, EX2 7PB	UCS_EC_DSN_06
Play area and open space west of Clyst Heath School, EX2 7QT	UCS_EC_DSN_07
Great Moor House, Bittern Road, EX2 7NL	UCS_EC_DSN_08
Honiton Road Park & Ride, Honiton Road	UCS_EC_DSN_09
Booker Wholesale, Bittern Road, EX2 7LW	UCS_EC_DSN_10
Offices, Heron Road, EX2 7FB	UCS_EC_DSN_11
Swan Units, Heron Road, EX2 7LL	UCS_EC_DSN_12
Sowton Caravan Site, Avocet Road, EX2 7JD	UCS_EC_DSN_13
Maintenance Compound, Avocet Road, Sowton Industrial Estate, EX2 7JF	UCS_EC_DSN_14
5-10 Philip House, Sowton Industrial Estate, EX1 3RU	UCS_EC_DSN_15

3A – Survey (ii) Rejected sites



Notes: The following sites have been excluded from further consideration.		
Site Description / Address	Reference	Reasons for rejection
Grandisson Court play area and open space, EX2 6NJ	UCS_EC_DSN_03	Play area / open space therefore unavailable as contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area, and Exeter City Council's Active and Healthy Lifestyle Strategies
Clyst Heath open space, EX2 7EX	UCS_EC_DSN_04	Designated open/green space therefore contrary to Development Plan regarding provision of open space and policy L3 of Local Plan seeking to protect open space within the built up area
Old Pavilion Close play area and open space, EX2 5UN	UCS_EC_DSN_05	Play area / open space therefore unavailable as contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area, and Exeter City Council's Active and Healthy Lifestyle Strategies
Heraldry Way open space, EX2 7PB	UCS_EC_DSN_06	Designated open/green space therefore contrary to Development Plan regarding provision of open space and policy L3 of Local Plan seeking to protect open space within the built up area

Site Description / Address	Reference	Reasons for rejection
Play area and open space west of Clyst Heath School, EX2 7QT	UCS_EC_DSN_07	Play area / open space therefore unavailable as contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area, and Exeter City Council's Active and Healthy Lifestyle Strategies
Great Moor House, Bittern Road, EX2 7NL	UCS_EC_DSN_08	In active use and unavailable for development
Honiton Road Park & Ride, Honiton Road	UCS_EC_DSN_09	In active use and unavailable for development
Booker Wholesale, Bittern Road, EX2 7LW	UCS_EC_DSN_10	In active use and unavailable for development
Offices, Heron Road, EX2 7FB	UCS_EC_DSN_11	In active use and unavailable for development
Swan Units, Heron Road, EX2 7LL	UCS_EC_DSN_12	In active use and unavailable for development
Sowton Caravan Site, Avocet Road, EX2 7JD	UCS_EC_DSN_13	In active use and unavailable for development
Maintenance Compound, Avocet Road, Sowton Industrial Estate, EX2 7JF	UCS_EC_DSN_14	Established employment area
5-10 Philip House, Sowton Industrial Estate, EX1 3RU	UCS_EC_DSN_15	Established employment area

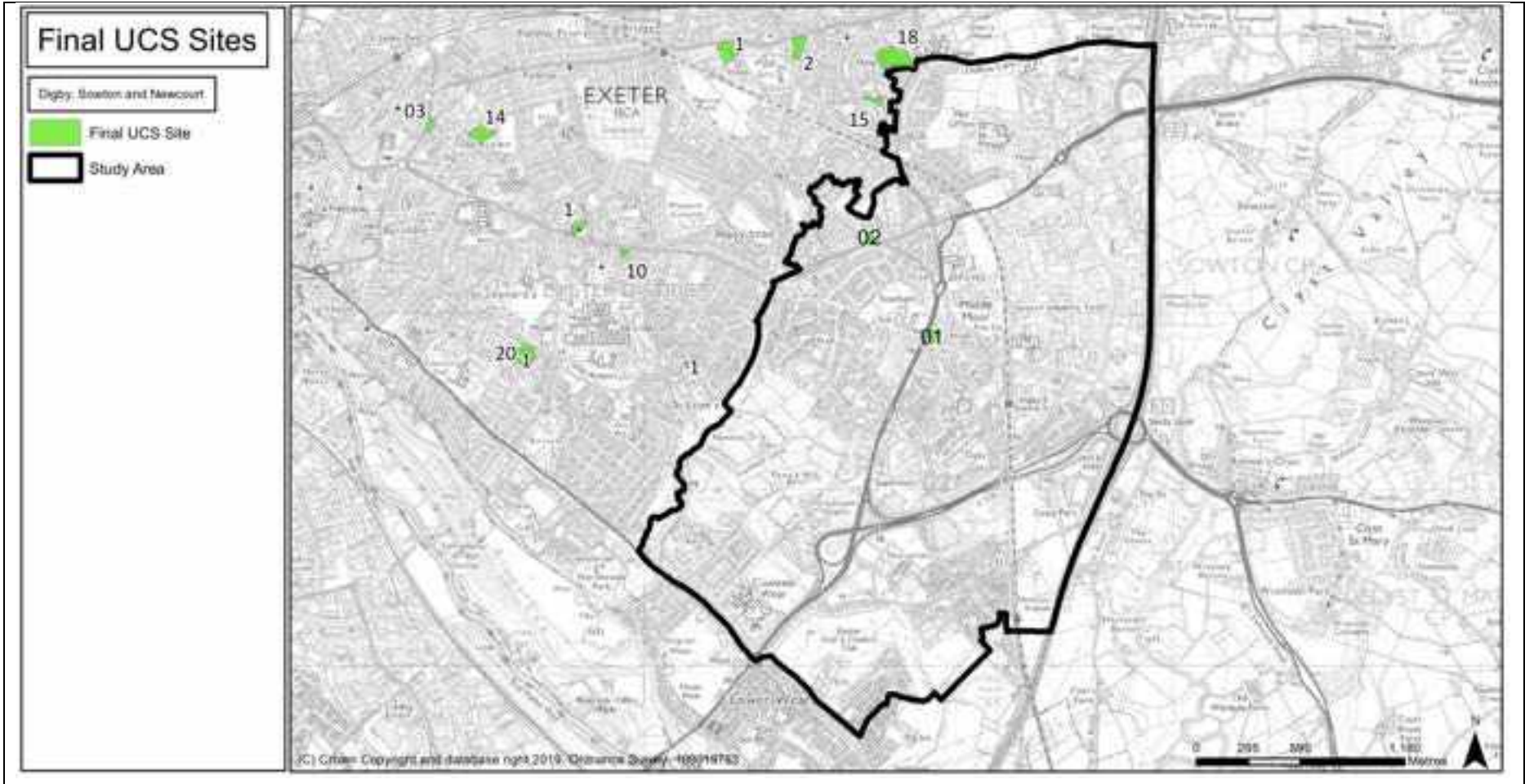
3A – (iii) All sites carried through to 3B

Notes: The following identified sites have been carried through to the next stage as offering some potential for capacity.		
Site Address	Reference	Approximate potential net dwellings
Former Exeter And Middlemoor Service Station Rydon Lane Exeter EX2	UCS_EC_DSN_01	14
88 Honiton Road, EX1 3EE	UCS_EC_DSN_02	10

3C – Site review (i) Sites rejected after specialist officer consideration and consultation

Notes: None

3C – Site review (ii) Remaining potential UCS sites



Site Address	Reference	Approximate potential net dwellings	Expert consultee notes
Former Exeter And Middlemoor Service Station Rydon Lane Exeter EX2	UCS_EC_DSN_01	14	Site has development potential but mitigation measures and further assessment will be required. - Archaeology / Conservation – Site developable. Low potential for buried remains due to previous development but some archaeological work required as a condition post determination - Flood and Water – Site developable. Some risk of surface water in adjacent lane down towards Digby Drive. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. - Highways – Assess the access onto Rydon Lane. Ped/Cycle access improvements along Rydon Lane to tie into existing shared use path to the south. Travel Plan Money if >50dw. - Minerals and Waste – Not located within a MSA or MCA or WCZ. - PROW – No PROW on site. - Environmental Health – Site developable, with assessment and mitigation as required (air quality, contaminated land, transport noise). This location is close to public transport links and so any car parking provided should be minimal. Use of ULEVs should be encouraged (for example by a low emissions strategy for the development) - ECC Housing – N/A - ECC Estates – N/A

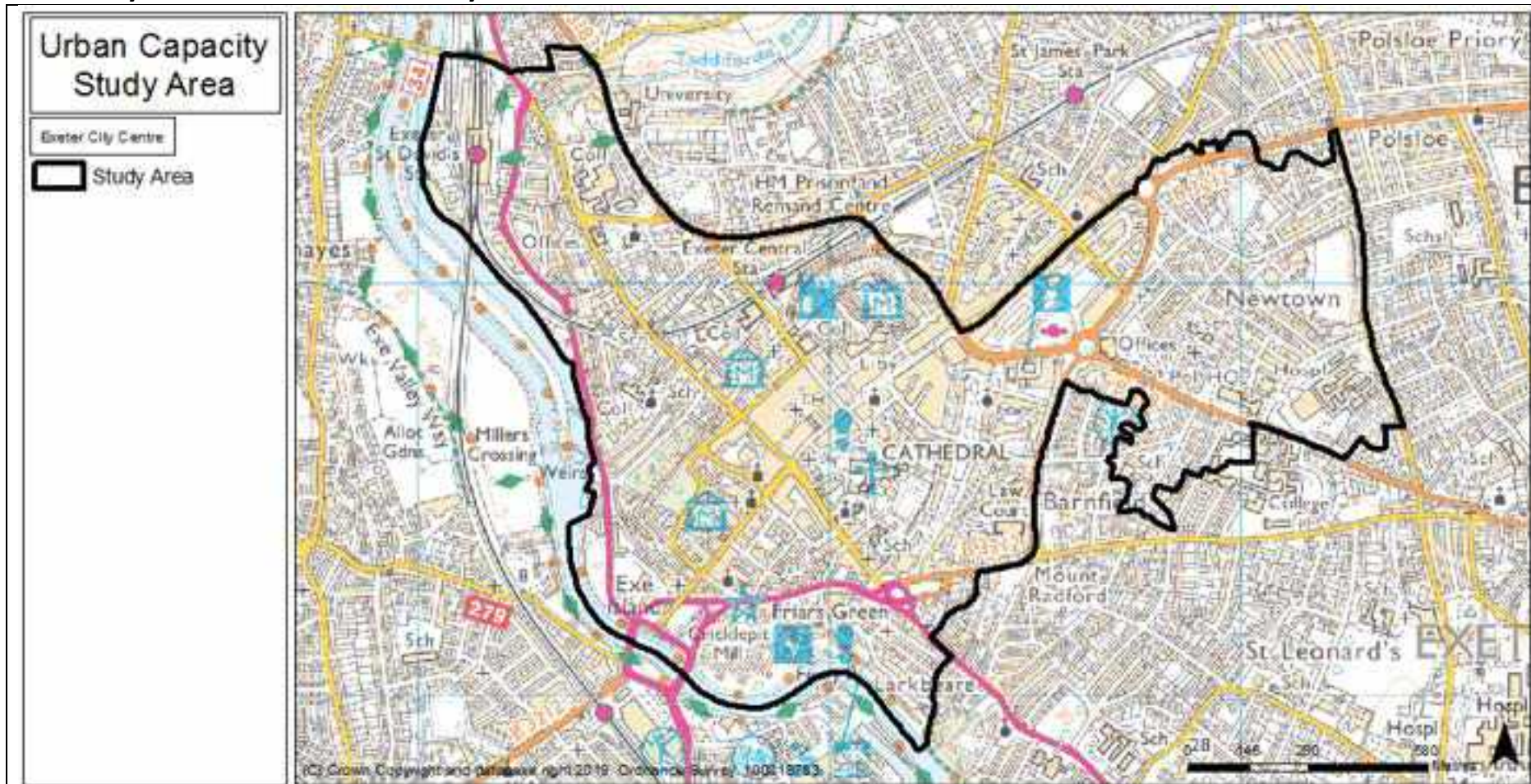
Site Address	Reference	Approximate potential net dwellings	Expert consultee notes
			- Arboriculturalist - In part developable. Any proposed development should retain trees on or close to the southern and eastern boundaries of the site.
88 Honiton Road, EX1 3EE	UCS_EC_DSN_02	10	Site has development potential but mitigation measures and further assessment will be required. - Archaeology / Conservation – Site developable. Some potential for buried remains due to location next to Heavitree Road (possible course of Roman road) but reduced by previous development. Some archaeological work required as a condition post determination. - Flood and Water – Site developable. Some high risk of surface water in adjacent Honiton Road. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed - Highways – Concerns over its access to the proximity to the existing signalised junction. Potential ped/cycle access to the school - Minerals and Waste – Not located within a MSA or MCA or WCZ - PROW – No PROW on site. - Environmental Health – Site developable, with assessment and mitigation as required (air quality, contaminated land, and transport noise). This location is close to public transport links and so any car parking provided should be

Site Address	Reference	Approximate potential net dwellings	Expert consultee notes
			minimal. Use of ULEVs should be encouraged (for example by a low emissions strategy for the development) - ECC Housing – N/A - ECC Estates – N/A - Arboriculturalist – In part developable. Any proposed development should retain and take note of trees on or close to the northern and eastern boundaries of the site, this includes both on and off site trees.

E. Exeter City Centre

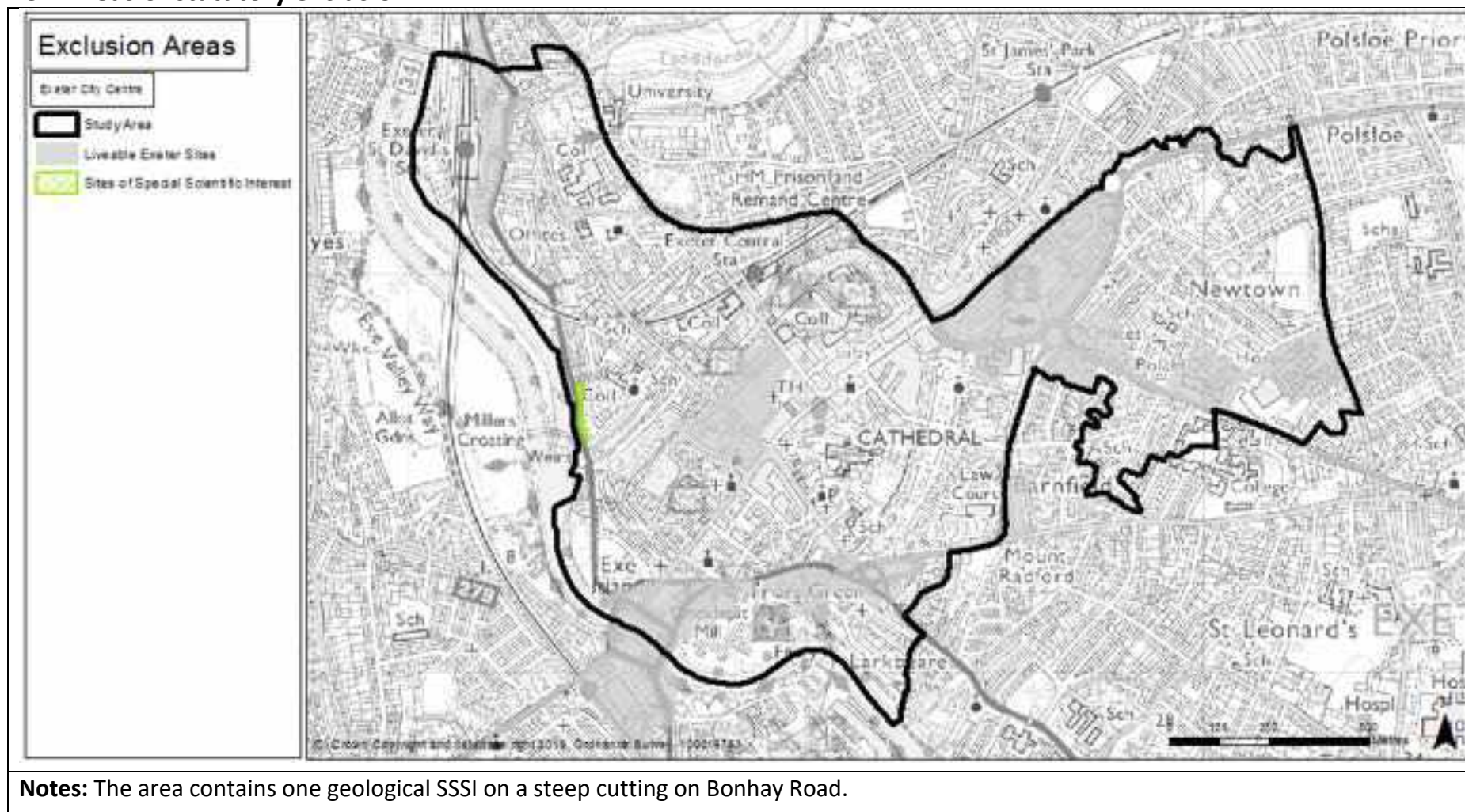
Stage 1 Methodology and Preparation

1B – Study area settlement boundary

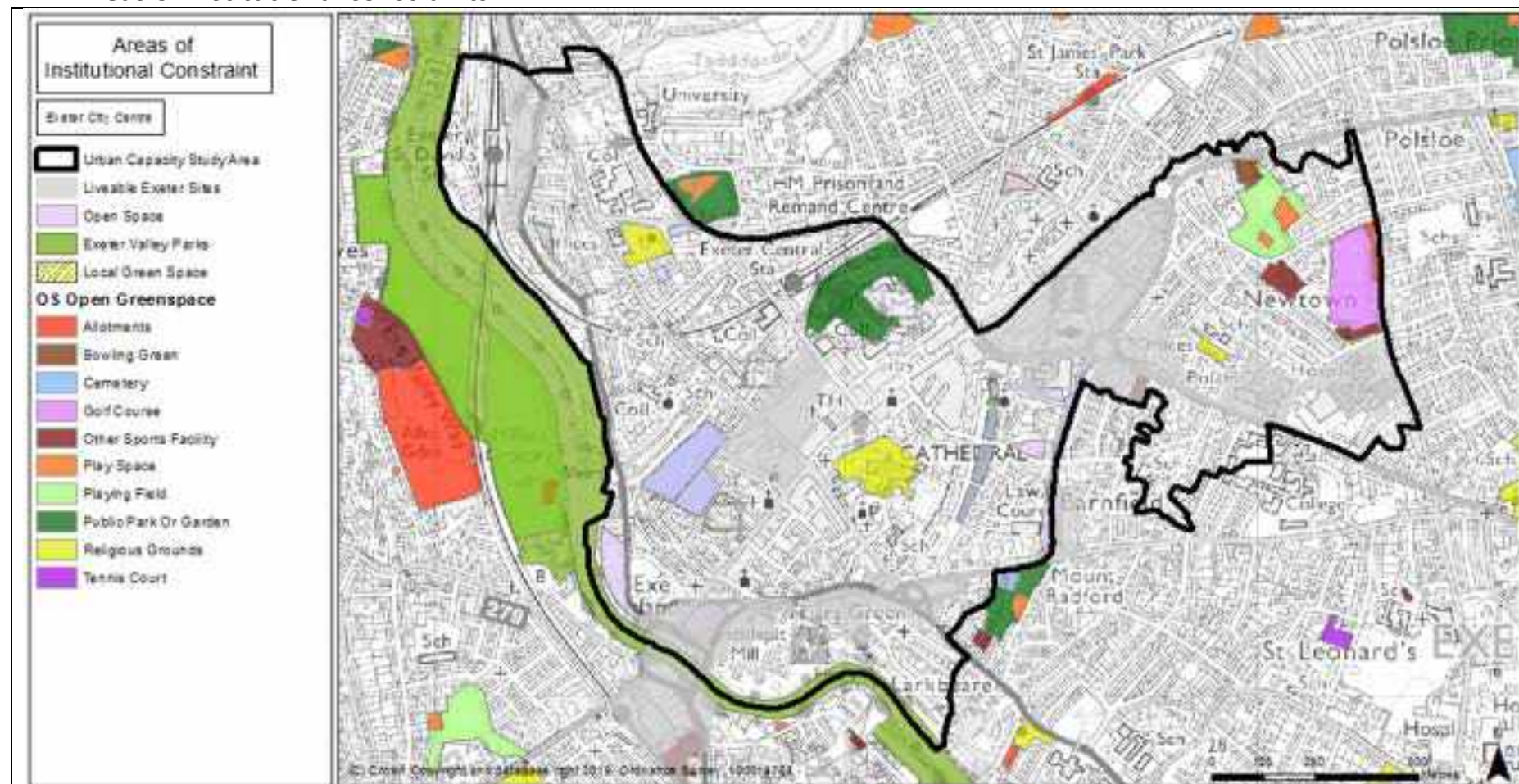


Notes: This study covers the area of the City Centre. As all of Exeter is within the built-up area boundary, the Exeter study area is divided into Middle Super Output Area (MSOA) within the existing urban area. Exeter City Centre has a population of 11,300.

1C – Areas of statutory exclusion

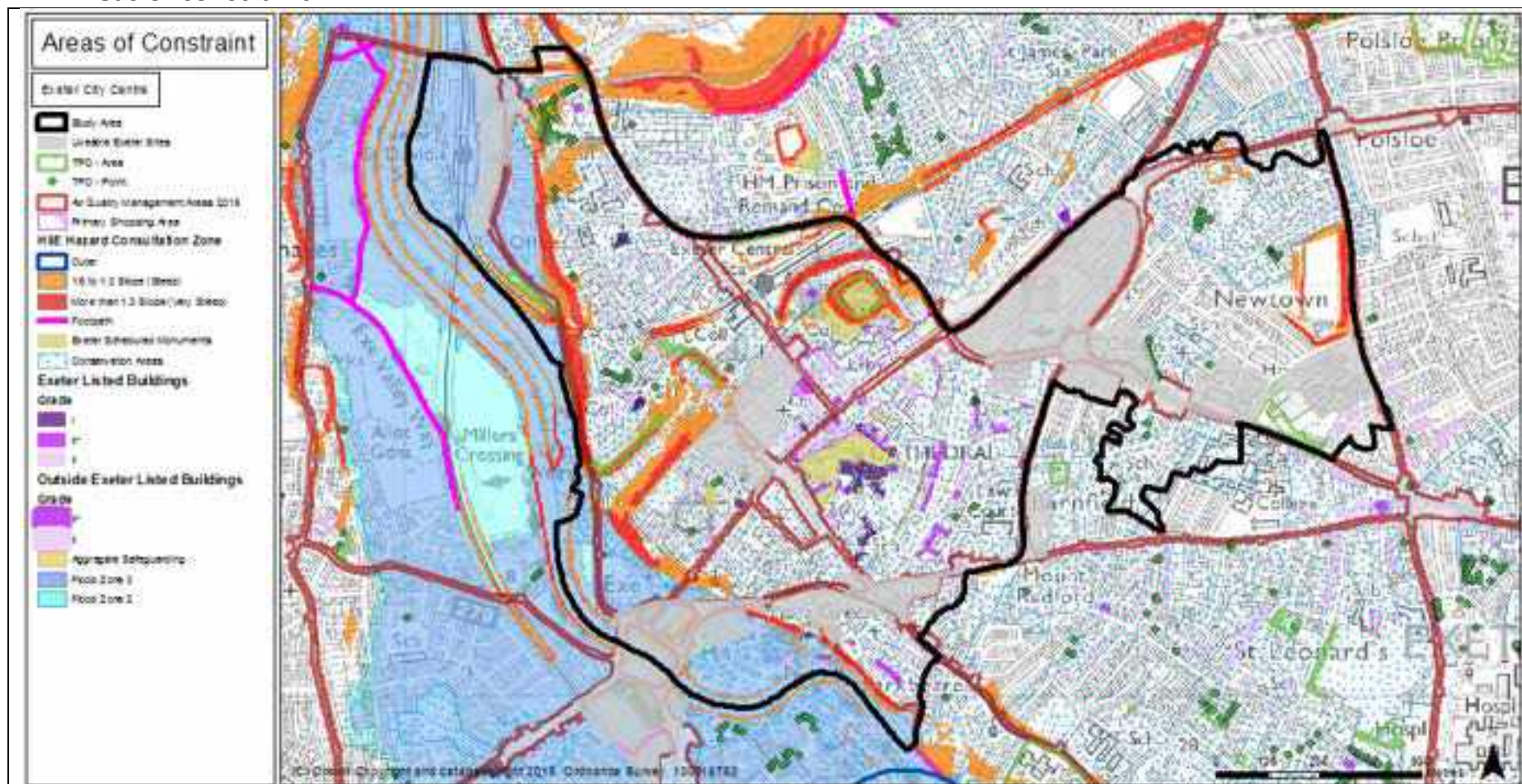


1D – Areas of institutional constraints



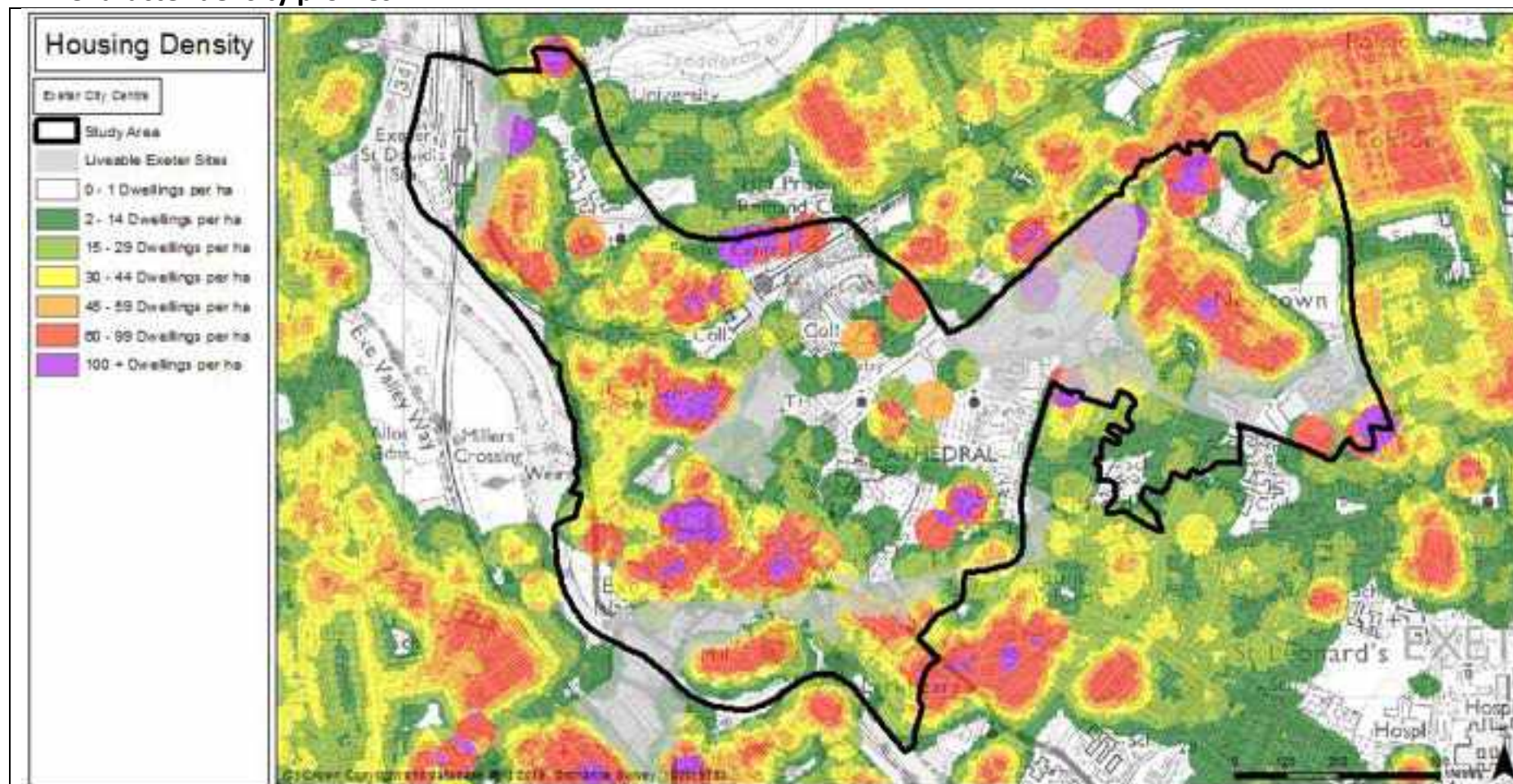
Notes: There are a number of different areas that provide public benefits including open space, cemeteries, Exeter Cathedral Green, public parks, playing fields, allotments and a golf course, all of which need to be taken into consideration during site assessment. The Exeter Riverside Valley park runs along the border of the study area.

1E – Areas of constraint



Notes: A number of constraints exist within the City Centre, including the Cathedral, Rougemont Castle, Old Exe Bridge, and St Nicholas Priory scheduled monuments, extensive conservation area coverage (City Centre, St David's, Southernhay and The Friars, and Riverside conservation areas), numerous Grade I, II* and II listed buildings, TPOs, extensive air quality management areas, flood zone 3 and very steep areas of land. These constraints will be considered in the assessment work.

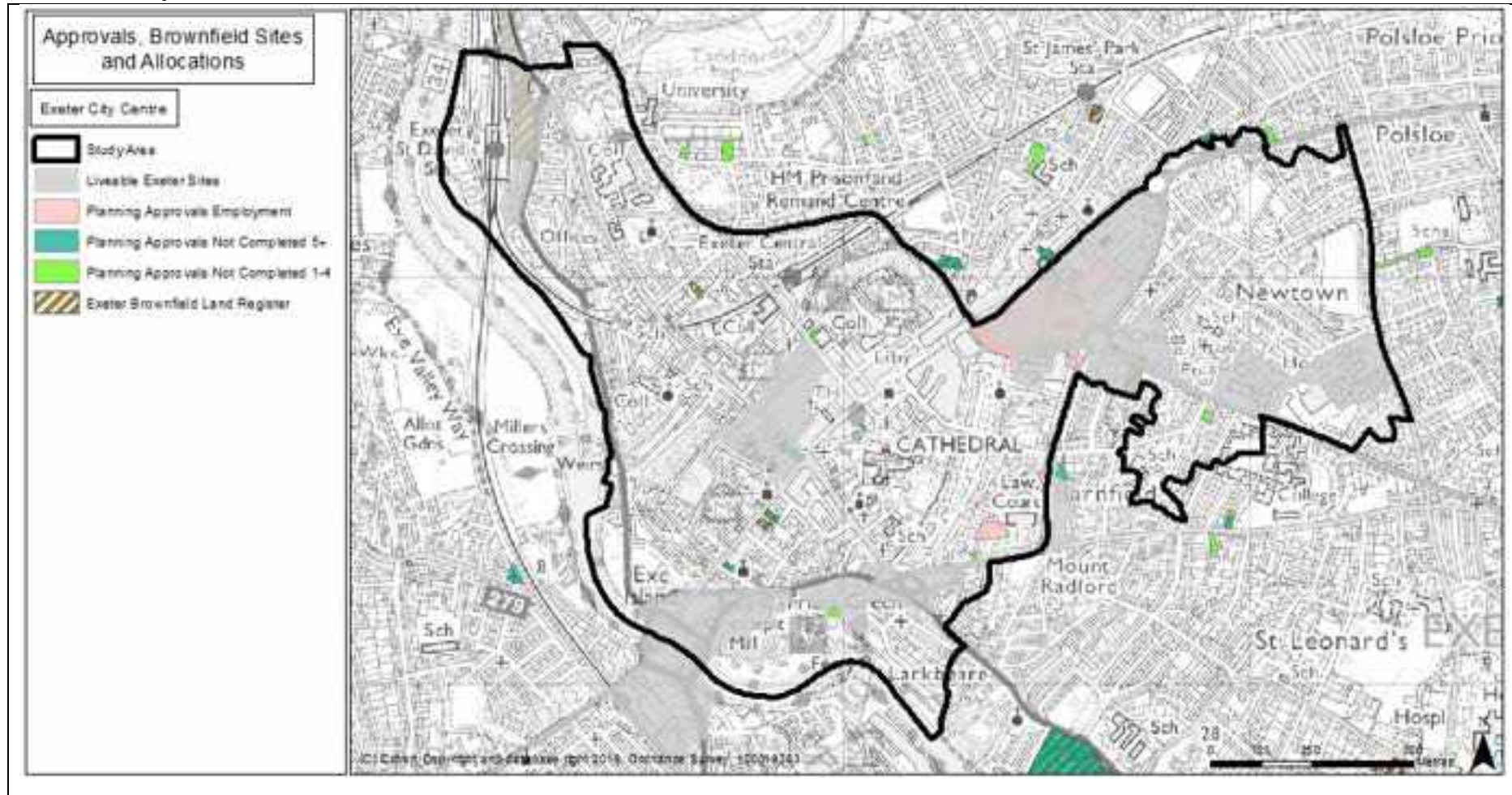
1F – Character density profiles



Notes: The City Centre area is characterised by medium to very high density housing, resulting from a mix of town housing, terraces and apartments. The areas of lower density are often a result of mixed-uses, open spaces including listed buildings and conservation area, and very steep land towards the river Exe.

Stage 2 Sources of Supply

2A – Planning and monitoring inputs - Planning Approvals not completed, Brownfield Land Register and Sites Allocated but not completed



Notes: One site is carried forward from this section due planning permission having lapsed.					
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Brownfield Land Register Approval not complete	18/0137/FUL Demolition of existing garage building to be replaced with two residential units.	Bendene Hotel, 15 & 16 Richmond Road, EX4 4JA	Approved	2	Developed
Approval not completed	18/0328/FUL - Conversion of rear storage building to create one bedroomed flat.	20 Richmond Road, EX4 4JA	Approved	1	
Approval not completed	17/1931/FUL - Conversion of retail / workshop premises to provide 2 dwelling units	39C New Bridge Street, EX4 3AH	Approved	2	
Brownfield Land Register Approval not completed	12/1426/FUL - redevelopment to provide 13 flats	130 Fore Street (1 st , upper 1 st , 2 nd and 3 rd floors only), EX4 3JQ	Approved	13	
Brownfield Land Register Approval not completed	17/1980/FUL - Demolition of existing single storey arcade. Construction of 4 storey building for 64 student bed spaces incorporating ground retail unit	City Arcade, Fore Street, EX4 3JE	Approved	64	Under Construction
Brownfield Land Register	10/1687/FUL Partial redevelopment to provide 12 self contained flats over four floors, reformed stock room and associated works	102-104 Fore Street (1 st , 2 nd and 3 rd floors only), EX4 3HY	Approved	12	

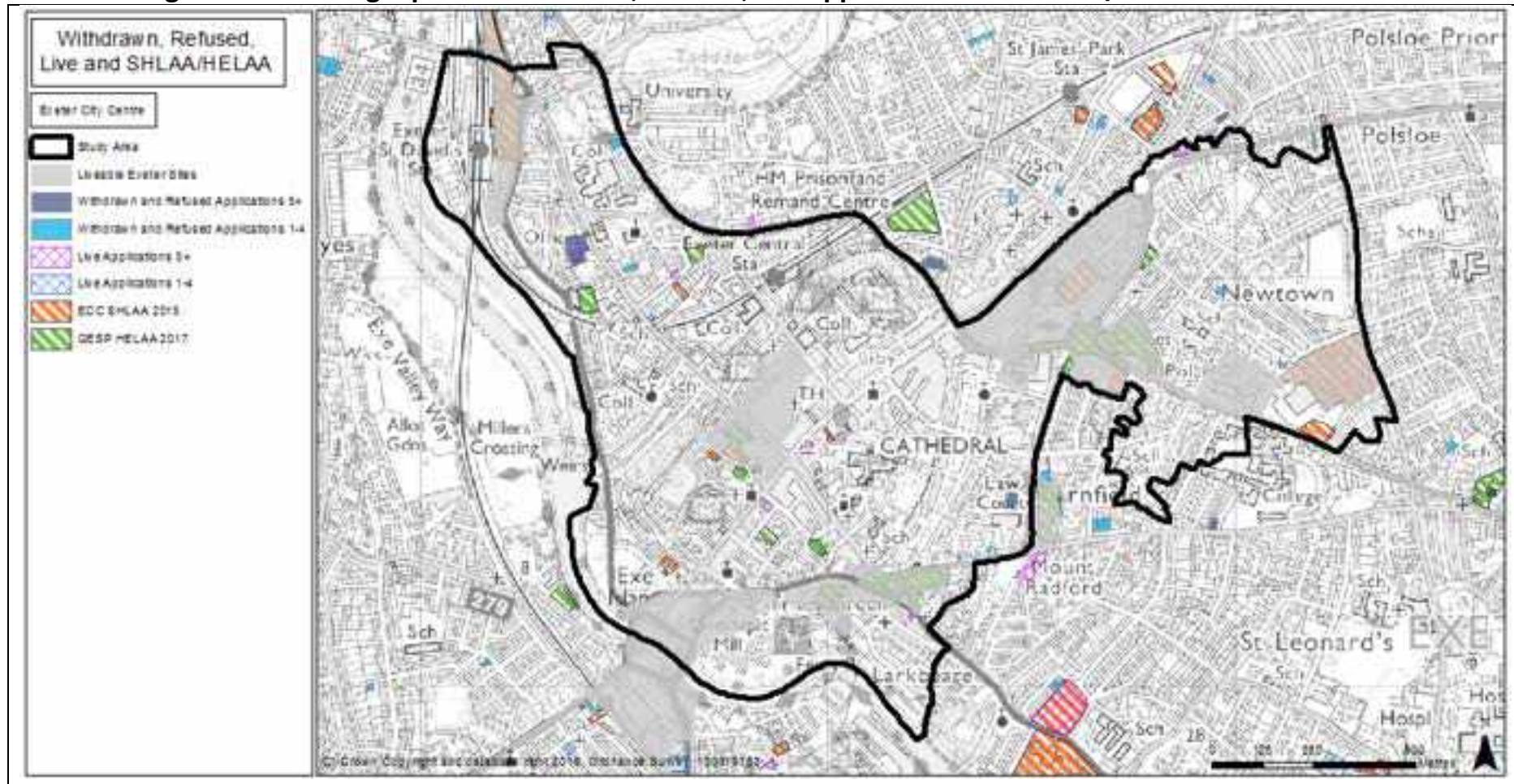
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approval not completed					
Brownfield Land Register		Land adjacent to St David's Station, Bonhay Road, Cowley Bridge Road	Within Liveable Exeter site		
Brownfield Land Register		Pyramids Leisure Centre, Heavitree Road	Within Liveable Exeter site		
Brownfield Land Register		Mary Arches Surface Car Park, Mary Arches Street	Within Liveable Exeter site		
Brownfield Land Register		Corner of Summerland St & Red Lion Lane	Within Liveable Exeter site		
Approval not completed	18/0657/FUL - Change of use to provide two, 2 bedroom apartments.	75 Queen Street EX4 3RX	Approved	2	
Approval not completed	16/0618/FUL - Erection of a 6 storey building for hotel use comprising of 102 bedrooms	East Of Dean Clarke House, Southernhay East	Approved	n/a	
Approval not completed	Demolition of the Honiton Inn to build a mixed use development scheme comprising 107 bed space student accommodation	Honiton Inn 74 Paris Street EX1 2JY	Approved	n/a	Under construction
Approval not completed	19/0225/PDJ Prior approval for change of use from office to residential	Ground Floor, 3 Charlotte Mews,	Prior Approval		

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
		Pavilion Place, EX2 4HA			
Approval not completed	19/0949/FUL Change of use of office (B1 use) to residential (C3 use).	6 Charlotte Mews Pavilion Place Exeter EX2 4HA	Approved		
Approval not completed	17/0379/FUL Clear site and rebuild behind retained facade of 18 Cathedral Yard to create 5 new apartments and ground floor retail unit	18 Cathedral Yard, EX1 1HE	Approved	5	
Approval not completed	18/1070/PDJ Change of use from office (Use Class B1) to residential (Use Class C3)	Southgate House 59 Magdalen Street EX2 4HY	Prior Approval	1	
Approval not completed	18/0362/FUL Proposed construction of apartment block comprising four residential units with associated car parking spaces, amenity space, bin store, cycle store and associated works. Part demolition of existing wall fronting the public highway.	Land Situated Between Nos 2 And 4 Spicer Road EX1 1SX	Permitted	4	
Approval not completed	04/0210/FUL Change of use from offices (Class B1) and hair salon (Class A1) to four self-contained flats on first and second floor level	90 South Street	Approved	4	
Approval not completed	17/1374/FUL	Riverside Baptist Church	Approved	4	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
	Construction of 2 no. dwellings and conversion of existing chapel into 2 no. dwellings and associated works.	Lower Coombe Street EX1 1DX			
Approval not completed	10/1687/FUL Partial redevelopment to provide 12 self contained flats over four floors, reformed stock room and associated works	102-104 Fore Street, EX4 3JB	Approved	12	
Approval not completed	19/0032/FUL Change of use of first, second and third floors from ancillary storage (A1) to flats and 1 maisonette with associated external alterations.	157 Fore Street, EX4 3AT	Approved	2	
Brownfield Land Register Approval not completed	16/0758/FUL Creation of 24 new dwellings (total of 28 dwellings including the existing) within vacant building formerly used as retail space.	1-6 North Street And 182-184, 185 And 186 Fore Street	Within Liveable Exeter site Approved	24	
Brownfield Land Register Approval not completed	15/0709/FUL Conversion and internal alterations of the first, second and third floors to form No. 8 one and two bedroom flats.	9, 9A, 11 North Street, EX4 3QS	Within Liveable Exeter site Lapsed planning permission	8	
Approval not completed	13/5009/FUL Conversion and extension of maisonette to form 2 No. one bedroom self contained flats.	15 North Street EX4 3QS	Lapsed	2	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approval not completed	12/1426/FUL Alterations and roof level redevelopment to provide 13 flats with associated access and communal facilities	130 Fore Street EX4 3JQ	Not complete	13	
Approval not completed	19/0320/FUL Change of use from Office (Class B1) to Residential (C3) relating to the second floor office and associated loft space, and new roof terrace	Second Floor 65-67 High Street EX4 3DT	Approved	1	
Approval not completed	19/0844/ECC Three storey dwelling	Land adjacent to No. 3 Gladstone Road	Approved	1	
Approval not completed	19/1302/FUL Change of use from offices (B1 use) to a single dwellinghouse (C3 use).	23 Richmond Road Exeter EX4 4JA	Approved	1	
Approval not completed	19/1559/FUL Conversion of nursing home into 9 residential units	Barnfield House 2 Barnfield Hill Exeter EX1 1SR	Approved	9	
Approval not completed	19/0733/FUL Demolition of public house and vehicle servicing centre and redevelopment with a four storey building comprising a ground floor retail unit and student accommodation (85 bedspaces)	7-9 And 10 Blackboy Road, EX4 6SG	Approved	PBSA	

2A – Planning and monitoring inputs - Withdrawn, refused, live applications and HELAA/SHLAA



Notes: Seven sites have been identified to be potentially suitable and will be considered through this study.						
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
Withdrawn	18/1844/PDJ Prior notification under Class O for the conversion of existing offices (Class B1a) to residential (Class C3) for 15 studio units and 1 bedroomed apartment.	BBC Radio Devon, 1 Walnut Gardens, EX4 4DH	Withdrawn 19/0560/FUL allowed at appeal	16	Allowed at appeal	
Withdrawn	18/1845/PDJ Prior notification under Class O for the conversion of existing office (Class B1a) to residential (Class C3) for 17 studio units and 1 bedroomed apartment.	BBC Radio Devon, 1 Walnut Gardens, EX4 4DH	Withdrawn 19/0560/FUL allowed at appeal	18	Allowed at appeal	
Withdrawn	15/1123/FUL Change of use to 5 residential flats	18 Cathedral Yard	Withdrawn Granted 17/0379/FUL	5	Site has planning permission	
Withdrawn	18/0666/FUL New build residential top floor, comprising 5 units	Senate Court Southernhay Gardens	Withdrawn 18/1457/FUL permitted – single storey floor on roof for office use (Class use B1)	5	Site has planning permission for office use class B1	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
Withdrawn / Refused	19/1033/FUL Demolition of existing garage building and construction of three storey block of flats comprising three flats	Devonia Garage Richmond Road	Withdrawn	3	Too small for further consideration	
Live	19/0820/FUL Development of 9 flats over 3 floors	Car Park Rear Of 95 - 96 Fore Street	Undetermined	Undetermined	Within GESP option site	
Live	19/0201/FUL Change of use from youth hostel (Backpackers Hostel) to student accommodation (Sui Generis HMO).	71 Holloway Street Exeter EX2 4JD	Undetermined	Undetermined		UCS_EC_ECC_01
Withdrawn / Refused	18/0520/FUL Change of use from commercial office (Class B1) into 1no. dwelling (Class C3)	59 Magdalen Street, EX2 4HY	Withdrawn	1	Too small for further consideration	
Withdrawn / Refused	17/1974/FUL Change of Use of 1no first floor flat into 2no. self contained flats.	Flat Above Spice Island Restaurant Magdalen Street EX2 4HZ	Withdrawn Superseded by 18/1031/ECC	1	Too small for further consideration	
Withdrawn / Refused	14/0848/FUL Change of use from business store to studio flat with new storage shed	4 Mission Court, Tudor Street, EX4 3BR	Refused Appeal dismissed	1	Too small for further consideration	

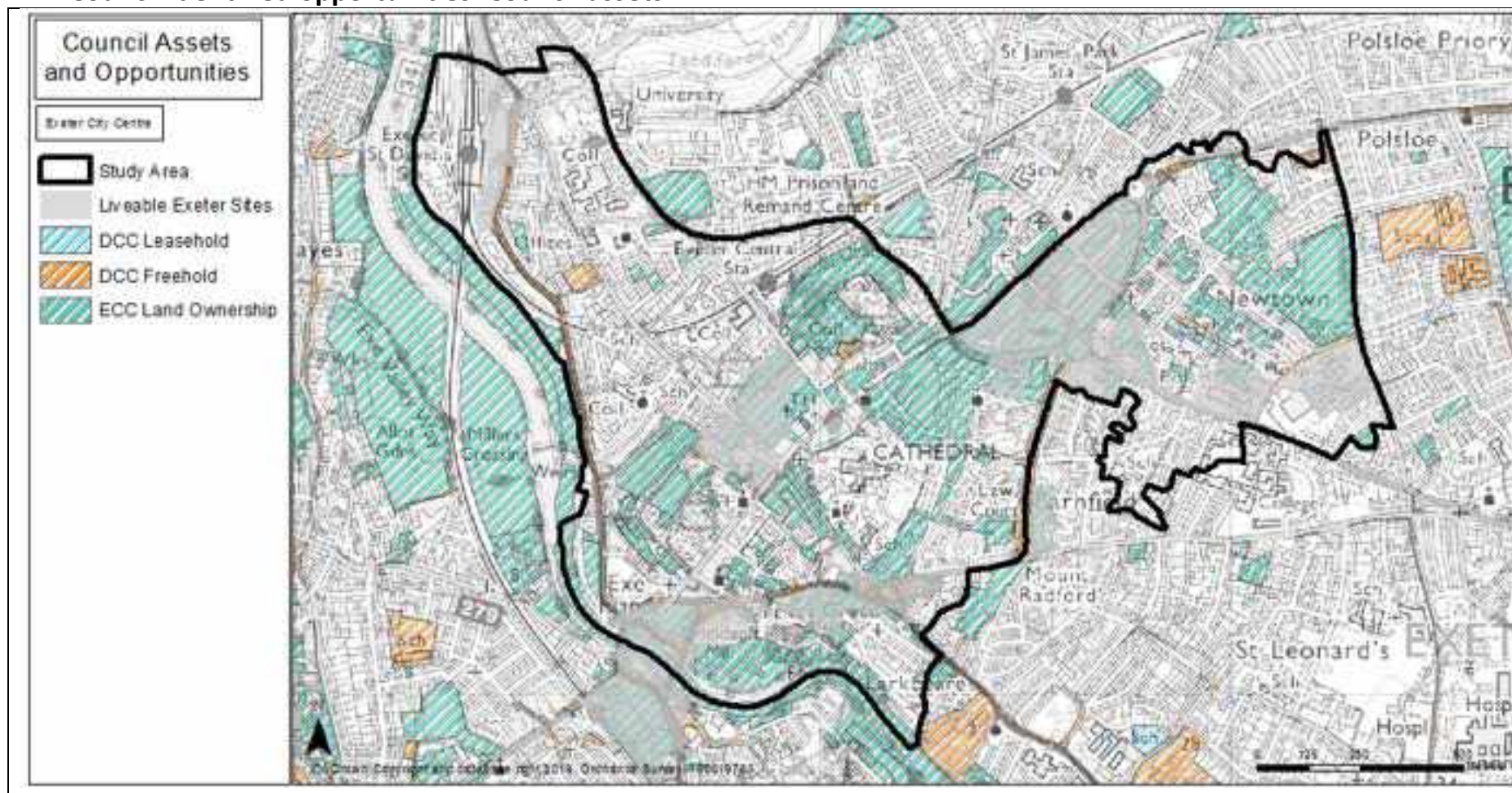
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
SHLAA / Withdrawn / Refused	SHLAA Site 111 / 15/0833/FUL Change of use of existing office building into 1 student flat.	Eagle Yard, Tudor Street, EX4 3BR	Refused Superseded by 16/0706/FUL 27 studio apartments	1	Site developed	
Withdrawn / Refused	14/0556/FUL Change of use on ground floor from shop to flat	35 Heavitree Road EX1 2LG	Refused	1	Too small for further consideration	
Withdrawn / Refused	16/1562/FUL Demolition of existing buildings and redevelopment with student residential accommodation and associated landscape works (Revised Plans reducing from 3 storeys to 2 storeys).	Builders Yard, Lowers Albert Street,	Refused Appeal allowed		Site developed	
Live	18/1442/FUL Conversion of upper floors from ancillary A1 use to three flats, including new rear external staircase and replacement windows (retrospective).	St Olaves Lookout, Smythen Street, EX1 1BN	Undetermined	3	Too small for further consideration	
Live	19/1417/FUL Demolition of existing buildings and redevelopment of site to provide co-living accommodation with	Ambulance Station Gladstone Road Exeter EX1 2EB	Undetermined		Within Liveable Exeter	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	associated accesses/egresses, landscaping and other external works.					
Live	19/1556/FUL Development of two blocks with 298 Co-Living bedspaces (Sui Generis) and 114 bed hotel (Class C1) including bar and restaurant, following demolition of existing shopping centre and pedestrian bridge, change of use of upper floors of 21-22 Queen Street to Co-Living (Sui Generis)	The Harlequin Centre Paul Street Exeter EX4 3TT	Undetermined		Within Liveable Exeter	
Live	20/0391/FUL Alterations to the ground, first and second floor levels and the addition of a third-floor level to create nine new apartments	228 High Street Exeter EX4 3LR	Undetermined	Undetermined		UCS_EC_ECC_02
HELAA/Council asset	Parr Street car park	Parr Street car park, EX1 2BE				UCS_EC_ECC_03
HELAA / Council asset	Bystock Terrace car park	Bystock Terrace car park, EX4 4HY				UCS_EC_ECC_04
HELAA / Council asset	Smythen Street car park	Smythen Street car park, EX1 1BN				UCS_EC_ECC_05

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
HELAA	2 & 3 Market Street	2 & 3 Market Street, EX1 1BP			GESP option site	
HELAA	Land adjoining 43 St David's Hill, EX4 4DA	Land adjoining 43 St David's Hill, EX4 4DA				UCS_EC_ECC_06
HELAA	12 Mary Arches Street	12 Mary Arches Street, EX4 3AZ				UCS_EC_ECC_07
SHLAA	Site 110 / 23-26 Mary Arches Street	23-26 Mary Arches Street, EX4 3AZ	Site has planning permission for residential 14/1134/FUL And Purpose Built Student Accommodation 16/0662/FUL			
SHLAA	Site 123 / Bendene Hotel 15-16 Richmond Road	15-16 Richmond Road, EX4 4JA	Planning permission for part of site to developed for residential 18/0137/FUL			
SHLAA	Site 124 / 23 Cathedral Yard and 55-56 High Street	23 Cathedral Yard, EX1 1HB	Site developed for residential 14/4831/FUL; 15/1035/FUL; 17/0277/FUL			
SHLAA	Site 129 / 79 Heavitree Road	79 Heavitree Road, EX1 2ED	Site developed for Purpose Built			

Exeter City Centre						
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
			Student Accommodation			

2B – Council identified opportunities: Council assets



Notes: The table identifies the publicly owned sites which may have the potential for 5+ dwellings, regardless of other constraints. All other Council owned land is too small to be considered or excluded as within a Liveable Exeter site or Valley Park designation.	
Site Description/Address	Reference
Playing field and play park, Looe Road, EX4 4BW	UCS_EC_ECC_08
Little Silver square, EX4 4HU	UCS_EC_ECC_09
Richmond Road Car Park, EX4 4JA	UCS_EC_ECC_10
Bystock Terrace Car Park, EX4 4HY	Identified in stage 2A – HELAA: UCS_EC_ECC_04
St Bartholomew's Cemetery and Friernhay Burial Ground, EX4 3HA	UCS_EC_ECC_11
Public open space between Bonhay Road and River Exe	UCS_EC_ECC_12
Smythen Street Car Park, EX1 1BN	Identified in stage 2A – HELAA: UCS_EC_ECC_05
Clifton Street parking adjacent to 33 Clifton Street, EX1 2EH	UCS_EC_ECC_13
Clifton Hill Leisure Centre (Strategic Brownfield Sites Study Site 17), EX1 2DJ Live application 20/0691/FUL	UCS_EC_ECC_14
Belmont Park and bowling green, EX4 6SS	UCS_EC_ECC_15
Parr Street Car Park, EX1 2BE	Identified in stage 2A - HELAA UCS_EC_ECC_03
Belmont Road car park, EX1 2HF	UCS_EC_ECC_16
Princesshay, Southernhay, and Combined Court Centre	UCS_EC_ECC_17
Northernhay Gardens, Royal Albert Memorial Museum, Exeter Library, EX4 3SA	UCS_EC_ECC_18
Top of South Street / Market Street (Strategic Brownfield Sites Study Site 20), EX1 1BW	GESP option site
Exeter Civic Centre, car park, Citizens Advice Bureau, EX1 1JN	GESP option site

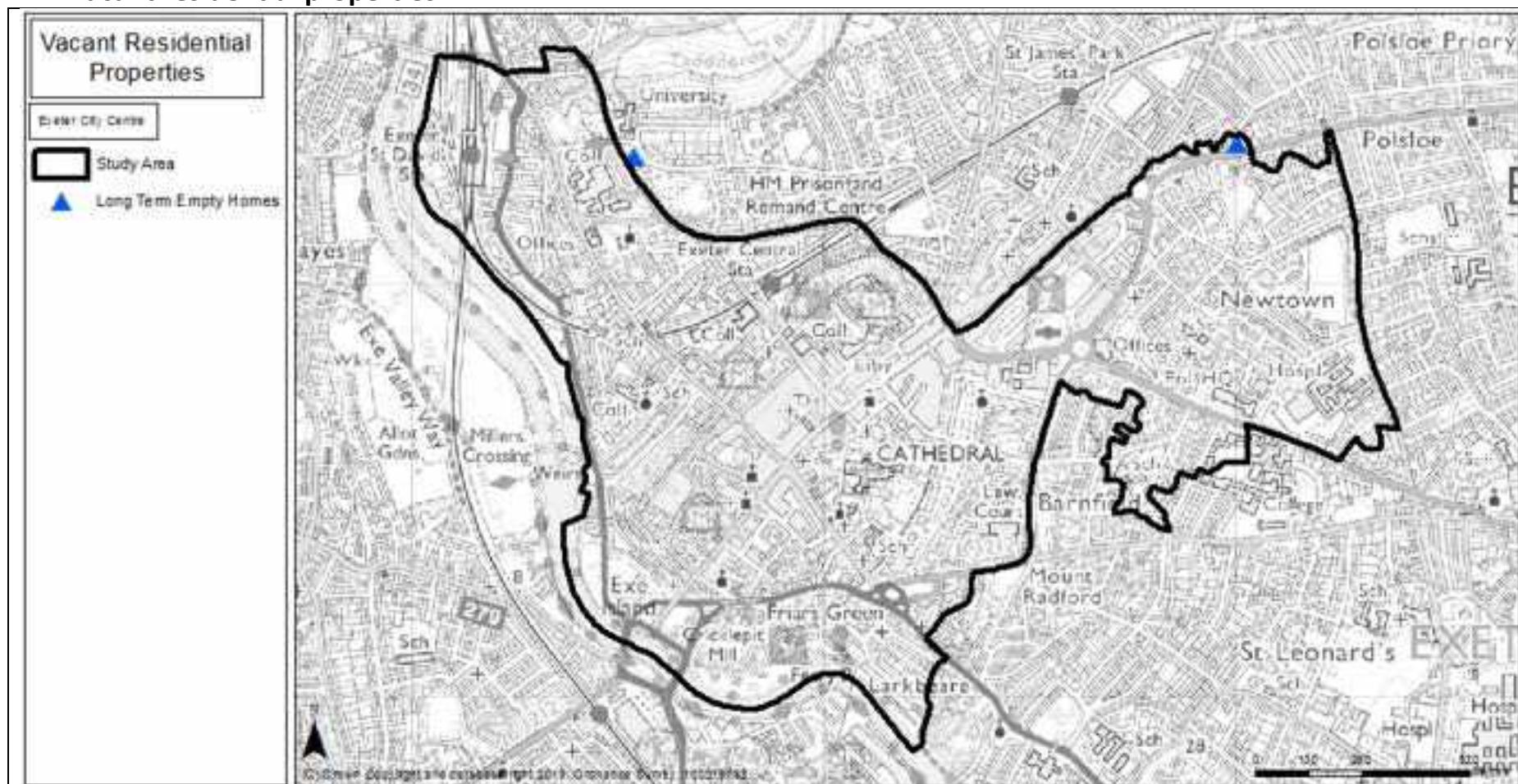
2C - Institutional assets and opportunities

Notes: There are no institutional assets or opportunities which have been submitted in the study area.

2D – Targeted national non-domestic ratings (NNDR) potential UCS sites

Notes: There are no targeted national non-domestic ratings (NNDR) located within this study area

2E – Vacant residential properties



Site Address/Description	Reference
32 Blackboy Road, EX4 6ST. Band F property. Potential net dwellings 2. Too small for further consideration.	-

2F –Additional potential UCS sites

Site Description / Address	Reference
Train depot rear of St David’s railway station, EX4 4PA	Within Liveable Exeter site

3A – Identified sites



Notes: The following sites have been identified throughout stage 2.	
Site Description / Address	Reference
71 Holloway Street, Exeter, EX2 4JD	UCS_EC_ECC_01
228 High Street, Exeter, EX4 3LR	UCS_EC_ECC_02
Parr Street car park, EX1 2BE	UCS_EC_ECC_03
Bystock Terrace car park, EX4 4HY	UCS_EC_ECC_04
Smythen Street car park, EX1 1BN	UCS_EC_ECC_05
Land adjoining 43 St David's Hill, EX4 4DA	UCS_EC_ECC_06
12 Mary Arches Street, EX4 3AZ	UCS_EC_ECC_07
Playing field and play park, Looe Road, EX4 4BW	UCS_EC_ECC_08
Little Silver square, EX4 4HU	UCS_EC_ECC_09
Richmond Road Car Park, EX4 4JA	UCS_EC_ECC_10
St Bartholomew's Cemetery and Friernhay Burial Ground, EX4 3HA	UCS_EC_ECC_11
Open space between Bonhay Road and River Exe	UCS_EC_ECC_12
Clifton Street parking adjacent to 33 Clifton Street, EX1 2EH	UCS_EC_ECC_13
Clifton Hill Leisure Centre (Strategic Brownfield Sites Study Site 17), EX1 2DJ	UCS_EC_ECC_14
Belmont Park and bowling green, EX4 6SS	UCS_EC_ECC_15
Belmont Road car park, EX1 2HF	UCS_EC_ECC_16
Princesshay, Southernhay, and Combined Court Centre	UCS_EC_ECC_17
Northernhay Gardens, Royal Albert Memorial Museum, Exeter Library, EX4 3SA	UCS_EC_ECC_18

Survey Site Assessments

Exeter City Centre

Carried through to Step 3B?

- No
- Yes
- Study Area

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Notes: The following identified sites have been excluded from further consideration.		
Site Description / Address	Reference	Reasons for rejection
Playing field and play park, Looe Road, EX4 4BW	UCS_EC_ECC_08	Unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Little Silver square, EX4 4HU	UCS_EC_ECC_09	Unavailable for development. Contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area
St Bartholomew's Cemetery and Friernhay Burial Ground, EX4 3HA	UCS_EC_ECC_11	Unavailable for development
Open space between Bonhay Road and River Exe	UCS_EC_ECC_12	Unavailable for development as contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area
Clifton Street parking adjacent to 33 Clifton Street, EX1 2EH	UCS_EC_ECC_13	On balance considered unable to support 5+ dwellings
Belmont Park and bowling green, EX4 6SS	UCS_EC_ECC_15	Unavailable for development. Contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area
Princesshay, Southernhay, and Combined Court Centre	UCS_EC_ECC_17	Area is largely developed as modern and high quality retail and commercial uses, with

Site Description / Address	Reference	Reasons for rejection
		limited opportunities for significant intensification. Development of the open spaces would be contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area.
Northernhay Gardens, Royal Albert Memorial Museum, Exeter Library, EX4 3SA	UCS_EC_ECC_18	The 'cultural quarter' is unavailable for development. Contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area.

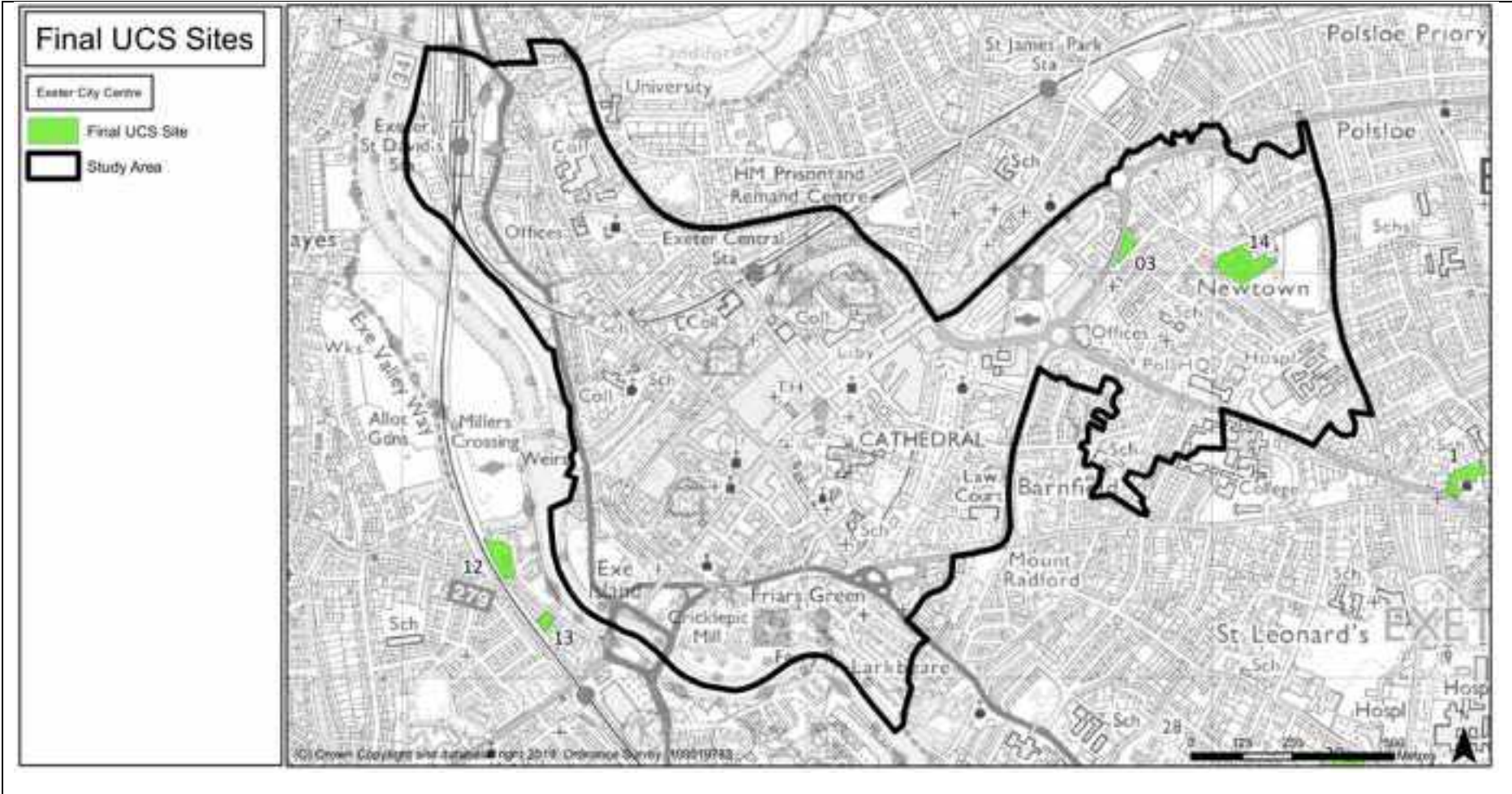
3A – (iii) All sites carried through to 3B

Notes: The following identified sites have been carried through to the next stage as offering some potential for capacity.		
Site Description / Address	Reference	Approximate potential <u>net</u> dwellings
71 Holloway Street, Exeter, EX2 4JD	UCS_EC_ECC_01	N/A as rejected during consultation
228 High Street, Exeter, EX4 3LR	UCS_EC_ECC_02	N/A as rejected during consultation
Parr Street car park, EX1 2BE	UCS_EC_ECC_03	5
Bystock Terrace car park, EX4 4HY	UCS_EC_ECC_04	N/A as rejected during consultation
Smythen Street car park, EX1 1BN	UCS_EC_ECC_05	N/A as rejected during consultation
Land adjoining 43 St David's Hill, EX4 4DA	UCS_EC_ECC_06	N/A as rejected during consultation
12 Mary Arches Street, EX4 3AZ	UCS_EC_ECC_07	N/A as rejected during consultation
Richmond Road Car Park, EX4 4JA	UCS_EC_ECC_10	N/A as rejected during consultation
Clifton Hill Leisure Centre (Strategic Brownfield Sites Study Site 17), EX1 2DJ	UCS_EC_ECC_14	44
Belmont Road car park, EX1 2HF	UCS_EC_ECC_16	N/A as rejected during consultation

3C – Site review (i) Sites rejected after specialist consideration and consultation

Site Address/Description	Reference	Reasons for rejection
71 Holloway Street, Exeter, EX2 4JD	UCS_EC_ECC_01	Following consultation it was concluded that it is not possible for the site to support 5+ dwellings.
228 High Street, Exeter, EX4 3LR	UCS_EC_ECC_02	Following consultation it was concluded that it is not possible for the site to support 5+ dwellings.
Bystock Terrace car park, EX4 4HY	UCS_EC_ECC_04	Following consultation it was concluded that it is not possible for the site to support 5+ dwellings.
Smythen Street car park, EX1 1BN	UCS_EC_ECC_05	Following consultation it was concluded that it is not possible for the site to support 5+ dwellings.
Land adjoining 43 St David's Hill, EX4 4DA	UCS_EC_ECC_06	Highways raised access issues: no obvious access to site; and arboriculturalist raised strong concern regarding presence of important trees on skyline.
12 Mary Arches Street, EX4 3AZ	UCS_EC_ECC_07	Following consultation it was concluded that it is not possible for the site to support 5+ dwellings.
Richmond Road Car Park, EX4 4JA	UCS_EC_ECC_10	Following consultation it was concluded that it is not possible for the site to support 5+ dwellings.
Belmont Road car park, EX1 2HF	UCS_EC_ECC_16	Following consultation it was concluded that it is not possible for the site to support 5+ dwellings.

3C – Site review (ii) Remaining potential UCS sites



Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes
Parr Street car park, EX1 2BE	UCS_EC_ECC_03	5	Site has development potential but mitigation measures and further assessment will be required. - Archaeology / Conservation – Site developable. Some potential for buried remains. Some archaeological work required as a condition post determination. - Flood and Water – Site developable subject to appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed - Highways – Car free. Tidy up the public Realm of Parr Street / Chute Street itself. Missing footway adjacent to Western Way and need to investigate crossing facilities to reach the City Centre - Minerals and Waste – Not located within a MSA or MCA or WCZ - PROW – No PROW on site. - Environmental Health – Site developable, with assessment and mitigation as required (air quality, transport noise, contaminated land, other nuisance). Sustainable location - should be car free. - ECC Housing – N/A - ECC Estates – no reason not to take forward but may be site constraints - Arboriculturalist – Yes but several semi-mature trees on site, these can be removed to develop the site provided

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes
			substantial new planting is incorporated in any re-development.
Clifton Hill Leisure Centre (Strategic Brownfield Sites Study Site 17), EX1 2DJ	UCS_EC_ECC_14	44	Site has development potential but mitigation measures and further assessment will be required. - Archaeology / Conservation – Site within Belmont Conservation Area and includes former brickworks office building (locally listed & a positive building within the CA), which should be retained. Little or no potential for buried remains. Development should respect the character and appearance of the CA, and the settings of listed and locally listed buildings. - Flood and Water – Site developable subject to appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed - Highways – App in. Low car use, with introduction of sustainable travel hub - Minerals and Waste – Not located within a MSA or MCA or WCZ - PROW – No PROW on site. - Environmental Health – Site developable, with assessment and mitigation as required (contaminated land). Sustainable location - should be car free. - ECC Housing – N/A - ECC Estates – yes as application submitted

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes
			- Arboriculturalist - Yes but should be TPO on site and perimeter trees very important and should be retained

F. Exwick

Stage 1 Methodology and Preparation

1B – Study area settlement boundary

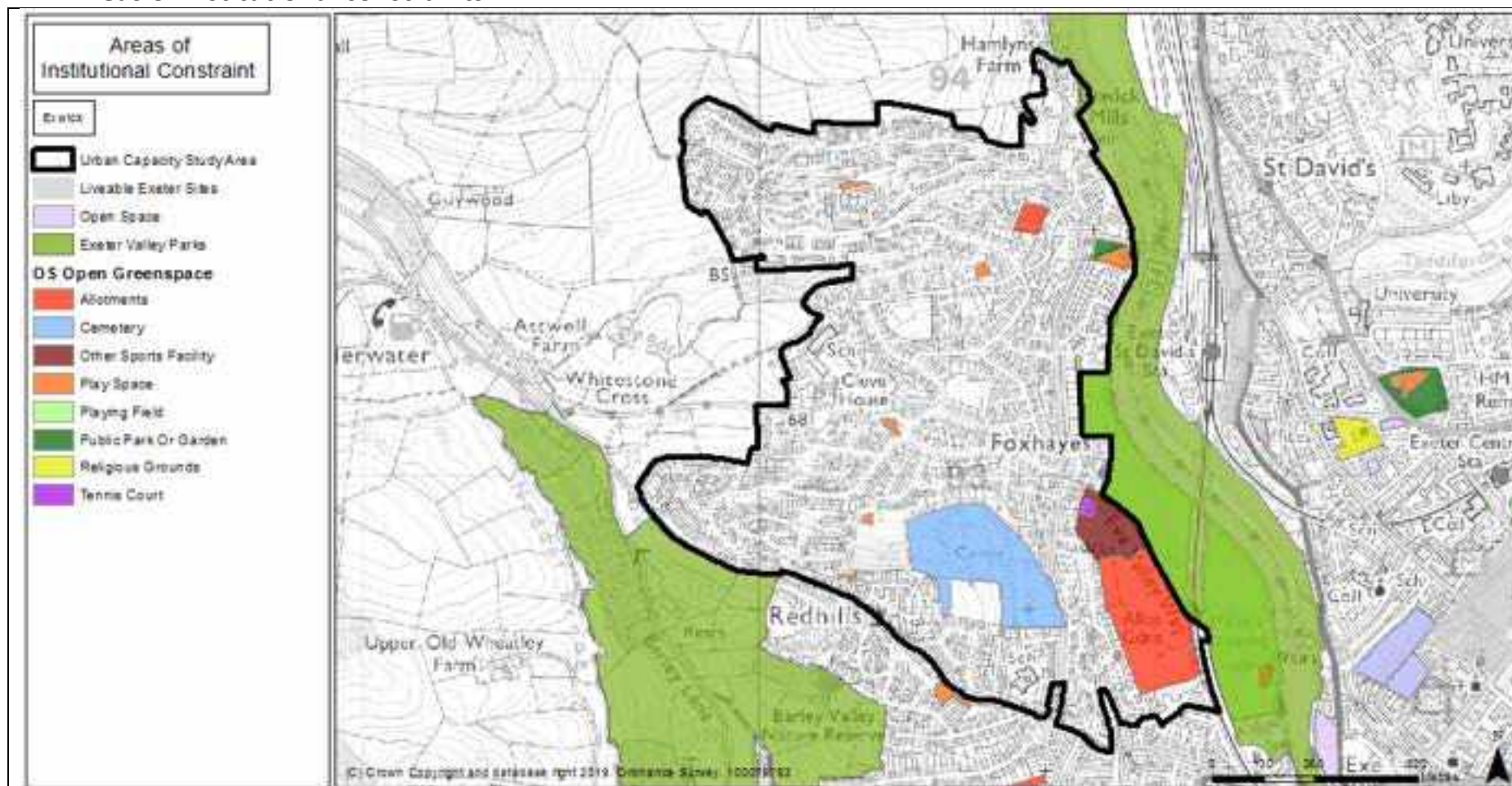


Notes: This assessment covers the area of Exwick in Exeter, which has an estimated population of 8,000 residents. The study area is approximately 140ha and is formed using the MSOA as a basis, snapped to the extent of the existing urban area.

1C – Areas of statutory exclusion

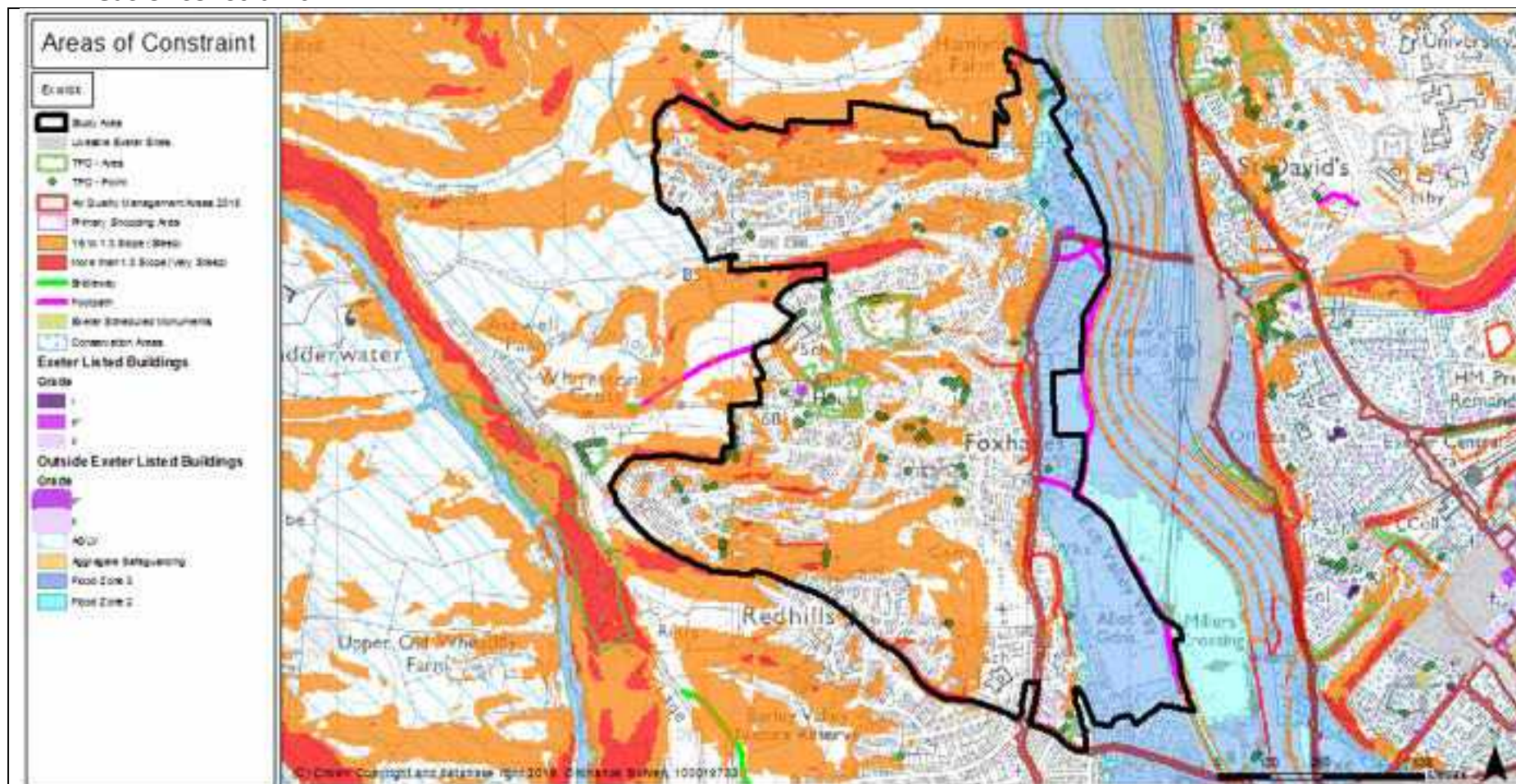
Notes: There are no areas of statutory exclusion located within the study area.

1D – Areas of institutional constraints



Notes: There are a number of different areas within the study area that derive a specific public benefit from community use. All of these will need to be taken into account during the site identification and assessment stages.

1E – Areas of constraint



Notes: A number of areas of constraint exist within the study area which may impact on the deliverability/desirability of new housing. In particular, a flood zone extends along the river Exe, much of the land is steeply sloped and a number of tree preservation orders are scattered throughout the area.

Housing Density

Exeter

Study Area

Liveable Exeter Sites

0 - 1 Dwellings per ha

2 - 14 Dwellings per ha

15 - 29 Dwellings per ha

30 - 44 Dwellings per ha

45 - 59 Dwellings per ha

60 - 99 Dwellings per ha

100 + Dwellings per ha

Hamlyn's Farm

Brick Mills

University

Liby

St David's

University

Exeter St David's Sea

Exe Valley Way

Millers Crossing

Wears

Upper Old Wiscutley Farm

Barley Lane

Retts

Barley Valley Nature Reserve

Barley Valley

Atterwell Farm

Whidstone Cross

Foxley

Cerry

Guy Wood

Exeter

94

85

100

120

140

160

180

200

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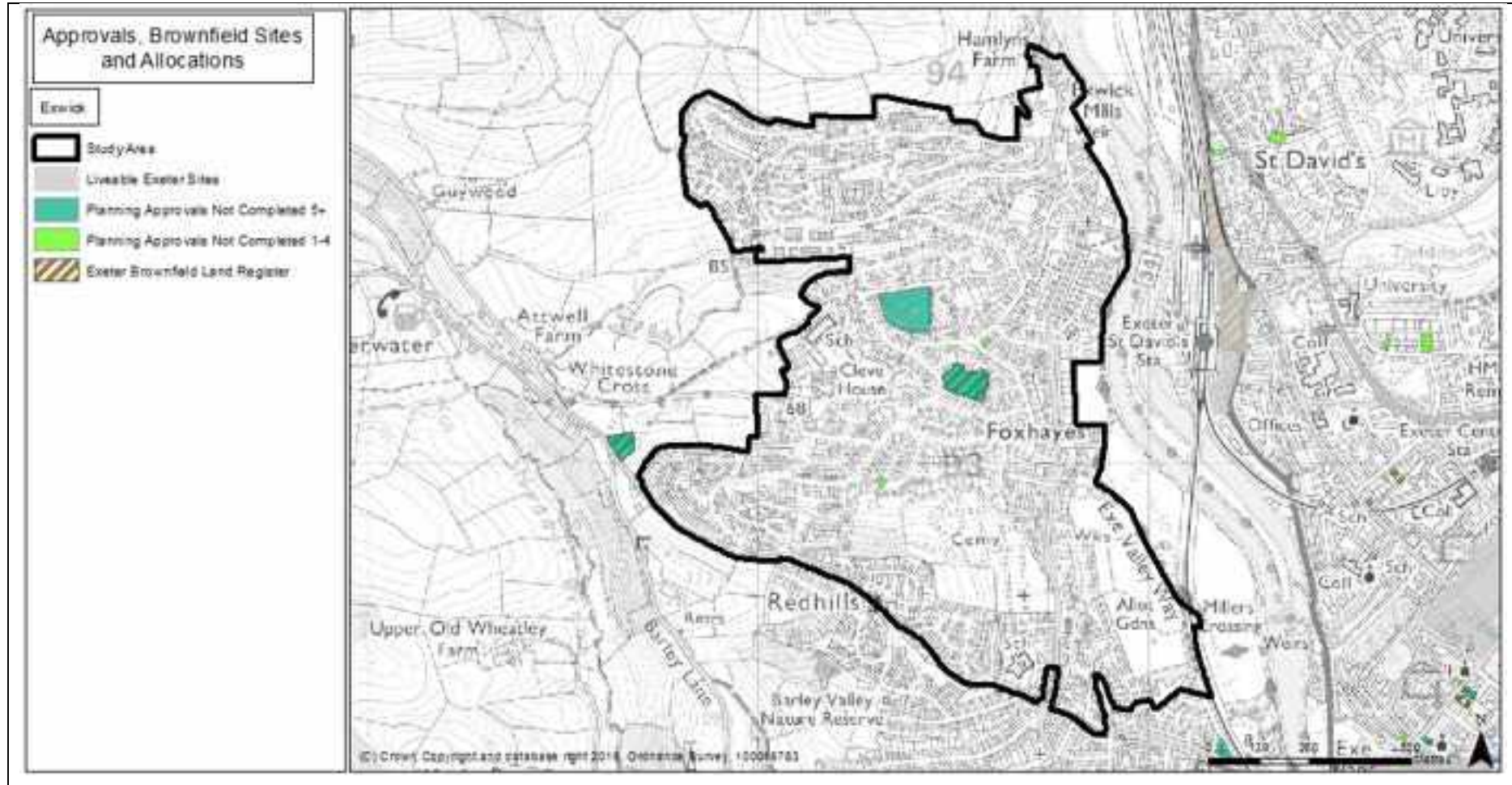
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Stage 2 Sources of Supply

2A – Planning and monitoring inputs – Planning Approvals not completed, Brownfield Land Register and Sites Allocated but not completed

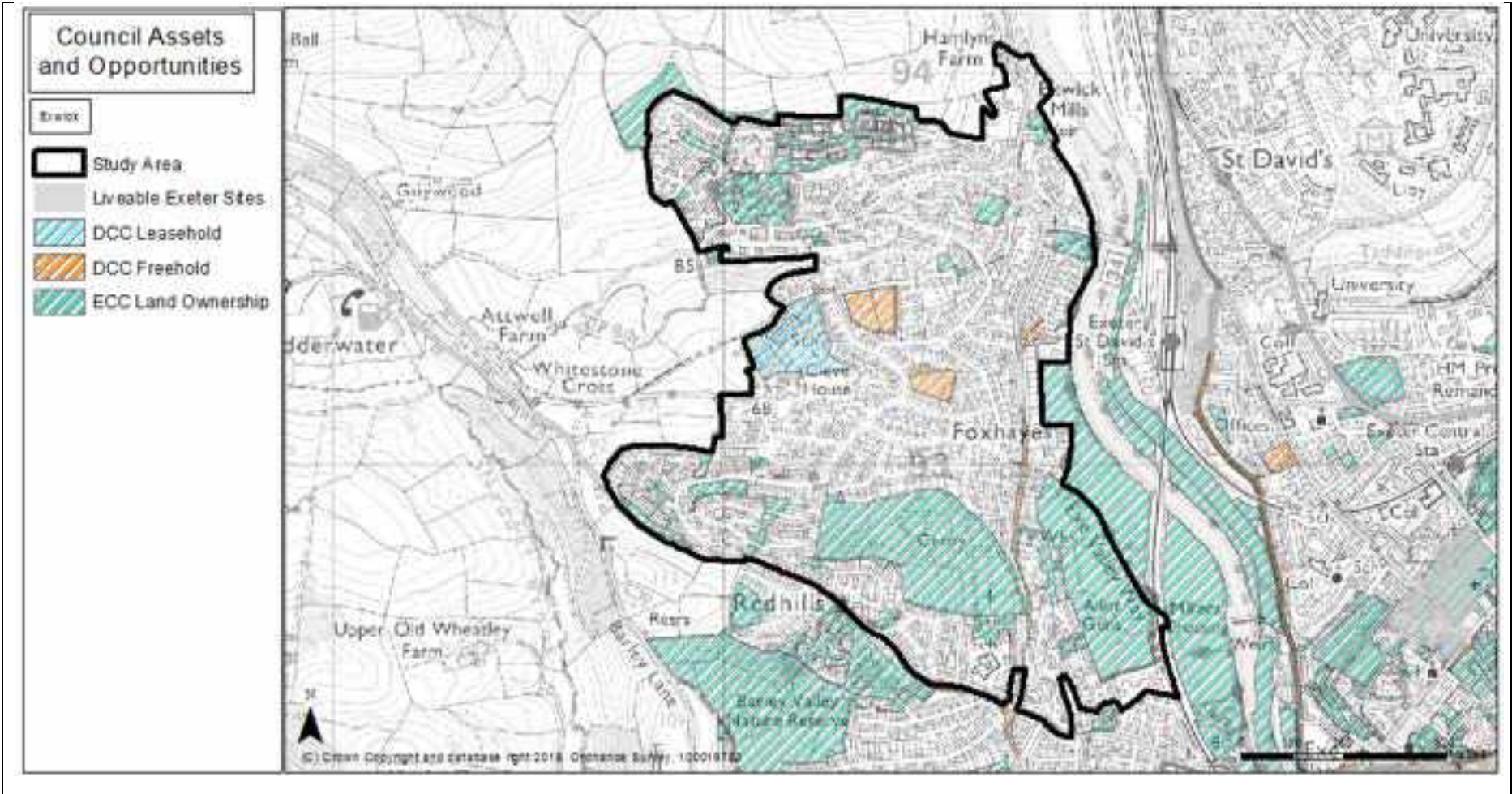


Notes: All of the sites below have been excluded from further consideration through the above study, given their existing planning status.					
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approval not completed Brownfield Land Register	17/1788/OUT Residential development on former Exwick Middle School.	Former Exwick Middle School, Higher Exwick Hill, EX4 2EF	Approved	'Undetermined'	
Approval not completed Brownfield Land Register SHLAA	17/1789/OUT/SHLAA Site 5 Residential development on Former Foxhayes Infant School.	Fomer Foxhayes Infant School, Gloucester Road, EX4 2EE	Approved	'Undetermined'	
Approval not completed	16/0707/FUL Construction of a dwelling	78 Rowan Way EX4 2DT	Approved	1	
Approval not completed	16/0806/FUL Construction of a detached dwelling	22 Lincoln Road EX4 2EA	Approved	1	
Approval not completed	16/1248/FUL Construction of a dwelling	54 Gloucester Road EX4 2EF	Approved	1	
Approval not completed	19/1471/FUL Construction of new terraced dwelling and associated landscaping works.	26 St Albans Close Exeter EX4 2NE	Approved	1	

Notes: Two sites meet the size threshold to be considered through this study. The two qualifying HELAA sites now form sites with existing permissions/allocations so should be excluded from further consideration.						
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
Withdrawn and refused	16/0359/FUL Demolition of existing garage and construction of new 2 storey dwelling and garage.	47 Winchester Avenue EX4 2DL	Refused	1	Too small for consideration	
Withdrawn and refused	15/1221/FUL Construction of new dwelling	15 Moorland Way Exeter Devon EX4 2ET	Refused	1	Too small for consideration	
Withdrawn and refused	16/0673/FUL Demolition of existing bungalow and replacement with 4 town houses	231 Exwick Road EX4 2AT	Refused	4	Not considered suitable for 5+ therefore excluded from further consideration	
HELAA / SHLAA	2z137ar / Site 5 Land at Former Exwick Middle School, Higher Exwick Hill, Exeter	Former Exwick Middle School, Higher Exwick Hill, EX4 2EF	Approved	Undetermined	Existing permission so excluded from further consideration	
HELAA /SHLAA	od137ks / Site 3 Land at Former Foxhayes First School, Gloucester Road, Exeter	Former Foxhayes Infant School, Gloucester Road, EX4 2EE	Approved	Undetermined	Existing permission 17/1789/OUT so excluded	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
					from further consideration	
SHLAA	Site 2 Land off St Andrews Road, Exeter	Mill Field, St Andrews Road, EX4 2AF	None	5	Partially in floodplain	UCS_EC_EX_01
SHLAA	Site 4 Former Guide Dogs for the Blind Kennels	Former Guide Dogs for the Blind Kennels, Exwick Lane, EX4 2AR	Site developed for non-residential use	-	Site developed as part of Exwick Heights School	
SHLAA	Site 88 Land adjoining 6 Exe View Cottages, Exeter	Land adjacent 6 Exe View Cottages, EX4 2AB	None	5	SHLAA assessment: unsuitable for housing on highways access grounds therefore excluded from further consideration	
SHLAA	Site 89 Land off Liffey Rise, Exeter	Land adjacent Liffey Rise, EX1 2LP	None	10-15		UCS_EC_EX_02

2B – Council identified opportunities: Council assets



Notes: The following sites have been identified as warranting further consideration. All other Council owned land is too small to be considered.	
Site Address/Description	Reference
Land adjacent Whitycombe Way, EX4 2NP	UCS_EC_EX_03
Council Houses around Foxtor Road, EX4 2NQ	UCS_EC_EX_04
Land adjacent 180 Farm Hill, EX4 2NB	UCS_EC_EX_05
Land adjacent 124 Farm Hill, EX4 2LJ	UCS_EC_EX_06
Exwick Community Centre and Sports Court, EX4 2PR	UCS_EC_EX_07
Mallison Close allotment gardens, EX4 2LU	UCS_EC_EX_08
Station Road play area, EX4 2FD	UCS_EC_EX_09
Burrator Drive play area, EX4 2EN	UCS_EC_EX_10
Land and garages adjacent Burrator Drive play area, EX4 2EN	UCS_EC_EX_11
Guys & Hylton Allotments and sports ground, EX4 1ED	UCS_EC_EX_12
Exwick cemetery, EX4 2BW	UCS_EC_EX_13
Land at Chelmsford and Westminster Road, EX4 2LN	UCS_EC_EX_14
Land adjacent 36 Lichfield Road, EX4 2EU	UCS_EC_EX_15
Land adjacent Addison Close, EX4 1SJ	UCS_EC_EX_16
Land adjacent Guildford Close, EX4 2HX	UCS_EC_EX_17

2C - Institutional assets and opportunities

Notes: There are no institutional assets or opportunities which have been submitted in the study area.

2D – Targeted national non-domestic ratings (NNDR) potential UCS sites

Notes: There are no targeted national non-domestic ratings (NNDR) potential sites located in the study area

2E – Vacant residential properties

Notes: No appropriate vacant residential properties exist in the study area which meet the size thresholds for consideration.

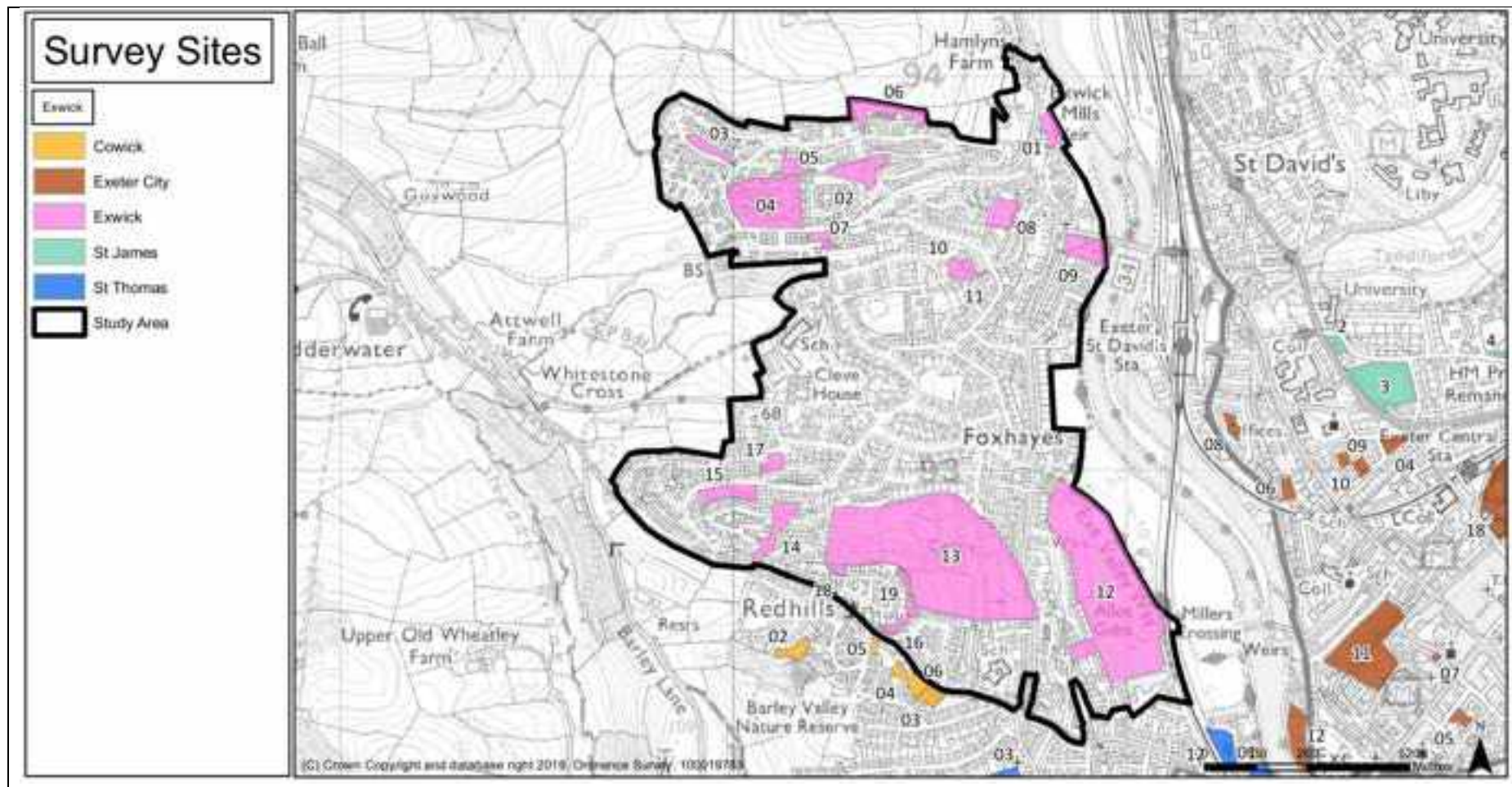
2F –Additional potential UCS sites

Notes: The following additional sites have been identified in the 'left over space' assessment.

Site Address/Description	Reference
Garages adjacent Addison Close Play Area, EX4 1SW	UCS_EC_EX_18
Garages adjacent Addison Close, EX4 1SJ	UCS_EC_EX_19

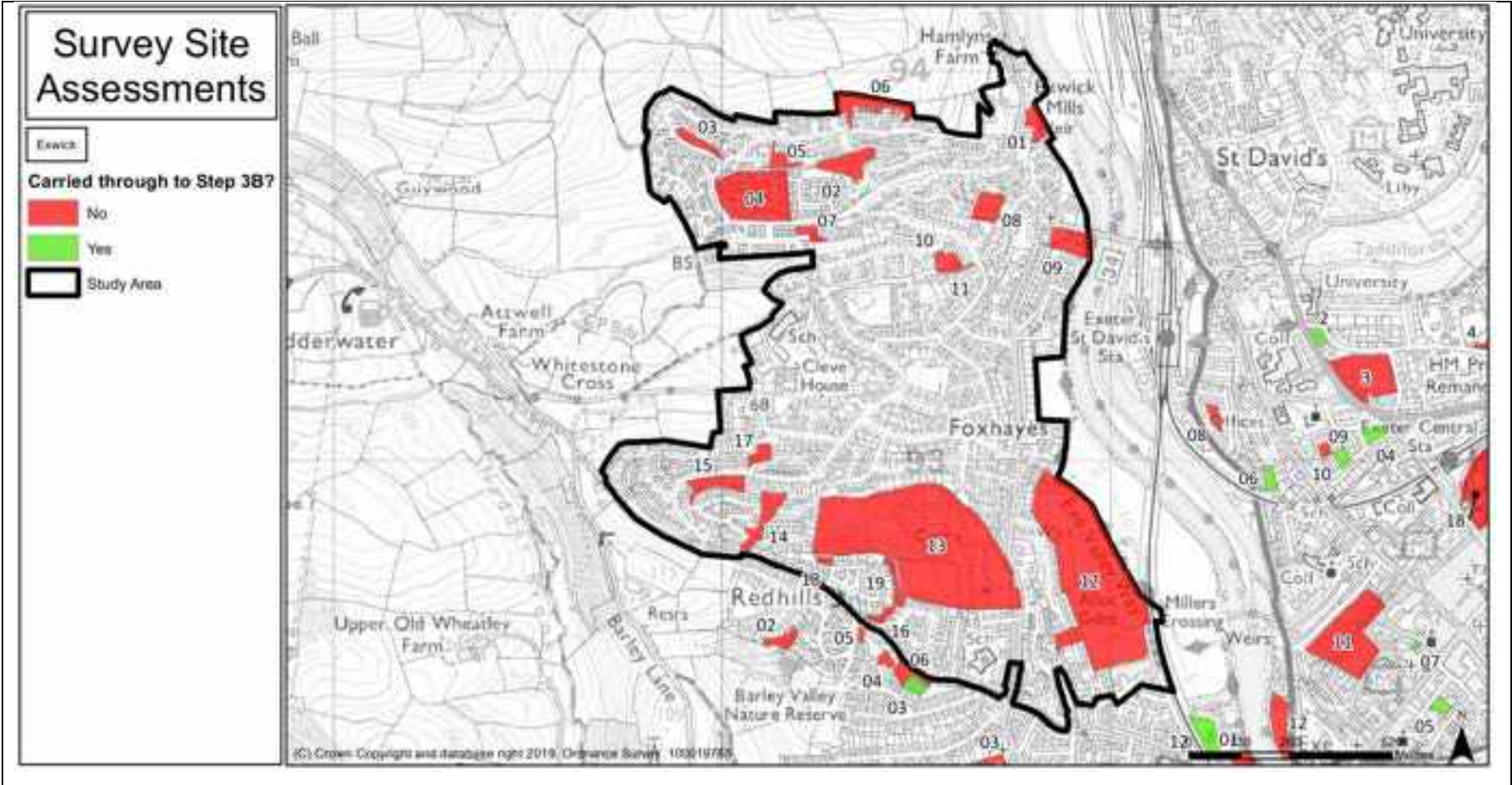
Stage 3 Urban Capacity Survey/Analysis

3A – Identified sites



Notes	
The following sites have been identified throughout stage 2.	
Site Address/Description	Reference
Mill Field, St Andrews Road, EX4 2AF	UCS_EC_EX_01
Land adjacent Liffey Rise, EX1 2LP	UCS_EC_EX_02
Land adjacent Whitycombe Way, EX4 2NP	UCS_EC_EX_03
Council Houses around Foxtor Road, EX4 2NQ	UCS_EC_EX_04
Land adjacent 180 Farm Hill, EX4 2NB	UCS_EC_EX_05
Land adjacent 124 Farm Hill, EX4 2LJ	UCS_EC_EX_06
Exwick Community Centre and Sports Court, EX4 2PR	UCS_EC_EX_07
Mallison Close allotment gardens, EX4 2LU	UCS_EC_EX_08
Station Road play area, EX4 2FD	UCS_EC_EX_09
Burrator Drive play area, EX4 2EN	UCS_EC_EX_10
Land and garages adjacent Burrator Drive play area, EX4 2EN	UCS_EC_EX_11
Guys & Hylton Allotments and sports ground, EX4 1ED	UCS_EC_EX_12
Exwick cemetery, EX4 2BW	UCS_EC_EX_13
Land at Chelmsford and Westminster Road, EX4 2LN	UCS_EC_EX_14
Land adjacent 36 Lichfield Road, EX4 2EU	UCS_EC_EX_15
Land adjacent Addison Close, EX4 1SJ	UCS_EC_EX_16
Land adjacent Guildford Close, EX4 2HX	UCS_EC_EX_17
Garages adjacent Addison Close Play Area, EX4 1SW	UCS_EC_EX_18
Garages adjacent Addison Close, EX4 1SJ	UCS_EC_EX_19

3A – Survey (ii) Rejected sites



Notes: The following identified sites have been excluded from further consideration.		
Site Address/Description	Reference	Reasons for rejection
Mill Field, St Andrews Road, EX4 2AF	UCS_EC_EX_01	Designated open/green space therefore contrary to Development Plan regarding provision of open space and policy L3 of Local Plan seeking to protect open space within the built up area
Land adjacent Liffey Rise, EX1 2LP	UCS_EC_EX_02	Unsuitable for development as mature trees on site. (Assessed by the Senior Arboricultural Officer)
Land adjacent Whitycombe Way, EX4 2NP	UCS_EC_EX_03	Unsuitable for development as wooded area (Assessed by the Senior Arboricultural Officer)
Council Houses around Foxtor Road, EX4 2NQ	UCS_EC_EX_04	Currently occupied Council owned flats that are already high density.
Land adjacent 180 Farm Hill, EX4 2NB	UCS_EC_EX_05	Designated open/green space therefore contrary to Development Plan regarding provision of open space and policy L3 of Local Plan seeking to protect open space within the built up area
Land adjacent 124 Farm Hill, EX4 2LJ	UCS_EC_EX_06	Unsuitable for development as significant trees within the site defining the urban boundary (Assessed by the Senior Arboricultural Officer)
Exwick Community Centre and sports court, EX4 2PR	UCS_EC_EX_07	Sports facility and community building in active use therefore unavailable as contrary to Development Plan and Exeter City

Site Address/Description	Reference	Reasons for rejection
		Council's Active and Healthy Lifestyle Strategies.
Mallison Close allotment gardens, EX4 2LU	UCS_EC_EX_08	In active use and unavailable for development. Contrary to Development Plan including policy L10 of Local Plan seeking to resist development that would harm allotment provision
Station Road play area, EX4 2FD	UCS_EC_EX_09	Play area in active use therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies.
Burrator Drive play area, EX4 2EN	UCS_EC_EX_10	Play area in active use therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies.
Land and garages adjacent Burrator Drive play area, EX4 2EN	UCS_EC_EX_11	Unsuitable for development as significant trees present on site. (Assessed by the Senior Arboricultural Officer)
Guys & Hylton Allotments and sports ground, EX4 1ED	UCS_EC_EX_12	Sports pitch and community allotments in active use therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies.
Exwick cemetery, EX4 2BW	UCS_EC_EX_13	Unavailable for development
Land at Chelmsford and Westminster Road, EX4 2LN	UCS_EC_EX_14	Unsuitable for development as significant trees on site. (Assessed by the Senior Arboricultural Officer)

Site Address/Description	Reference	Reasons for rejection
Land adjacent 36 Lichfield Road, EX4 2EU	UCS_EC_EX_15	Most of site unsuitable as significant trees present (assessed by the Senior Arboricultural Officer). Remainder of site not likely to have capacity for 5+ dwellings
Land adjacent Addison Close, EX4 1SJ	UCS_EC_EX_16	Access problematic and not likely to have capacity for 5+ dwellings
Land adjacent Guildford Close, EX4 2HX	UCS_EC_EX_17	Unsuitable for development as significant trees and open space providing significant visual amenity. (Assessed by the Senior Arboricultural Officer)
Garages adjacent Addison Close Play Area, EX4 1SW	UCS_EC_EX_18	Garages in multiple private ownerships unlikely to be deliverable.
Garages adjacent Addison Close, EX4 1SJ	UCS_EC_EX_19	Garages in multiple private ownerships unlikely to be deliverable.

3A – (iii) All sites carried through to 3B

Notes: No sites were identified to offer potential capacity in this study area.

3C – Site review (i) Sites rejected after specialist officer consideration and consultation

Notes: None

3C – Site review (ii) Remaining potential UCS sites

Notes: None

G. Pinhoe

Stage 1 Methodology and Preparation

1B – Study area settlement boundary

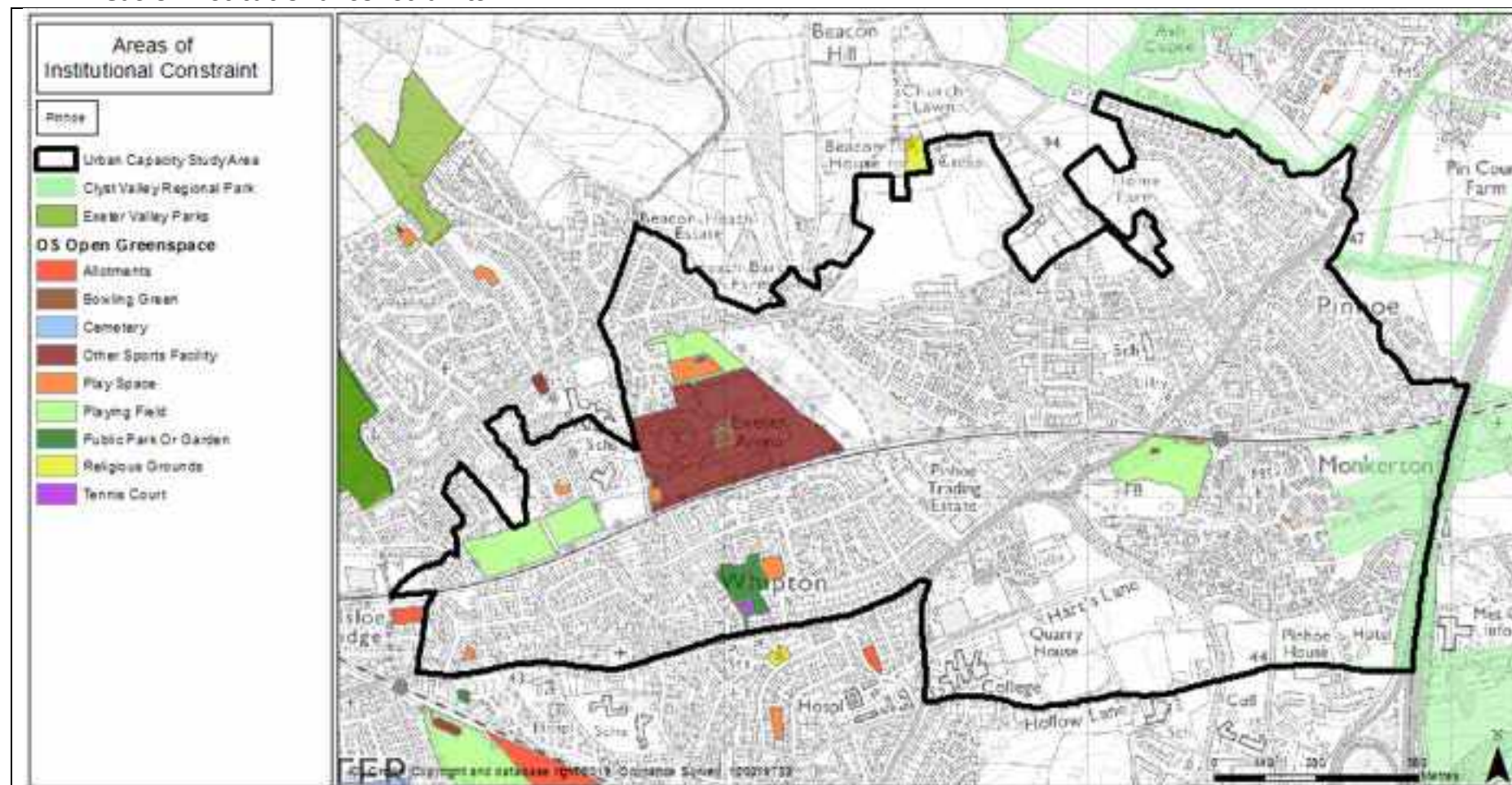


Notes: This study covers the area of Pinhoe, which has a population of 8900. As all of Exeter is within the built-up area boundary, the Exeter study area is divided into Middle Super Output Areas (MSOAs) within the built up area boundary.

1C – Areas of statutory exclusion

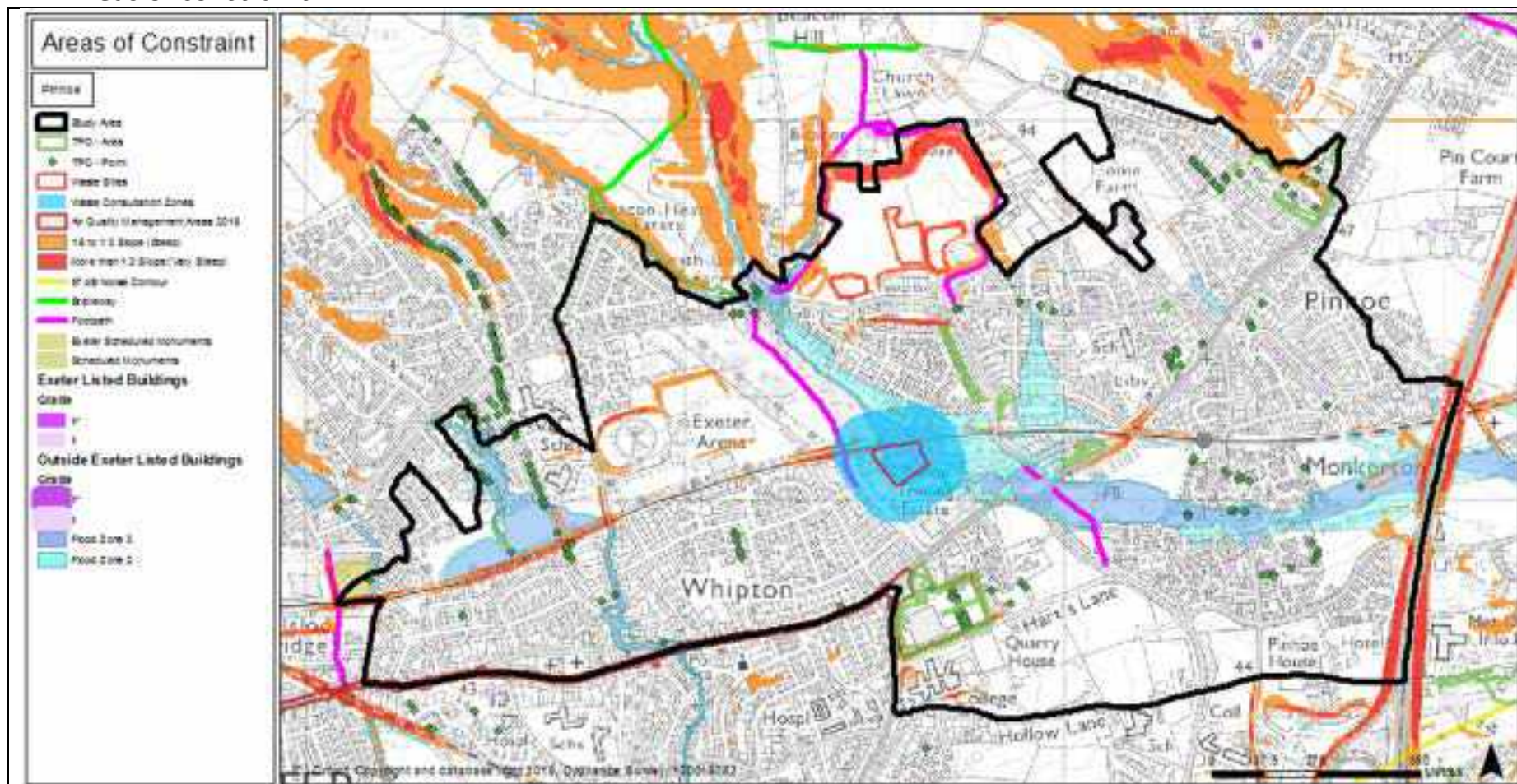
Notes: The study area does not contain any areas of statutory exclusion.

1D – Areas of institutional constraints



Notes: There are a number of different areas within the study area that derive a specific public benefit from community use. All of these will need to be taken into account during the site identification and assessment stages. These areas include Exeter Arena Athletics Stadium, playing fields, Summerway Park and play area, and a section of Clyst Valley Regional Park.

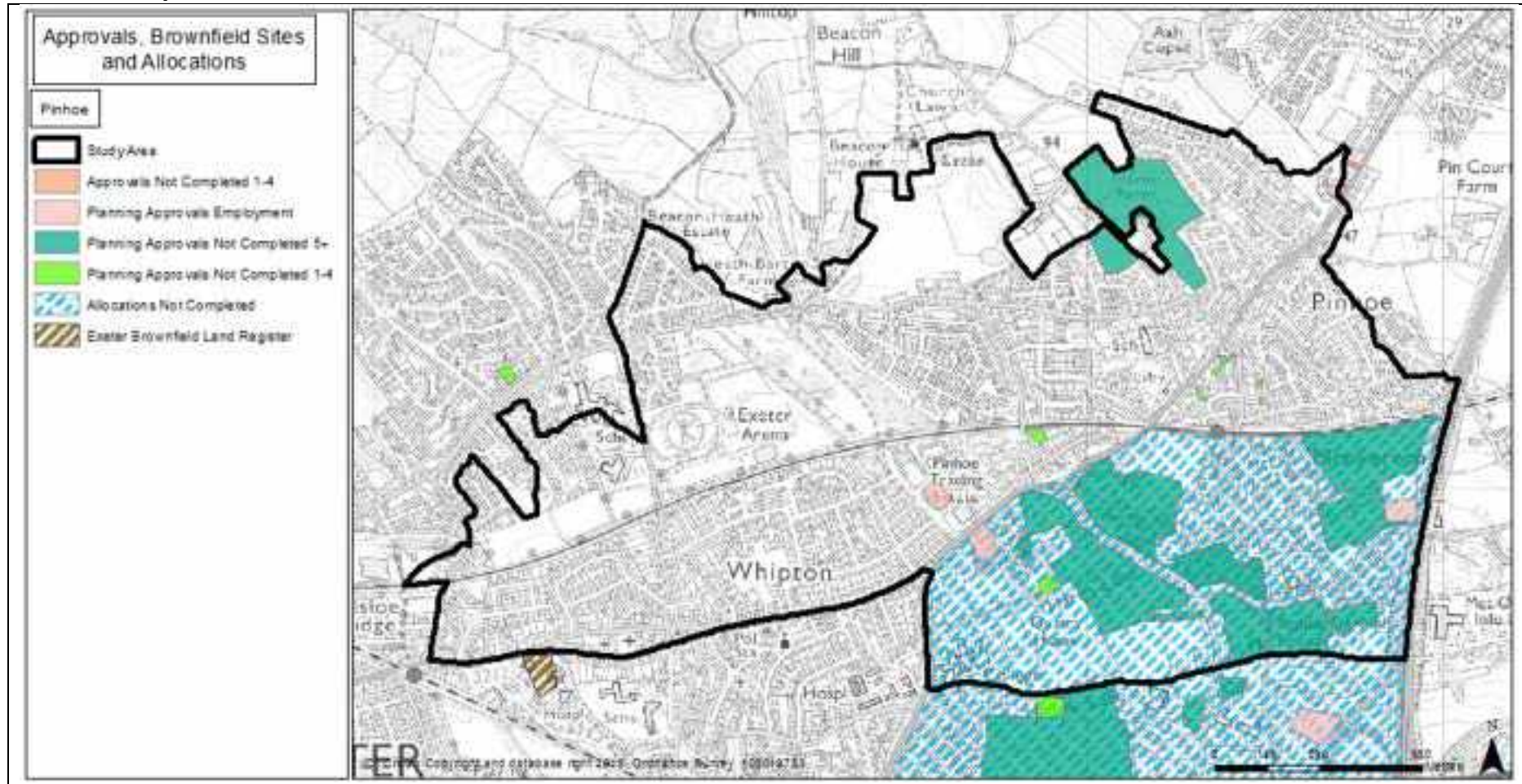
1E – Areas of constraint



Notes: A number of areas of constraint exist within the study area which may impact on the deliverability/desirability of new housing. In particular, a waste site (and consultation zone), an air quality management area on Pinhoe Road, a small number of listed buildings and part of St Katharine's Priory scheduled monument, flood zone 3, and TPOs.

Stage 2 Sources of Supply

2A – Planning and monitoring inputs - Planning Approvals not completed, Brownfield Land Register and Sites Allocated but not completed



Notes: All of the sites below have been excluded from further consideration through the above study, given their existing planning status.					
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Allocation not completed	Monkerton and Hill Barton – <i>contains the permissions listed below:</i>	-	Allocated and commenced	12,000	Strategic allocation within Core Strategy
Approval not completed	18/0010/RES Construction 250 dwellings		Approvals not completed within Monkerton and Hill Barton allocation		
	16/0990/FUL Development 174 residential dwellings				
	18/1145/OUT Development of up to 80 dwellings				
	17/1320/FUL Construction of 62 dwellings				
	14/2155/OUT Outline permission for 17 houses				
	18/0789/RES 219 dwellings				
	17/1412/FUL Construction of two dwellings				
	18/1669/FUL Construction of single dwelling house				

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
	17/0828/RES 7 residential dwellings				
Approval not completed	18/1336/OUT 3 dwellings	Chancel Lane Pinhoe Exeter	Approved	3	
Approval not completed	17/0948/FUL 1 dwelling	28A Oakley Close EX1 3SB	Approved	1	
Approval not completed	16/1576/OUT Up to 120 dwellings	Land at Home Farm	Approved	120	
Approval not completed	17/0306/FUL Single dwelling	Land At Rear Of 29 Station Road Pinhoe	Approved	1	
Approval not completed	16/0457/FUL Detached dwelling	6 Playmoor Cottages (Land Rear Of 41 Station Road) Causey Lane EX1 3SG	Approved	1	
Approval not completed	12/1666/FUL Detached dwelling	28 Main Road Pinhoe EX4 8HS	Approved	1	
Approval not completed	18/1336/OUT 3 dwellings	Chancel Lane Pinhoe	Approved	3	
Approval not completed	19/1446/FUL	18 Church Hill Exeter	Approved	1	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
	Proposed new dwelling on the land to the south east of 18 Church Hill, Pinhoe	EX4 9EX			
Approval not completed	19/0433/FUL Redevelopment of former Poltimore Arms site for ground floor commercial premises with 3 residential apartments on 1st floor	54 Main Road, EX4 9EY	Approved	3	

Notes: No sites have been identified to be potentially suitable. All the sites south of Pinhoe Road are within the existing Core Strategy Allocation.						
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
Live	19/1776/OUT Permission sought for three dwellings (Approval sought for details of access and layout, all other matters reserved for future consideration).	Land To Rear Of 26 Harrington Lane Exeter EX4 8PB	Undetermined	3	Too small for further consideration	
SHLAA	SHLAA Site 24	Land adjacent Bennett Square	Land developed for residential: Barberry Close EX4 8FQ		Already developed	
SHLAA	SHLAA Site 25	35-39 Summer Lane, EX4 8BZ	SHLAA concluded maximum net gain of 1 therefore development for residential use is unachievable	1	Unsuitable for development / too small further consideration	
SHLAA	SHLAA Site 30	Ibstock Brick, Harrington Lane, EX4 8DT	Land developed for residential		Already developed	
SHLAA	SHLAA Site 77	Pinhoe Quarry, Harrington Lane, EX4 8DT	Planning permission granted for 380 dwellings 19/1100/RES	380	Planning permission granted	
SHLAA	SHLAA Site 79	23 Causey Lane, EX1 3SH	SHLAA concluded redevelopment for	1	Unsuitable for development /	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
			residential unachievable on economic viability grounds		too small further consideration	
SHLAA	SHLAA Site 100	Land at Home Farm, Church Hill, EX4	Planning for 120 homes permitted 16/1756/OUT		Site has planning permission	
SHLAA	Land at Eastern Fields (SHLAA Site 112), EX4 8HT	Land at Eastern Fields, Exhibition Way, EX4 8HT		59-99	Discounted as village green designation	
SHLAA / HELAA / live applications / withdrawn and refused sites within Monkerton and Hill Barton allocation	19/0952/OUT Proposed residential development of 10 homes	Land off Tithebarn Lane	Refused		Within Monkerton and Hill Barton allocation	
	SHLAA Site 33 and 15/0308/FUL (3 dwellings) and 20/0367/FUL (6 dwellings)	3 Pinn Lane, EX1 3QX	SHLAA assessment: unsuitable for housing on highways grounds. 15/0308/FUL Application withdrawn 20/0367/FUL live application			
	SHLAA Site 34	Land south of the Pinn Brook	Site planning permission for non-residential use - District Heating			

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
			Network Energy Centre			
	SHLAA Site 35	Land north and south of Tithebarn Lane	Site has planning permission for residential development			
	SHLAA Site 36	Land at junction of Tithebarn Lane & Gipsy Lane	Not yet developed. Promoted for residential use of 7 dwellings			
	SHLAA Site 37a	Land east of Pinn Lane	Site developed for residential use			
	SHLAA Site 37b	Sandrock Nursery, Gipsy Hill Lane	Site has planning permission for residential development			
	HELAA – Land at Cumberland Way / SHLAA Site 39	Land at Monkerton	Most of site has planning permission for a mix of uses			
	SHLAA Site 40	Land north and south of Harts Lane	Site has planning permission / has been developed			
	SHLAA Site 41	Land west of Pilton Lane	Site developed			
	HELAA – Land at Cumberland Way / SHLAA Site 42 and 18/1625/FUL (47 dwellings)	Land to the north of Arran Gardens,	Planning permission for			

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
		Hollow Lane and Higher Furlong	residential pending consideration			
	SHLAA Site 81 / live application 19/1384/FUL	The Vines, Gipsy Hill Lane	Site has planning permission and a live application			
	HELAA – Former Brookhayes and 18/1432/FUL (30 dwellings)	Land at Brookhayes, Pilton Lane, EX1 3RA	Live planning application pending consideration			

Council Assets and Opportunities

Pinhoe

Study Area

DCC Leasehold

DCC Freehold

ECC Land Ownership

Wharton

Pinhoe

Monkerton

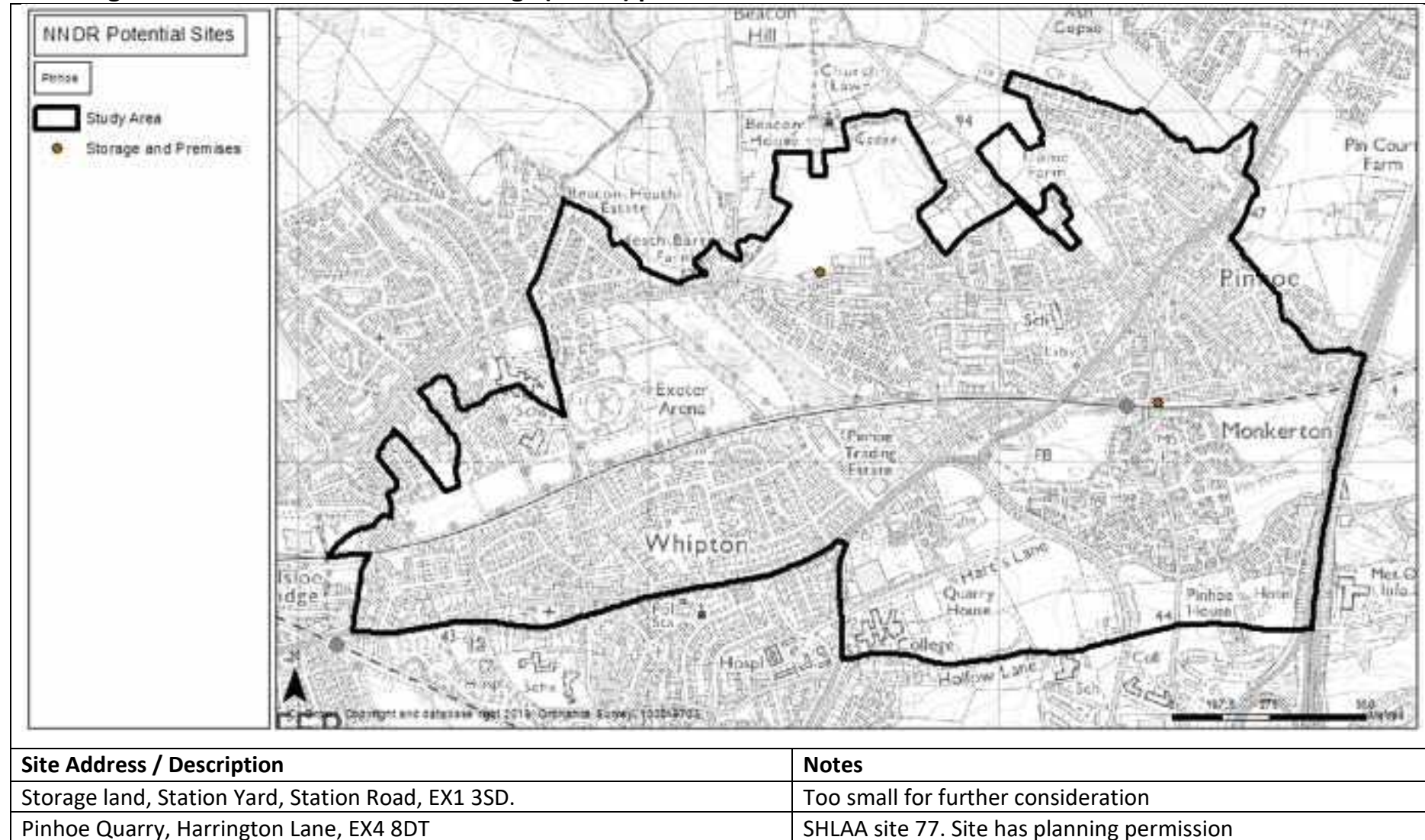
Scale bar: 0 0.5 1 Miles

Notes: The table identifies the publicly owned sites which may have the potential for 5+ dwellings, regardless of other constraints. All other Council owned land is too small to be considered. Public land assets within the Monkerton allocation have not been considered. School sites in active use have not been expressly identified.	
Site Description/Address	Reference
Bettysmead Playing Field, EX4 8LN	UCS_EC_P_01
Play area at Roundtable Meet, EX4 8LF	UCS_EC_P_02
Exeter Arena Athletics Stadium, ISCA bowls club, and adjacent fields, EX4 8NT	UCS_EC_P_03
Land south of Beacon Heath, EX4 8RB (Strategic Brownfield Sites Study Site 16)	UCS_EC_P_04
Land adjacent to Mark Twain House, Orwell Garth, EX4 8DX	UCS_EC_P_05
Summerway Park, Willow Way, EX4 8DY	UCS_EC_P_06
Library Fields playing field and play park, Main Road, EX4 8HW	UCS_EC_P_07
Pinhoe Trading Estate, Exhibition Way, Pinbrook Road, Pinbrook Units, EX4 8HH (Strategic Brownfield Sites Study Site 22)	GESp Option Site
Station Road Playing Fields, Pinn Lane EX1 3SY	UCS_EC_P_08

2C - Institutional assets and opportunities

Notes: There are no institutional assets or opportunities which have been submitted in the study area.

2D – Targeted national non-domestic ratings (NNDR) potential UCS sites



2E – Vacant residential properties

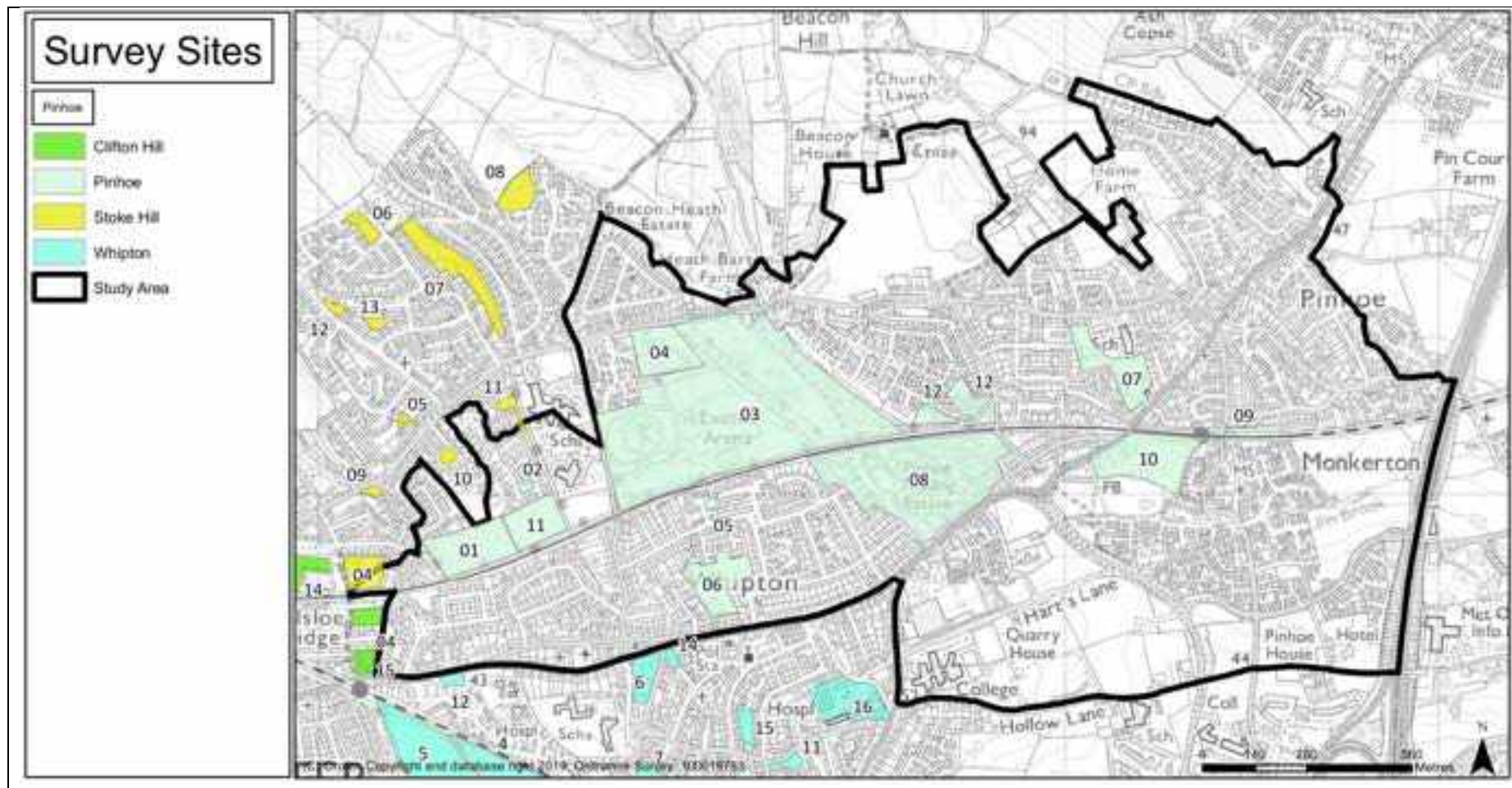
Notes: No vacant residential properties which meet the size thresholds for consideration are located within this study area.

2F –Additional potential UCS sites

Site Description / Address	Reference
Playing Field south of Roundtable Meet and adjacent to Willowbrook School, EX4 8LG	UCS_EC_P_09

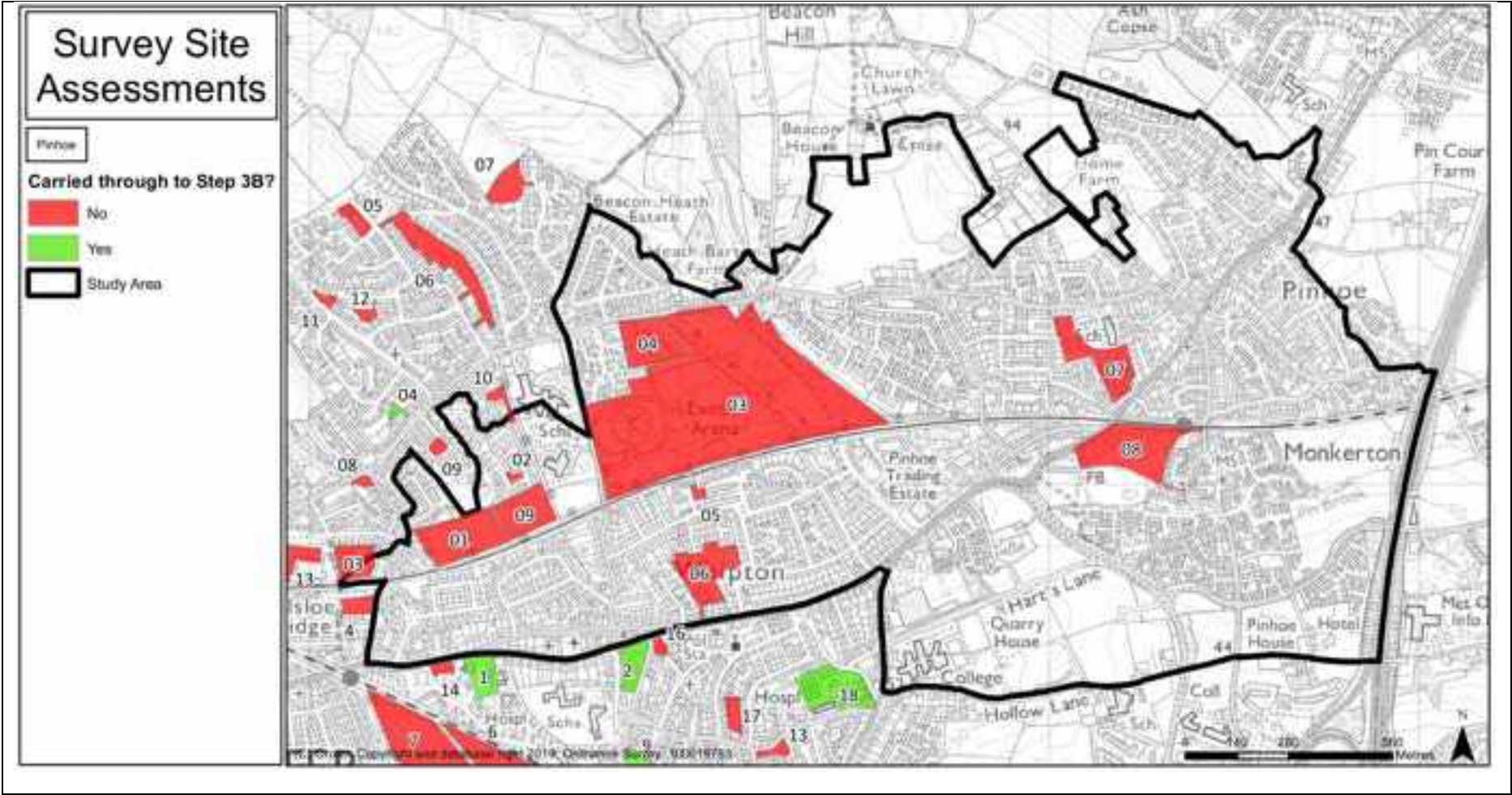
Stage 3 Urban Capacity Survey/Analysis

3A – All Identified sites



Notes: The following sites have been identified throughout stage 2.	
Site Description / Address	Reference
Bettysmead Playing Field, EX4 8LN	UCS_EC_P_01
Play area at Roundtable Meet, EX4 8LF	UCS_EC_P_02
Exeter Arena Athletics Stadium, ISCA bowls club, and adjacent fields, EX4 8NT	UCS_EC_P_03
Land south of Beacon Heath, EX4 8RB (Strategic Brownfield Sites Study Site 16)	UCS_EC_P_04
Land adjacent to Mark Twain House, Orwell Garth, EX4 8DX	UCS_EC_P_05
Summerway Park, Willow Way, EX4 8DY	UCS_EC_P_06
Library Fields playing field and play park, Main Road, EX4 8HW	UCS_EC_P_07
Station Road Playing Fields, Pinn Lane EX1 3SY	UCS_EC_P_08
Playing Field south of Roundtable Meet and adjacent to Willowbrook School, EX4 8LG	UCS_EC_P_09

3A – Survey (ii) Rejected sites



Notes: The following identified sites have been excluded from further consideration.		
Site Description / Address	Reference	Reasons for rejection
Bettysmead Playing Field, EX4 8LN	UCS_EC_P_01	Playing field / sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Play area at Roundtable Meet, EX4 8LF	UCS_EC_P_02	Playing field / sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Exeter Arena Athletics Stadium, ISCA bowls club, and adjacent fields, EX4 8NT	UCS_EC_P_03	Playing field / sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Land south of Beacon Heath, EX4 8RB (Strategic Brownfield Sites Study Site 16)	UCS_EC_P_04	Playing field / sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies. Designated open/green space therefore contrary to Development Plan regarding provision of open space and policy L3 of Local Plan seeking to protect open space within the built up area.
Land adjacent to Mark Twain House, Orwell Garth, EX4 8DX	UCS_EC_P_05	Designated open/green space therefore contrary to Development Plan regarding provision of open space and policy L3 of Local Plan seeking to protect open space within the built up area.
Summerway Park, Willow Way, EX4 8DY	UCS_EC_P_06	Playing field / sports facility therefore unavailable as contrary to Development Plan

Site Description / Address	Reference	Reasons for rejection
		and Exeter City Council's Active and Healthy Lifestyle Strategies
Library Fields playing field and play park, Main Road, EX4 8HW	UCS_EC_P_07	Playing field / sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Station Road Playing Fields, Pinn Lane EX1 3SY	UCS_EC_P_08	Playing field / sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Playing Field south of Roundtable Meet and adjacent to Willowbrook School, EX4 8LG	UCS_EC_P_09	Playing field / sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies

3A – (iii) All sites carried through to 3B

Notes: None

3C – Site review (i) Sites rejected after specialist consideration and consultation

Notes: None

3C – Site review (ii) Remaining potential UCS sites

Notes: None

H. St James

Stage 1 Methodology and Preparation

1B – Study area settlement boundary

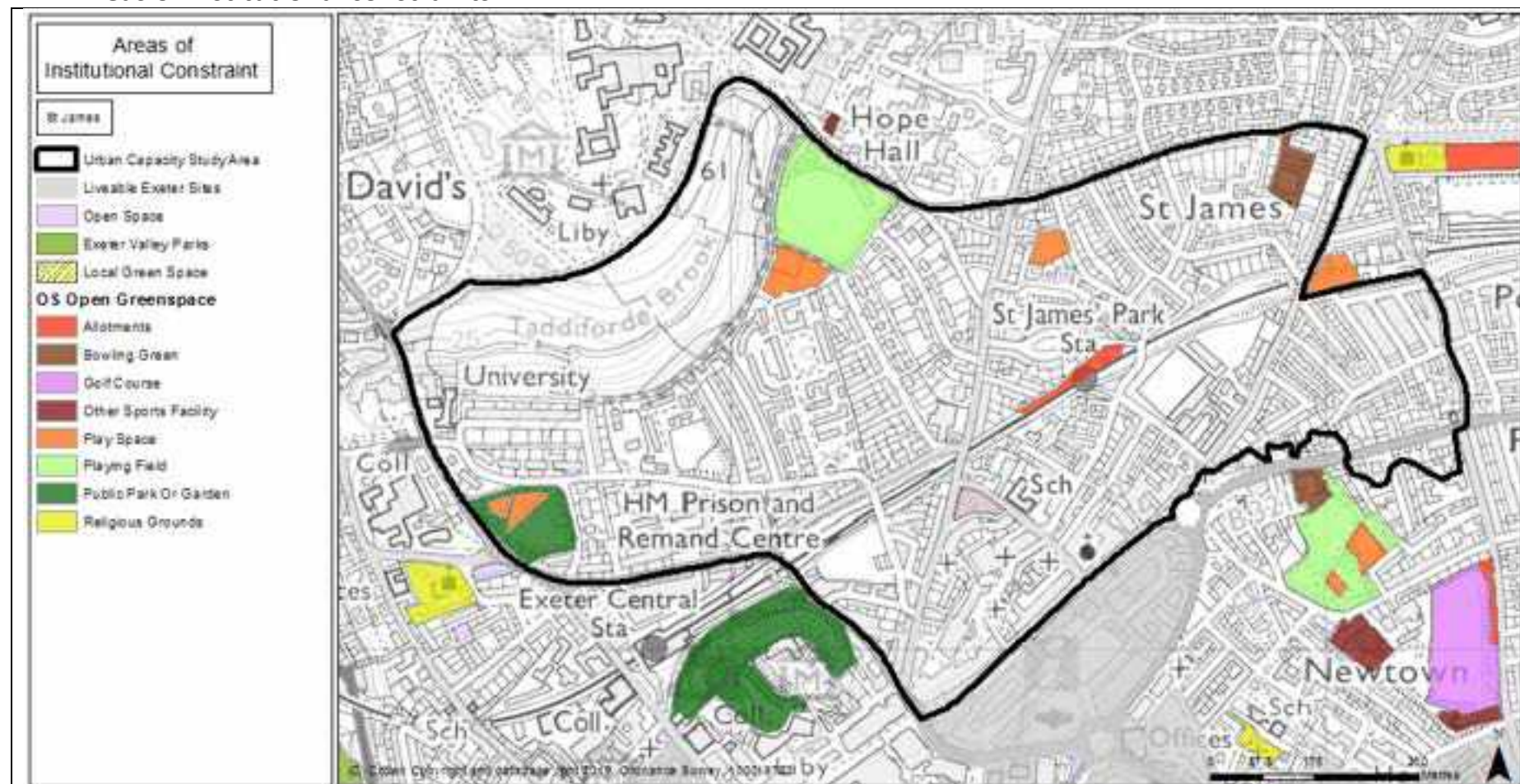


Notes: This study covers the Middle Super Output Area (MSOA) of St James. As all of Exeter is within the built-up area boundary, the Exeter study area is divided into MSOAs within the built up boundary, which excludes Valley Parks and previously undeveloped land predominantly defined by the landscape setting area boundaries set out in the Local Plan 1995-2011. Pop: 9500 (2017). Size 104ha

1C – Areas of statutory exclusion

Notes: No areas of statutory exclusion are located within this study area

1D – Areas of institutional constraints



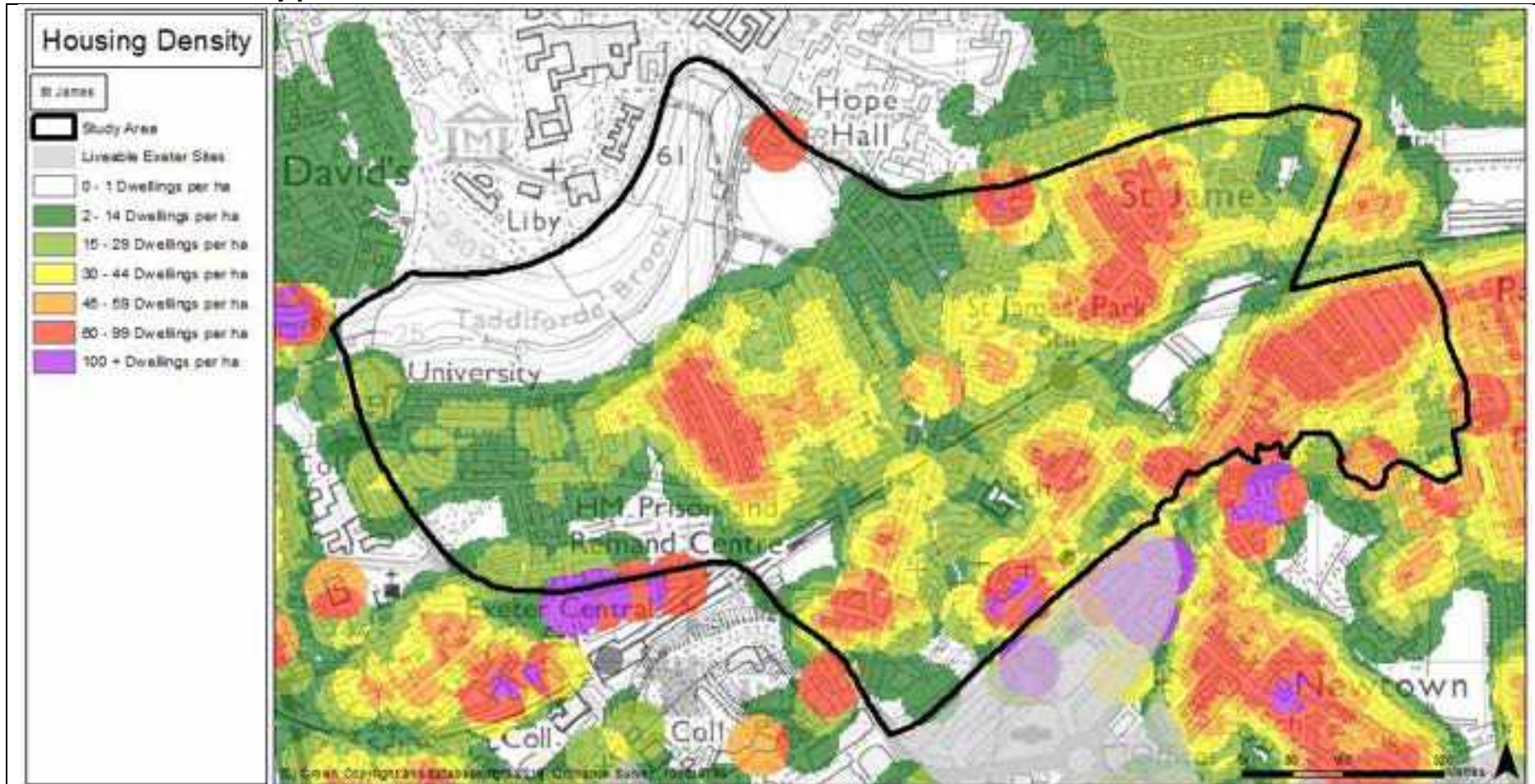
Notes: There are a number of different areas of community use within this site that derive a specific public benefit from community use, including Exonia Bowling Club, Exeter Cricket Club, Bury Meadow Park, play spaces and St James allotments. All of these will need to be taken into consideration during site identification and assessment.

1E – Areas of constraint



Notes: A number of areas of constraint exist within the St James study area which may impact upon the deliverability of new housing. Areas of constraint include: St David's, Longbrook, and St Sidwells conservation areas, Danes Castle scheduled monument,, a number of tree preservation orders, grade II and II* listed buildings, air quality management areas 2015, and public rights of way. There is an area located within flood zones 2 and 3 around Taddiforde Brook. Areas of steeper ground fall along the railway, and the greenspace south of Taddiforde Brook is more than 1:3 with the area to the north predominantly 1:6-1:3.

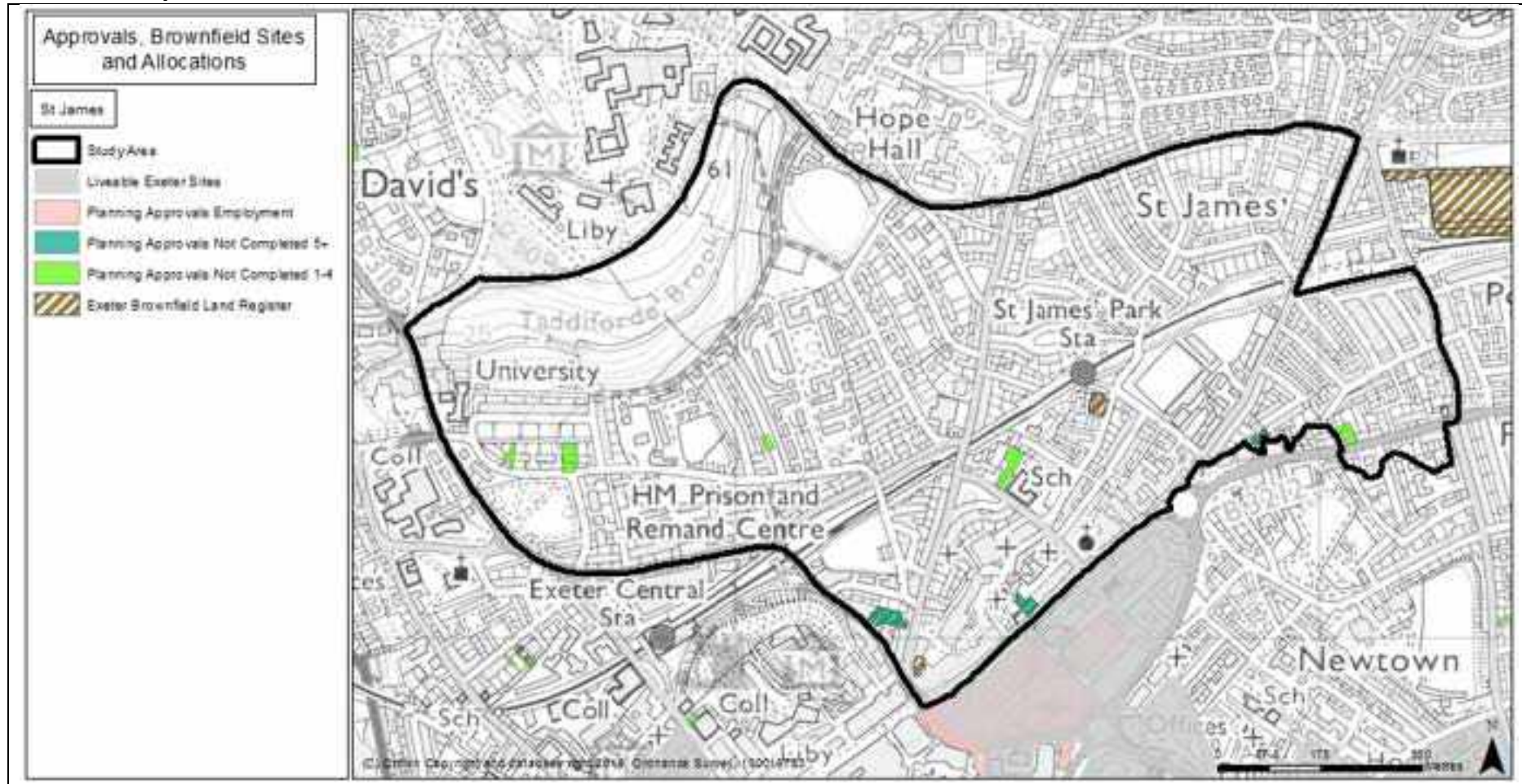
1F – Character density profiles



Notes: The areas of highest density (60-100+ dwellings per hectare) are located around purpose built student accommodation, flats around Sidwell Street, Acland Road, Longbrook Terrace, and the terraces around Victoria Street and Rosebery Road to the West of the study area, Hoopern Street towards the East. Lower density (2-44 dwellings per hectare) typifies the rest of the residential area of St James with many detached properties. Areas of very low density (0-1 dwellings per hectare) include Bury Mead Park, Taddiforde Brook greenspace, Exeter Prison, Exeter Cricket Club and St James' Park Football Stadium.

Stage 2 Sources of Supply

2A – Planning and monitoring inputs – Planning Approvals not completed, Brownfield Land Register and Sites Allocated but not completed

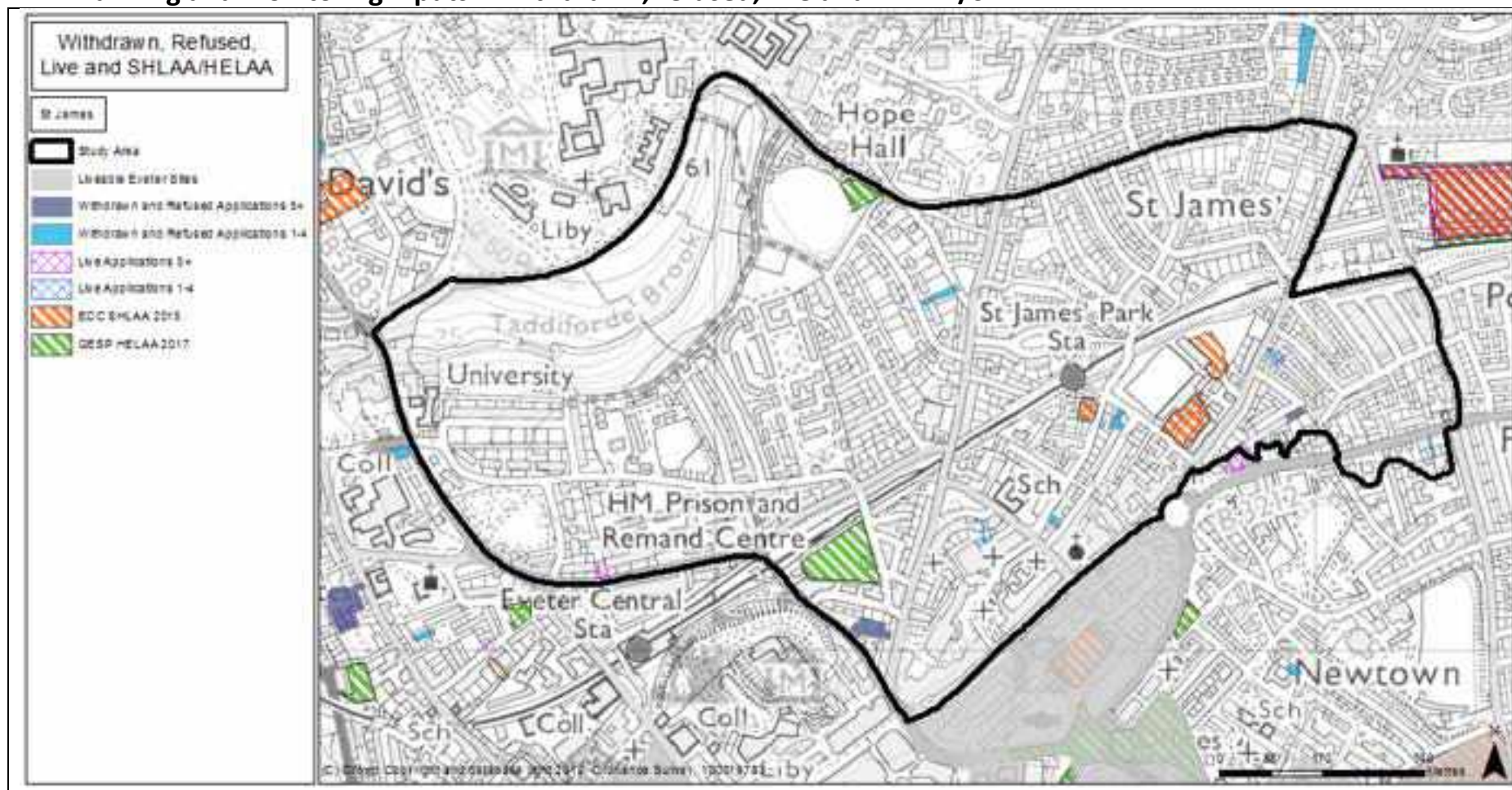


Notes All of the sites below have been excluded from further consideration through the above study, given their existing planning status.					
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Brownfield Land Register	18/0415/FUL Change of use from mixed use including MOT testing, vehicles sales and repairs to a mixed use including MOT testing, vehicle repairs and car wash on forecourt	36-37 Well Street EX4 6QQ	Approved	Non residential	
Brownfield Land Register Approval not completed	17/0750/FUL Demolition of the King Billy pub to build a mixed-use development scheme comprising of ground floor commercial units (Use classes A1, A3 and A4) with 108 bed space student accommodation	The King Billy 26-28 Longbrook Street EX4 6AE	Approved	108 PBSA	
Approval not completed	11/0604/FUL Change of use from school house to single dwelling and creation of two new dwellings.	38 Blackboy Road EX4 6SZ	Approved	3	
Brownfield Land Register Approval not completed	17/1919/FUL Change of use and conversion of former church/social hall (Use Class D1) to 8 no. 2-bedroom dwellings (Use Class C3), with associated external alterations to the building. (Revised).	Moose Hall Blackboy Road EX4 6SN	Approved	8	
Brownfield Land Register	16/1530/FUL Retention of retail / commercial uses at ground floor with change of use and extension to Nos. 35-37 Sidwell Street to provide 27no. bed	35-37 Sidwell Street And Land To The Rear Of	Approved	27 PBSA	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approval not completed	purpose built student accommodation alongside 9no. self-contained dwellings (Class C3). Associated refuse / recycling storage and cycle parking (revised).	32-34 Sidwell Street EX4 6NS			
Approval not completed	16/1609/FUL Conversion of existing social hall to provide teaching and social facilities with two apartments at first floor	Exeter Mosque And Cultural Centre 12 - 13 York Road EX4 6PG	Approved	2	
Brownfield Land Register Approval not completed	17/1471/PDJ Prior approval for change of use from office (B1a) to residential (C3) to provide 13 no. self-contained flats (re-submission of 17/0475/PDJ).	The Courtyard 48 New North Road EX4 4EP	Prior approval required and approved	13	
Approval not completed	16/1507/FUL Conversion of existing office building into four dwellings including demolition of warehouse and construction of a rear extension and raised deck area	17-25 Hoopern Street EX4 4LU	Approved	4	
Approval not completed	15/0988/FUL Change of use from non residential institution to two semi detached dwellings, including new ancillary access, garages, stores and greenhouse	17-18 Howell Road EX4 4LG	Approved	2	
Approval not completed	18/1010/FUL Change of Use of 7 Linden Vale & 8 Howell Road (Park View) from Hotel (C1) to	Park View Hotel 8 Howell Road And 7 Linden Vale EX4 4LG	Approved	2	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
	Residential (C3) and separation into two residential units.				

2A – Planning and monitoring inputs – Withdrawn, refused, live and HELAA/SHLAA



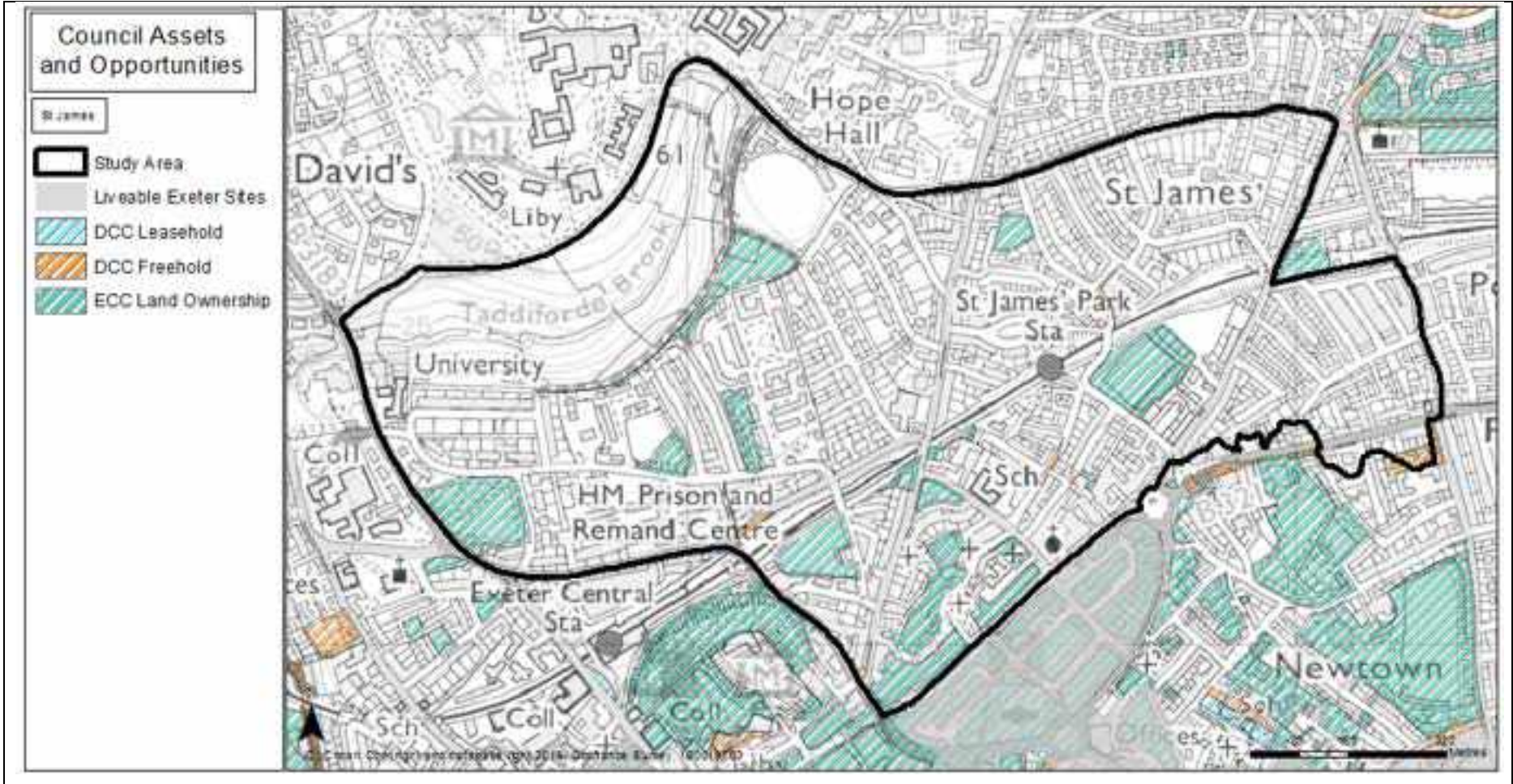
Notes: Two sites meet the size threshold below to be considered through this study.						
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
HELAA	Exeter Squash Club	Prince of Wales Road, EX4 4PR				UCS_EC_SJ_01
HELAA	Howell Road car park	Howell Road Car Park EX4 4LZ			Within GESP option site	
Withdrawn / refused / Long term vacant property	19/1407/FUL Demolition of existing garage and outbuildings and construction of 4 houses. 19/1408/FUL Conversion of single dwelling into 7 self contained apartments.	Oakfield 99 Howell Road Exeter EX4 4LH	Withdrawn Withdrawn			UCS_EC_SJ_02
Withdrawn / refused	15/0576/FUL First and second floor rear extension to create two self contained flats	64 Blackboy Road EX4 6TB	Refused	1		
Withdrawn / refused	16/0076/FUL Demolition of eleven garages to be replaced by a 2 storey development of 6 apartments	Plot Of Land Between 39-41 Toronto Road EX4 6LF	Refused Appeal dismissed	Undetermined	14/4657/FUL for 5 apartments also refused. Unlikely to be suitable for 5+ dwellings therefore too small for further consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
Withdrawn / refused	17/0899/FUL Change of use and conversion of domestic storage building into a dwelling with parking.	13A & 13B St James Road EX4 6PY	Refused Appeal dismissed	1	Too small for further consideration	
Live	20/0465/FUL Change of use of building from office use to residential use.	13C St James Road Exeter EX4 6PY	Undetermined	1	Too small for further consideration	
Withdrawn / Refused	19/0899/FUL Creation of three residential flats	14 And 15 St James Road EX4 6PY	Refused	2	Too small for further consideration	
Withdrawn / refused	19/0042/FUL Change of use from shop to 4 flats.	5-6 Well Street EX4 6QR	Withdrawn	4	Too small for further consideration	
Withdrawn / refused	17/0475/PD-J Prior approval for change of use from office (B1a) to residential (C3) to provide 13 no. self-contained flats.	Roman Court 48 New North Road EX4 4EP	Withdrawn	13	Permitted under subsequent 17/1471/PDJ	
Withdrawn / refused	15/0247/FUL Demolition of existing double garage and shed for the erection of new two storey dwelling.	Site At Rear Of 16 West Avenue Hooper Lane EX4 4SD	Refused Appeal allowed	1	Too small for further consideration	
Withdrawn / refused	18/1838/FUL Change of use from a mixed use of office and a House of	91 Victoria Street EX4 6JG	Refused			

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	Multiple Occupation for up to 6 persons to a House of Multiple Occupation for up to 10 persons					
Live	19/1141/OUT Outline application for new dwelling	93 Old Tiverton Road EX4 6LQ	Undetermined	1	Too small for further consideration	
Live	19/0733/FUL Demolition of the Sorry Head public house and the vehicle servicing centre and redevelopment with a four storey building comprising of a ground floor retail unit (Class A1), purpose built student accommodation development (85 bedspaces) above and associated private amenity space, secure cycle storage and landscaping.	7-9 And 10 Blackboy Road EX4 6SG	Mainly within Exeter City Centre study area	85 PBSA		Mainly within Exeter City Centre study area
Live	19/0553/FUL Change of use from guest house (Class C1) to House of Multiple Occupation for up to 12 Persons (sui generis).	Melbury House 4 Queens Crescent EX4 6AY	Undetermined	1	Too small for further consideration	
Live	19/1415/FUL	Land Adjacent To 64 Danes Road Exeter	Undetermined	1	Too small for further consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	Construction of 3 bedroom house in a style consistent with existing terrace.	EX4 4LS				
Live	20/0020/FUL Change of Use of The Annexe from guesthouse (C1) to a dwelling house (C3)	The Annexe, Melbury House 4 4 Queen's Crescent Exeter EX4 6AY	Undetermined	1	Too small for further consideration	
Live	20/0416/FUL Conversion of 2 bedroom apartment into 2 x 1 bedroom apartments.	11 The Courtyard 48 New North Road Exeter EX4 4EP	Undetermined	1	Too small for further consideration	

2B – Council identified opportunities: Council assets

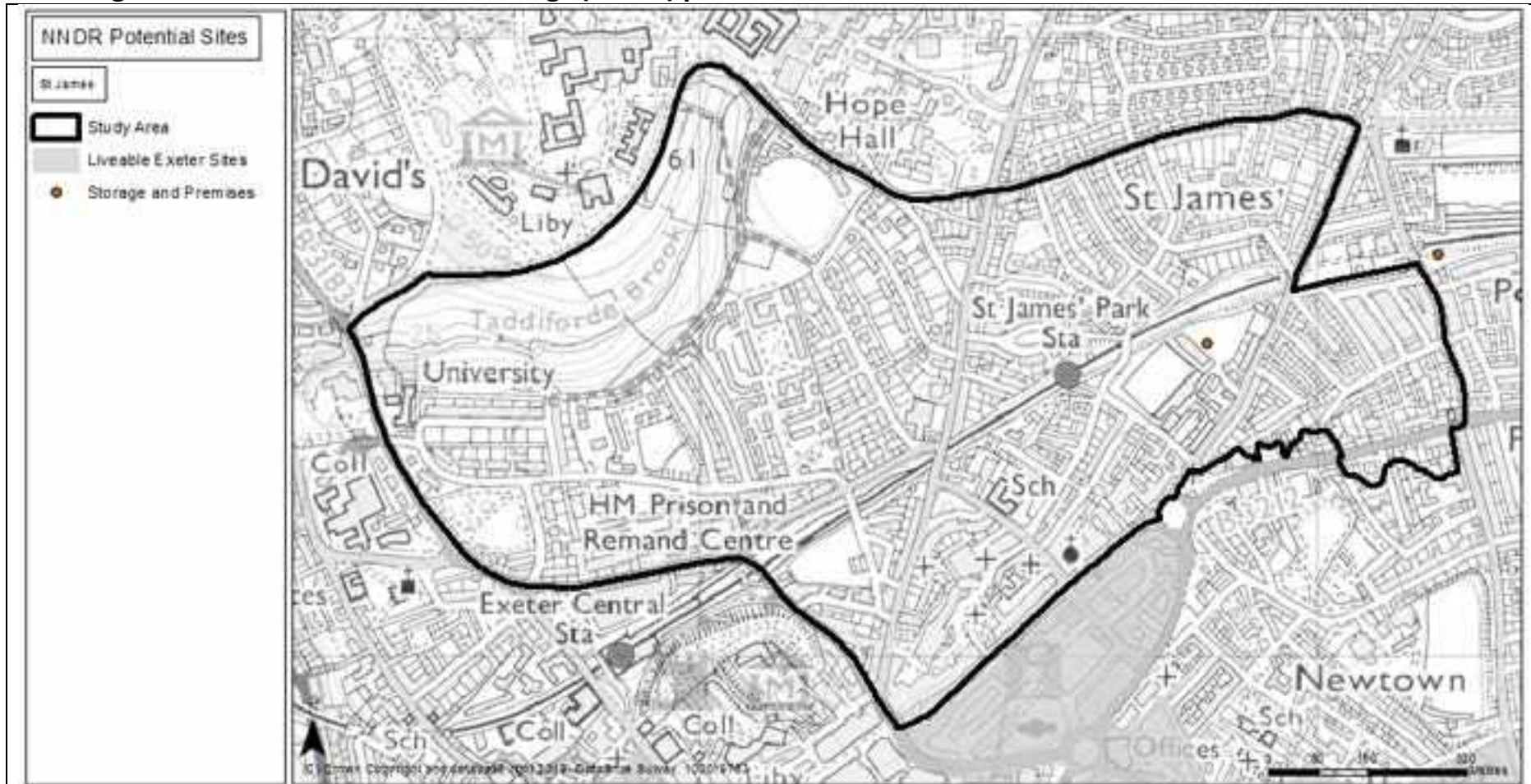


Notes: The following sites have been identified as warranting further consideration. All other Council owned land is too small to be considered.	
Site Address/Description	Reference
Howell Road car park, EX4 4LZ (Strategic Brownfield Sites Study and HELAA)	Within GESP option site
Bury Meadow Park, New North Road, EX4 4HH	UCS_EC_SJ_03
Danes Castle Scheduled Monument and open space, EX4 4JW	UCS_EC_SJ_04
Horseguards play area, EX4 4UU	UCS_EC_SJ_05
Devonshire Place play area, EX4 6JA	UCS_EC_SJ_06
Exeter City Football Club, St James' Park, Stadium Way, EX4 6PX	UCS_EC_SJ_07
Queens Crescent community garden, EX4 6AY	UCS_EC_SJ_08
York House, Longbrook Street, EX4 6AU	UCS_EC_SJ_09
King William Street car park, EX4 6PD	UCS_EC_SJ_10

2C - Institutional assets and opportunities

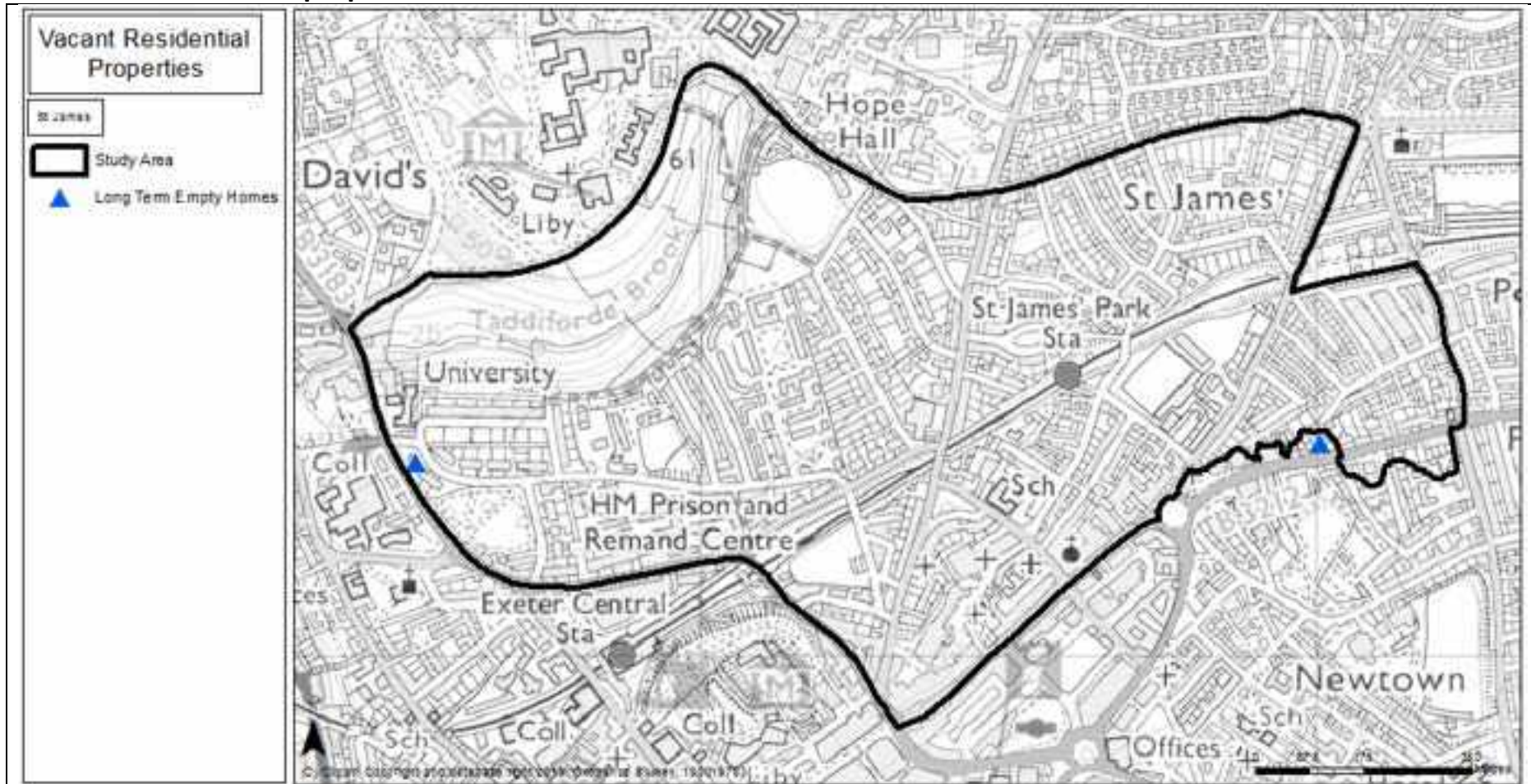
Notes: There are no institutional assets or opportunities which have been submitted in the study area.

2D – Targeted national non-domestic ratings (NNDR) potential UCS sites



Notes: There is one site identified as storage and premises within the St James study area. This has already been developed for purpose built student accommodation: Clifford House, Stadium Way, EX4 6AQ

2E – Vacant residential properties



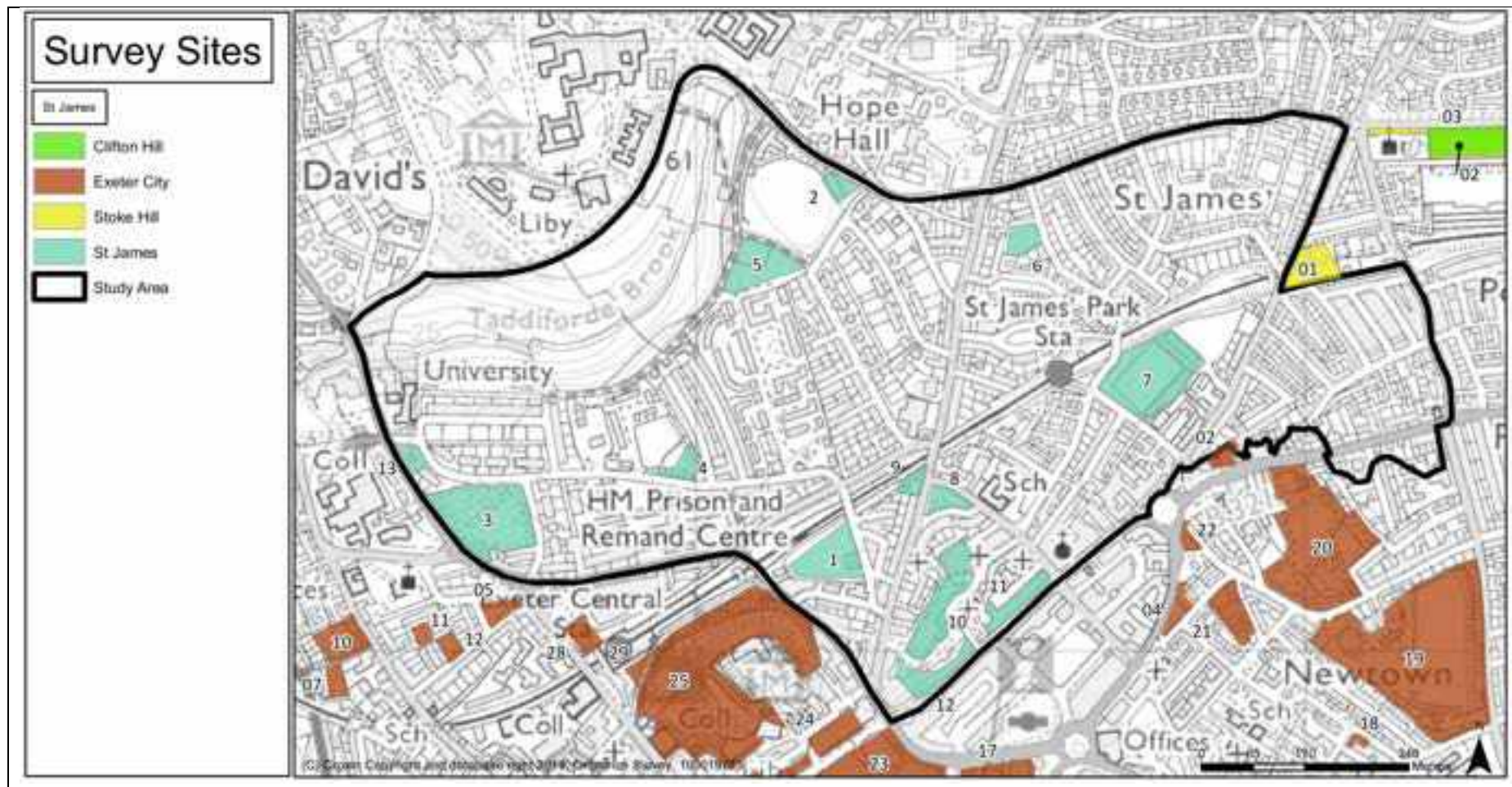
Site Address/Description	Reference
Oakfield, 99 Howell Road, EX4 4JU. Identified within withdrawn/refused 19/1407/FUL and 19/1408/FUL	UCS_EC_SJ_02

2F –Additional potential UCS sites

Notes: No additional sites have been identified in the 'left over space' assessment.

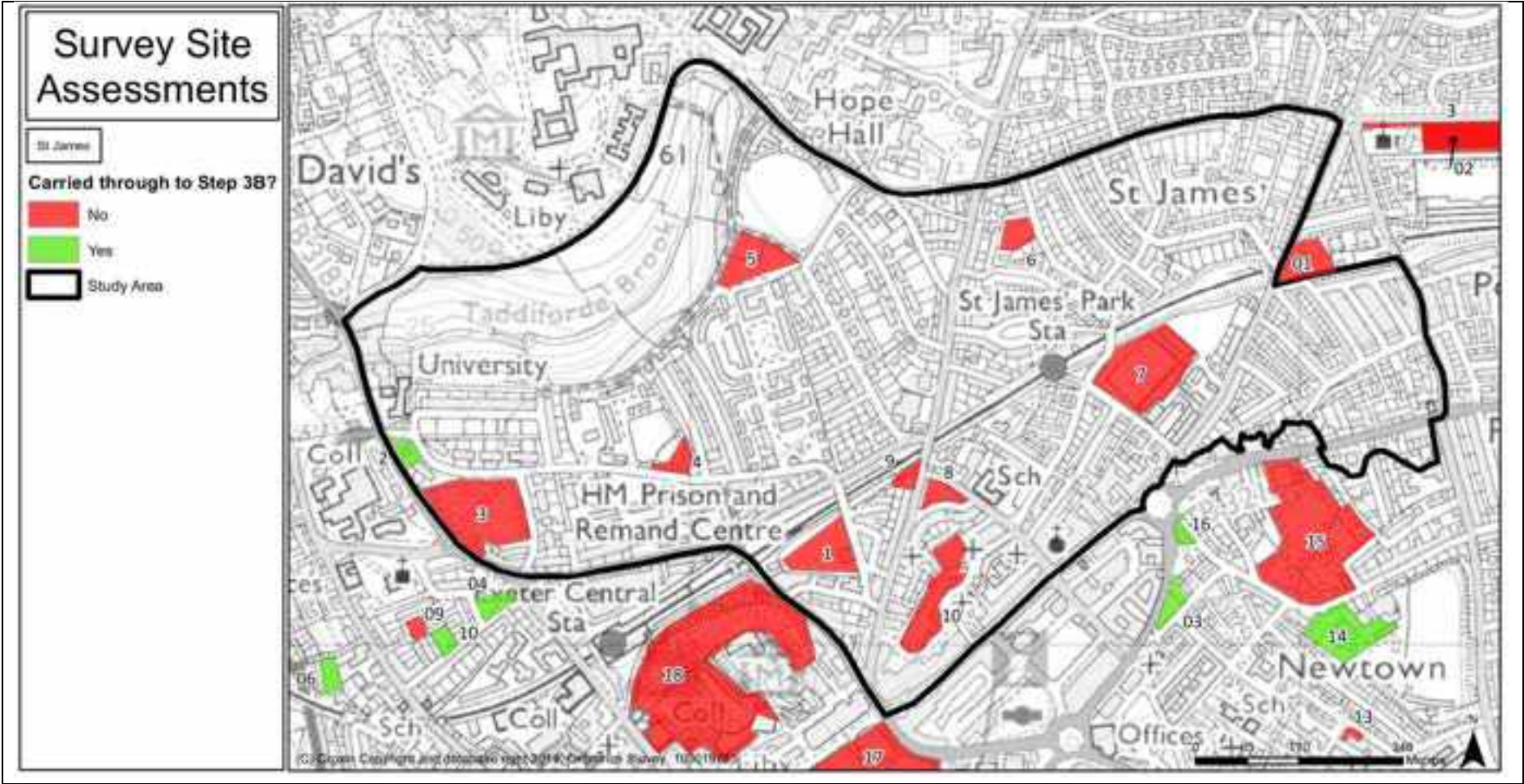
Stage 3 Urban Capacity Survey/Analysis

3A – Identified sites



Notes: The following sites have been identified throughout stage 2.	
Site Address/Description	Reference
Exeter Squash Club, Prince of Wales Road, EX4 4PR	UCS_EC_SJ_01
Oakfield, 99 Howell Road, EX4 4JU	UCS_EC_SJ_02
Bury Meadow Park, New North Road, EX4 4HH	UCS_EC_SJ_03
Danes Castle Scheduled Monument and open space, EX4 4JW	UCS_EC_SJ_04
Horseguards play area, EX4 4UU	UCS_EC_SJ_05
Devonshire Place play area, EX4 6JA	UCS_EC_SJ_06
Exeter City Football Club, St James' Park, Stadium Way, EX4 6PX	UCS_EC_SJ_07
Queens Crescent community garden, EX4 6AY	UCS_EC_SJ_08
York House, Longbrook Street, EX4 6AU	UCS_EC_SJ_09
King William Street car park, EX4 6PD	UCS_EC_SJ_10

3A – Survey (ii) Rejected sites



Notes: The following identified sites have been excluded from further consideration.		
Site Address/Description	Reference	Reasons for rejection
Exeter Squash Club, Prince of Wales Road, EX4 4PR	UCS_EC_SJ_01	Sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Bury Meadow Park, New North Road, EX4 4HH	UCS_EC_SJ_03	Park / playing field therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Danes Castle Scheduled Monument and open space, EX4 4JW	UCS_EC_SJ_04	Unavailable for development – designated heritage asset and open space. Contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space and C5 seeking to protect sites archaeological importance.
Horseguards play area, EX4 4UU	UCS_EC_SJ_05	Park / playing field therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Devonshire Place play area, EX4 6JA	UCS_EC_SJ_06	Park / playing field therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Exeter City Football Club, St James' Park, Stadium Way, EX4 6PX	UCS_EC_SJ_07	Sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies

Site Address/Description	Reference	Reasons for rejection
Queens Crescent community garden, EX4 6AY	UCS_EC_SJ_08	Unavailable for development – designated open space. Contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space.
York House, Longbrook Street, EX4 6AU	UCS_EC_SJ_09	Already high density therefore limited capacity to increase (ECC Housing Asset consultation)
King William Street car park, EX4 6PD	UCS_EC_SJ_10	Unavailable for development

3A – (iii) All sites carried through to 3B

Notes: The following identified sites have been carried through to the next stage as offering some potential for capacity.		
Site Address/Description	Reference	Approximate potential net dwellings
99 Howell Road, EX4 4JU	UCS_EC_SJ_02	N/A as rejected during consultation

3C – Site review (i) Sites rejected after specialist officer consideration and consultation

Site Address/Description	Reference	Reasons for rejection
99 Howell Road, EX4 4JU	UCS_EC_SJ_02	Following consultation it was concluded that it is not possible for the site to support 5+ dwellings.

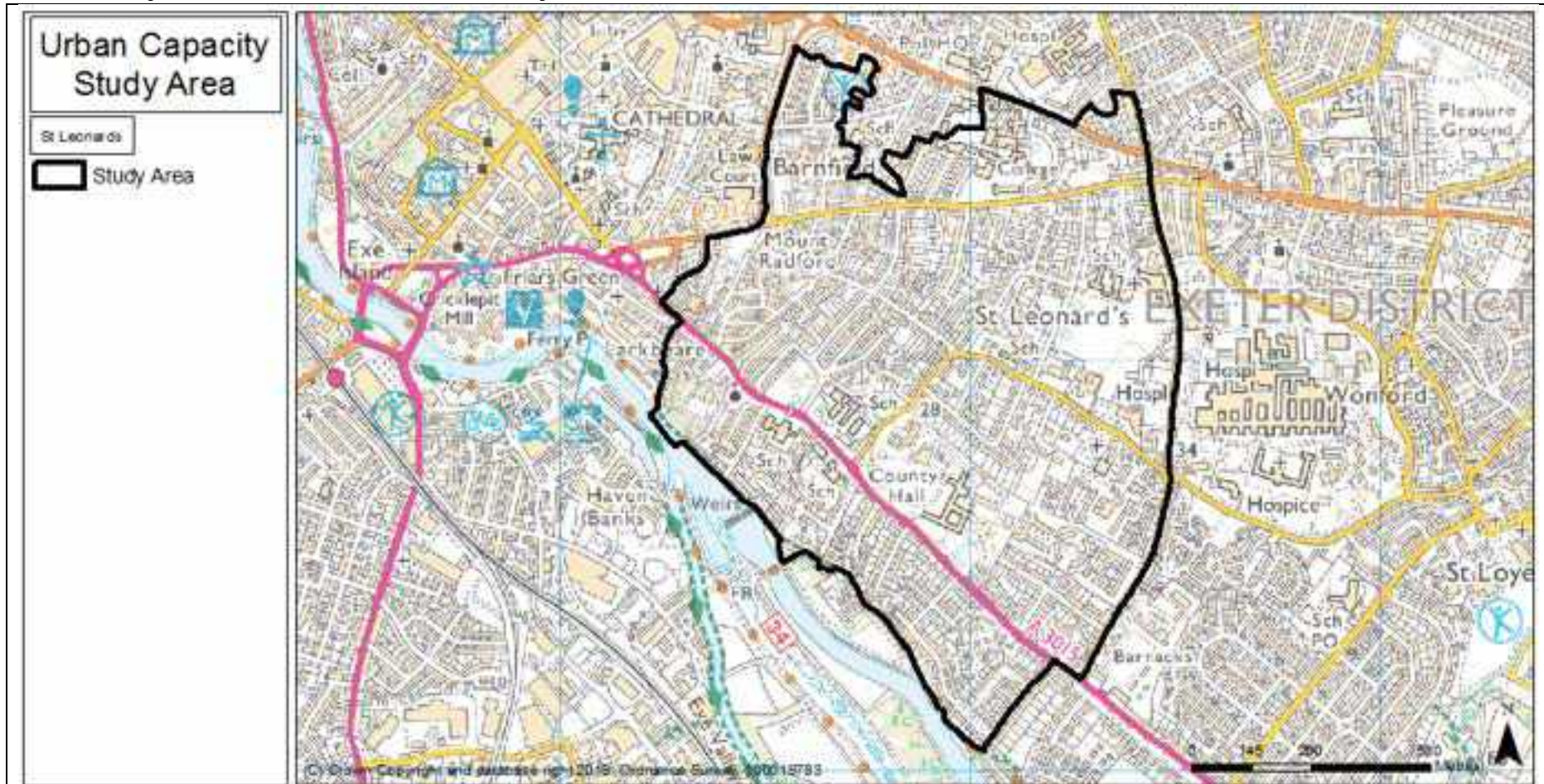
3C – Site review (ii) Remaining potential UCS sites

Notes: None

I. St Leonards

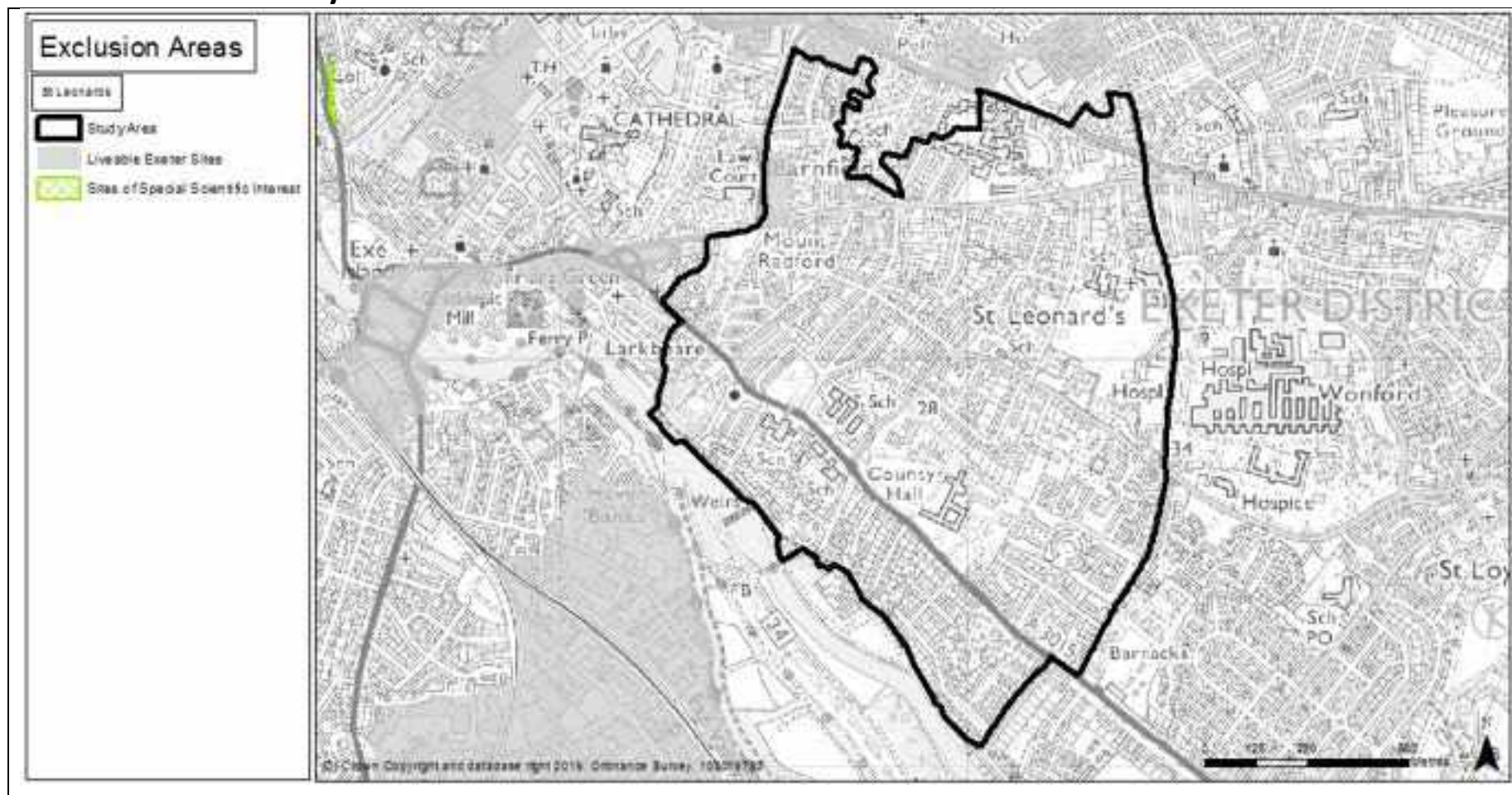
Stage 1 Methodology and Preparation

1B – Study area settlement boundary



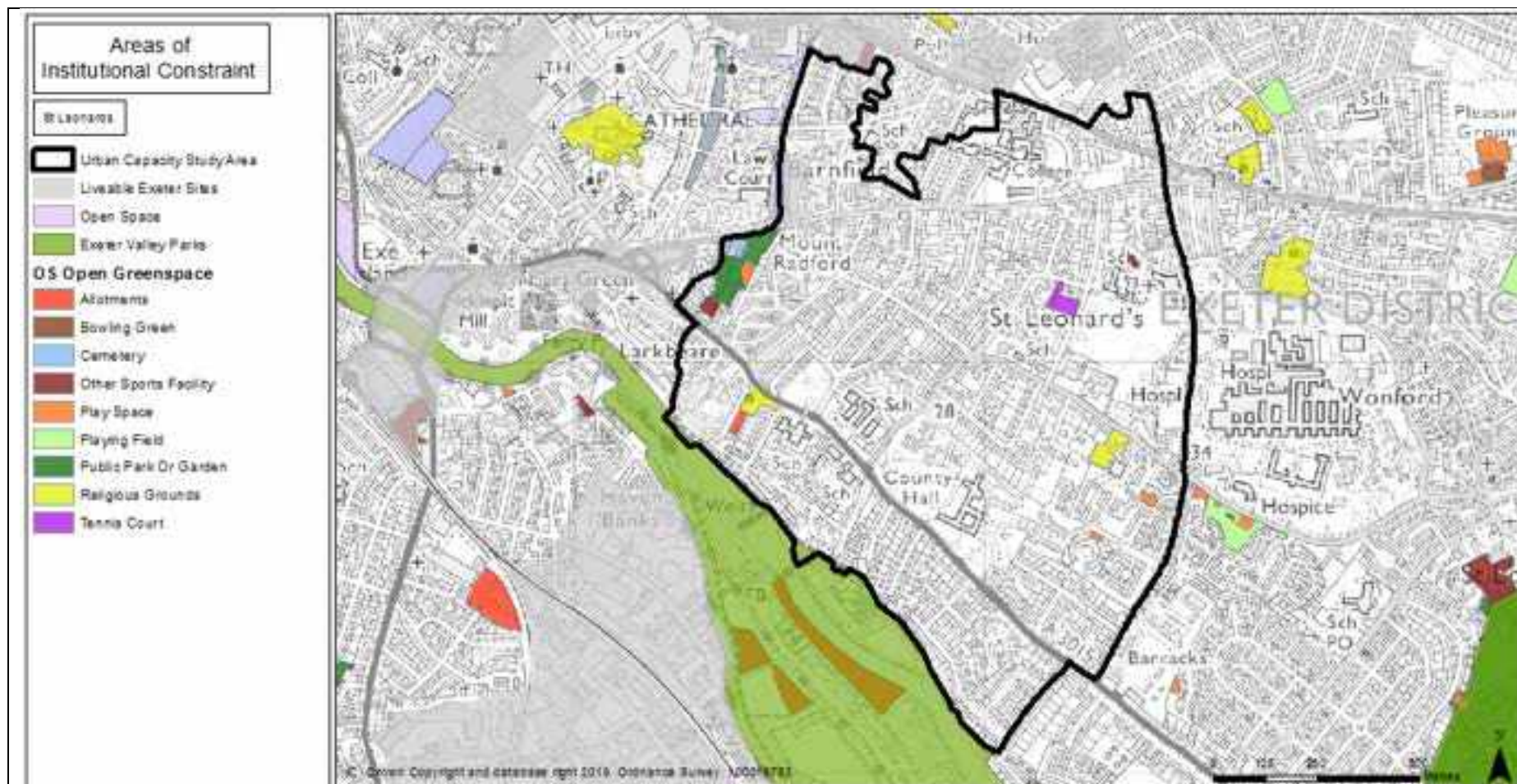
Notes: This assessment covers the area of St Leonard's. As all of Exeter is within the built-up area boundary, the Exeter study area is divided into Middle Super Output Areas (MSOA) within the existing urban area. Population around 6,600. Area approximately 138ha.

1C – Areas of statutory exclusion



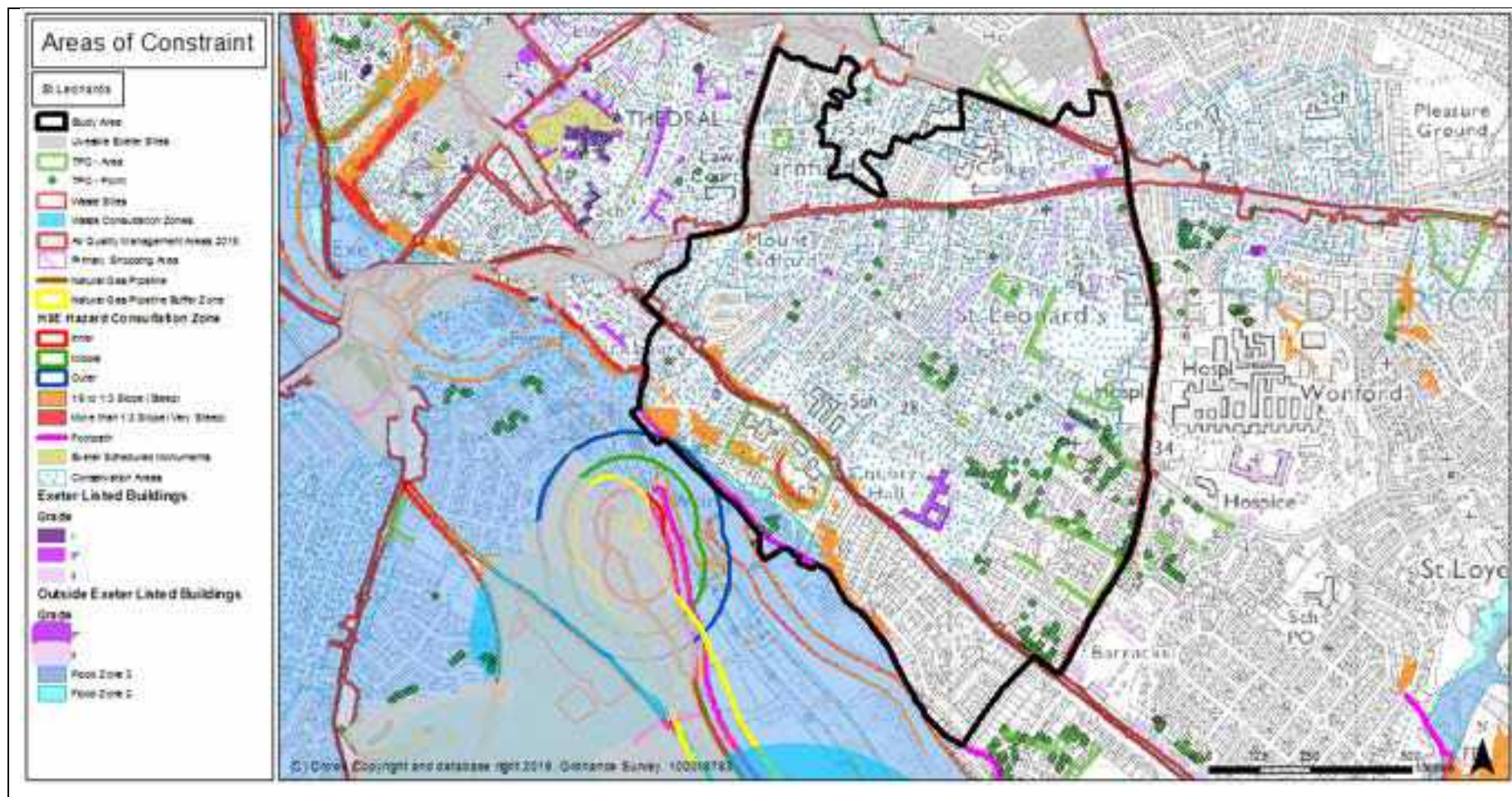
Notes: St Leonard's study area contains part of the South Gate Liveable Exeter site, which is being assessed in a companion piece of evidence, and is therefore excluded from the Urban Capacity Study area.

1D – Areas of institutional constraints



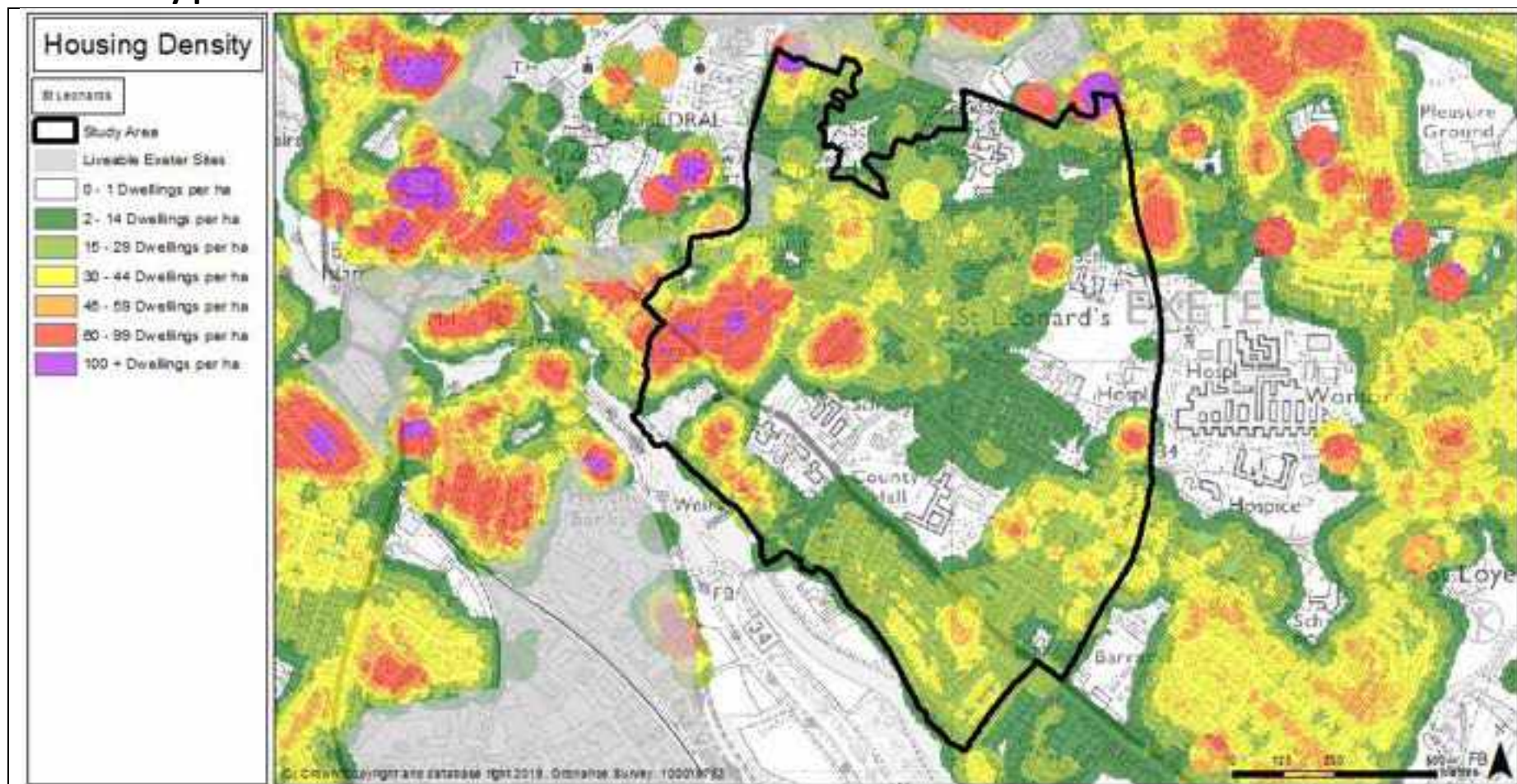
Notes: There are a number of different areas within this study area that derive a specific public benefit from community use. These include small sections of Riverside Valley Park, other public parks and play space, sports facilities, and religious grounds. All of these will need to be taken into consideration during site identification and assessment.

1E – Areas of constraint



Notes: A number of areas of constraint exist within the St Leonard's study area which may impact upon the deliverability of new housing. Areas of constraint include: St Leonard's conservation area, a number of tree preservation orders, grade II and II* listed buildings, and air quality management areas, and public right of way along the southern boundary. There is also a section of the study area that is within Flood Zone 2 and 3, and a very small section in the outer HSE Hazard Consultation Zone.

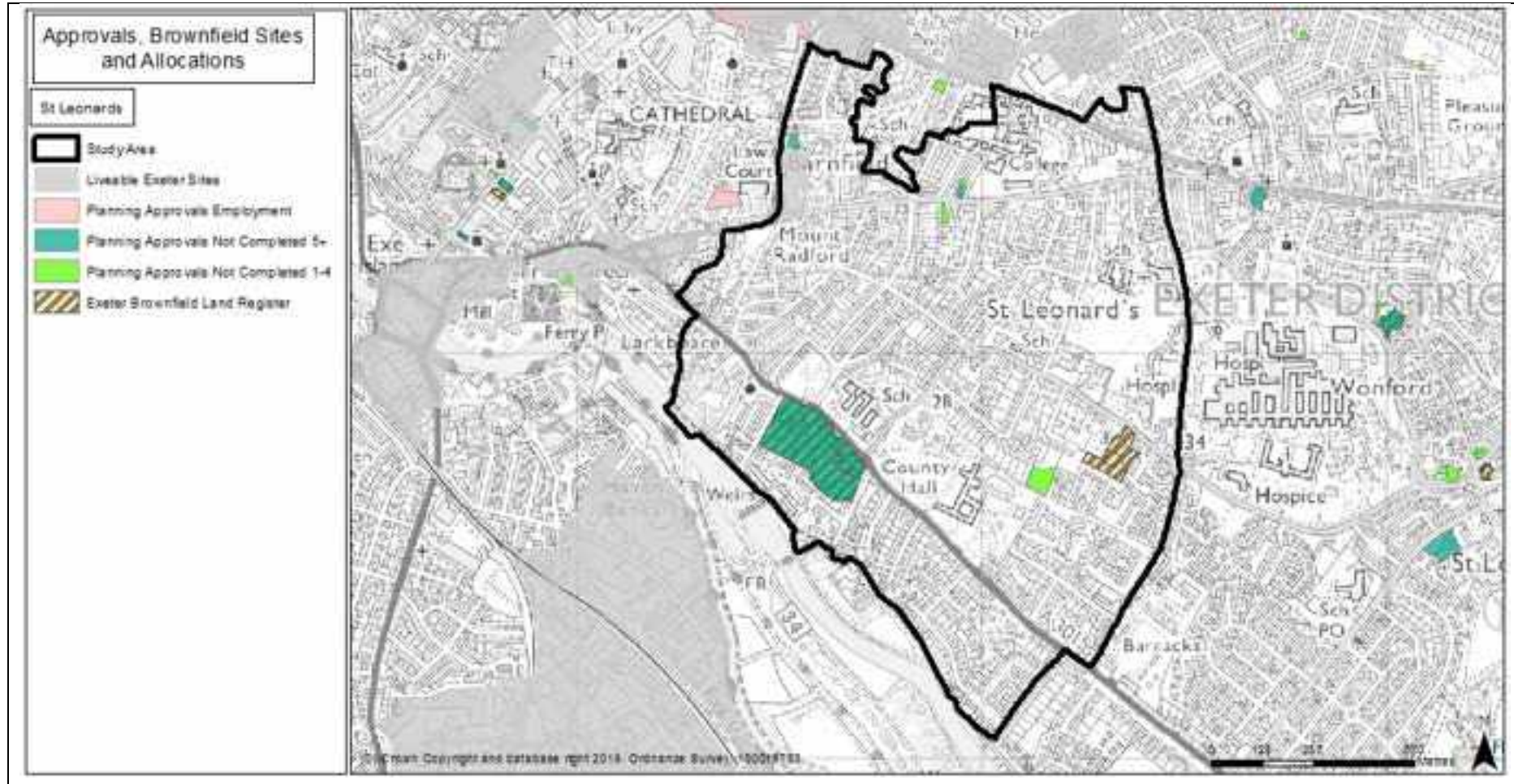
1F – Density profile



Notes: The areas of highest density (60+ dwellings per hectare) are the terraces around Roberts Road, Radford Road, West Grove Road; flats opposite Exeter School on Victoria Park Road, Eaton House (Heavitree Road/Western Way) and Geneva Close. The areas of lowest density (0-1 dwellings per hectare) are the numerous education campuses, Devon County Hall, Larkbeare House Registration Services, Belle Isle Park and the Nuffield Hospital. These are unlikely to have much scope for residential intensification. The majority of the St Leonard's area is of a relatively low density characterised by detached dwellings with sizeable gardens.

Stage 2 Sources of Supply

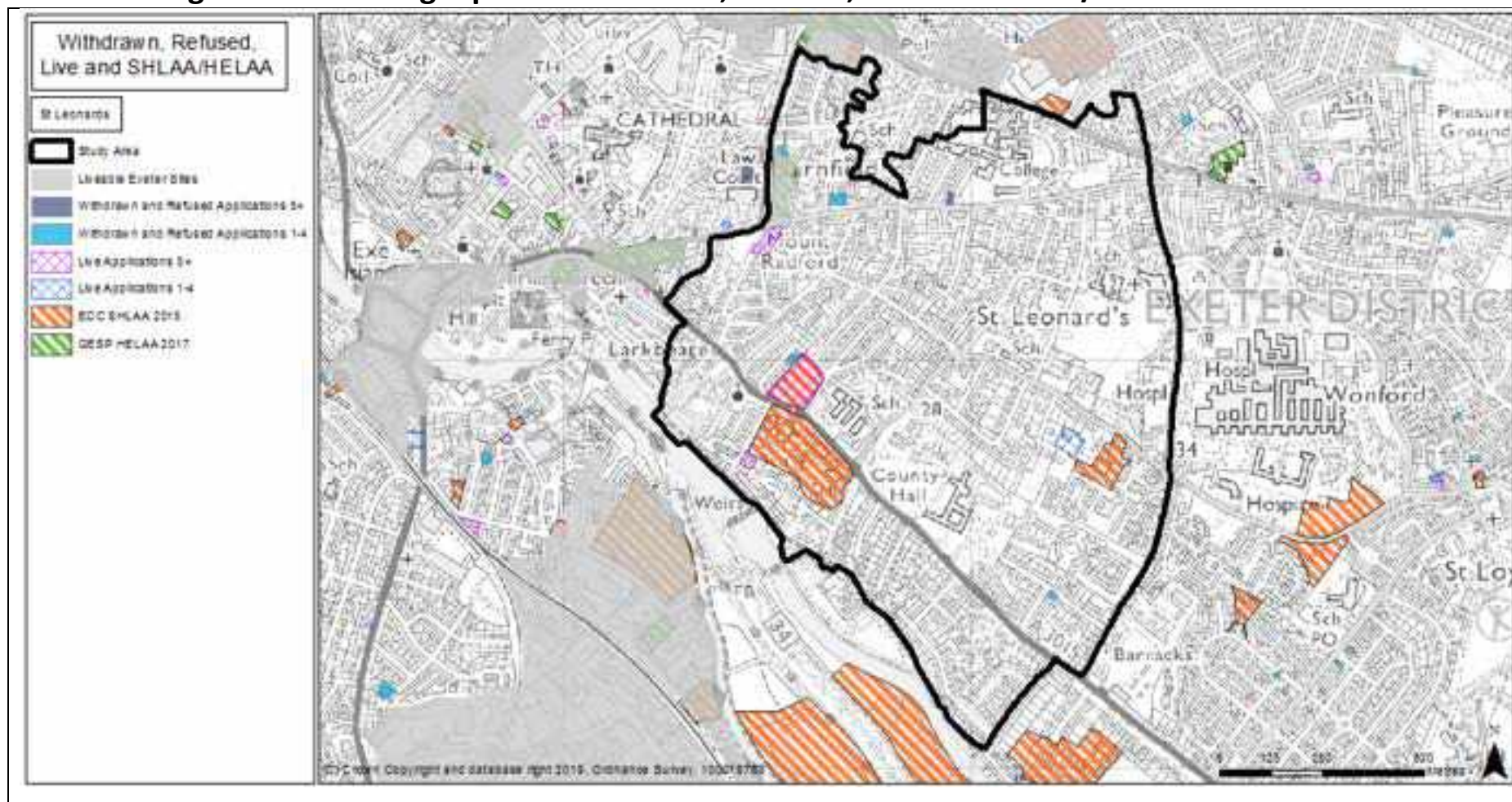
2A – Planning and monitoring inputs - planning approvals not completed, Brownfield Land Register, and sites allocated but not completed



Notes: One site has been included as it is also a SHLAA site. All other sites have been excluded from further consideration, given their existing planning status.					
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approval not completed Brownfield Land Register	17/1640/FUL 146 new homes (C3), a care home and assisted living units (both C2), accommodation for a pre-school, access, landscaping, open space and other associated works	Exeter Royal Academy For Deaf Education, 50 Topsham Road, EX2 4NF	Approved	146 + C2 units	
Brownfield Land Register SHLAA	Site 95 / Brownfield Register #24	Land adjoining Exeter Mobility Centre, Wonford Road EX2 4DU	No consent.		UCS_EC_SL_01
Approval not completed	18/0885/FUL Subdivide and change the use of upper floor maisonette to 4 no. 1-bed flats at No.91 and redevelop garage/extension to provide extension with 3 no. 2-bed flats, with associated works	91-93 Magdalen Road, EX2 4TG	Approved	6	
Approval not completed	19/0127/FUL Residential development comprising 7 apartments and associated works	28 Barnfield Road, EX1 1RX	Approved	7	
Approval not completed	10/1247/OUT Three detached dwellings	Orchard House, Deepdene Park, EX2 4TE	Approved	3	
Approval not completed	17/1196/FUL Redevelopment of garage block to provide a pair of three storey semi-detached dwellings	Garages At College Avenue	Approved	2	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approval not completed	10/2040/EXT Alterations to provide self-contained flat at second floor level	40 Magdalen Road EX2 4TE	Approved	1	
Approval not completed	18/1646/FUL Single dwellinghouse	Deepdene House, Deepdene Park EX2 4PH	Approved	1	
Approval not completed / NNDR 'in disrepair'	14/4813/FUL Change of use from consulting rooms to residential.	45/47 Denmark Road, EX1 1SQ	Approved	-1	
Approval not completed	16/0735/FUL 3 flats	11-13 Melbourne Street, EX2 4AU	Approved	0	
Approval not completed	18/0399/FUL Demolition of dwelling and formation of 9 flats.	Baring Court Baring Terrace EX2 4DP	Approved	9	
Approval not completed	18/1656/FUL Development of a single family, 4-bedroom dwellinghouse with associated parking, garage and access via Deepdene Park.	Deepdene House Deepdene Park Exeter EX2 4PH	Approved	1	

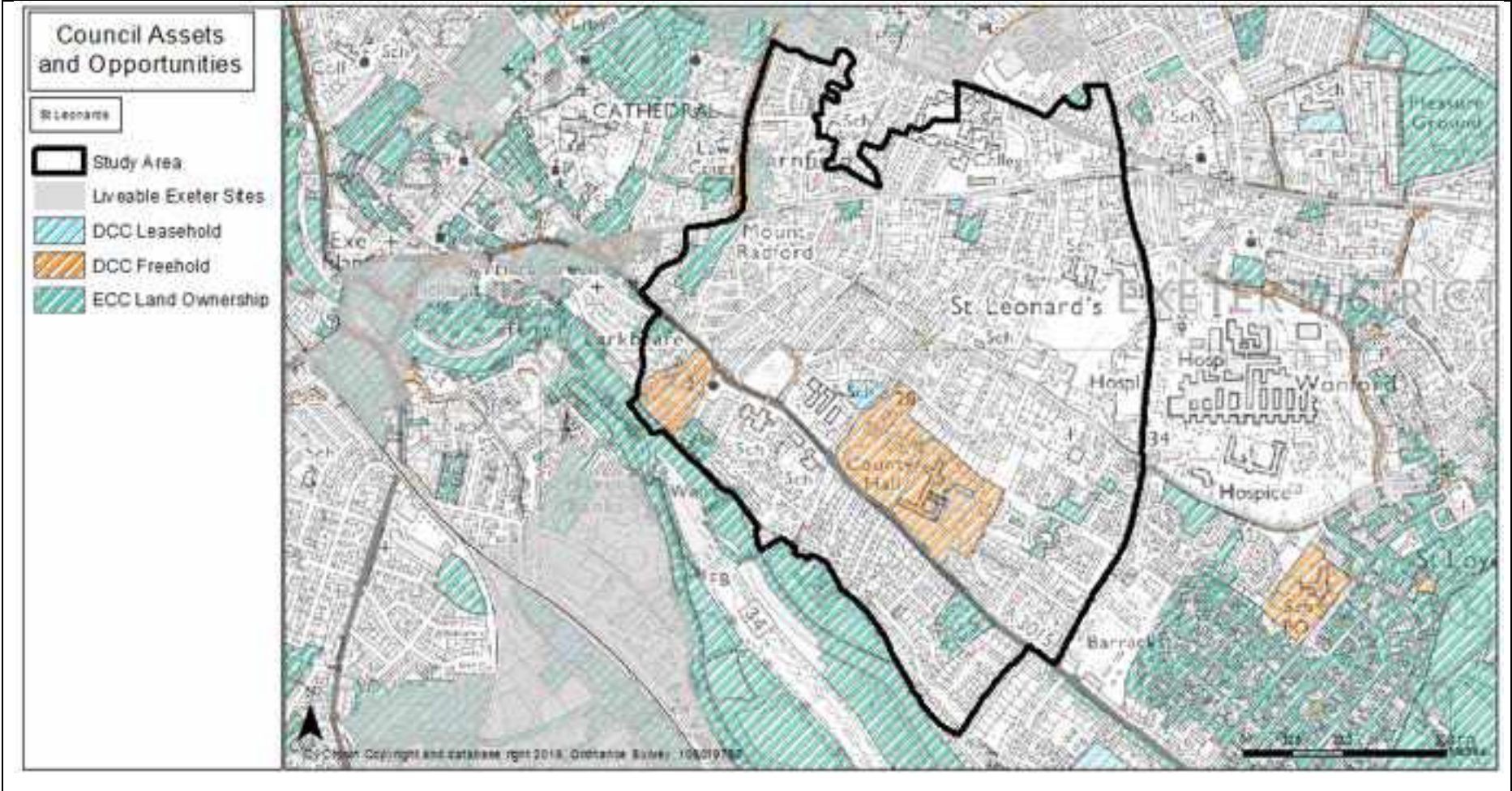
2A – Planning and monitoring inputs - withdrawn, refused, live and HELAA/SHLAA



Notes: Three sites meet the threshold to be further considered through this study. The sites listed below do not include refused/withdrawn sites shown on the map that are superseded by approved planning consents (listed in 2A part 1). One SHLAA site and two current application sites meet the size threshold to be considered through this study.						
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
Withdrawn and refused	14/0865/FUL Single dwelling	23 Buckerell Avenue, EX2 4RA	Refused	1	Too small for consideration.	
Withdrawn and refused	14/4857/FUL Single dwelling	30 Marlborough Road, EX2 4TJ	Refused Appeal dismissed. No further applications	1	Too small for consideration.	
Withdrawn and refused	15/0661/FUL 2 dwellings	Land adj 16 Barnardo Road	Appeal allowed	2	Too small and works underway	
SHLAA / Brownfield Land Register	Site 95 or Brownfield Register #24	Land adjoining Exeter Mobility Centre, Wonford Road EX2 4DU	No consent.		Taken forward as SHLAA site	UCS_EC_SL_01
Withdrawn / Refused	19/1047/FUL 7 no. new build dwellings, associated landscaping, amenity and vehicular access	Land Off St Leonards Road, Mount Radford Lawn, EX2 4ND		7	Refused.	UCS_EC_SL_02
Live	18/0598/FUL The demolition of the existing dwellings and redevelopment of the site to create 31 nos one and two bedroom almshouse flats	Hurst Almshouses, 2-24 Fairpark Road, EX2 4HL	Pending consideration	Undetermined		UCS_EC_SL_03

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	together with landscape enhancement to the adjacent Bull Meadow Park.					

2B – Council identified opportunities: Council assets

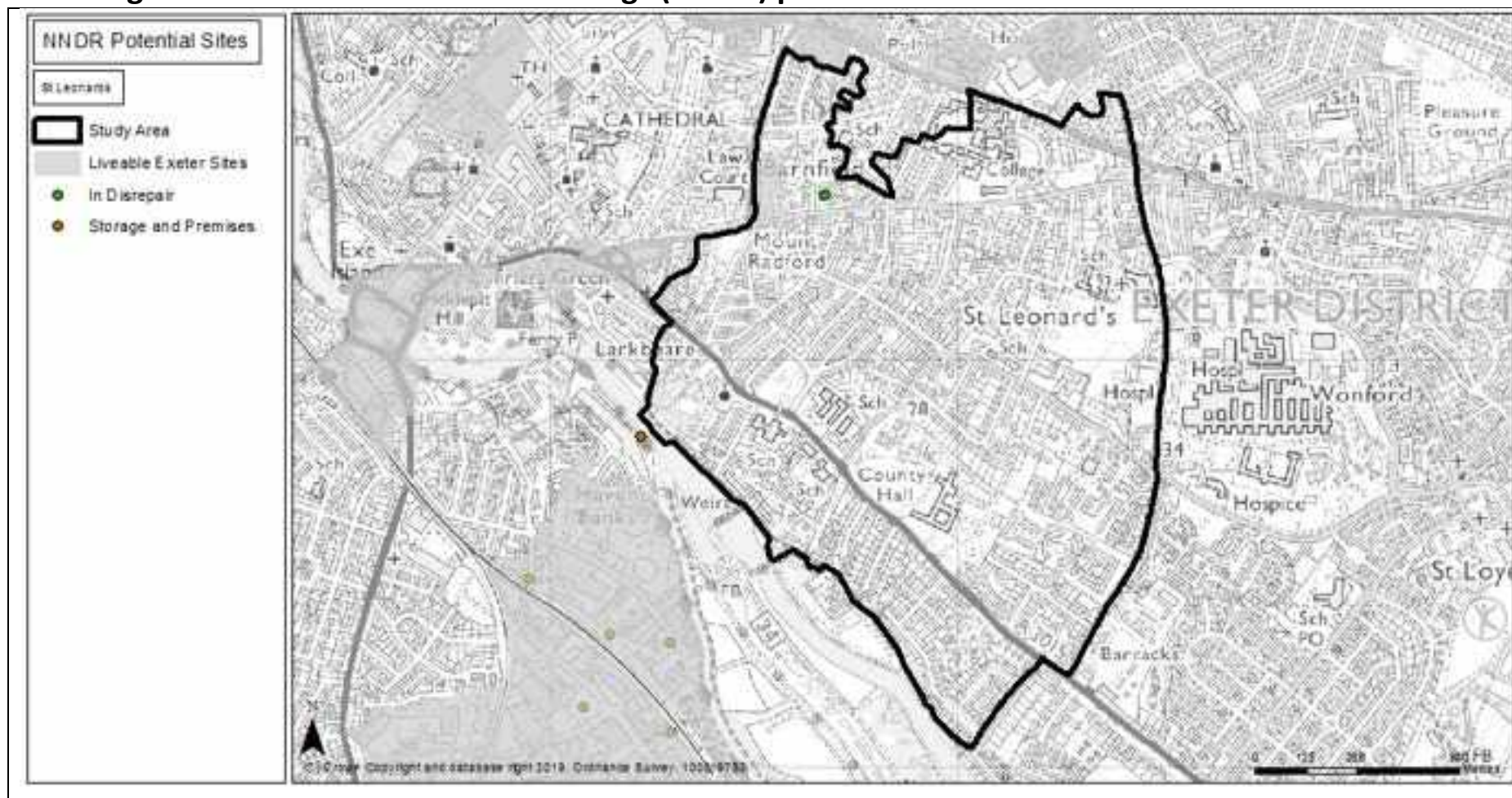


Notes: The following sites have been identified as Council owned land with potential for 5+ dwellings, regardless of other constraints. All other Council owned land sites are either too small to be considered or excluded as active school grounds.	
Site Description/Address	Reference
Gras Lawn open green space and play space, Gras Lawn, EX2 4SZ	UCS_EC_SL_04
Devon County Hall, Topsham Road, EX2 4QD	UCS_EC_SL_05
Larkbeare House, Devon Registration Service, 1 Larkbeare Road, Topsham Road, EX2 4NG	UCS_EC_SL_06
Abbeville Close, Topsham Road, EX2 4SJ	UCS_EC_SL_07
Bull Meadow Recreation Ground, Bull Meadow Road / Temple Road, EX2 4JF	UCS_EC_SL_08
Magdalen Gardens, Magdalen Road, EX2 4TY	UCS_EC_SL_09
22-32A Magdalen Road, EX2 4TD	UCS_EC_SL_10
Darwin Court, Melbourne Street, EX2 4DF	UCS_EC_SL_11
Weirfield House, Larkbeare Road, EX2 4DJ	UCS_EC_SL_12
Weirfield Road, EX2 4DW	UCS_EC_SL_13
Fleming Way play area, EX2 4SE	UCS_EC_SL_14

2C - Institutional assets and opportunities

Notes: None of the submitted institutional assets or opportunities are located within this study area.

2D – Targeted national non-domestic ratings (NNDR) potential UCS sites



Notes: 45-47 Denmark Road – ‘in disrepair’ but has approved incomplete consent					
Source	Address	Planning/Allocation reference and description	Status	Net yield	Notes
Approvals not completed / NNDR ‘in disrepair’	45/47 Denmark Road, EX1 1SQ	14/4813/FUL Change of use from consulting rooms to residential.	Approved	-1	Full consent not complete

2E – Vacant residential properties

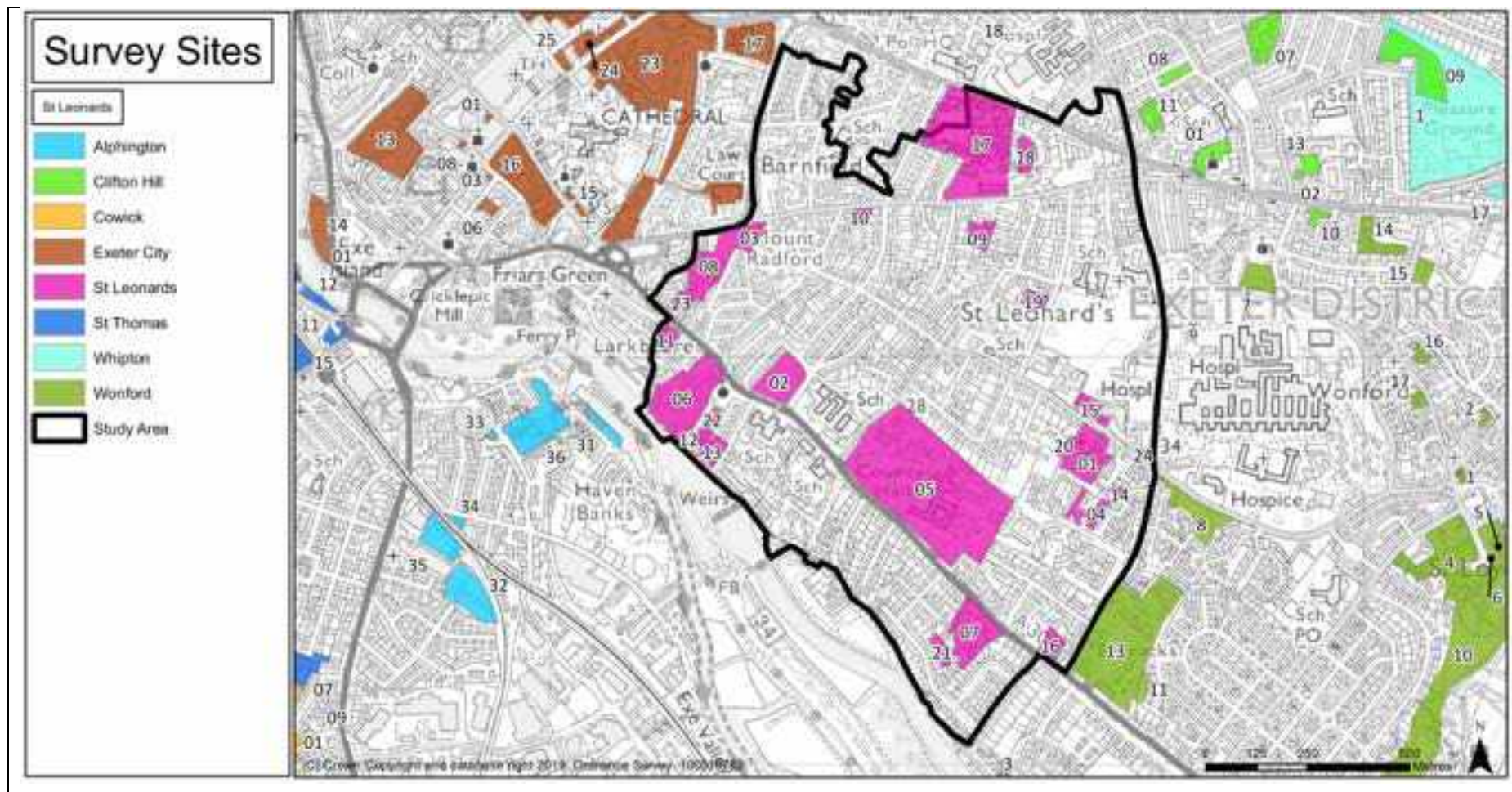
Notes: No vacant residential properties which meet the size thresholds for consideration are located within this study area.

2F –Additional potential UCS sites

Notes: The following additional sites have been identified in the ‘left over space’ assessment.as having potential to deliver 5 or more dwellings	
Site Description / Address	Reference
Nuffield Hospital car park, Wonford Road, EX2 4UG	UCS_EC_SL_15
Buckerell Lodge Hotel car park and grounds, Topsham Road, EX2 4SQ	UCS_EC_SL_16
University of Exeter St Luke’s Campus grounds, Heavitree Road, EX1 1TX	UCS_EC_SL_17
Baring Crescent communal lawn, Baring Crescent, EX1 1TL	UCS_EC_SL_18
Victoria Park Road Tennis Courts EX2 4NU	UCS_EC_SL_19
Car Park, The Church of Jesus Christ of Latter Day ²³⁶ Saints, Wonford Road, EX2 4LQ	UCS_EC_SL_20
Tunnels Tennis Club, Rivermead Road, EX2 4RH	UCS_EC_SL_21
Allotments between St Leonard’s Avenue and Larkbeare Road, EX2 4DL	UCS_EC_SL_22
Exeter Gymnastics Club, Bull Meadow Park, EX2 4JF	UCS_EC_SL_23
Geneva Close car park, Wonford Road, EX2 4NH	UCS_EC_SL_24

Stage 3 Urban Capacity Survey/Analysis

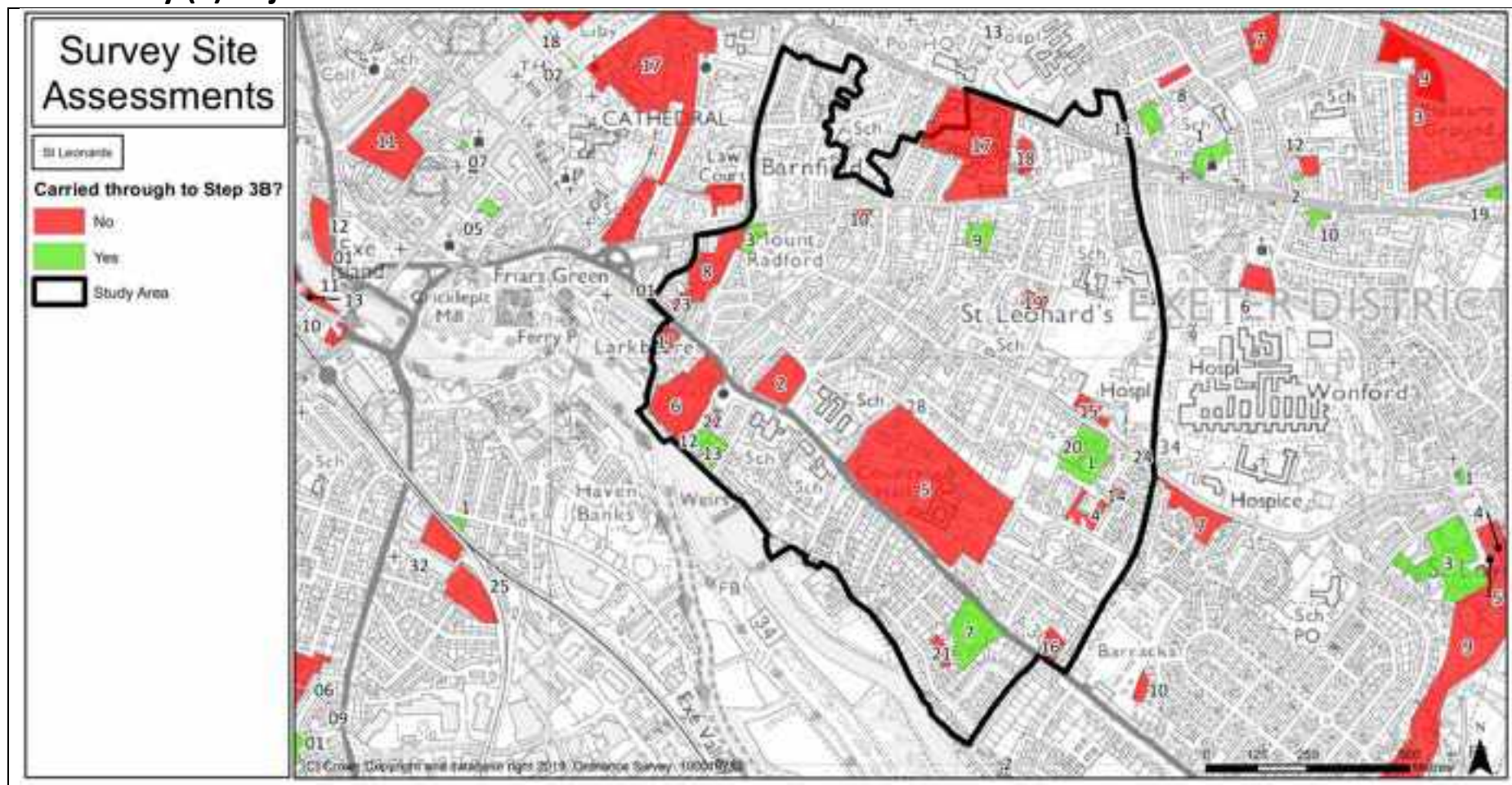
3A – Identified sites



Notes: The following sites have been identified throughout stage 2.	
Site Description / Address	Reference
Land adjoining Exeter Mobility Centre, Wonford Road, EX2 4DU	UCS_EC_SL_01
Land Off St Leonards Road, Mount Radford Lawn, EX2 4ND	UCS_EC_SL_02
Hurst Almshouses, 2-24 Fairpark Road, EX2 4HL	UCS_EC_SL_03
Gras Lawn open green space and play space, Gras Lawn, EX2 4SZ	UCS_EC_SL_04
Devon County Hall, Topsham Road, EX2 4QD	UCS_EC_SL_05
Larkbeare House, Devon Registration Service, 1 Larkbeare Road, Topsham Road, EX2 4NG	UCS_EC_SL_06
Abbeville Close, Topsham Road, EX2 4SJ	UCS_EC_SL_07
Bull Meadow Recreation Ground, Bull Meadow Road / Temple Road, EX2 4JF	UCS_EC_SL_08
Magdalen Gardens, Magdalen Road, EX2 4TY	UCS_EC_SL_09
22-32A Magdalen Road, EX2 4TD	UCS_EC_SL_10
Darwin Court, Melbourne Street, EX2 4DF	UCS_EC_SL_11
Weirfield House, Larkbeare Road, EX2 4DJ	UCS_EC_SL_12
Weirfield Road, EX2 4DW	UCS_EC_SL_13
Fleming Way play area, EX2 4SE	UCS_EC_SL_14
Nuffield Hospital car park, Wonford Road, EX2 4UG	UCS_EC_SL_15
Buckerell Lodge Hotel car park and grounds,, Topsham Road, EX2 4SQ	UCS_EC_SL_16
University of Exeter St Luke's Campus grounds, Heavitree Road, EX1 1TX	UCS_EC_SL_17
Baring Crescent communal lawn, Baring Crescent, EX1 1TL	UCS_EC_SL_18
Victoria Park Road Tennis Courts, EX2 4NU	UCS_EC_SL_19

Site Description / Address	Reference
Car Park, The Church of Jesus Christ of Latter Day Saints, Wonford Road, EX2 4LQ	UCS_EC_SL_20
Tunnels Tennis Club, Rivermead Road, EX2 4RH	UCS_EC_SL_21
Allotments between St Leonard's Avenue and Larkbeare Road, EX2 4DL	UCS_EC_SL_22
Exeter Gymnastics Club, Bull Meadow Park, EX2 4JF	UCS_EC_SL_23
Geneva Close car park, Wonford Road, EX2 4NH	UCS_EC_SL_24

3A – Survey (ii) Rejected sites



Notes: The following sites have been excluded from further consideration.		
Site Description / Address	Reference	Reasons for rejection
Land Off St Leonards Road, Mount Radford Lawn, EX2 4ND	UCS_EC_SL_02	Playing field / sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Gras Lawn open green space and play space, Gras Lawn, EX2 4SZ	UCS_EC_SL_04	Designated open/green space to protect setting of listed buildings therefore unavailable and not capable of supporting development of 5+ dwellings
Devon County Hall, Topsham Road, EX2 4QD	UCS_EC_SL_05	Site in active use and unavailable for development.
Larkbeare House, Devon Registration Service, 1 Larkbeare Road, Topsham Road, EX2 4NG	UCS_EC_SL_06	Site in active use and unavailable for development. Conservation area and tree preservation orders would limit development to below 5 dwellings.
Bull Meadow Recreation Ground, Bull Meadow Road / Temple Road, EX2 4JF	UCS_EC_SL_08	Park / playing field / sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
22-32A Magdalen Road, EX2 4TD	UCS_EC_SL_10	Already high density therefore limited capacity.
Darwin Court, Melbourne Street, EX2 4DF	UCS_EC_SL_11	Already high density therefore limited capacity.
Fleming Way play area, EX2 4SE	UCS_EC_SL_14	Park / playing field / sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies

Site Description / Address	Reference	Reasons for rejection
Nuffield Hospital car park, Wonford Road, EX2 4UG	UCS_EC_SL_15	Car park currently serves the Nuffield hospital and is unavailable for development.
Buckerell Lodge Hotel car park and grounds, Topsham Road, EX2 4SQ	UCS_EC_SL_16	Car park and grounds currently serve the hotel and are unavailable for development.
University of Exeter St Luke's Campus grounds, Heavitree Road, EX1 1TX	UCS_EC_SL_17	Park / playing field / sports facility therefore unavailable as contrary to Development Plan and Active and Healthy Lifestyle Strategies. Other grounds in active use and unavailable.
Baring Crescent communal lawn, Baring Crescent, EX1 1TL	UCS_EC_SL_18	Private garden in active use and unavailable for development. Development of 5+ dwellings on this site would cause harm to the local area and is therefore contrary to the NPPF
Victoria Park Road Tennis Courts, EX2 4NU	UCS_EC_SL_19	Sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Car Park, The Church of Jesus Christ of Latter Day Saints, Wonford Road, EX2 4LQ	UCS_EC_SL_20	Car park supports active place of worship and is unavailable for development
Tunnels Tennis Club, Rivermead Road, EX2 4RH	UCS_EC_SL_21	Sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Allotments between St Leonard's Avenue and Larkbeare Road, EX2 4DL	UCS_EC_SL_22	In active use and unavailable for development. Contrary to Development Plan including policy L10 of Local Plan seeking to

Site Description / Address	Reference	Reasons for rejection
		resist development that would harm allotment provision
Exeter Gymnastics Club, Bull Meadow Park, EX2 4JF	UCS_EC_SL_23	Sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Geneva Close car park, Wonford Road, EX2 4NH	UCS_EC_SL_24	Car park currently serves Geneva Close housing and is unavailable for development. Setting and location likely to restrict capacity of development

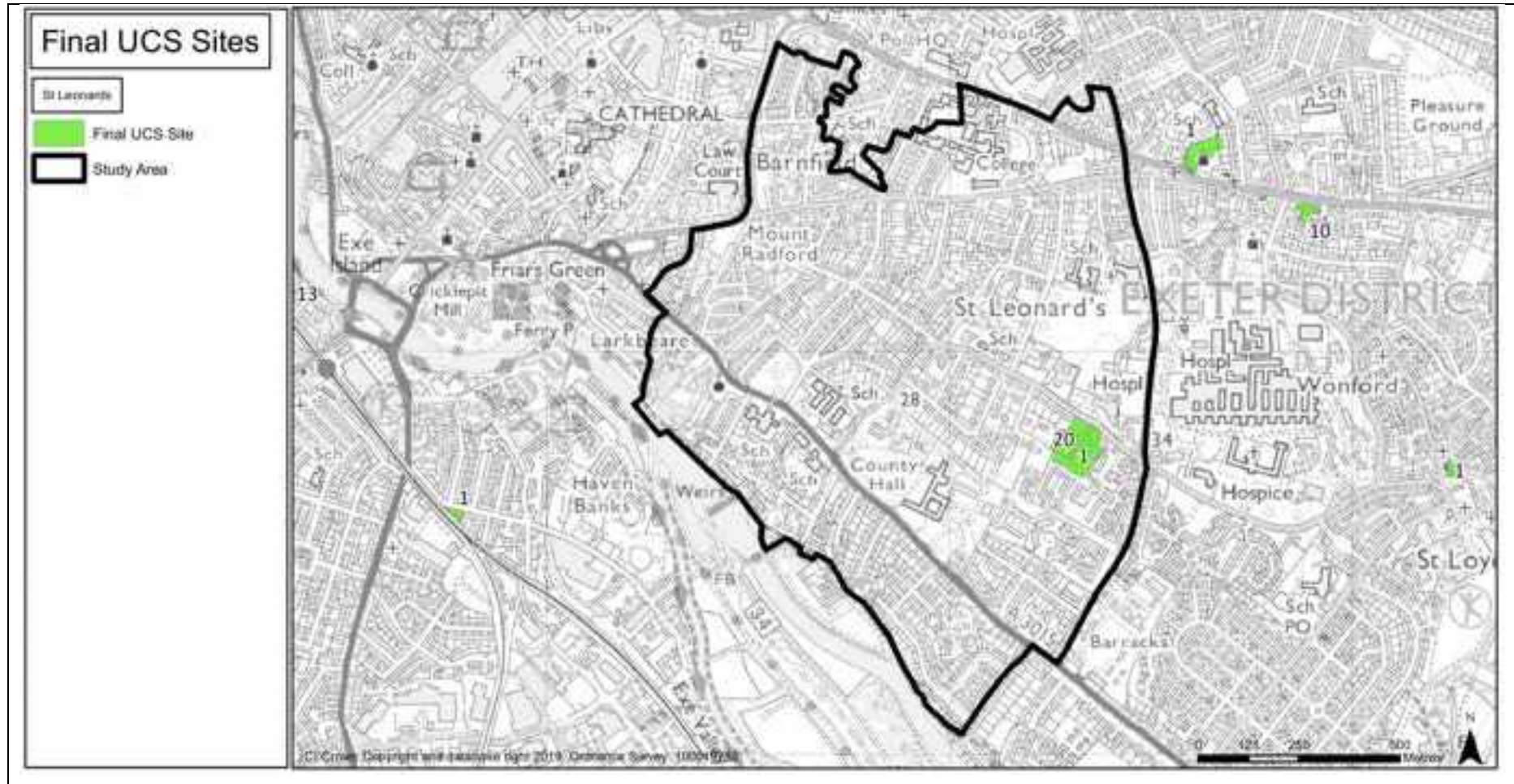
3A – (iii) All sites carried through to 3B

Notes: The following sites have been carried through to the next stage to further consider potential for capacity.		
Site Address	Reference	Approximate potential net dwellings
Land adjoining Exeter Mobility Centre, Wonford Road, EX2 4DU	UCS_EC_SL_01	18
Hurst Almshouses, 2-24 Fairpark Road, EX2 4HL	UCS_EC_SL_03	N/A as rejected during consultation
Abbeville Close, Topsham Road, EX2 4SJ	UCS_EC_SL_07	N/A as rejected during consultation
Magdalen Gardens, Magdalen Road, EX2 4TY	UCS_EC_SL_09	N/A as rejected during consultation
Weirfield House, Larkbeare Road, EX2 4DJ	UCS_EC_SL_12	N/A as rejected during consultation
Weirfield Road, EX2 4DW	UCS_EC_SL_13	N/A as rejected during consultation

3C – Site review (i) Sites rejected after specialist officer consideration and consultation

Site Address	Reference	Reasons for rejection
Hurst Almshouses, 2-24 Fairpark Road, EX2 4HL	UCS_EC_SL_03	Following consultation it was concluded that there is insufficient evidence to conclude site suitable to take forward.
Abbeville Close, Topsham Road, EX2 4SJ	UCS_EC_SL_07	Occupied dwellings. Insufficient evidence to conclude site suitable to take forward.
Magdalen Gardens, Magdalen Road, EX2 4TY	UCS_EC_SL_09	Occupied dwellings. Insufficient evidence to conclude site suitable to take forward.
Weirfield House, Larkbeare Road, EX2 4DJ	UCS_EC_SL_12	Occupied dwellings. Insufficient evidence to conclude site suitable to take forward.
Weirfield Road, EX2 4DW	UCS_EC_SL_13	Occupied dwellings. Insufficient evidence to conclude site suitable to take forward.

3C – Site review (ii) Remaining potential UCS sites



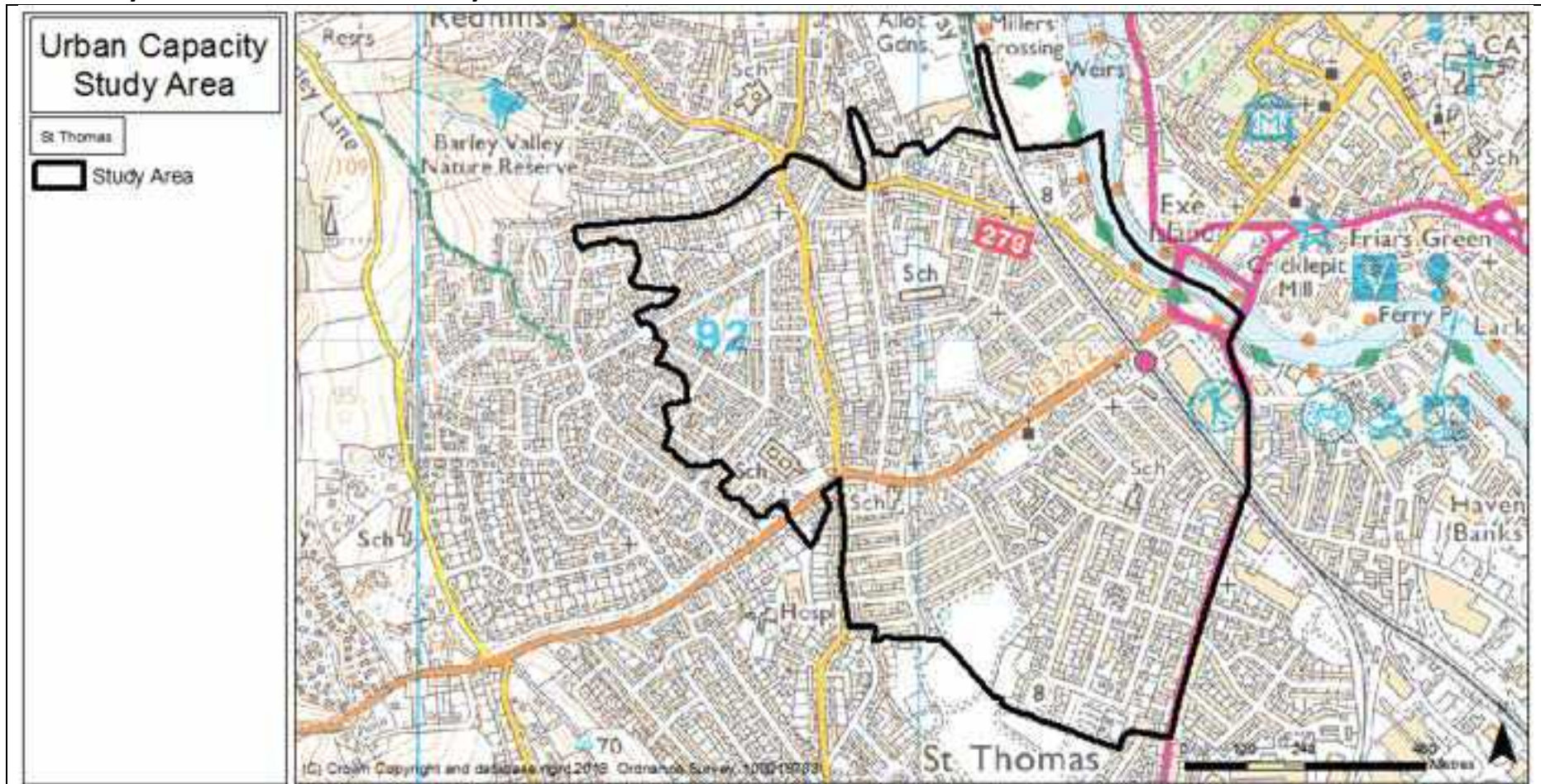
Site Address	Reference	Approximate potential net dwellings	Expert consultee notes
Land adjoining Exeter Mobility Centre, Wonford Road, EX2 4DU	UCS_EC_SL_01	18	Mitigation measures and further assessment required from most consultees. Concern expressed in flood and water response, however on balance it was concluded to take the site forward rather than reject solely on these grounds. - Archaeology - The site is not in a Conservation Area but adjoins and is within the setting of the St Leonards Conservation Area, and is also within the setting of the grade II* listed Old Matford House, its grade II listed boundary wall, and within the wider settings of the grade II listed former Gras Lawn house (Fleming Way) and its former Lodge (Lister Close/Wonford Road). These settings will need to be respected/preserved. Some potential for buried remains in undeveloped parts of the site (mainly car parking). - Conservation - The site is not in a Conservation Area. The setting of the Listed Building in Fleming Way, to the south-west of the site, will need to be preserved. - Flood and Water – Possibly developable. Some risk of surface water flooding along through the site. Also an ordinary watercourse is culverted through the site. Exact alignment unknown but could be a constraint depending on condition. Consideration required so development is not detrimental to culverted watercourse condition or future maintenance access. Consultation would be required with DCC Flood Risk regarding any works to the culvert. Development should take care not to encroach into existing surface water flow pathway. Appropriate surface water drainage strategy

Site Address	Reference	Approximate potential net dwellings	Expert consultee notes
			required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed - Highways – Yes, developable. Minimal car parking should be aimed for. Lack of pedestrian facilities into the site which needs improving. Should provide permeability to site SL_01. Travel Plan. Potential for localised widening on Wonford Road. Ped/cycle connections into Fleming Way. Improvements to visibility at access required. - Minerals and Waste – Not located within a MSA or MCA or WCZ. - PROW – No PROW on site. - Environmental Health – Site developable, with assessment and mitigation as required (air quality, contaminated transport noise). Development should minimise private car use as far as is practicable. - ECC Housing – N/A - ECC Estates – N/A - Arboriculturalist – yes developable. Significant boundary trees to remain.

J. St Thomas

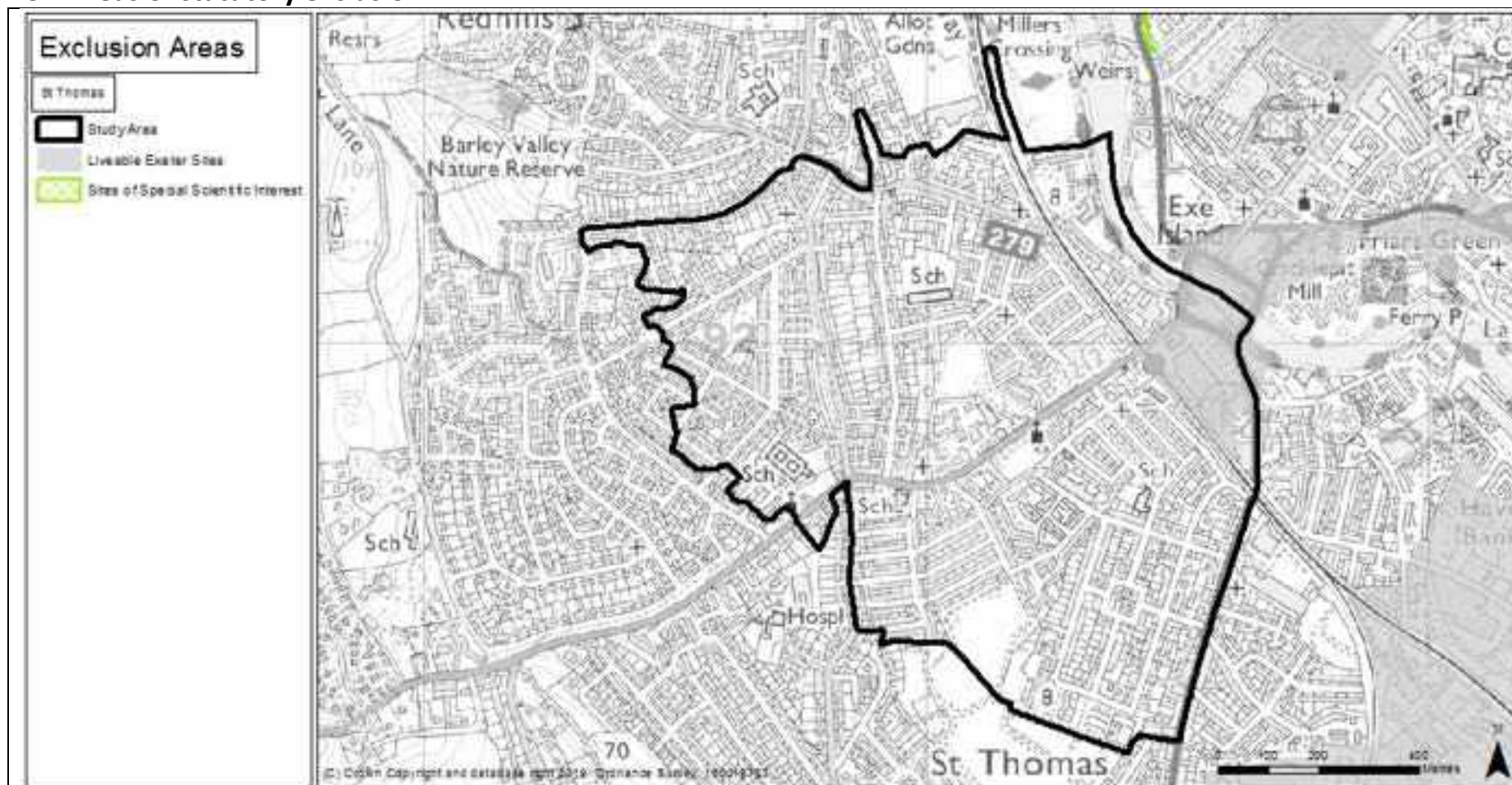
Stage 1 Methodology and Preparation

1B – Study area settlement boundary



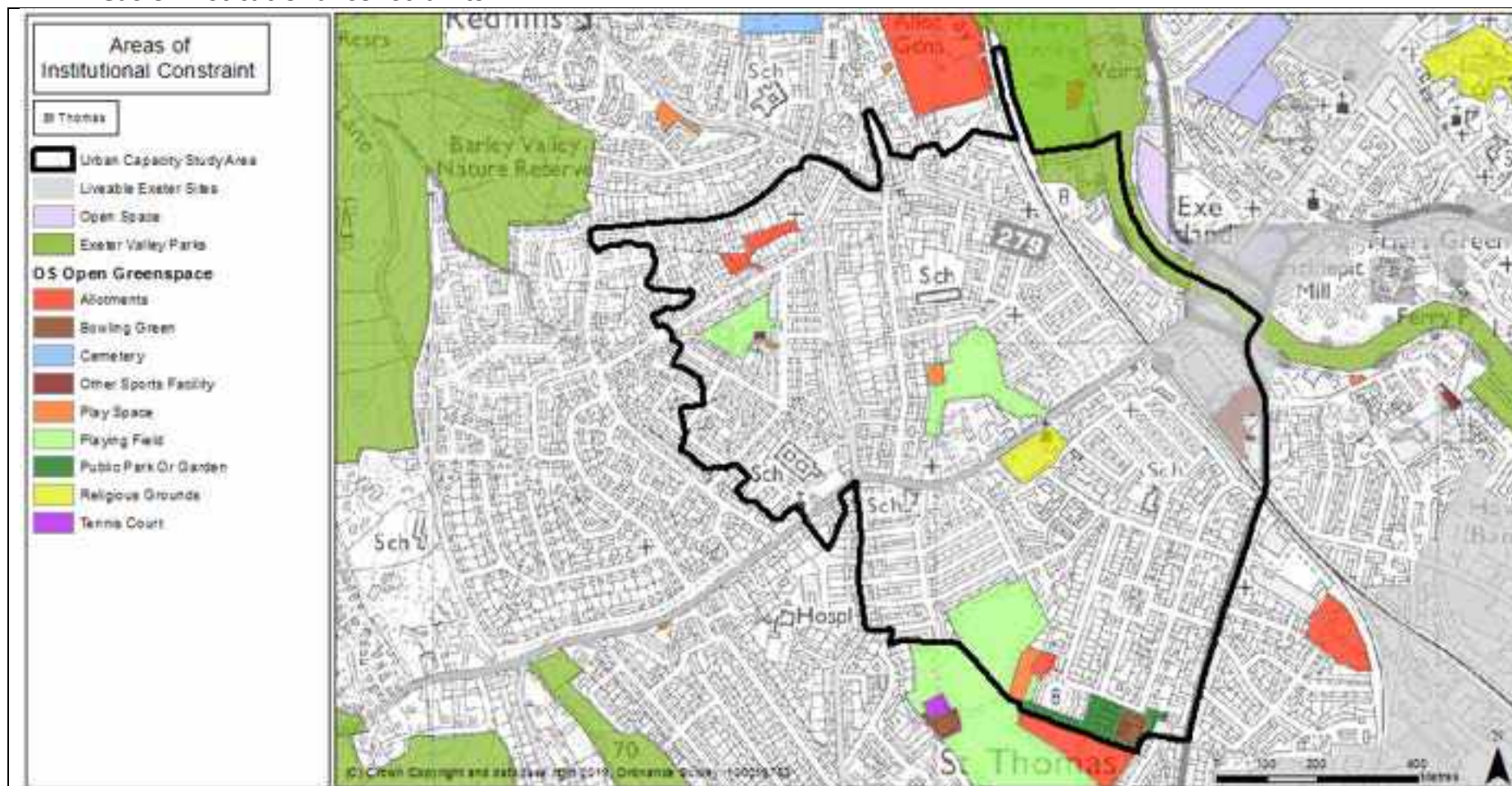
Notes: This study covers the area of St Thomas. As all of Exeter is within the built-up area boundary, the Exeter study area is divided into Middle Super Output Area (MSOA) within the existing urban area. St Thomas has a population of 8288.

1C – Areas of statutory exclusion



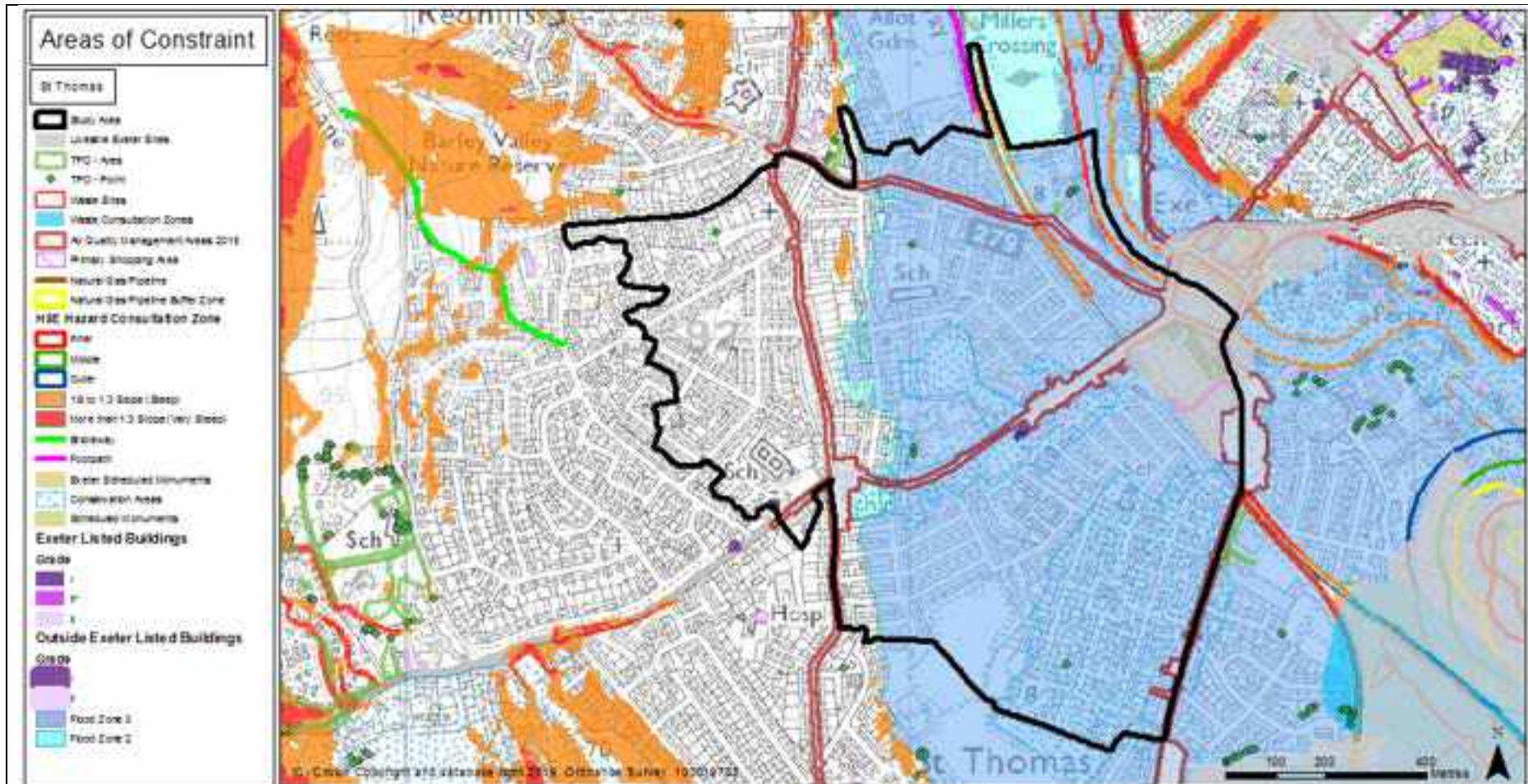
Notes: The MSOA contains Liveable Exeter site of Westgate, which is being assessed in a companion piece of evidence, and is therefore excluded from the UCS.

1D – Areas of institutional constraints



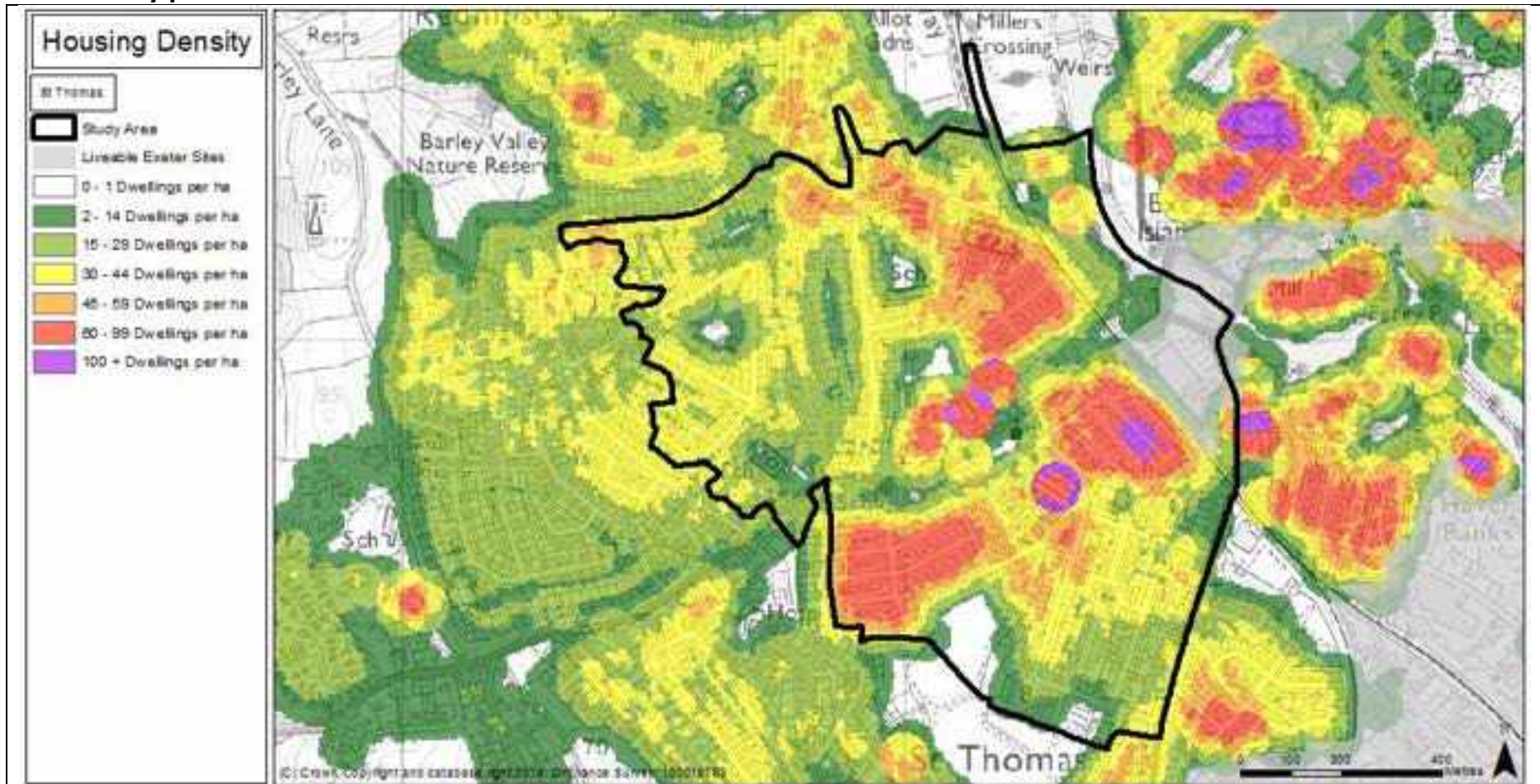
Notes: There are a number of different areas of community use within this site, including the Riverside Valley Park which is a significant constraint. In terms of the other areas that derive a specific public benefit from community use, the study area contains a good proportion of playing fields, allotments and parks, all of which need to be taken into consideration during site assessment.

1E – Areas of constraint



Notes: A number of constraints exist within St Thomas, including the Princes Square and Cowick Street conservation areas, grade I and II listed buildings, AQMA, and Flood Zone 3 which covers over half the study area.

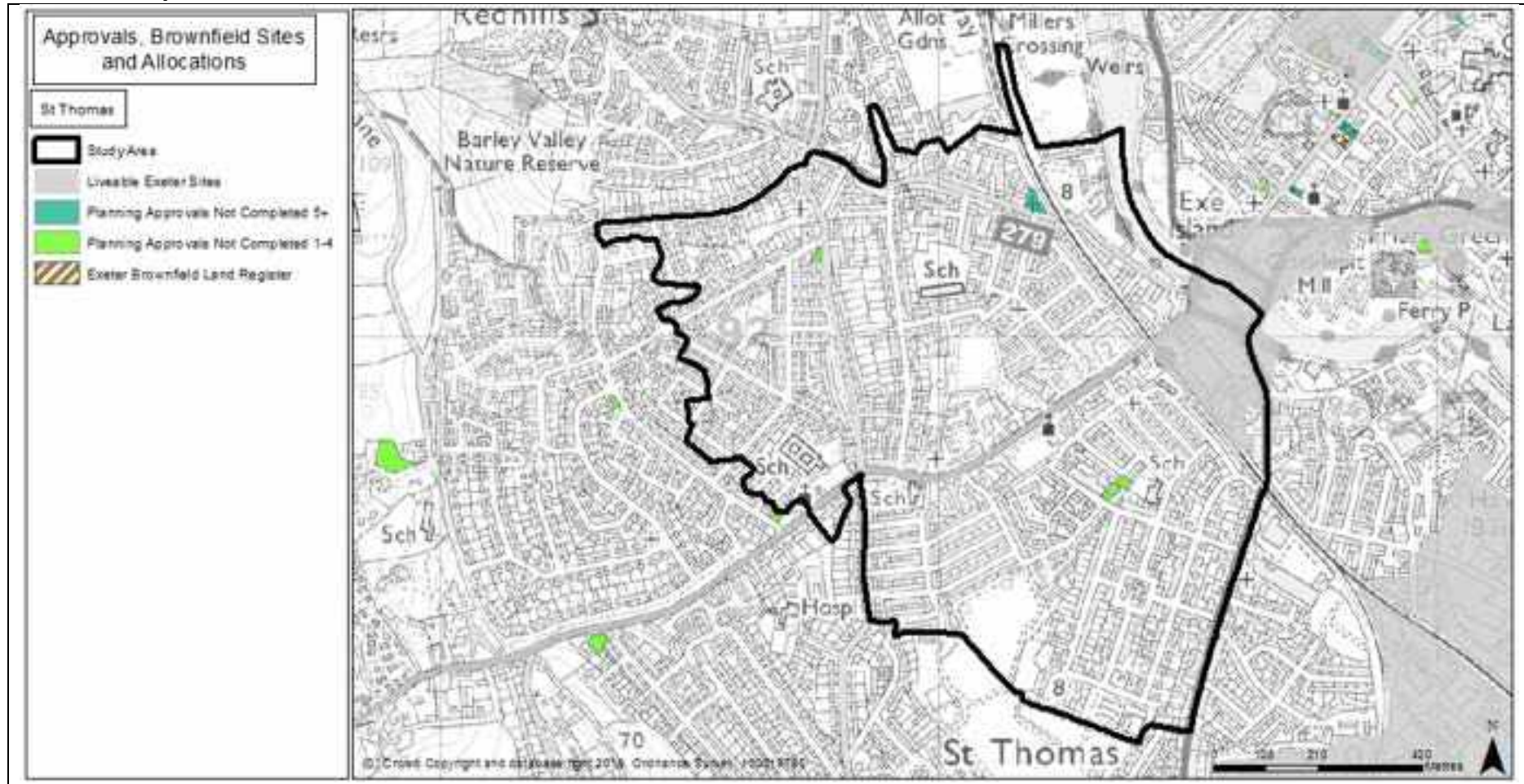
1F – Density profile



Notes: The St Thomas area is characterised by medium to high density terraced and semi-detached housing. The areas of highest density (60+ dwellings per hectare) are the 3 distinct areas of Victorian and inter-war terraces, which are unlikely to offer further capacity. The areas of lowest density (0 - 29 dwellings per hectare) are the post-war residential area, the Princes Square conservation area and land in other uses.

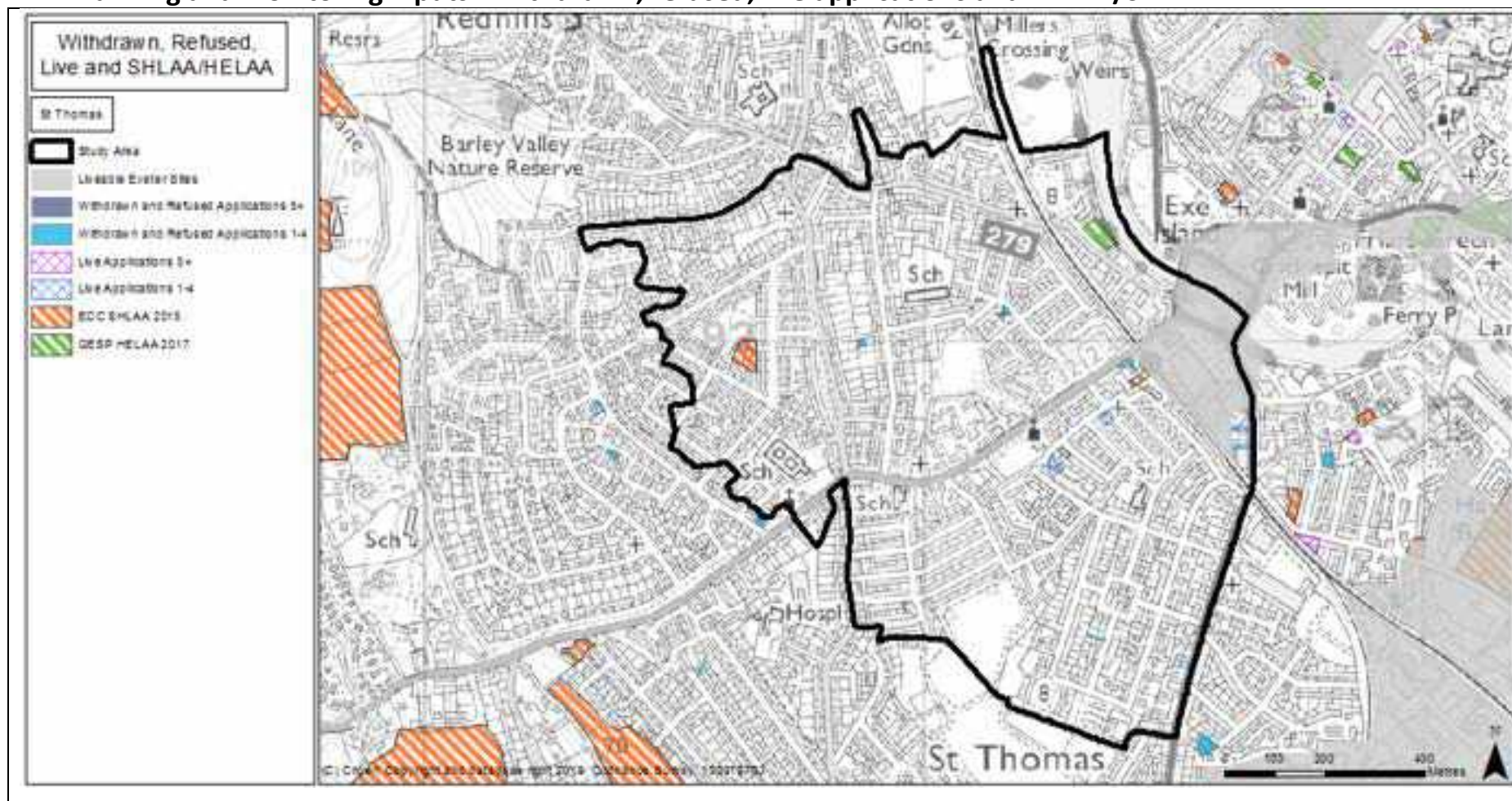
Stage 2 Sources of Supply

2A – Planning and monitoring inputs - planning approvals not completed, Brownfield Land Register, and sites allocated but not completed



Notes: All of the sites below have been excluded from further consideration, given their existing planning status.					
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approval not completed	17/1662/FUL Restoration and conversion of church into 9 residential units	Emmanuel Church Okehampton Road EX4 1EH	Approved	9	
Approval not completed	16/0442/FUL Subdivision to form additional dwelling	75 Buddle Lane EX4 1JR	Approved	1	
Approval not completed	19/0152/FUL 2 bed flat above shop	9 Buddle Lane EX4 1JU	Approved	1	
Approval not completed	18/1459/FUL Conversion of existing dwelling house into 2 flats	4 Ferndale Road EX2 9BW	Approved	1	
Approval not completed	16/0082/FUL Conversion and extension of existing buildings to provide 4 dwelling houses.	18B Cowick Road EX2 9BE	Approved	4	
Approval not completed	19/0777/FUL Subdivision of existing property to form 2No. dwelling units	Morwenna House Alphington Street EX2 8AT	Approved	1	
Approval not completed	18/0496/FUL Demolition of existing garages and construction of 2No.dwelling houses	51A And 52 Church Road, EX2 9BQ	Approved	2	

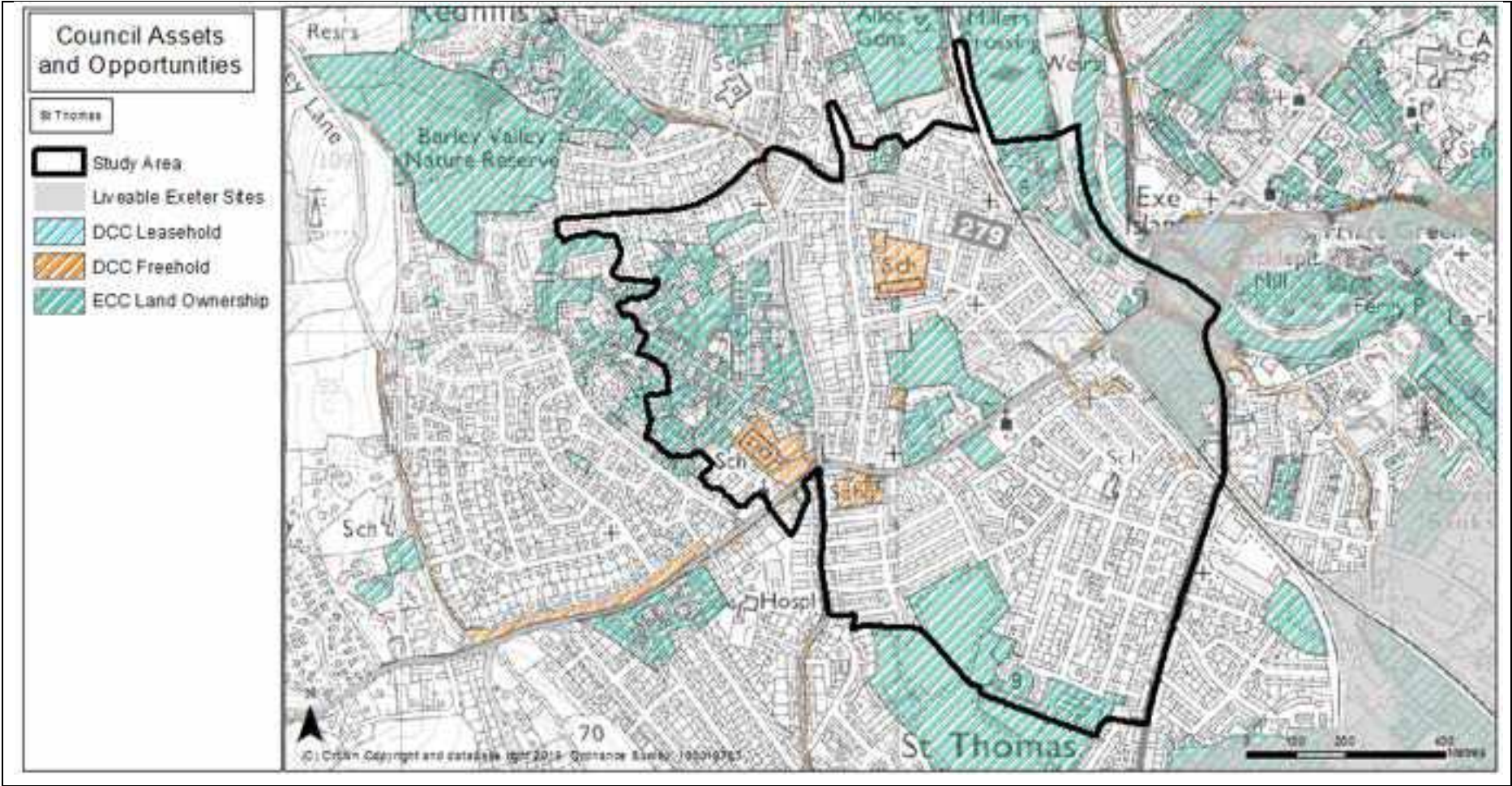
2A – Planning and monitoring inputs - Withdrawn, refused, live applications and HELAA/SHLAA



Notes: One site has been identified to be potentially suitable and will be considered through this study.						
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
HELAA 2017	Okehampton Street Car Park (0.21 ha)	Okehampton Street, EX4 1DY	HELAA site.		ECC owned	UCS_EC_ST_01
SHLAA	SHLAA site 115 Former Exeter Steiner School, 80 Merrivale Road, EX4 1PT	Former Exeter Steiner School, 80 Merrivale Road, EX4 1PT	SHLAA site			UCS_EC_ST_02
Withdrawn / Refused	17/1202/FUL Demolition of existing garages and construction of a dwelling	Rear of 73-77 Wardrew Road, EX4 1HA	Refused. Appeal dismissed	1	Too small for consideration	
Withdrawn / Refused / Live	18/0542/FUL / 18/1644/FUL / 20/0297/FUL Conversion of chapel to single dwellinghouse	42-44 Buller Road, EX4 1BJ	Both refused. 18/1644/FUL Appeal allowed 20/0297/FUL undetermined	1	Too small for consideration	
Withdrawn / Refused	14/0086/FUL 1 new dwelling	Between 3 & 5 Princes Street, EX2 9AW	Refused	1	Too small for consideration	
Withdrawn / Refused	17/1163/PDC Prior approval for change of use from office to residential (first floor)	3B St Thomas Court Cowick Street, EX4 1AJ	Withdrawn	1	Too small for consideration	
Live	18/0495/FUL Construction of 3 no dwellings	35 Church Road EX2 9AZ	Undetermined	3	Too small for consideration	
Live	19/1091/FUL	Pear Main Alphington Street	Undetermined	1	Too small for consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	Proposed rear extension & conversion to form 2 no flats	EX2 8AU				
Live	19/1026/FUL Conversion of dwelling into two flats	58 Alphington Road EX2 8HU	Undetermined	1	Too small for consideration	

2B – Council identified opportunities: Council assets



Notes: The following sites have been identified as Council owned land with potential for 5+ dwellings, regardless of other constraints. All other Council owned land sites are either too small to be considered or excluded as active school grounds.	
Site Description/Address	Reference
Newman Road Allotment, EX4 1PL	UCS_EC_ST_03
Merrivale Road playing field and play area, EX4 1PP	UCS_EC_ST_04
Private Garages and 1 – 4 Linfield Gardens, EX4 1PS	UCS_EC_ST_05
Pinces Gardens and Cowick Barton Recreation Ground, EX2 9EW	UCS_EC_ST_06
St Thomas' Churchyard, EX4 1AP	UCS_EC_ST_07
Prospect Place, Cowick Street, EX4 1HY	UCS_EC_ST_08
St Thomas Pleasure Ground, EX4 1HS	UCS_EC_ST_09
Swan Yard, Exe Bridges, EX4 1DR	UCS_EC_ST_10
Car park and grassed area SE of Royal Oak, Okehampton Street, EX4 1DY	UCS_EC_ST_11
Flowerpot Lane Car Park, EX4 1DH	UCS_EC_ST_12

2C - Institutional assets and opportunities

Notes: None of the submitted institutional assets or opportunities are located within this study area.

2D – Targeted national non-domestic ratings (NNDR) potential UCS sites

Notes: None

2E – Vacant residential properties

Notes: No vacant residential properties which meet the size thresholds for consideration are located within this study area.

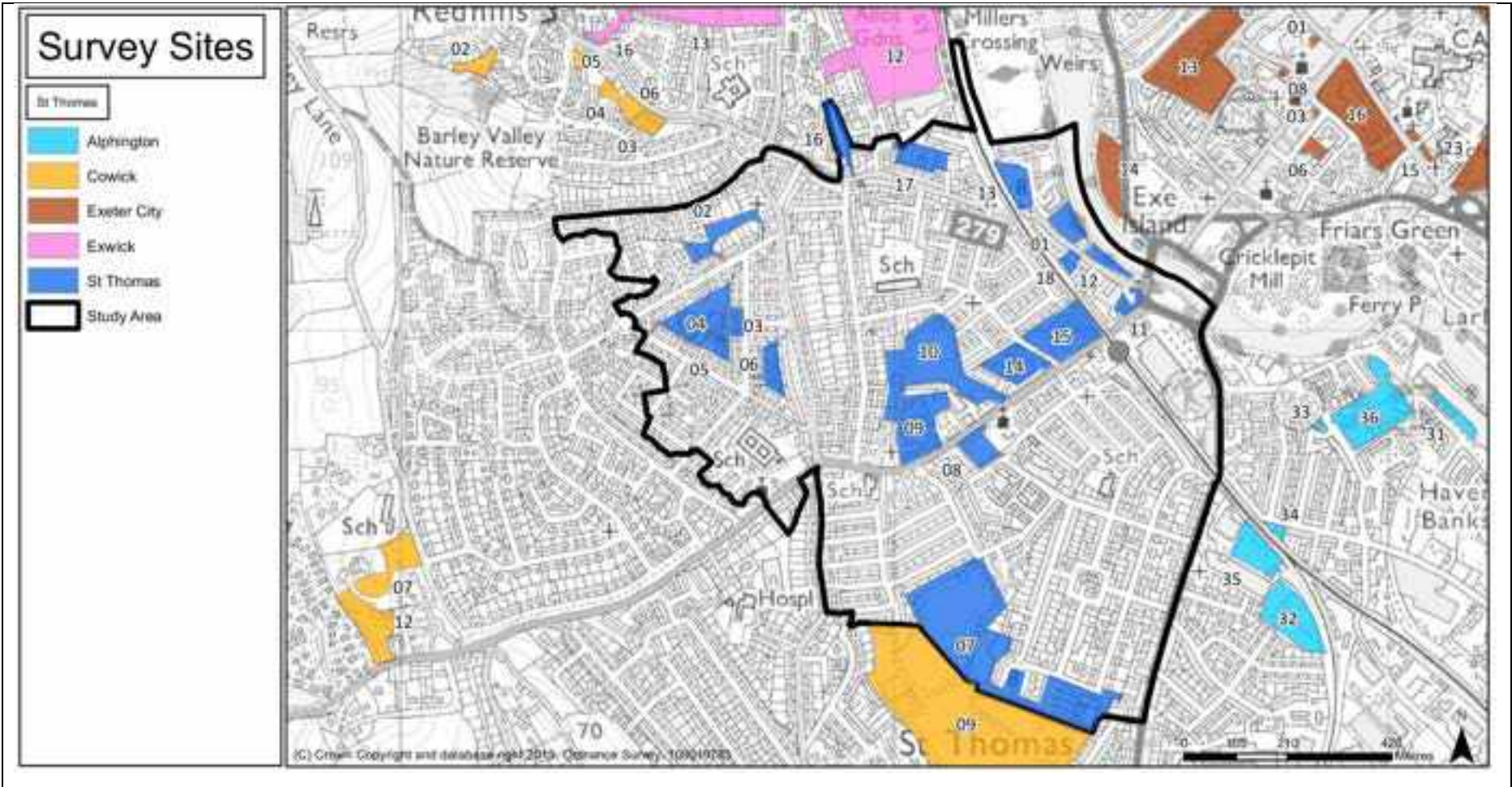
2F –Additional potential UCS sites

Notes: The following additional sites have been identified in the 'left over space' assessment.as having potential to deliver 5 or more dwellings

Site Description / Address	Reference
32 Okehampton Street, EX4 1DY	UCS_EC_ST_13

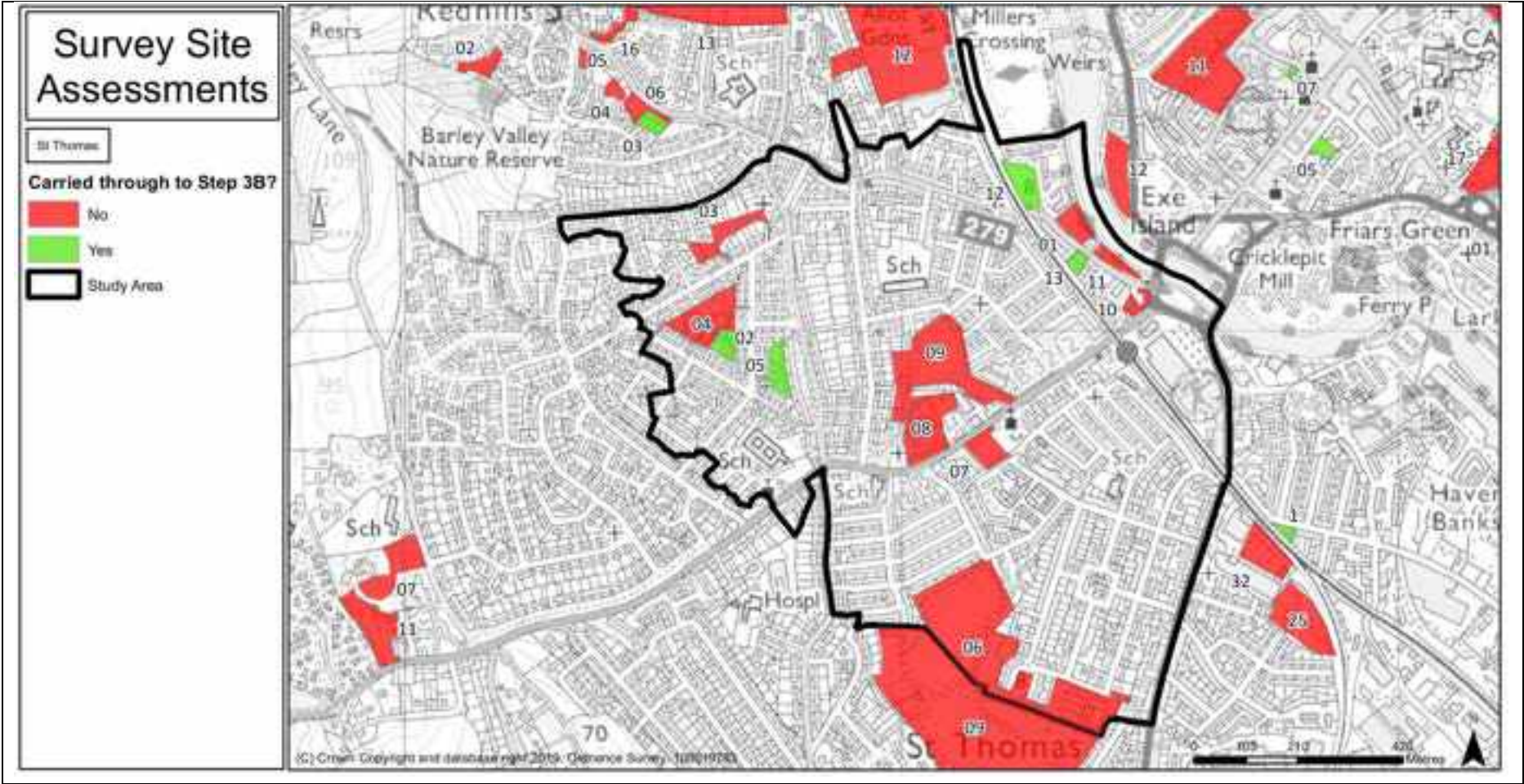
Stage 3 Urban Capacity Survey/Analysis

3A – Identified sites



Notes: The following sites have been identified throughout stage 2.	
Site Description / Address	Reference
Okehampton Street Car Park, EX4 1DY	UCS_EC_ST_01
Former Exeter Steiner School, 80 Merrivale Road, EX4 1PT	UCS_EC_ST_02
Newman Road Allotments, EX4 1PL	UCS_EC_ST_03
Merrivale Road playing field and play area, EX4 1PP	UCS_EC_ST_04
Private Garages and 1 – 4 Linfield Gardens, EX4 1PS	UCS_EC_ST_05
Pinces Gardens and Cowick Barton Recreation Ground, EX2 9EW	UCS_EC_ST_06
St Thomas' Churchyard, EX4 1AP	UCS_EC_ST_07
Prospect Place, Cowick Street, EX4 1HY	UCS_EC_ST_08
St Thomas Pleasure Ground, EX4 1HS	UCS_EC_ST_09
Swan Yard, Exe Bridges, EX4 1DR	UCS_EC_ST_10
Car park and grassed area SE of Royal Oak, Okehampton Street, EX4 1DY	UCS_EC_ST_11
Flowerpot Lane Car Park, EX4 1DH	UCS_EC_ST_12
32 Okehampton Street, EX4 1DY	UCS_EC_ST_13

3A – Survey (ii) Rejected sites



Notes: The following identified sites have been excluded from further consideration.		
Site Description / Address	Reference	Reasons for rejection
Okehampton Street Car Park, EX4 1DY	UCS_EC_ST_01	Unsuitable for development as significant trees on site. (Assessed by the Senior Arboricultural Officer)
Newman Road Allotments, EX4 1PL	UCS_EC_ST_03	In active use and unavailable for development. Contrary to Development Plan including policy L10 of Local Plan seeking to resist development that would harm allotment provision
Merrivale Road playing field and play area, EX4 1PP	UCS_EC_ST_04	Public open space and play park within a residential area - unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Pinces Gardens & Cowick Barton Recreation Ground, EX2 9EW	UCS_EC_ST_06	Public park and open space within a residential area - unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
St Thomas' Churchyard, EX4 1AP	UCS_EC_ST_07	Grade 1 listed church. Unavailable for development
Prospect Place, Cowick Street, EX4 1HY	UCS_EC_ST_08	In active use and unavailable for development
St Thomas Pleasure Ground, EX4 1HS	UCS_EC_ST_09	Public open space and play park within a residential area - unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Swan Yard, Exe Bridges, EX4 1DR	UCS_EC_ST_10	In active use and unavailable for development

Site Description / Address	Reference	Reasons for rejection
Car park and grassed area SE of Royal Oak, Okehampton Street, EX4 1DY	UCS_EC_ST_11	In active use and unavailable for development

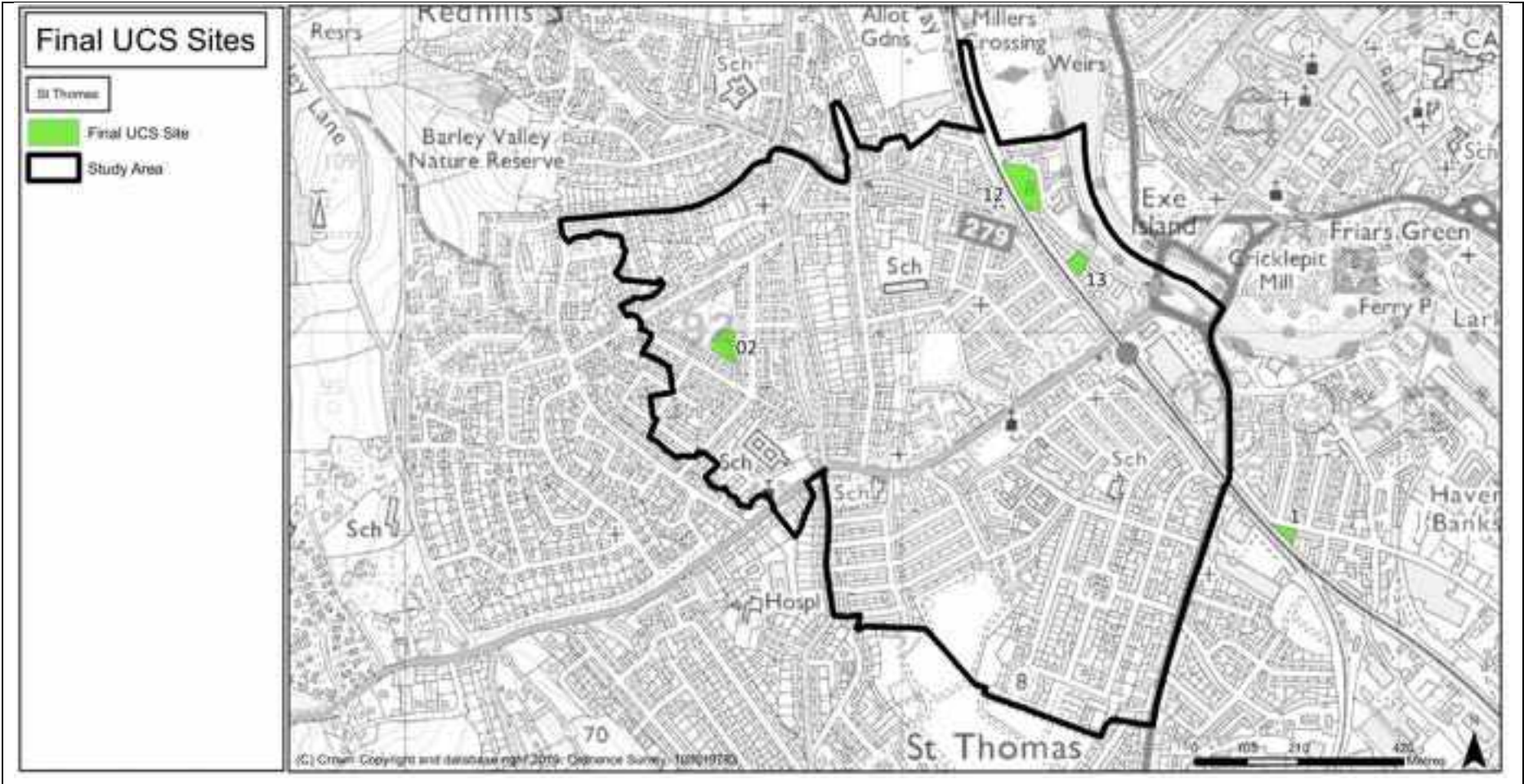
3A – (iii) All sites carried through to 3B

Notes: The following sites have been carried through to the next stage to further consider potential for capacity.		
Site Address	Reference	Approximate potential net dwellings
Former Exeter Steiner School, 80 Merrivale Road, EX4 1PT	UCS_EC_ST_02	5
Private Garages and 1 – 4 Linfield Gardens, EX4 1PS	UCS_EC_ST_05	N/A as rejected during consultation
Flowerpot Lane Car Park, EX4 1DH	UCS_EC_ST_12	9
32 Okehampton Street, EX4 1DY	UCS_EC_ST_13	5

3C – Site review (i) Sites rejected after specialist officer consideration and consultation

Site Address	Reference	Reasons for rejection
Private Garages and 1 – 4 Linfield Gardens, EX4 1PS	UCS_EC_ST_05	Occupied dwellings and garages in use. Insufficient evidence to conclude site suitable to take forward.

3C – Site review (ii) Remaining potential UCS sites



Site Address	Reference	Approximate potential net dwellings	Expert Consultee Notes
Former Exeter Steiner School, 80 Merrivale Road, EX4 1PT	UCS_EC_ST_02	5	Site has development potential but mitigation measures and further assessment will be required. - Archaeology / Conservation – Site developable. Low potential for buried remains due to current development of the site. - Flood and Water – Site developable subject to appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed - Highways – Site developable. Low car use. Would need improvements to access onto Merrivale Road. Ped/cycle access to the POS. - Minerals and Waste – Not located within a MSA or MCA or WCZ - PROW – No PROW on site. - Environmental Health – Site developable, with assessment and mitigation as required (contaminated land, other noise). This location is close to public transport links and so any car parking provided should be minimal. Use of ULEVs should be encouraged (for example by a low emissions strategy for the development) - ECC Housing – N/A - ECC Estates – N/A - Arboriculturalist – Tree constraints plan required, incorporate significant trees into any proposed development
Flowerpot Lane Car Park, EX4 1DH	UCS_EC_ST_12	9	Site has development potential but mitigation measures and further assessment will be required.

Site Address	Reference	Approximate potential net dwellings	Expert Consultee Notes
			- Archaeology / Conservation - Site developable but high potential for buried remains as located next to known medieval and post medieval house of Hayes Barton, site of engagement in Civil War. Also potential Roman remains. Archaeological work required pre and post determination; some potential implications for layout. - Flood and Water – Site developable although within flood zones although some protection from Exeter Flood Defence Scheme. Consultation with EA required for more detail. Planning policy to be followed for development in flood zones. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed - Highways – Site developable. Car Free - need to have suitable ped/cycle links to path alongside river/playing fields and possible improvements. Minerals and Waste – Not located within a MSA or MCA or WCZ - PROW – No PROW on site. - Environmental Health – Site developable, with assessment and mitigation as required (contaminated land and other noise). This site is in a highly sustainable location and should be constructed without private car parking if possible. - ECC Housing – N/A - ECC Estates – no reason not to take forward but may be site constraints

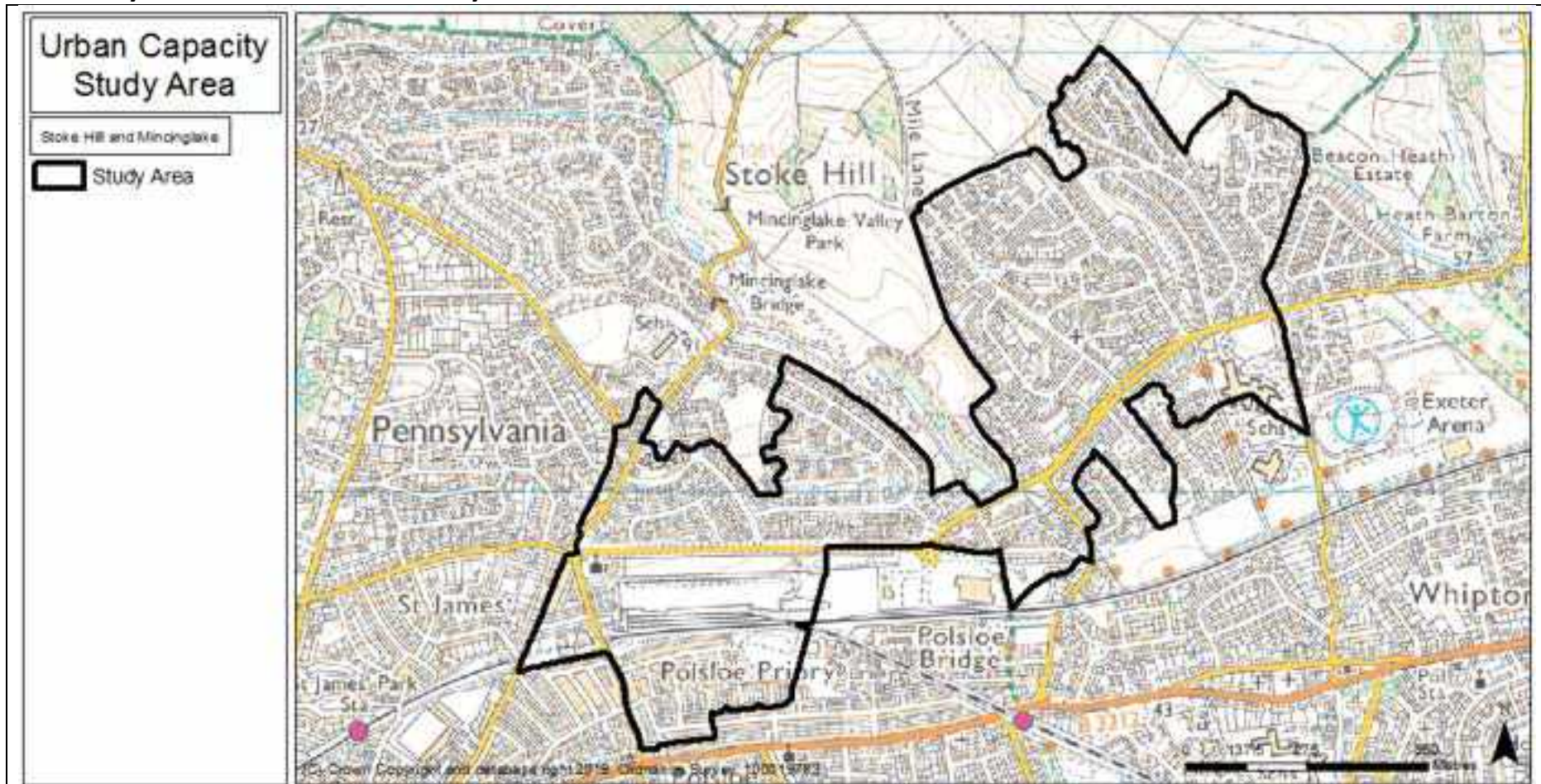
Site Address	Reference	Approximate potential net dwellings	Expert Consultee Notes
			- Arboriculturalist – site developable. Avoid trees on or close to western boundary, incorporate as many trees on the eastern boundary of the site
32 Okehampton Street, EX4 1DY	UCS_EC_ST_13	5	Site has development potential but mitigation measures and further assessment will be required. - Archaeology / Conservation - Site developable but some potential for buried remains. Archaeological work required. - Flood and Water – Site developable but significant risk of surface water flood risk on this site. Development should not encroach into areas where surface water likely to pond. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed - Highways – Site developable. Car free - footway improvements along frontage. Crossing point to reach riverside walking. - Minerals and Waste – Not located within a MSA or MCA or WCZ - PROW – No PROW on site. - Environmental Health – Site developable, with assessment and mitigation as required (air quality, contaminated land, transport noise, other nuisance). This site is in a highly sustainable location and should be constructed without private car parking if possible. - ECC Housing – N/A

Site Address	Reference	Approximate potential net dwellings	Expert Consultee Notes
			- ECC Estates – N/A - Arboriculturalist – Site developable. Significant trees within site to be retained.

K. Stoke Hill and Mincinglake

Stage 1 Methodology and Preparation

1B – Study area settlement boundary

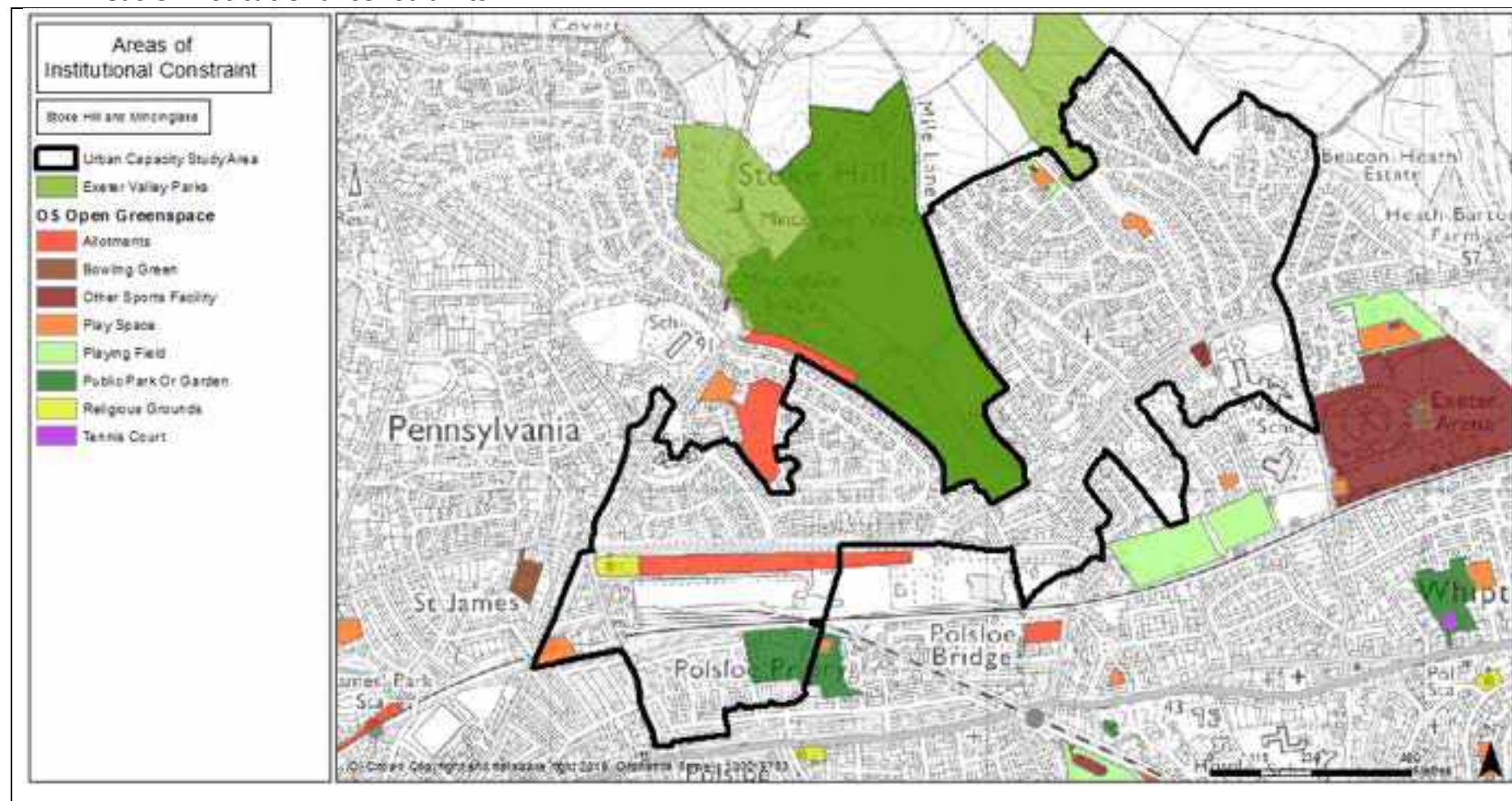


Notes: This study covers the area of Stoke Hill and Mincinglake. As all of Exeter is within the built-up area boundary, the Exeter study area is divided into Middle Super Output Areas (MSOA) within the existing urban area. Stoke Hill and Mincinglake has a population of about 7000.

1C – Areas of statutory exclusion

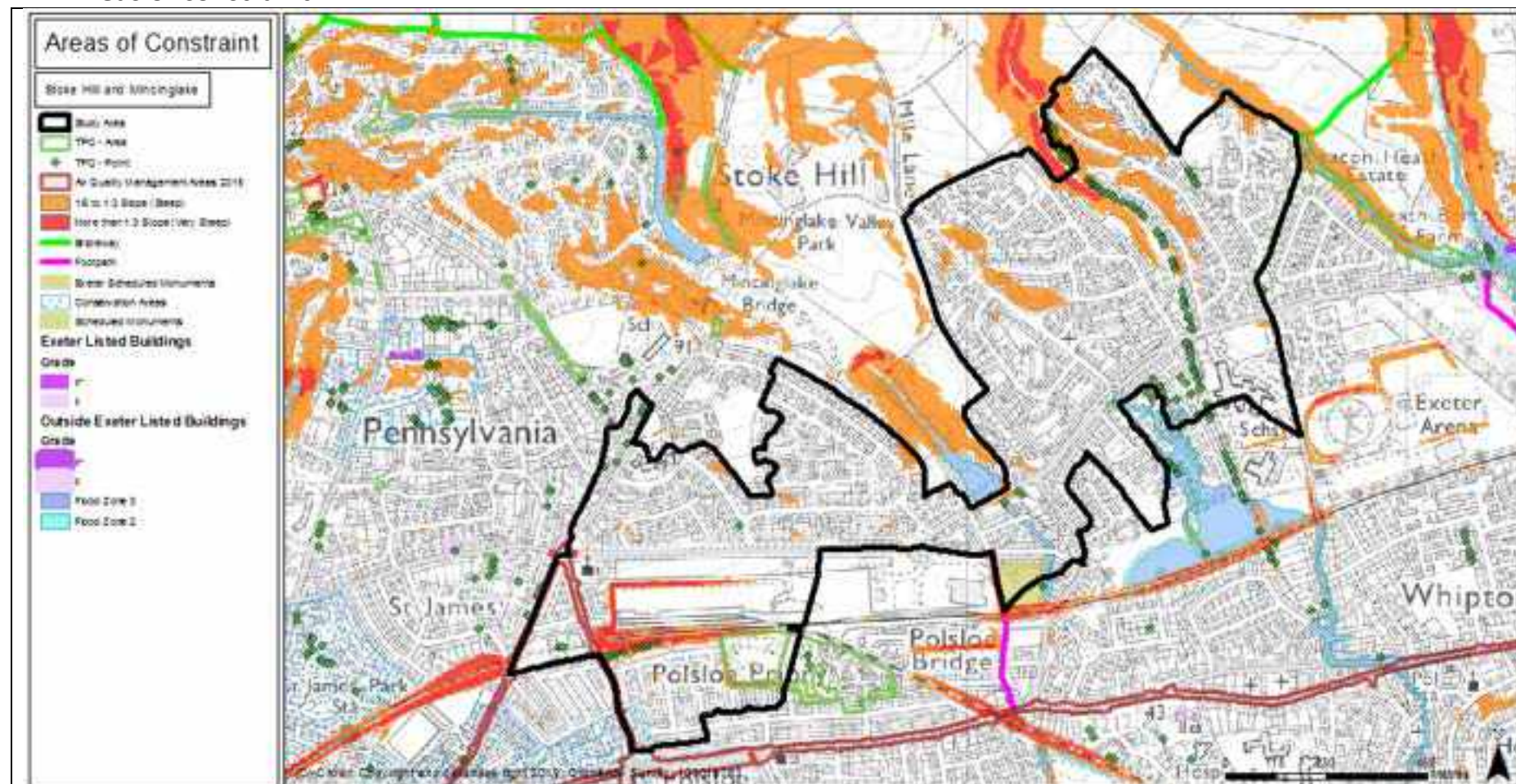
Notes: The study area does not contain any areas of statutory exclusion within it, nor close to the study area.

1D – Areas of institutional constraints



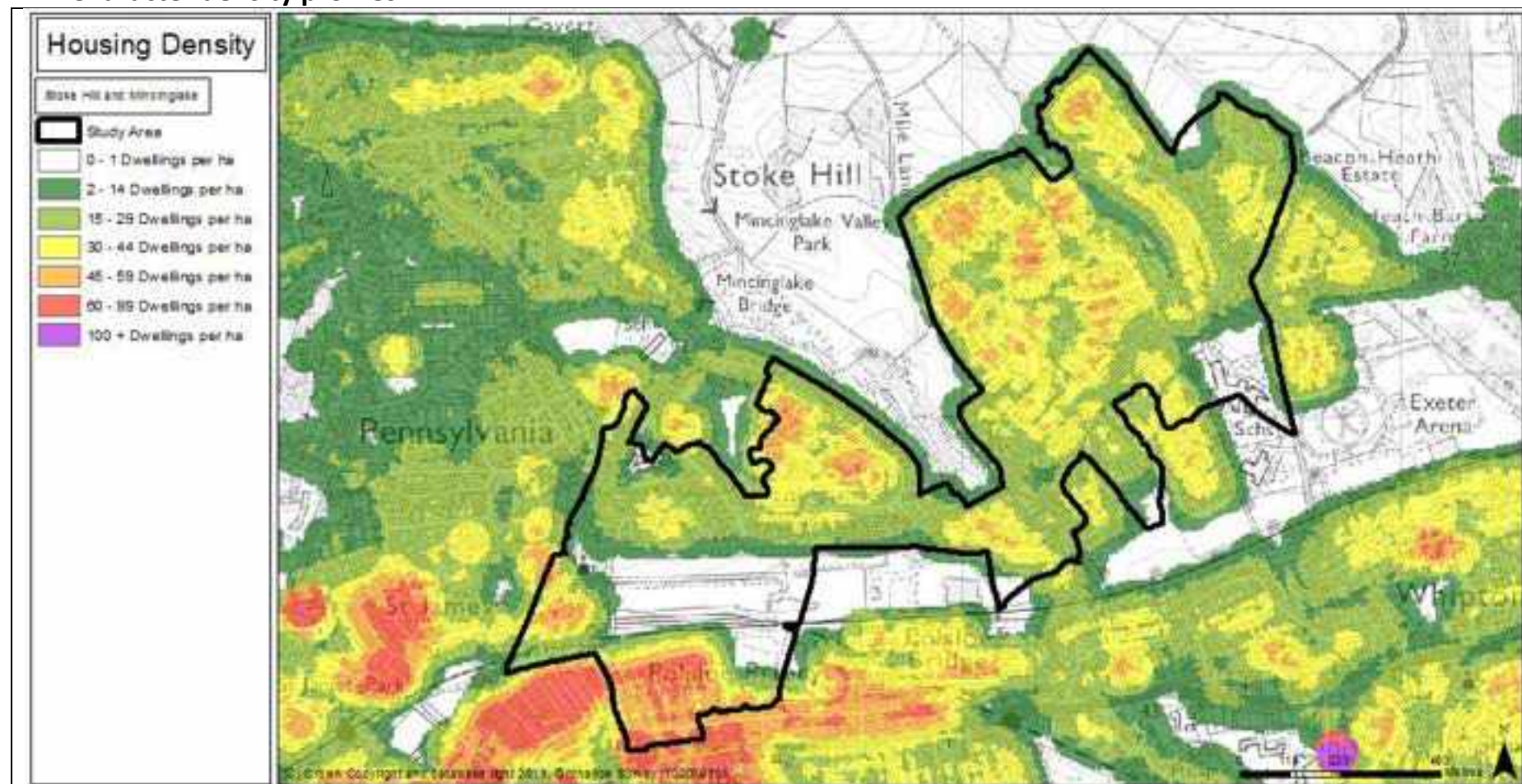
Notes: There are a number of different areas which provide public benefits including a public park, play parks and allotments, The Mincinglake Valley Park, which is part of the network of Exeter Valley parks, also borders the centre of the study area. All of these need to be taken into consideration during site assessment.

1E – Areas of constraint



Notes: While relatively few constraints exist within the study area, those present include a short section of an air quality management area, small areas of flood zone 3, a number of TPOs, St Katherine's Priory scheduled monument and areas of steep land. These constraints will be considered in the assessment work.

1F – Character density profiles



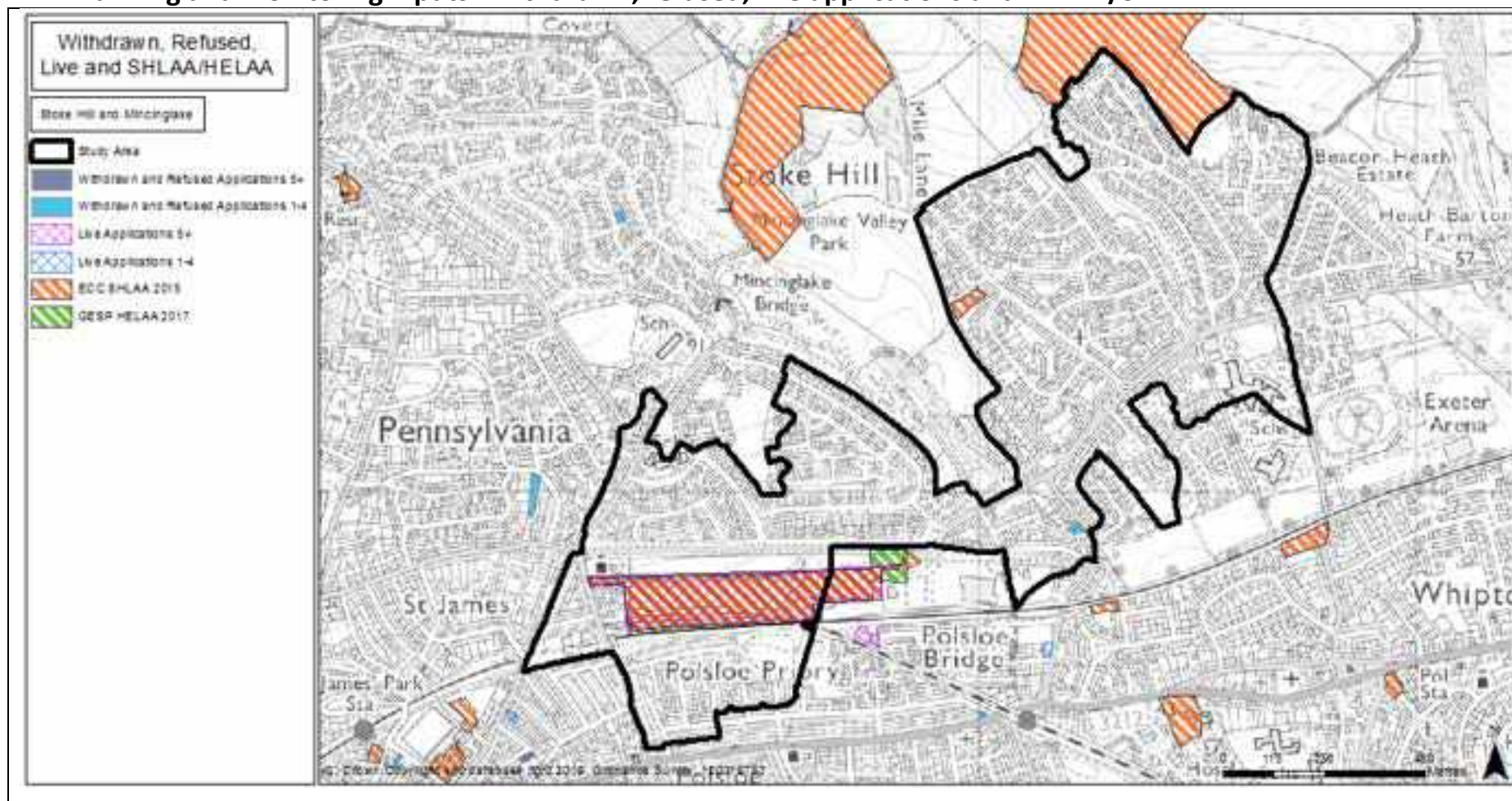
Notes: The Stoke Hill area contains a wide range of residential densities, with the majority of the development built in the 1940s to 1950s at densities of between 20 – 40 dph.

2A – Planning and monitoring inputs - planning approvals not completed, Brownfield Land Register and sites allocated but not completed



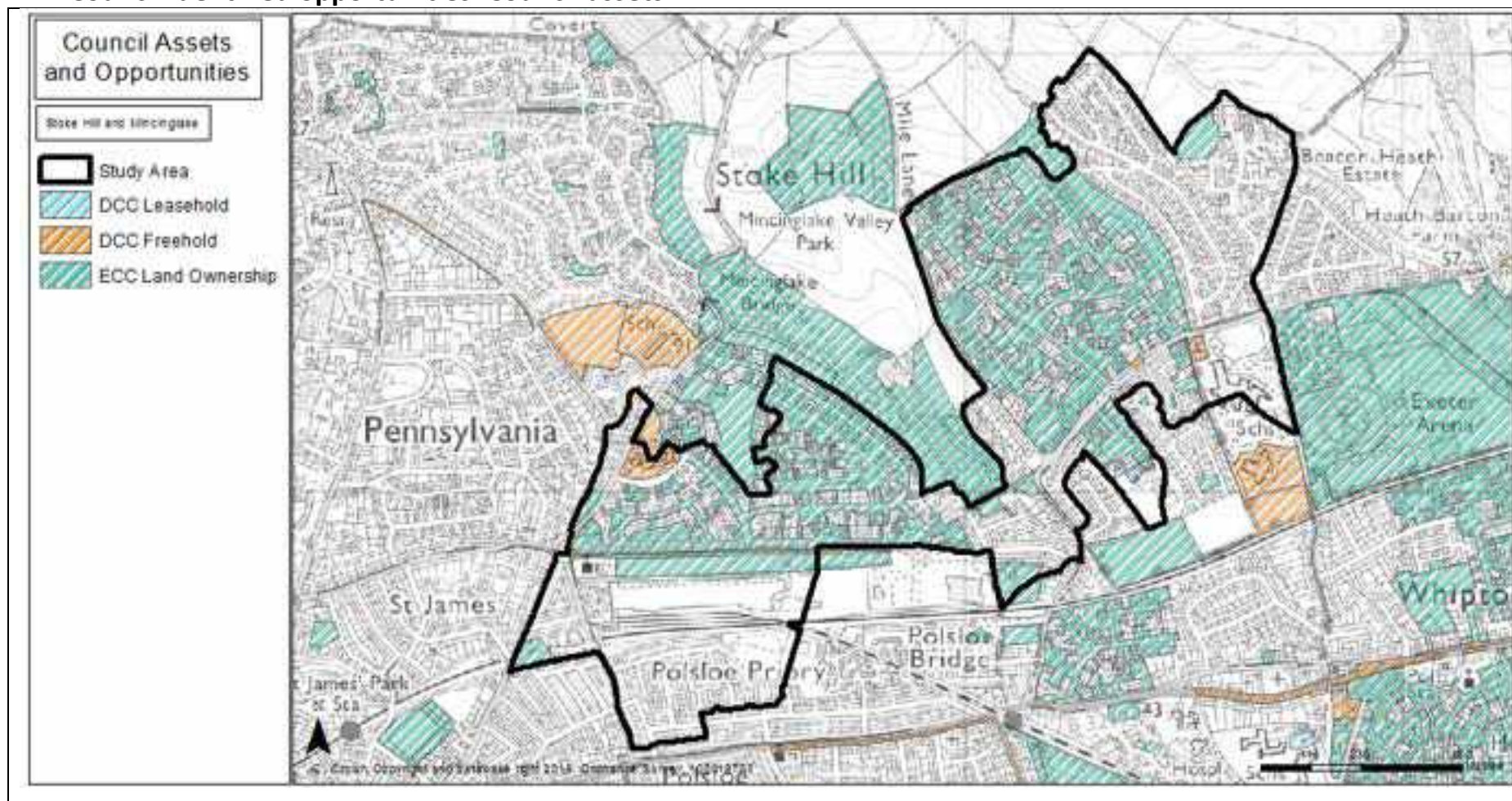
Notes: The sites listed below have been excluded from further consideration, given their existing planning status.					
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Brownfield Land Register / Approval not completed	19/0650/OUT The Old Coal Yard, Exmouth Junction	The Old Coal Yard, Exmouth Junction, Mount Pleasant Road, EX4 7AE	Approved	465	
Approval not completed	17/1744/FUL Construction of 4 semi-detached houses within grounds of 132 Beacon Lane and retention of existing house.	Westwood 132 Beacon Lane Exeter EX4 8LX	Approved	4	
Approval not completed	19/1646/FUL Construction of a new dwelling on land adjacent to no. 6 Pinwood Lane.	6 Pinwood Lane Exeter Devon EX4 8NQ	Approved	1	

2A – Planning and monitoring inputs - withdrawn, refused, live applications and HELAA/SHLAA



Notes: No sites have been identified in this stage.						
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
Live applications / Brownfield Land Register / SHLAA	19/0650/OUT / SHLAA Site 23 Outline application for the construction of 400 residential dwellings (Class C3), 65 senior living with care units (Class C2)	The Old Coal Yard, Exmouth Junction, Mount Pleasant Road, EX4 7AE	Live – Approved at Planning Committee	465	Live but approved at Planning Committee therefore not carried forward	-
Refused	14/0928/FUL Proposed 1 new detached dwelling	56 Beacon Lane, EX4 8LL	Refused. Appeal dismissed	1	Too small for further consideration	-
SHLAA	Site 22 Land off Merlin Crescent	Land off Merlin Crescent	Has been developed for residential use		Has been developed for residential use	-

2B – Council identified opportunities: Council assets



Notes: The table identifies the publicly owned sites which may have the potential for 5+ dwellings, regardless of other constraints. All other Council owned land is too small to be considered or excluded as within an Exeter Valley Park designation.	
Site Description/Address	Reference
Play area, Old Tiverton Road and Iddesleigh Road, EX4 6NE	UCS_EC_SHM_01
Prince Charles Road allotment gardens, EX4 7AH	UCS_EC_SHM_02
St Katharine's Priory, St Katharine's Road, EX4 7JY	UCS_EC_SHM_03
Garages to rear of 100 Beacon Lane, EX4 8LU	UCS_EC_SHM_04
Play area on corner of Lancelot Road and Pendragon Road, EX4 9BX	UCS_EC_SHM_05
Wooded green wedge within steep valley between Lancelot Road and Iolanthe Drive, EX4 9DA	UCS_EC_SHM_06
Parkland area north of Juniper Close, EX4 9JT	UCS_EC_SHM_07
Open space on corner of Calthorpe Road and Beacon Lane, EX4 8LL	UCS_EC_SHM_08
Open space at Fouracre Close, EX4 8LS	UCS_EC_SHM_09
Open space at Excalibur Close, EX4 8LH	UCS_EC_SHM_10
Steep green bank between King Arthur's Road and Elaine Close, EX4 9BH	UCS_EC_SHM_11
Pocket park rear of 17 – 31 Elaine Close, EX4 9BP	UCS_EC_SHM_12

2C - Institutional assets and opportunities

Notes: There are no institutional assets or opportunities which have been submitted in the study area.

NNDR Potential Sites

Stoke Hill and Mincinglake

Study Area

Storage and Premises

Stoke Hill

Mincinglake Valley Park

Mincinglake Bridge

Pennsylvania

St. James

James Park

Poislloe Priory

Poislloe Bridge

Beacon Heath Estate

Leach Barton Farm

Exeter Arena

Whipton

Scale bar: 0 20 40 60 80 100 Meters

North arrow

Copyright: Ordnance Survey, 2018

Notes: Two B8 premises on land at Exmouth Junction					
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
NDDR / Brownfield Register / SHLAA / Live application	19/0650/OUT / SHLAA Site 23	Office on railway embankment rear of Priory Road, with main operations at The Old Coal Yard, Exmouth Junction, Mount Pleasant Road EX4 7AE	Live application approved at Planning Committee therefore not carried forward	-	-

2E – Vacant residential properties

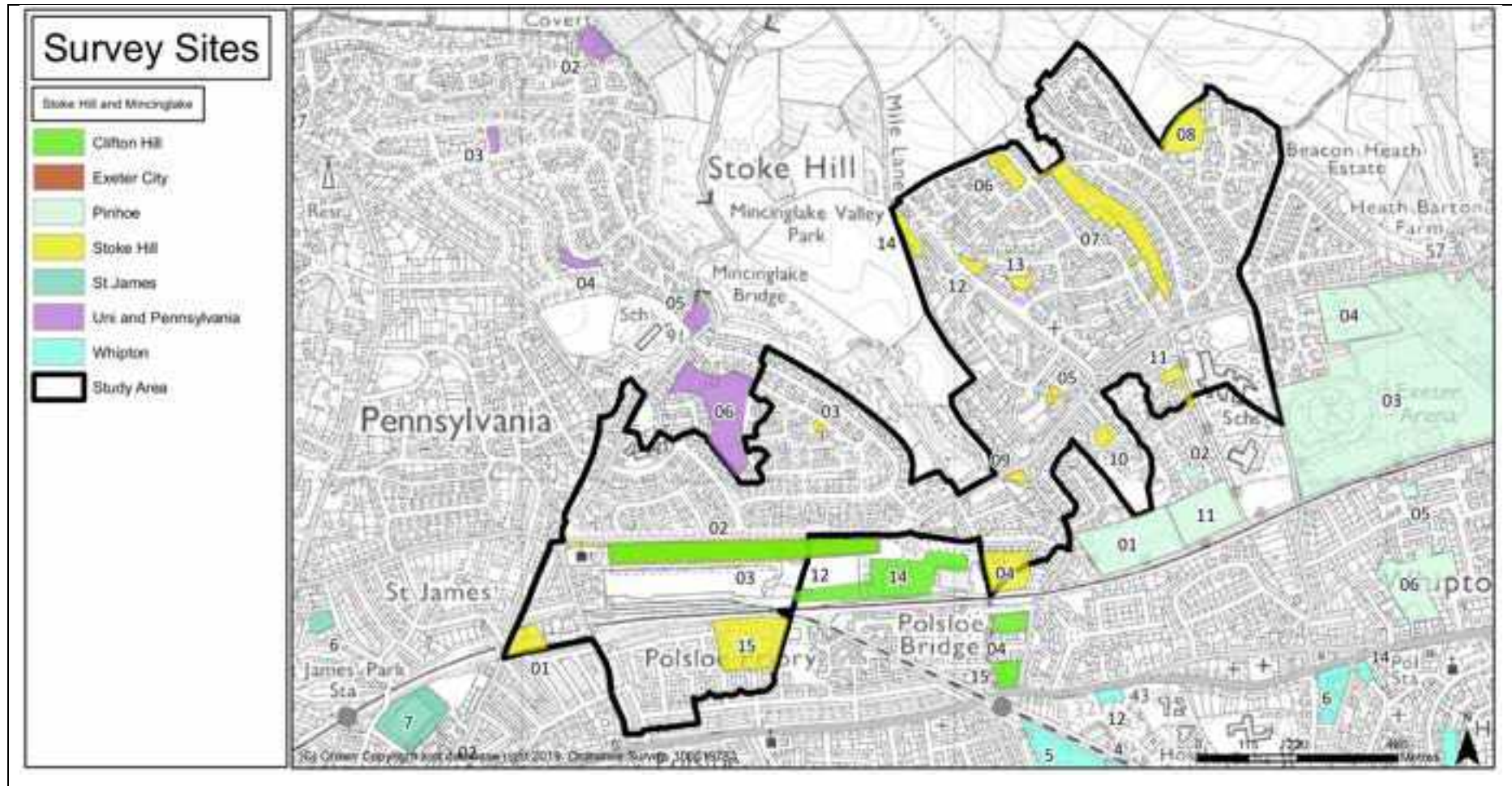
Notes: No appropriate vacant residential properties exist in the study area which meet the size thresholds for consideration.

2F –Additional potential UCS sites

Site Description / Address	Reference
Rear of Mile gardens including parking area and grassed areas	UCS_EC_SHM_13

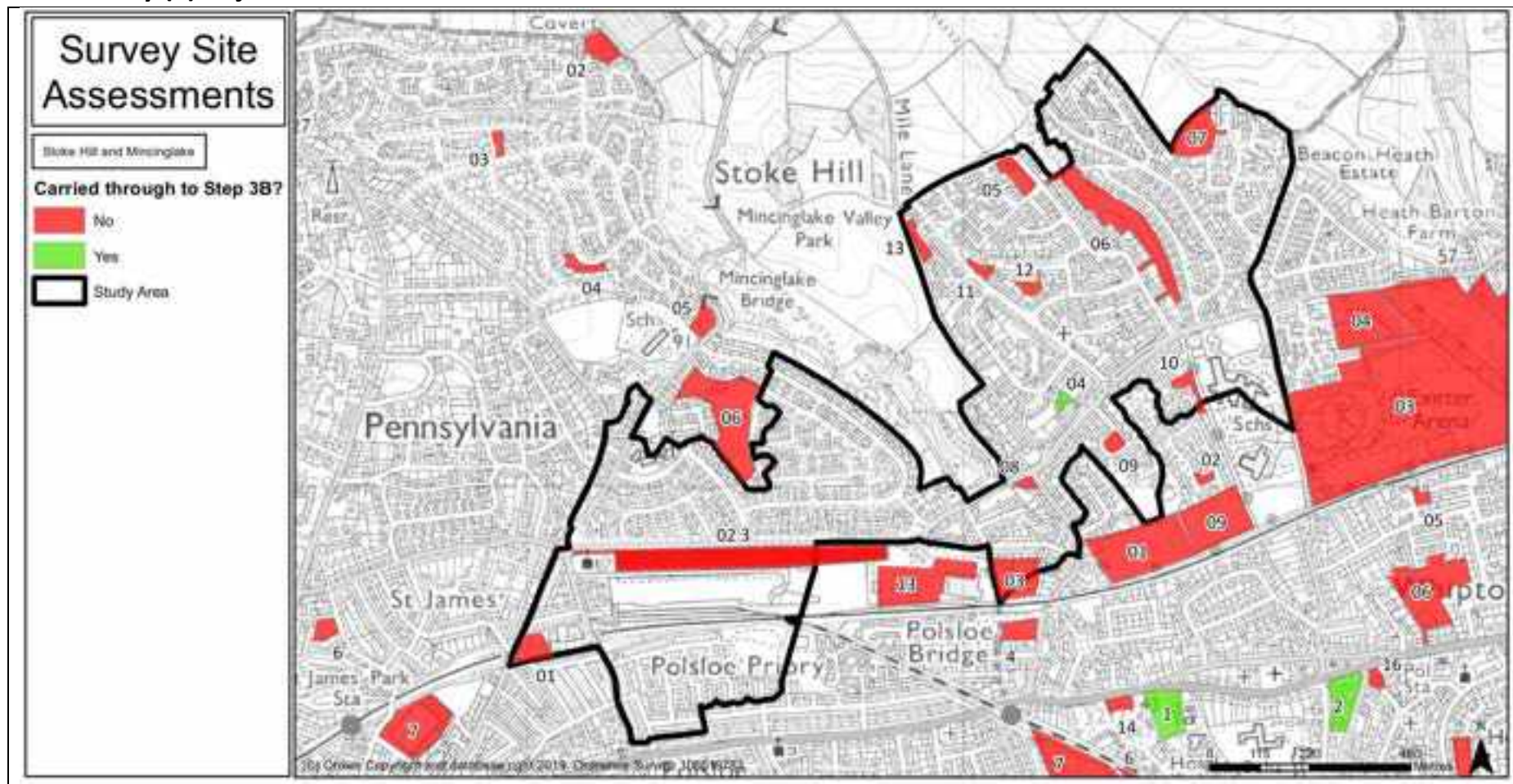
Stage 3 Urban Capacity Survey/Analysis

3A – All Identified sites



Notes: The following sites have been identified throughout stage 2.	
Site Description / Address	Reference
Play area, Old Tiverton Road and Iddesleigh Road, EX4 6NE	UCS_EC_SHM_01
Prince Charles Road allotment gardens, EX4 7AH	UCS_EC_SHM_02
St Katharine's Priory, St Katharine's Road, EX4 7JY	UCS_EC_SHM_03
Garages to rear of 100 Beacon Lane, EX4 8LU	UCS_EC_SHM_04
Play area on corner of Lancelot Road and Pendragon Road, EX4 9BX	UCS_EC_SHM_05
Wooded green wedge within steep valley between Lancelot Road and Iolanthe Drive, EX4 9DA	UCS_EC_SHM_06
Parkland area north of Juniper Close, EX4 9JT	UCS_EC_SHM_07
Open space on corner of Calthorpe Road and Beacon Lane, EX4 8LL	UCS_EC_SHM_08
Open space at Fouracre Close, EX4 8LS	UCS_EC_SHM_09
Open space at Excalibur Close, EX4 8LH	UCS_EC_SHM_10
Steep green bank between King Arthur's Road and Elaine Close, EX4 9BH	UCS_EC_SHM_11
Pocket park rear of 17 – 31 Elaine Close, EX4 9BP	UCS_EC_SHM_12
Rear of Mile Gardens including parking area and grassed areas, EX4 9DS	UCS_EC_SHM_13

3A – Survey (ii) Rejected sites



Notes The following identified sites have been excluded from further consideration.		
Site Description / Address	Reference	Reasons for rejection
Play area, Old Tiverton Road and Iddesleigh Road, EX4 6NE	UCS_EC_SHM_01	Unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies.
Prince Charles Road allotment gardens, EX4 7AH	UCS_EC_SHM_02	In active use and unavailable for development. Contrary to Development Plan including policy L10 of Local Plan seeking to resist development that would harm allotment provision.
St Katharine's Priory, St Katharine's Road, EX4 7JY	UCS_EC_SHM_03	Scheduled ancient monument
Play area on corner of Lancelot Road and Pendragon Road, EX4 9BX	UCS_EC_SHM_05	Unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies.
Wooded green wedge within steep valley between Lancelot Road and Iolanthe Drive, EX4 9DA	UCS_EC_SHM_06	Largely undevelopable. Contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area.
Parkland area north of Juniper Close, EX4 9JT	UCS_EC_SHM_07	Unavailable for development. Contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area.

Site Description / Address	Reference	Reasons for rejection
Open space on corner of Calthorpe Road and Beacon Lane, EX4 8LL	UCS_EC_SHM_08	Unavailable for development. Contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area.
Open space at Fouracre Close, EX4 8LS	UCS_EC_SHM_09	Unavailable for development. Contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area.
Open space at Excalibur Close, EX4 8LH	UCS_EC_SHM_10	Unavailable for development. Contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area.
Steep green bank between King Arthur's Road and Elaine Close, EX4 9BH	UCS_EC_SHM_11	Unsuitable for development as significant trees on site (Assessed by the Senior Arboricultural Officer) and open space therefore contrary to Development Plan including L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area.
Pocket park rear of 17 – 31 Elaine Close, EX4 9BP	UCS_EC_SHM_12	Unavailable for development. Contrary to Development Plan including policy L3 of

Site Description / Address	Reference	Reasons for rejection
		Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area.
Rear of Mile Gardens including parking area and grassed areas, EX4 9DS	UCS_EC_SHM_13	Unsuitable for development as significant trees on site (Assessed by the Senior Arboricultural Officer) and open space therefore contrary to Development Plan including L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area. Remaining site once open space discounted unlikely to support 5+ dwellings therefore removed from further consideration.

3A – (iii) All sites carried through to 3B

Site Address	Reference	Approximate potential <u>net</u> dwellings
Garages to rear of 100 Beacon Lane, EX4 8LU	UCS_EC_SHM_04	N/A as rejected during consultation

3C – Site review (i) Sites rejected after specialist officer consideration and consultation

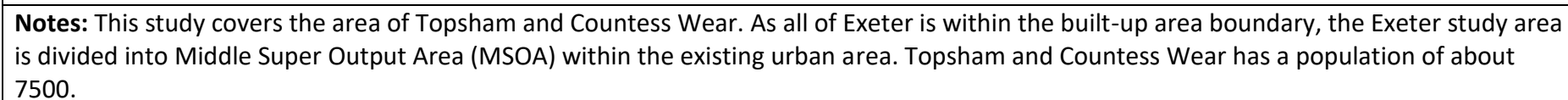
Site Address	Reference	Reasons for rejection
Garages to rear of 100 Beacon Lane, EX4 8LU	UCS_EC_SHM_04	Garages in use. Insufficient evidence to conclude site suitable to take forward.

3C – Site review (ii) Remaining potential UCS sites

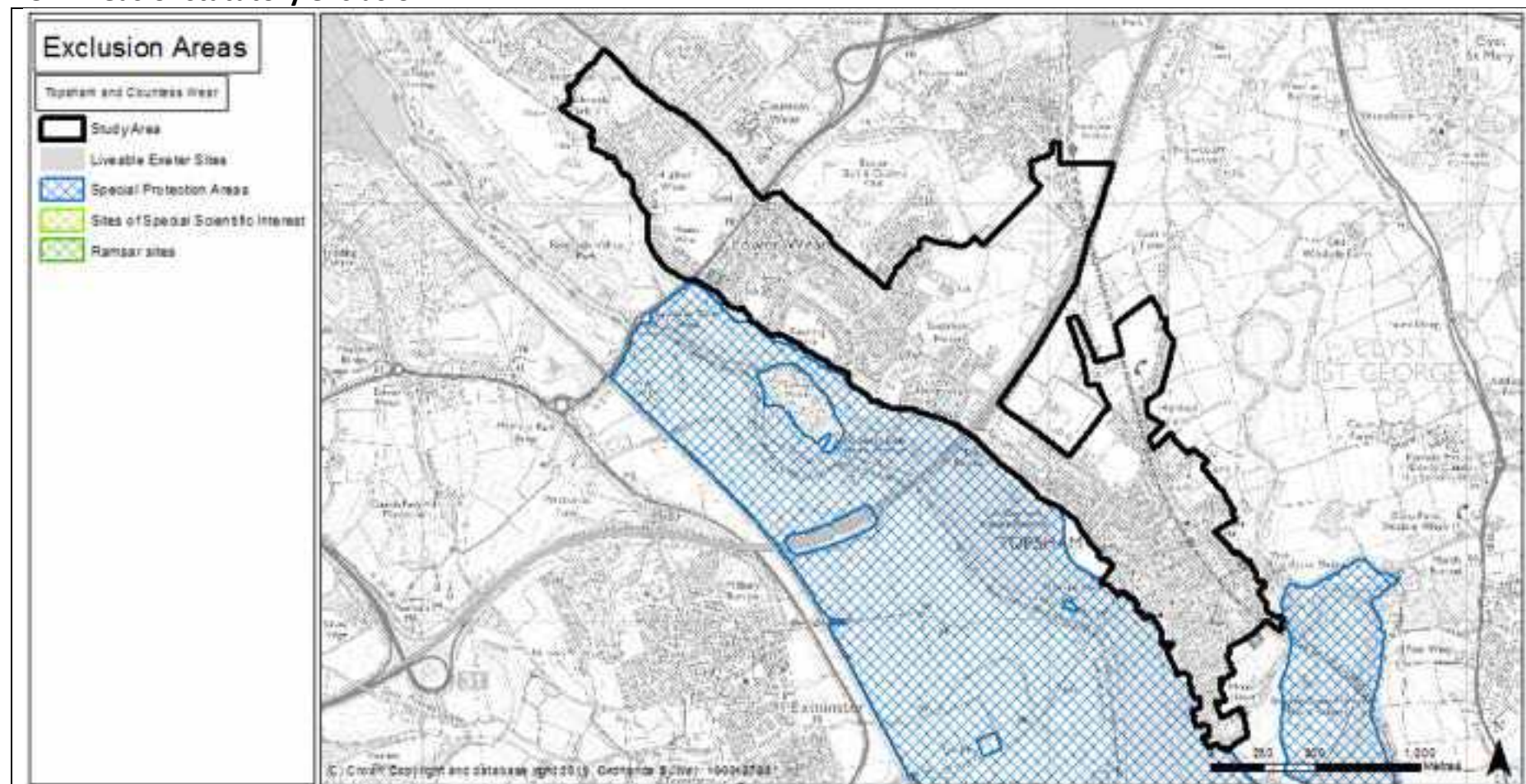
Notes: None

L. Topsham and Countess Wear

1B – Study area settlement boundary

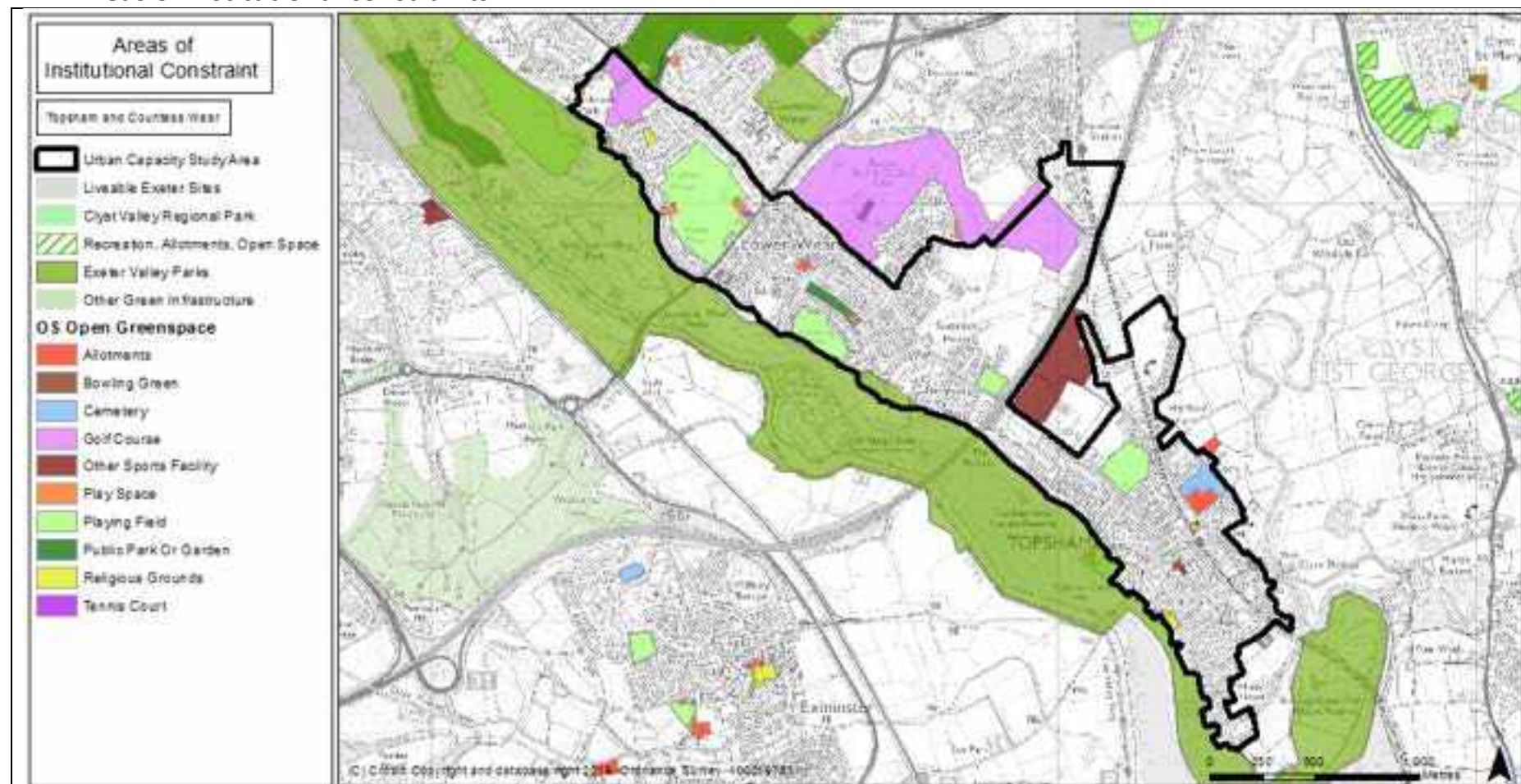


1C – Areas of statutory exclusion



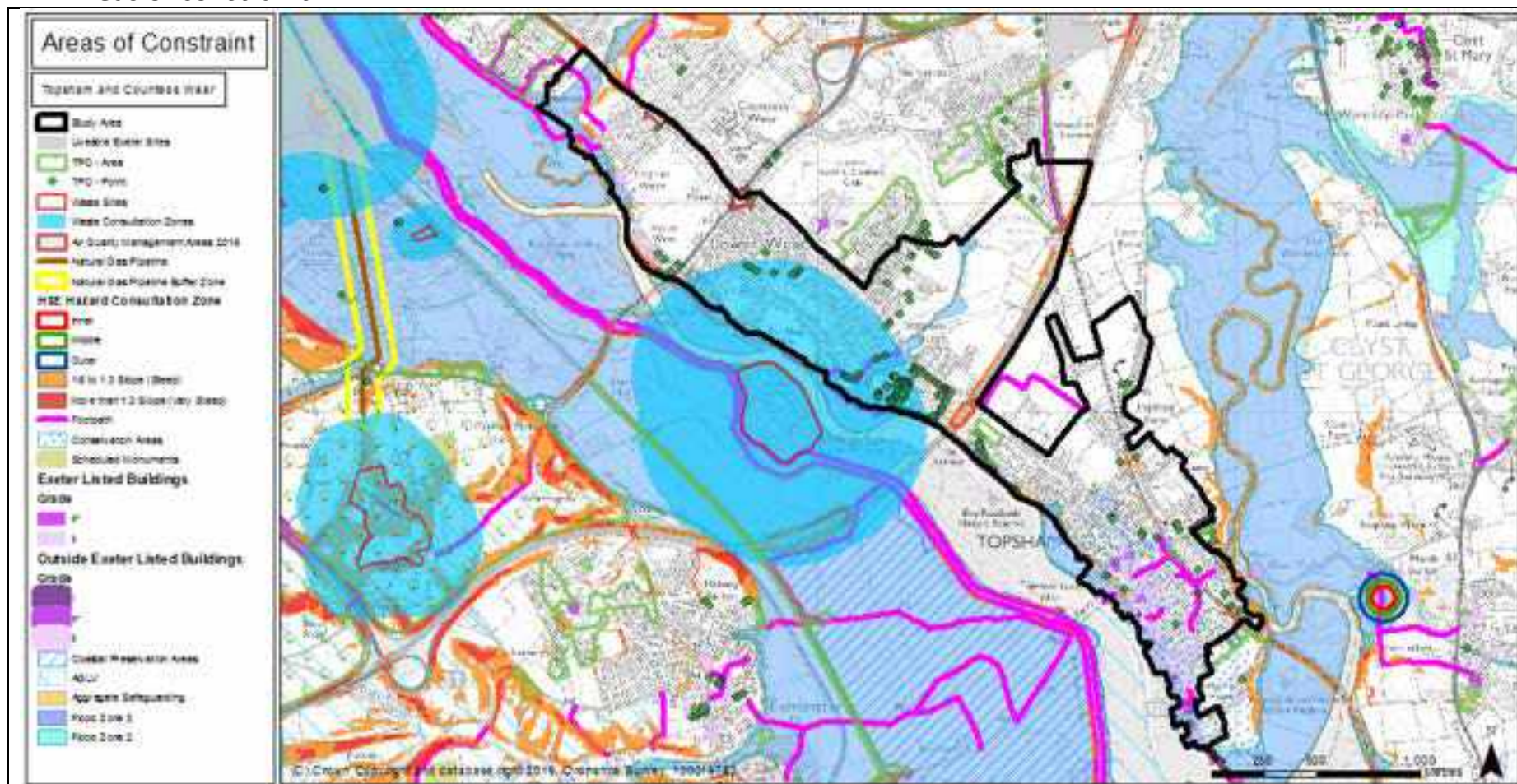
Notes: The Topsham and Countess Wear area is adjacent to the Exe Estuary SPA, which is an internationally significant wildlife designation. It is recommended that new dwellings are not built within 400m of the SPA.

1D – Areas of institutional constraints



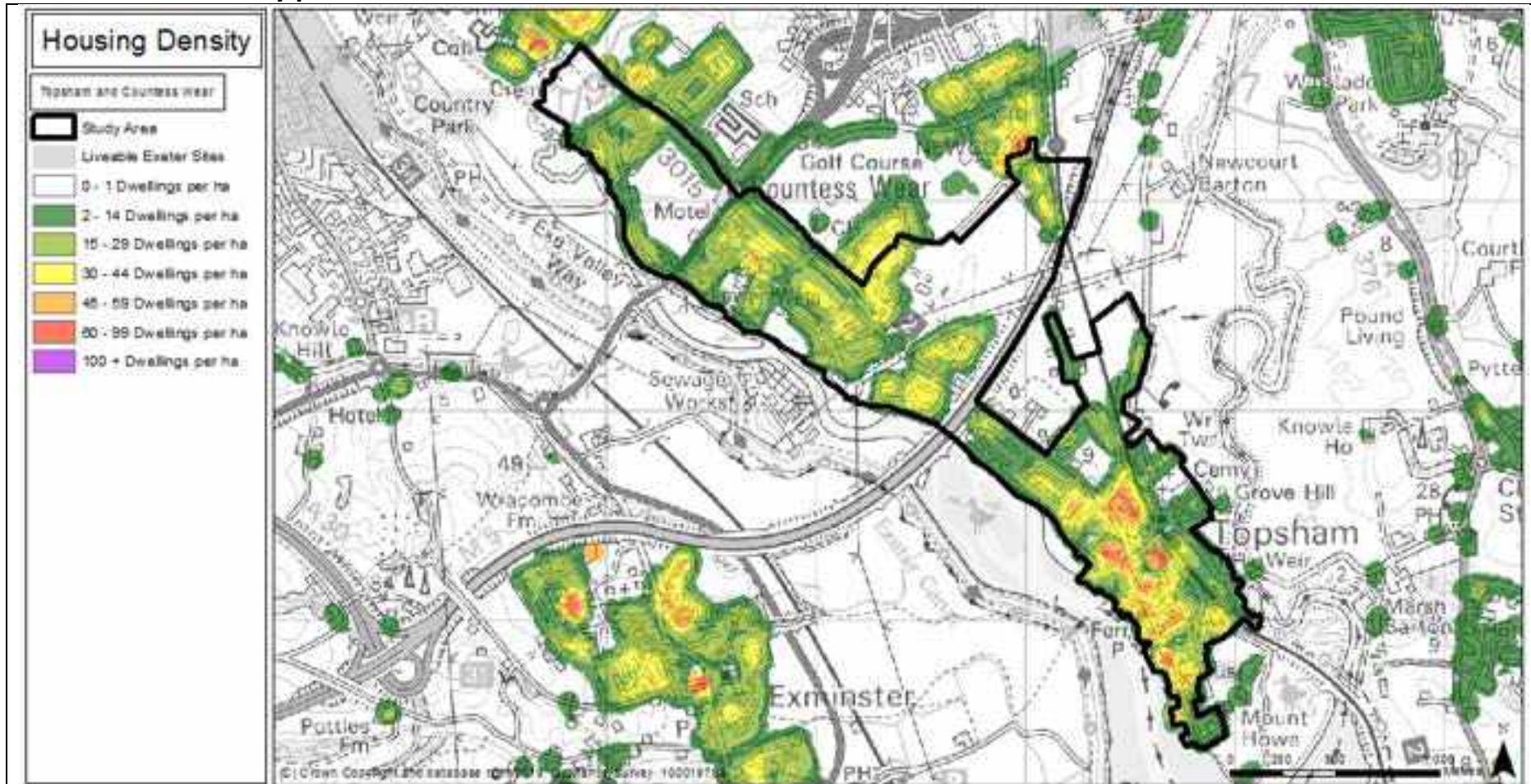
Notes: There are a number of different areas exist which provide public benefits, including playing fields, cemeteries, public parks, allotments and golf courses, all of which need to be taken into consideration during site assessment. The Riverside Valley park also runs along the border of the study area.

1E – Areas of constraint



Notes: A number of constraints exist within the Topsham & Countess Wear study area which may impact on the deliverability of new housing. In particular, Topsham Conservation Area, Grade II and II* listed buildings, air quality management area, flood zone 3, numerous TPOs and public rights of way, and a waste consultation zone.

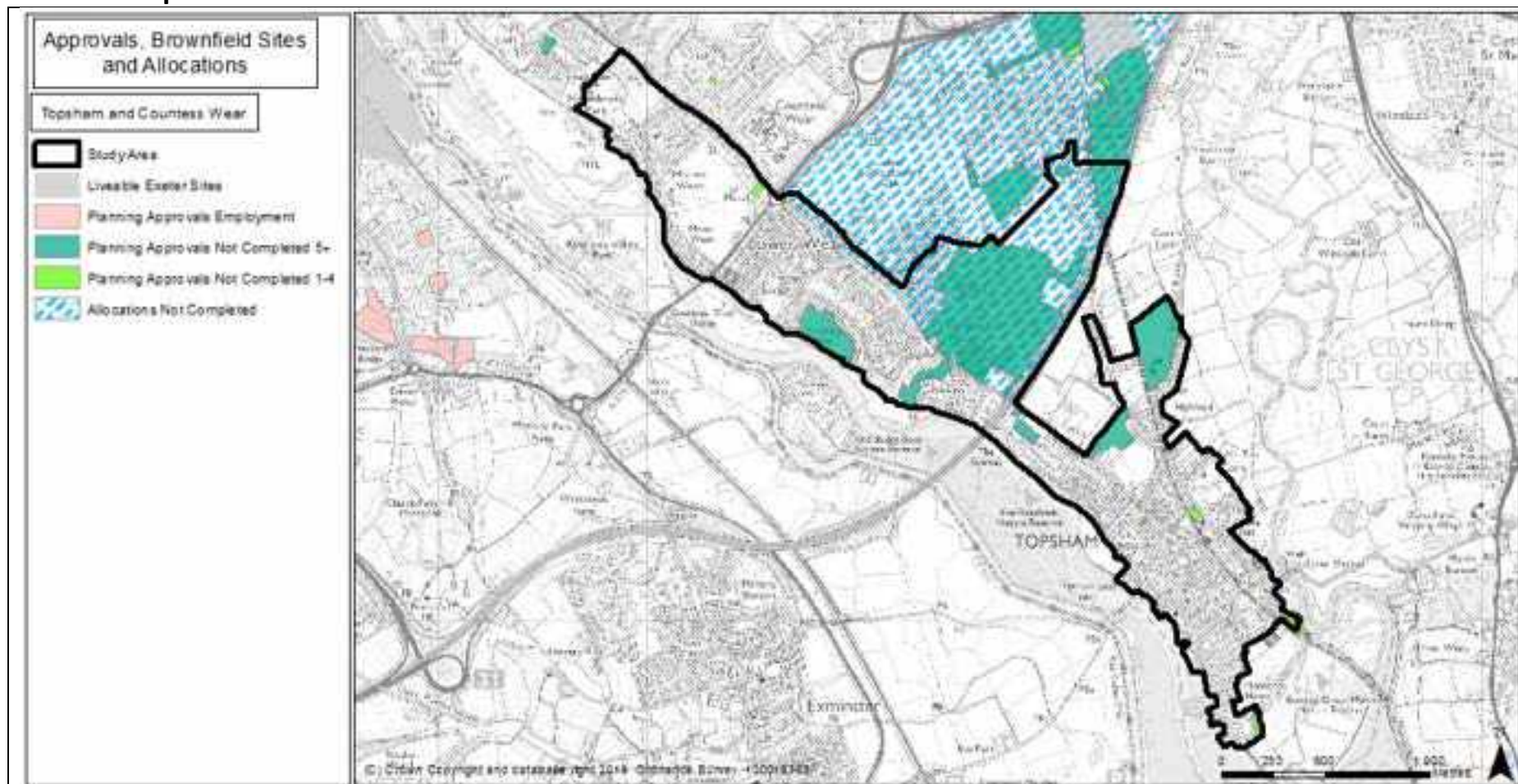
1F – Character density profiles



Notes: The Topsham and Countess Wear area is characterised by patchy low to medium density housing in the majority of area, with higher densities exceeding 45 dph in and around the historic centre of Topsham.

Stage 2 Sources of Supply

2A – Planning and monitoring inputs - Planning Approvals not completed, Brownfield Land Register and Sites Allocated but not completed

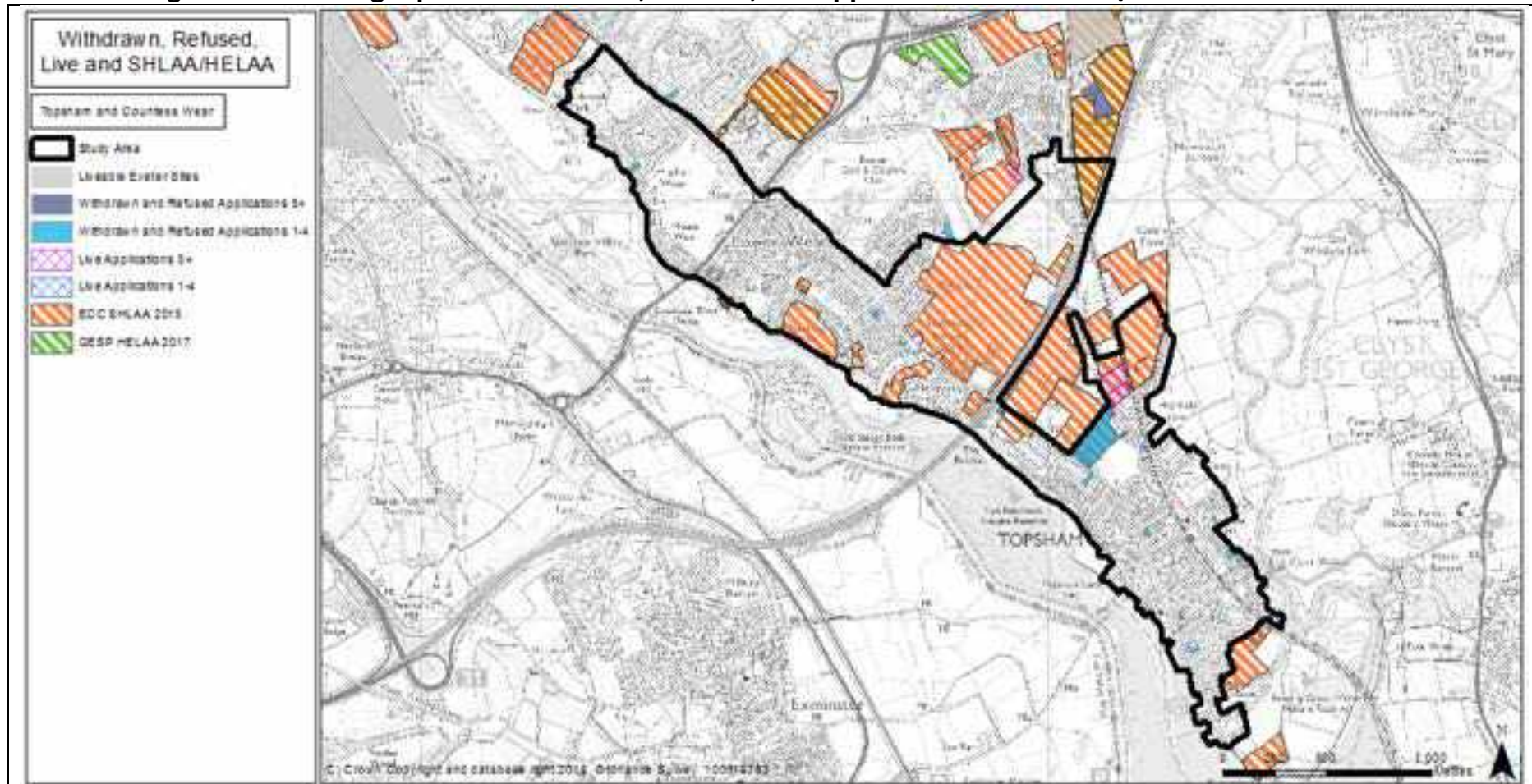


Notes: All of the sites below have been excluded from further consideration, given their existing planning status.					
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approval not completed	18/1081/RES Development for 101 dwellings (Application for reserved following outline permission 16/0849/OUT granted 6 December 2016)	‘Tumbling Hills’ Land at Wear Barton Road	Approved	101	
Approval not completed	16/1305/RES Reserved Matters Application (pursuant to outline permission granted 4th December 2013, Ref 13/3185/01) for extension to mobile home park for 20 additional units.	Newport Caravan Park, Exeter Road, Topsham, EX3	Approved	20	
Approval not completed / Allocation not completed	11/1291/OUT Development of up to 700 dwellings and supporting infrastructure. Part of Newcourt Allocation.	Seabrook Orchards (land north of Topsham Town AFC) Topsham Road, EX3	Approved	700	
Approval not completed / Allocation not completed	14/1451/OUT Outline Application for up to 392 residential dwellings with associated infrastructure on land forming part of the Newcourt Urban Extension	Land East Of Exmouth Branch Line, Newcourt Old Rydon Lane, EX2	Recommended approval. Pending consideration	392	
Approval not completed / Allocation not completed	17/0461/FUL Construction of ground floor Retail Unit and 20 residential apartments	Land Adjoining Omaha Drive And Blakeslee Drive, Newcourt	Approved	20	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approval not completed / Withdrawn refused / HELAA	17/1656/FUL Construction of 10 residential units	Land at corner of Retreat Drive & Exeter Rd, Topsham	Approved	10	
Approval not completed	16/0114/FUL 22 dwellings (houses and flats)	Land north of Wessex Close & east of Retreat Drive, Topsham, EX3 0LU	Approved	22	
Approval not completed	17/1091/RES Approval of details for 54 dwellings, public open space, landscaping, etc	Land to north of Exeter Road & adjacent to Topsham Rugby Club	Approved	54	
Approval not completed	15/0945/FUL Rear extension of ground floor, loft conversion and creation of 3 No. self contained flats on the ground floor	396 Topsham Road, EX2 6HE	Approved	3	
Approval not completed	17/1932/FUL Construction of detached dwelling	Meadow View, Clyst Road, EX3 0DQ	Approved	1	
Approval not completed	17/1108/FUL Demolish existing garage and redevelop with three terraced houses	High Street Garage, 1-2 High Street, Topsham, EX3 0DZ	Approved	3	
Approval not completed	16/1628/FUL Change of use from commercial to house	9 High Street, Topsham, EX3 0EA	Approved	1	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approval not completed	15/1187/FUL Change or use from takeaway/restaurant (in part) to residential accommodation comprising 2 flats and one house	62, 63 & 64 High Street, Topsham	Approved	3	
Approval not completed	18/0834/FUL Construction of 1 dwelling	Land adjacent to 4 Elm Grove Road, Topsham, EX3 0BW	Approved	1	
Approval not completed	17/0715/FUL Conversion of part of rear of premises to dwelling	14 Fore Street, Topsham, EX3 0HF	Approved	1	
Approval not completed	12/0590/FUL Development to provide 2 detached houses	5 Tresillian Gardens, EX3 0BA	Approved	2	
Approval not completed	16/1368/FUL Demolition and replacement of existing house - to match existing , demolition of an existing barn and the construction of two new habitable barns	Redrock House, Elm Grove Road, EX3 0EJ	Approved	2	
Approval not completed	19/1168/FUL Proposed single storey dwelling	Land adjacent to 2A Newcourt Road, EX3 0BT	Approved	1	
Approval not completed	19/0192FUL Detached annex to rear garden	10 Wear Close, EX2 7EG	Approved	1	

2A – Planning and monitoring inputs - Withdrawn, refused, live applications and HELAA/SHLAA



Notes: No sites						
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
Withdrawn and refused	15/0222/OUT Development of a 60 bed residential care home, 47 assisted living apartments and 55 age restricted dwellings	Land to north of Exeter Road, Topsham EX3	Subsequently permitted at appeal and under construction.	162	Planning granted at appeal therefore not considered further	-
Withdrawn and refused	18/0704/FUL Demolition of existing house and annex and construction of four new houses (semi-detached) with associated parking and infrastructure	20 Countess Wear Road, EX2 6LG	Refused	3	Too small for further consideration	-
Withdrawn and refused	18/0707/FUL Construction detached dwelling with associated parking	20 Countess Wear Road, EX2 6LG	Refused	1	Too small for further consideration	-
Withdrawn and refused	18/0151/FUL Detached dwelling	48 Wear Barton Road, EX2 7EQ	Refused	1	Too small for further consideration	
Withdrawn and refused	18/0611/FUL Construction of a single detached two storey dwelling house (Re-submission of refused scheme Ref: 17/1324/FUL)	550 Topsham Road, EX2 7DP	Refused. Appeal dismissed	1	Too small for further consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
Withdrawn and refused	17/1324/FUL Construction of a single detached two storey dwelling house	550 Topsham Road, EX2 7DP	Refused	1	Too small for further consideration	
Withdrawn and refused	18/0854/FUL Extend existing garage to form a larger garage with room for mobility car access and granny annex suitable for elderly relatives with wheelchair use as necessary	23 Exeter Road, EX3 0LX	Withdrawn	1	Too small for further consideration	
Withdrawn and refused	15/0570/FUL Erection of additional attached dwellinghouse.	5 Gordon Road, Topsham, EX3 0LJ	Refused	1	Too small for further consideration	
Withdrawn and refused	15/0297/FUL Conversion of part rear of premises to dwelling.	14 Fore Street, Topsham, EX3 0HF	Refused	1	Too small for further consideration	
Withdrawn and refused	15/1062/FUL Conversion of part rear of premises to dwelling.	14 Fore Street, Topsham, EX3 0HF	Refused. Appeal dismissed	1	Too small for further consideration	
Withdrawn and refused	16/1580/FUL Division of 1 Chapel Place to provide: 3 Bedroom dwelling house with associated outdoor space to the front and 1 Bedroom ground floor dwelling with associated outdoor space to the rear.	1 Chapel Place, Fore Street, Topsham, EX3 0HS	Withdrawn	1	Too small for further consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
Withdrawn and refused	17/0875/FUL Demolition of existing buildings and construction of one detached dwelling	Land to rear of 1 & 2 Globe Court, Globe Lane	Withdrawn	1	Too small for further consideration	
Withdrawn and refused / HELAA	16/1505/FUL Construction of 7 residential units (flats)	Land Bounded By Exeter Road And The Retreat Drive, Exeter Road Topsham EX3	Refused. Appeal allowed with conditions 17/1656/FUL subsequently permitted	7 10	Allowed at appeal plus subsequent planning granted for 10 therefore not considered further	
Withdrawn and refused	17/1879/FUL New Dwelling in grounds of Grove Hill House.	Grove Hill House Grove Hill Topsham	Refused	1	Too small for further consideration	-
Withdrawn and refused	18/0897/FUL Conversion of the existing structure to provide 3 private dwellings.	Rydon House 20C High Street Topsham, EX3 0EA	Refused	3	Too small for further consideration	-
Withdrawn and refused	18/1409/FUL New dwelling to be used as holiday let	19A Elm Grove Road Topsham Exeter Devon EX3 0EQ	Withdrawn	1	Too small for further consideration	-
Live	19/1767/FUL Construction of a detached 2 bedroom house with an integral garage	Quay Gardens Monmouth Avenue Topsham EX3 0JF	19/1102/ FUL for 1 dwelling refused 23/10/19	1	Too small for further consideration	-

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
Live	18/0912/FUL Demolition of existing garage and outbuildings and construction of one detached dwelling	Land to rear of 1 & 2 Globe Court, Globe Lane	Undetermined	1	Too small for further consideration	
Live	19/1376/FUL Construction of assisted living/extra care accommodation with communal facilities (Use Class C2) and car parking.	Land Off Bewick Avenue Topsham Exeter EX3 0LX	Undetermined		Within GESP option site	
Live	20/0229/FUL Construction of a 72-bed care home and associated parking with vehicular access from Bewick Avenue.	Land To North Of Exeter Road Topsham Exeter EX3 0LX	Undetermined		Within GESP option site	
Live	20/0321/FUL Demolition of existing buildings: Proposed residential development of 64 no. residential units, including affordable housing, plus open space, landscaping, car parking, cycle spaces, drainage, vehicular access, internal roads, provision of link road and all associated	Land At Broom Park Nurseries And Five Acres Exeter Road Topsham EX3 0LY	Undetermined	64	Within GESP option site	

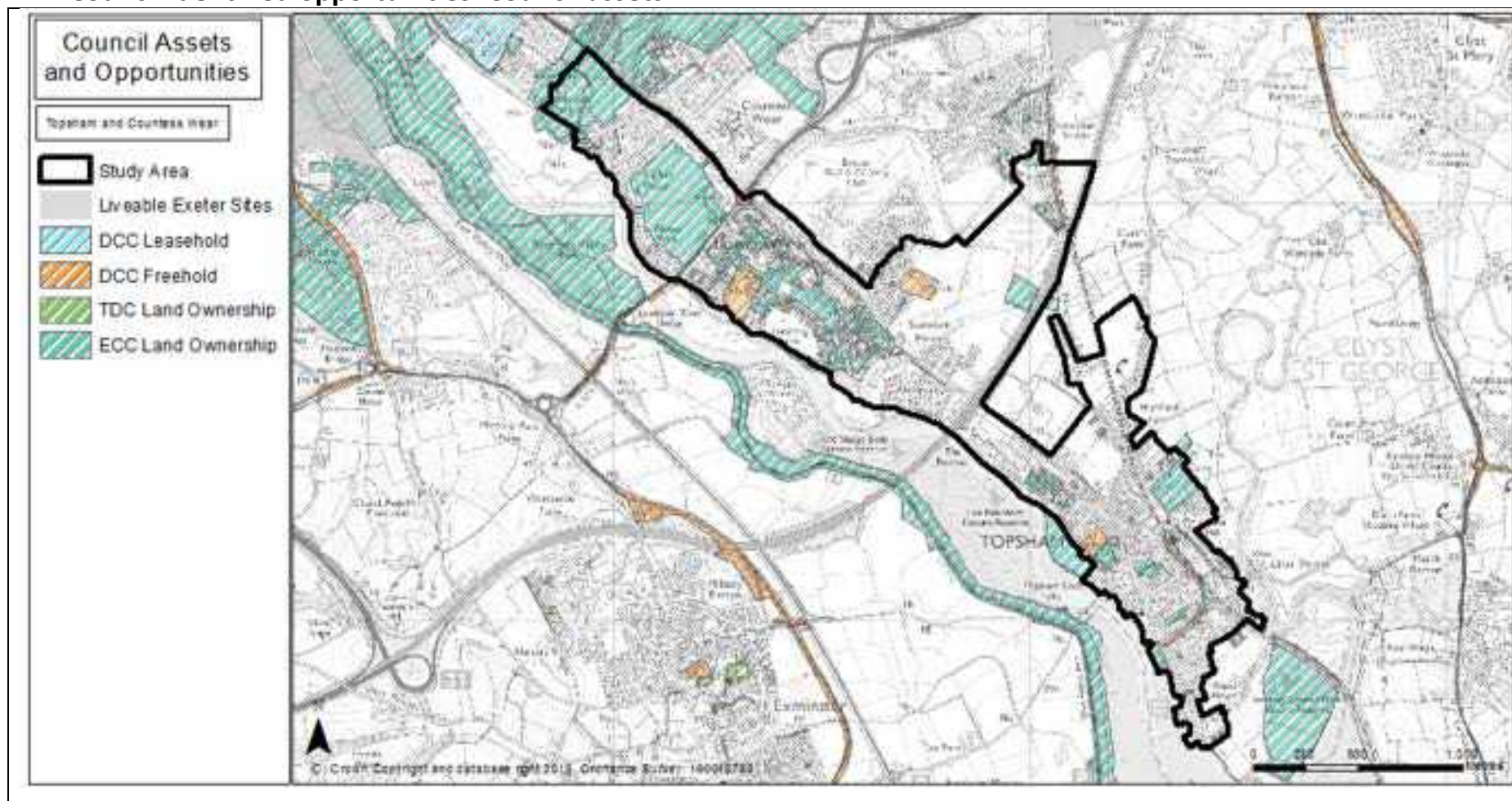
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	infrastructure and development.					
Live	19/1602/FUL Demolition of existing garage and outbuilding and construction of one detached dwelling.	Land To Rear Of 1 And 2 Globe Court Topsham Exeter EX3 0EZ	Undetermined	1	Too small for further consideration	
Live	20/0332/FUL Construction of attached dwelling.	5 Gordon Road Topsham Exeter EX3 0LJ	Undetermined	1	Too small for further consideration	
Live	20/0437/FUL Residential development of 27 dwellings (including 35% affordable housing), access from Newcourt Road, public open space and associated works.	Land To The North East Of Newcourt Road Topsham Exeter EX3 0BU	Undetermined	27	Within GESP Option site	
Live / SHLAA	18/1120/OUT / Site 107 Outline planning permission for development of site to provide 7 residential units (3 open market and 4 self-build plots)	Agricultural Field Adjoining 46 Newcourt Road Topsham	Approved at Planning Committee subject to S106	7	Not considered further	
Live / SHLAA	19/0543/OUT / Site 68 Construction of up to 23 residential dwellings (including market, affordable	Land North Of Newcourt Road Topsham EX3 0BT	Approved at Planning Committee subject to S106	23	Not considered further	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	and age-restricted dwellings), provision of access off Newcourt Road					
SHLAA / HELAA	134 / Land adjacent Gullpit Cottages, Glasshouse Lane	Land adjacent Gullpit Cottages, Glasshouse Lane	Site failed SHLAA suitability test and is considered to have no potential for residential development		Not considered further	
SHLAA	64 Land south of Wear Barton Road	Land south of Wear Barton Road	Planning permission granted 18/1081/RES	101	Approved therefore not considered further	-
SHLAA / HELAA	133 / 4515yve Land adjacent Lakeside Avenue	Land adjacent Lakeside Avenue	Site failed SHLAA suitability test and is considered to have no potential for residential development		Not considered further	
SHLAA	65 Garages and land off Newport Road	Garages and land off Newport Road	Site developed: Reed Walk. Planning ref 13/3353/FUL		Site developed therefore not considered further	
SHLAA	105 Land west of Newport Park	Land west of Newport Park	Planning permission for residential		Has planning permission therefore not	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
			development granted 16/1305/RES		considered further	
SHLAA	66a Land west of the M5, Topsham Road	Land west of the M5, Topsham Road	Non-residential (foodstore) planning approved 14/2083/FUL		Developed for non-residential therefore not considered further	
SHLAA	66b Land south of Exeter Road, Topsham	Land south of Exeter Road, Topsham	Planning permission granted 14/1605/OUT		Has planning permission therefore not considered further	
SHLAA	63 Land north of Topsham Road	Now developed as Seabrook Orchards	Part of Newcourt allocation		Developed therefore not considered further	
SHLAA	84 Land north of Wessex Close	Land north of Wessex Close	Permitted 16/0114/FUL		Developed therefore not considered further	
SHLAA	69 Land north of Exeter Road	Land north of Exeter Road	Permitted at appeal 15/0222/OUT		Planning permission granted at appeal therefore not considered further	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
SHLAA	67 Yeoman Gardens, Newcourt Road	Yeoman Gardens, Newcourt Road, EX3 0BU			Within GESP option site	
Withdrawn and refused / SHLAA	135 Land at Highfield Farm, Clyst Road, Topsham	Land at Highfield Farm, Clyst Road, Topsham	Planning application 17/1148/OUT refused. Appeal allowed		Planning permission granted at appeal therefore not considered further	
SHLAA / HELAA	60a and 60b / fe13bki Sandy Park Farm and Land at Old Rydon, EX2 7JW	Sandy Park Farm and Land at Old Rydon, EX2 7JW	Part of Newcourt strategic development area		Allocated therefore not considered further	

2B – Council identified opportunities: Council assets

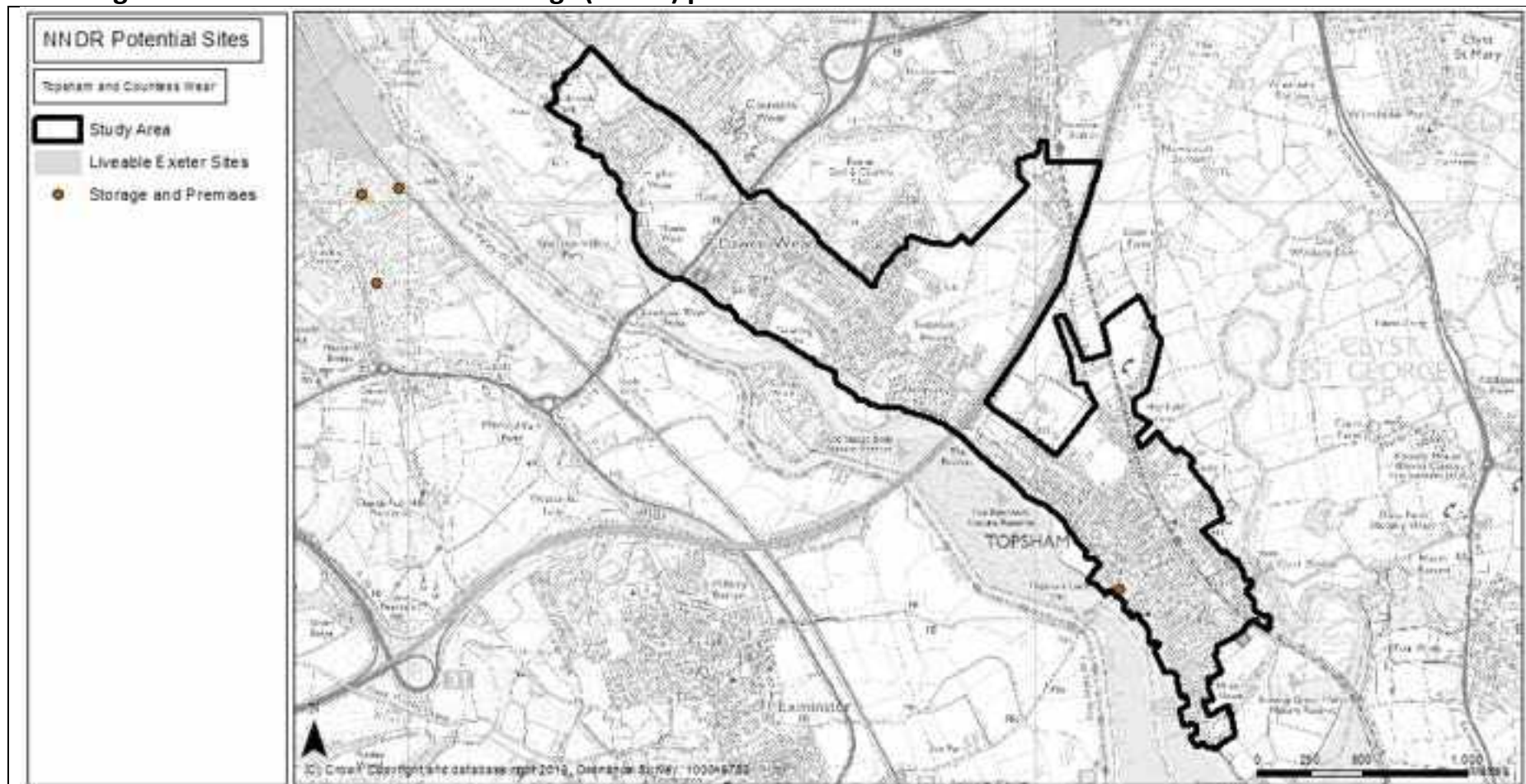


Notes: The following sites have been identified as Council owned land with the potential for 5+ dwellings, regardless of other constraints.	
Site Description/Address	Reference
Northbrook Approach Golf Course, 301 Topsham Road, EX2 6EX	UCS_EC_Top_01
Exeter & Devon Crematorium, Topsham Road, EX2 6EU	UCS_EC_Top_02
Lakeside Avenue Park, Lower Wear Road to Higher Wear Road	UCS_EC_Top_03
Glasshouse lane allotments, EX2 6BR	UCS_EC_Top_04
King George V Playing Fields, 386 Topsham Road, EX2 6HE	UCS_EC_Top_05
Parkside Garage, The Old Fire Station, Bridge Road, EX2 6FT	UCS_EC_Top_06
Topsham Millennium Community Woodland, 99 Newcourt Road, EX3 0BU	UCS_EC_Top_07
Holman Way Car Park, Holman Way, Topsham EX3 0EN	UCS_EC_Top_08
Topsham Quay Car Park, Strand, Topsham, EX3 0JB	UCS_EC_Top_09
Topsham Cemetery and allotments, Elm Grove Road, EX3 0BW	UCS_EC_Top_10
Topsham bowling club, swimming pool, and tennis courts	UCS_EC_Top_11

2C - Institutional assets and opportunities

Notes: None

2D – Targeted national non-domestic ratings (NNDR) potential UCS sites



Notes: One premises on Ferry Road, Topsham. However, this site appears to already be residential.

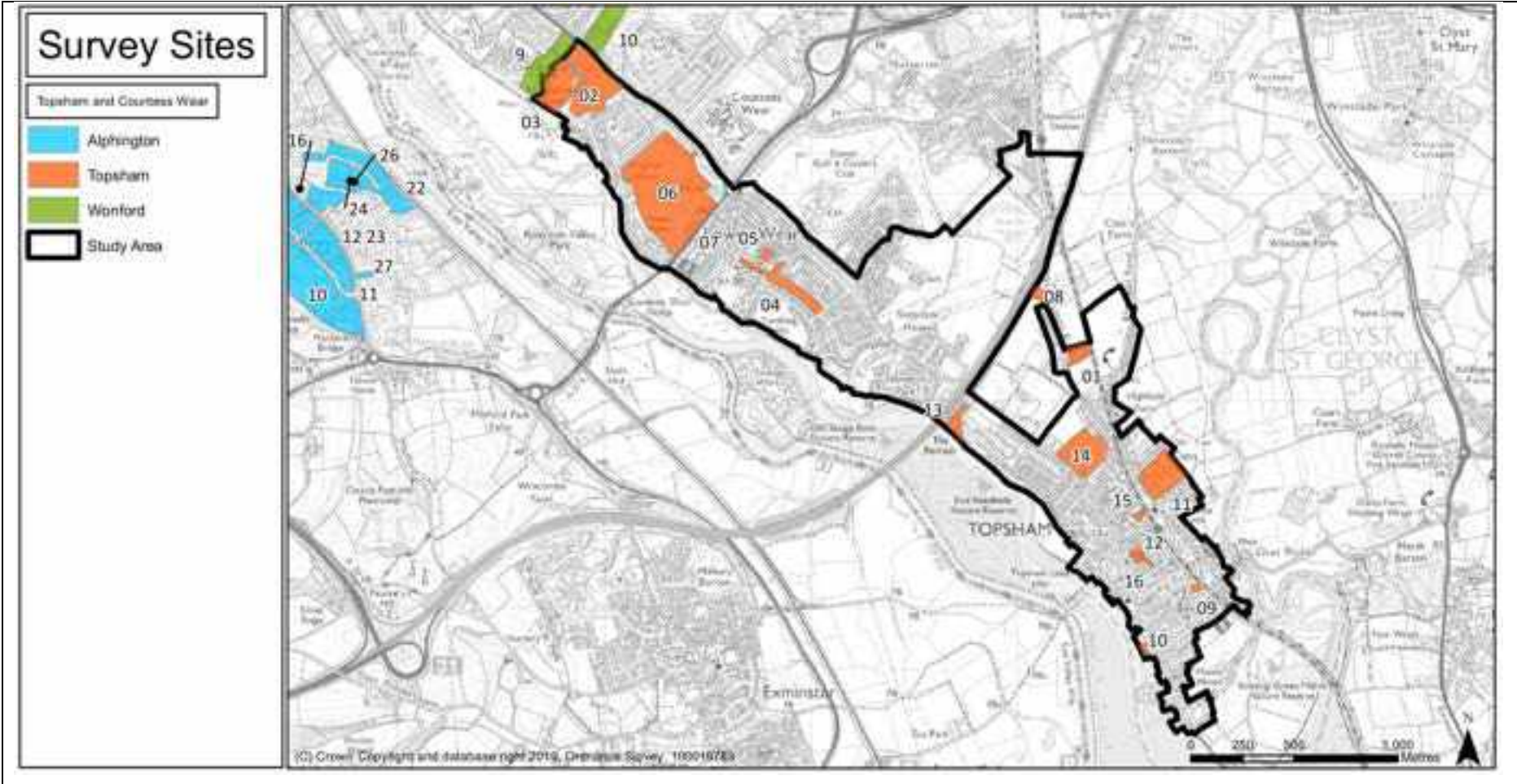
2E – Vacant residential properties

Notes: None

2F –Additional potential UCS sites

Site Description / Address	Reference
Topsham Rugby Club, Exeter Road, EX3 0LY	UCS_EC_Top_12
Telephone Exchange, Balmoral Gardens, Topsham, EX3 0DS	UCS_EC_Top_13

Stage 3 Urban Capacity Survey/Analysis
3A – All Identified sites



Notes: The following sites have been identified throughout stage 2.	
Site Description / Address	Reference
Northbrook Approach Golf Course, 301 Topsham Road, EX2 6EX	UCS_EC_Top_01
Exeter & Devon Crematorium, Topsham Road, EX2 6EU	UCS_EC_Top_02
Lakeside Avenue Park, Lower Wear Road to Higher Wear Road	UCS_EC_Top_03
Glasshouse lane allotments, EX2 6BR	UCS_EC_Top_04
King George V Playing Fields, 386 Topsham Road, EX2 6HE	UCS_EC_Top_05
Parkside Garage, The Old Fire Station, Bridge Road, EX2 6FT	UCS_EC_Top_06
Topsham Millennium Community Woodland, 99 Newcourt Road, EX3 0BU	UCS_EC_Top_07
Holman Way Car Park, Holman Way, Topsham EX3 0EN	UCS_EC_Top_08
Topsham Quay Car Park, Strand, Topsham, EX3 0JB	UCS_EC_Top_09
Topsham Cemetery and allotments, Elm Grove Road, EX3 0BW	UCS_EC_Top_10
Topsham bowling club, swimming pool, tennis court, EX3 0HF	UCS_EC_Top_11
Topsham Rugby Club, Exeter Road, EX3 0LY	UCS_EC_Top_12
Telephone Exchange, Balmoral Gardens, Topsham, EX3 0DS	UCS_EC_Top_13

Survey Site Assessments

Topsham and Countess Wear

Carried through to Step 3B?

No (Red dot)

Yes (Green dot)

Study Area (Black outline)

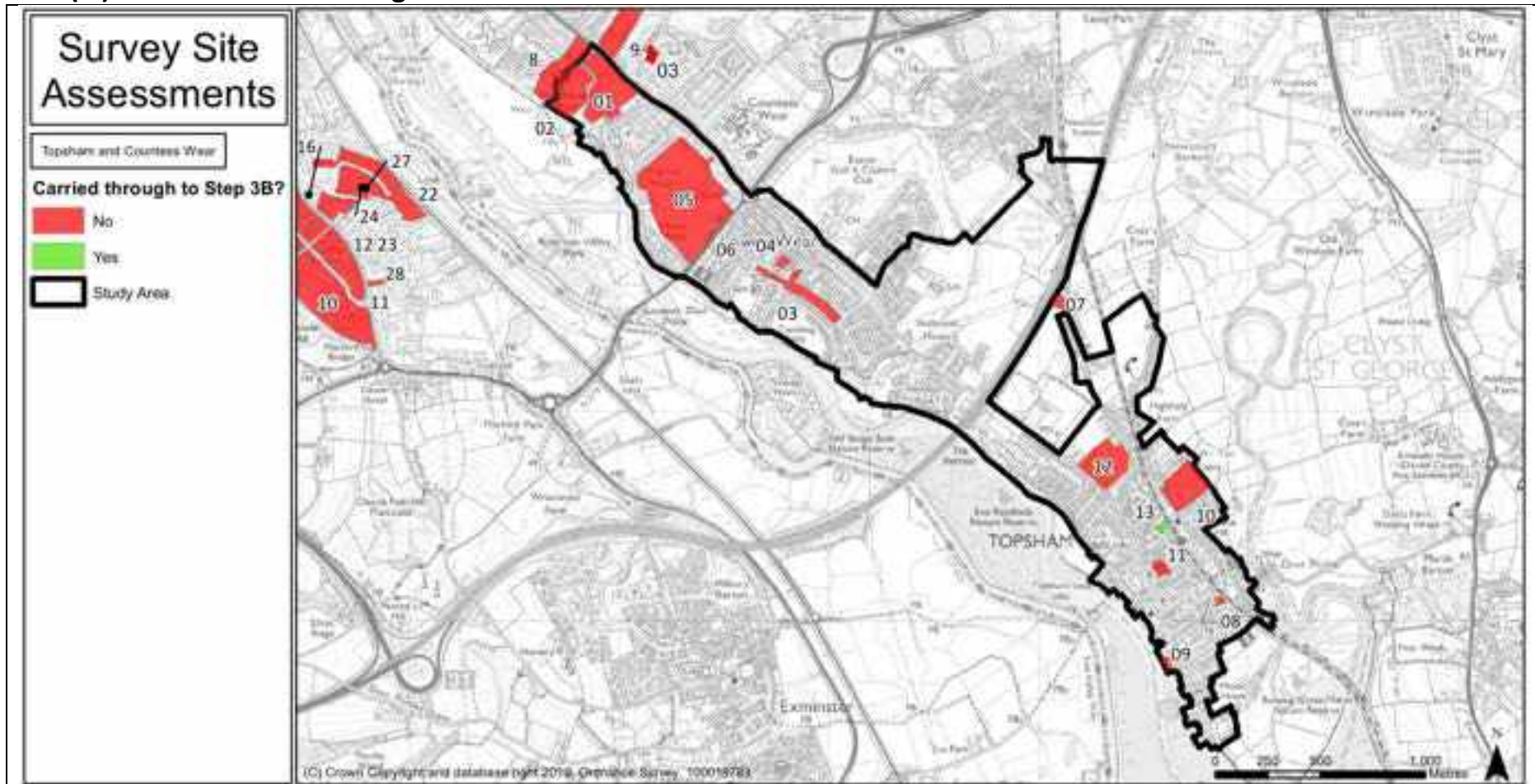
Map showing the River Exe, Topsham, and surrounding areas. Sites are numbered 01 through 28. Sites 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28 are marked with red dots, indicating they were 'Carried through to Step 3B?'. Sites 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28 are marked with red dots, indicating they were 'Carried through to Step 3B?'. Sites 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28 are marked with red dots, indicating they were 'Carried through to Step 3B?'. The map also shows the River Exe, the town of Topsham, and the surrounding area. A legend in the top left corner explains the symbols used.

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Notes: The following identified sites have been excluded from further consideration.		
Site Description / Address	Reference	Reasons for rejection
Northbrook Approach Golf Course, Topsham Road	UCS_EC_Top_01	Site is unavailable for development given current Council priorities to develop as a Suitable Alternative Natural Green Space (SANGS)
Exeter & Devon Crematorium, Topsham Road, EX2 6EU	UCS_EC_Top_02	Unavailable for development.
Lakeside Avenue Park, Lower Wear Road to Higher Wear Road	UCS_EC_Top_03	Unavailable for development. Contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space or undermine the contribution of open space to the character of an area
Glasshouse Lane Allotments EX2 6BR	UCS_EC_Top_04	In active use and unavailable for development. Contrary to Development Plan including policy L10 of Local Plan seeking to resist development that would harm allotment provision
King George V Playing Fields, 386 Topsham Road, EX2 6HE	UCS_EC_Top_05	Sports facility in active use therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies.
Parkside Garage, The Old Fire Station, Bridge Road, EX2 6FT	UCS_EC_Top_06	In active use and unavailable for development.
Topsham Millennium Community Woodland, 99 Newcourt Road (adjacent to M5)	UCS_EC_Top_07	Unavailable for development. Contrary to Development Plan including policy L3 of Local Plan seeking to resist development that harm the provision of local space

Site Description / Address	Reference	Reasons for rejection
Holman Way Car Park, Holman Way, Topsham EX3 0EN	UCS_EC_Top_08	Unavailable for development.
Topsham Quay Car Park, Strand, Topsham, EX3 0JB	UCS_EC_Top_09	Unavailable for development.
Topsham Cemetery and allotments, Elm Grove Road, EX3 0BW	UCS_EC_Top_10	In active use and unavailable for development. Contrary to Development Plan including policy L10 of Local Plan seeking to resist development that would harm allotment provision
Topsham bowling club, swimming pool, tennis courts, EX3 0HF	UCS_EC_Top_11	Sports facility in active use therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies.
Topsham Rugby Club, Exeter Road, EX3 0LY	UCS_EC_Top_12	Sports facility in active use therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies.

3A – (iii) All sites carried through to 3B



Notes: The following identified sites have been carried through to the next stage as offering some potential for capacity.

Site Address	Reference	Approximate potential net dwellings
Telephone Exchange, Balmoral Gardens, Topsham, EX3 0DS	UCS_EC_Top_13	N/A as rejected during consultation

3C – Site review (i) Sites rejected after specialist officer consideration and consultation

Site Address	Reference	Reasons for rejection
Telephone Exchange, Balmoral Gardens, Topsham, EX3 0DS	UCS_EC_Top_13	Following consultation it was concluded that it is not possible for the site to support 5+ dwellings.

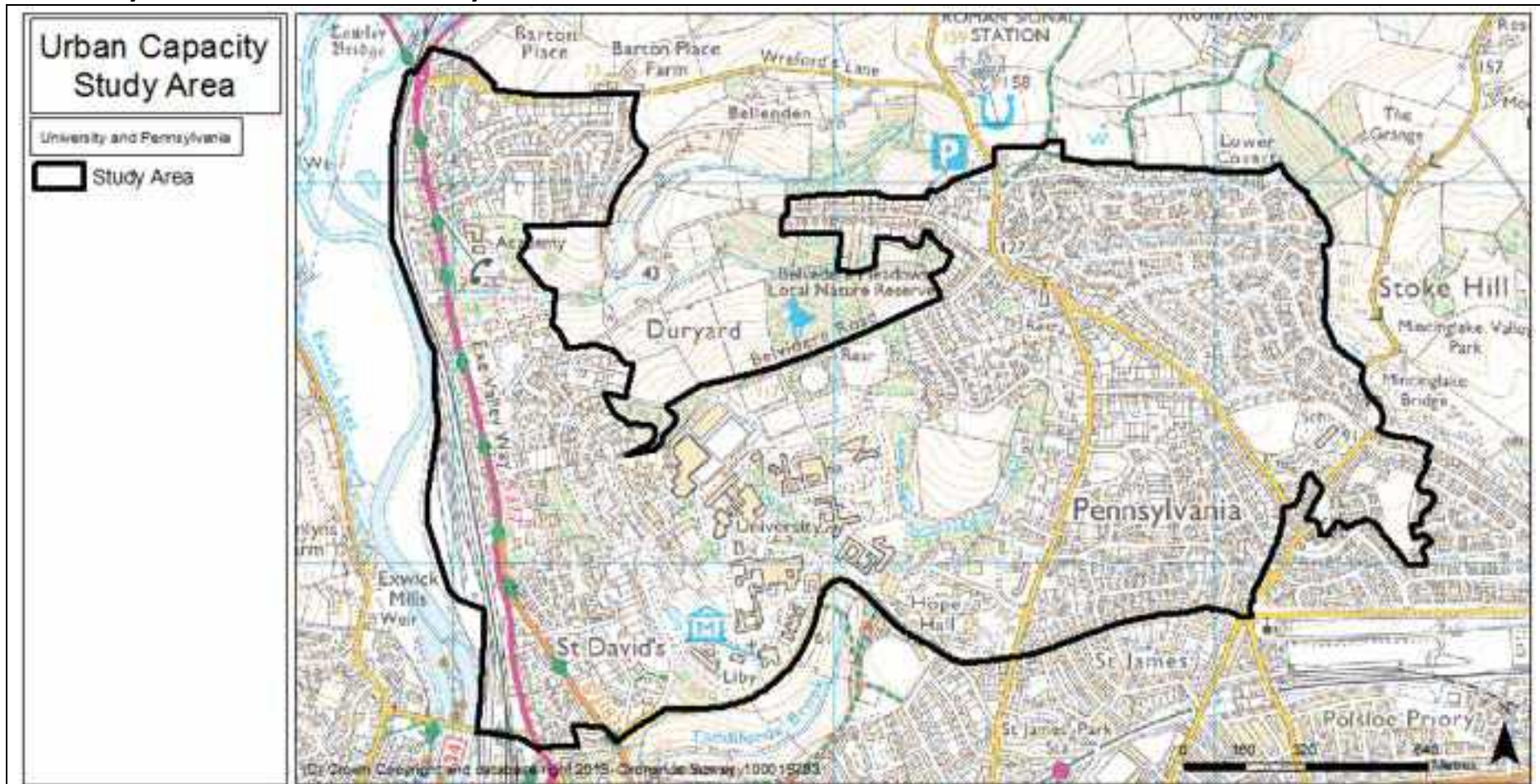
3C – Site review (ii) Remaining potential UCS sites

Notes: None

M. University and Pennsylvania

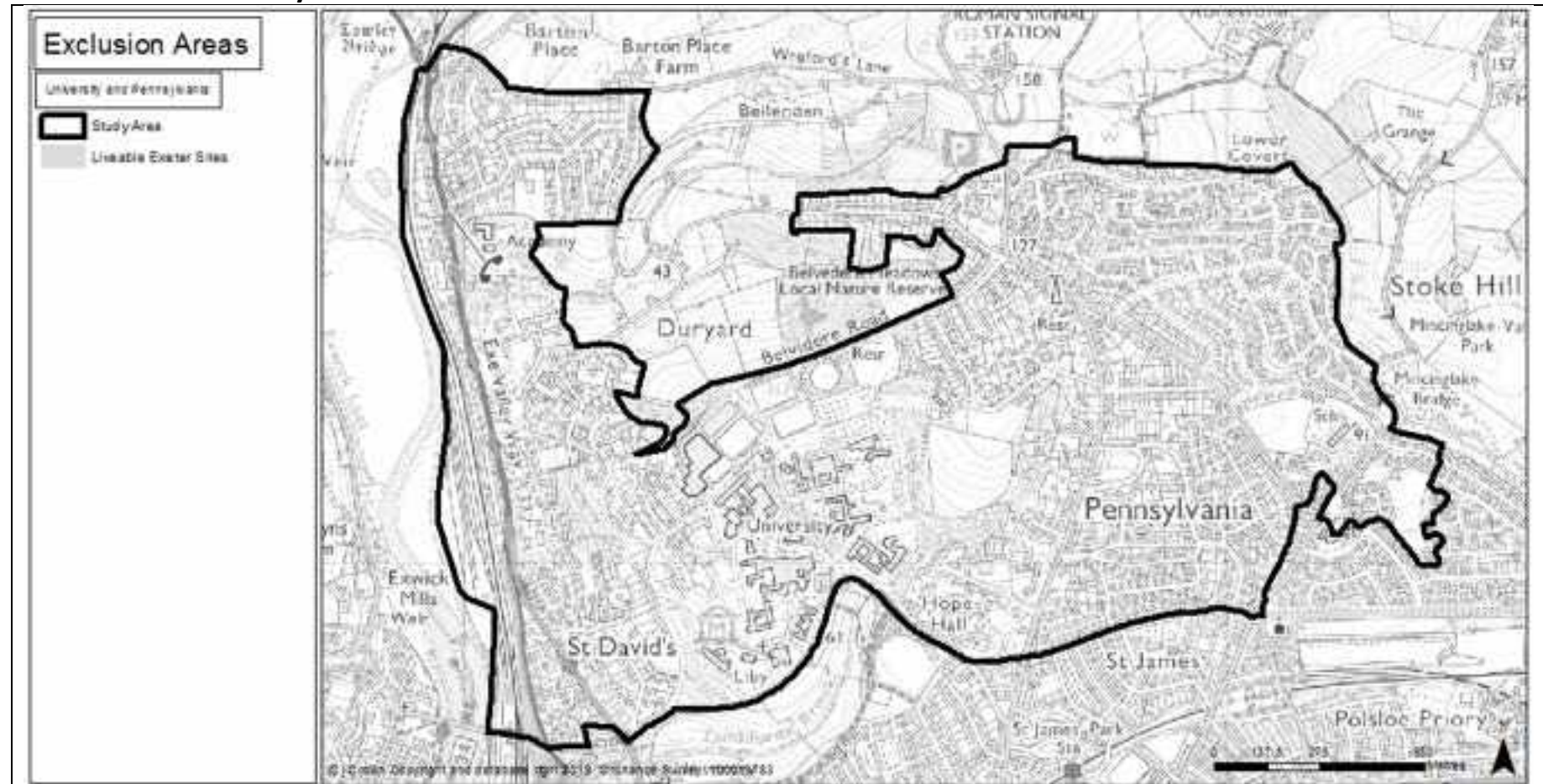
Stage 1 Methodology and Preparation

1B – Study area settlement boundary



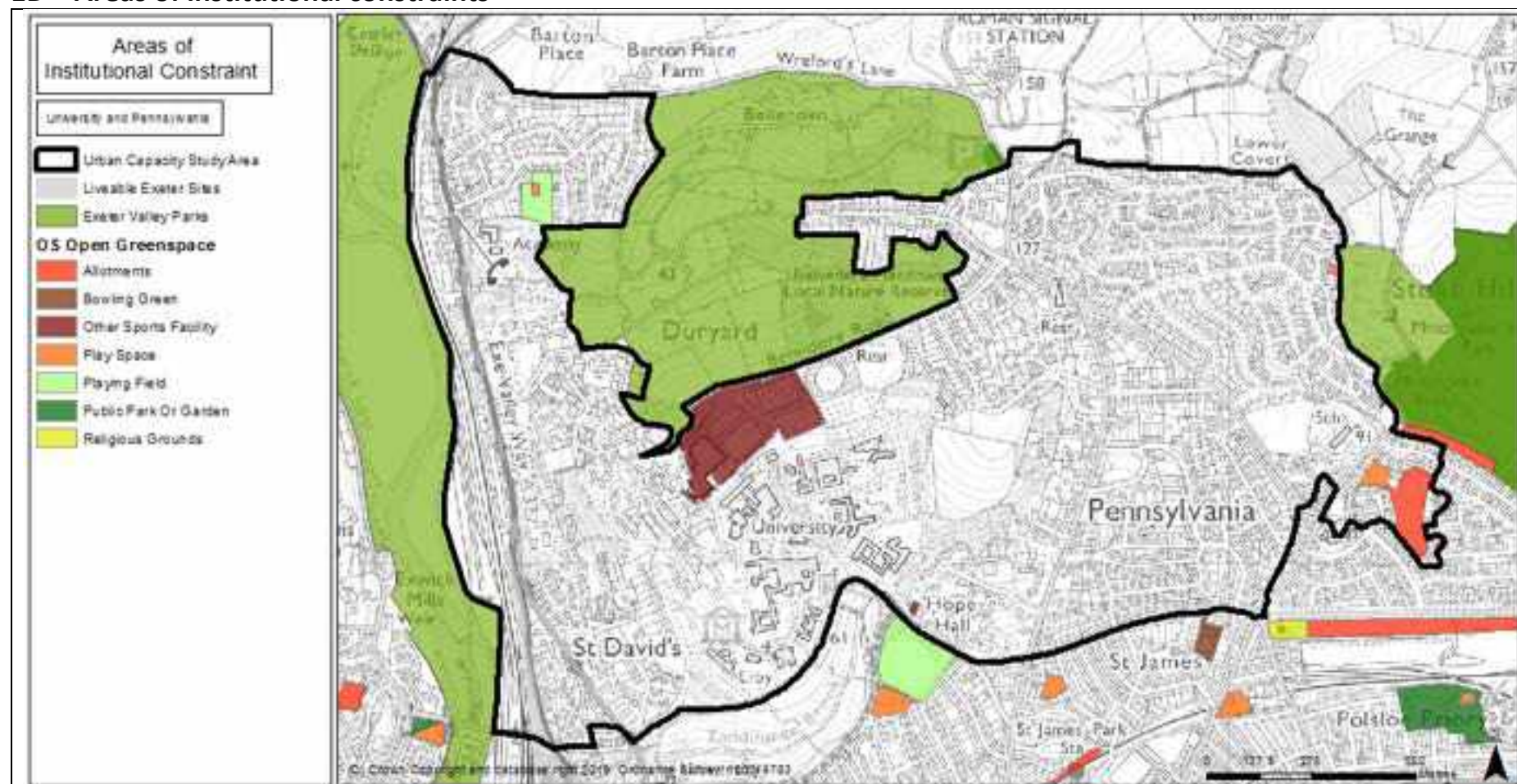
Notes: This assessment covers the University and Pennsylvania Middle Super Output Area which has an estimated population of 9,019.

1C – Areas of statutory exclusion



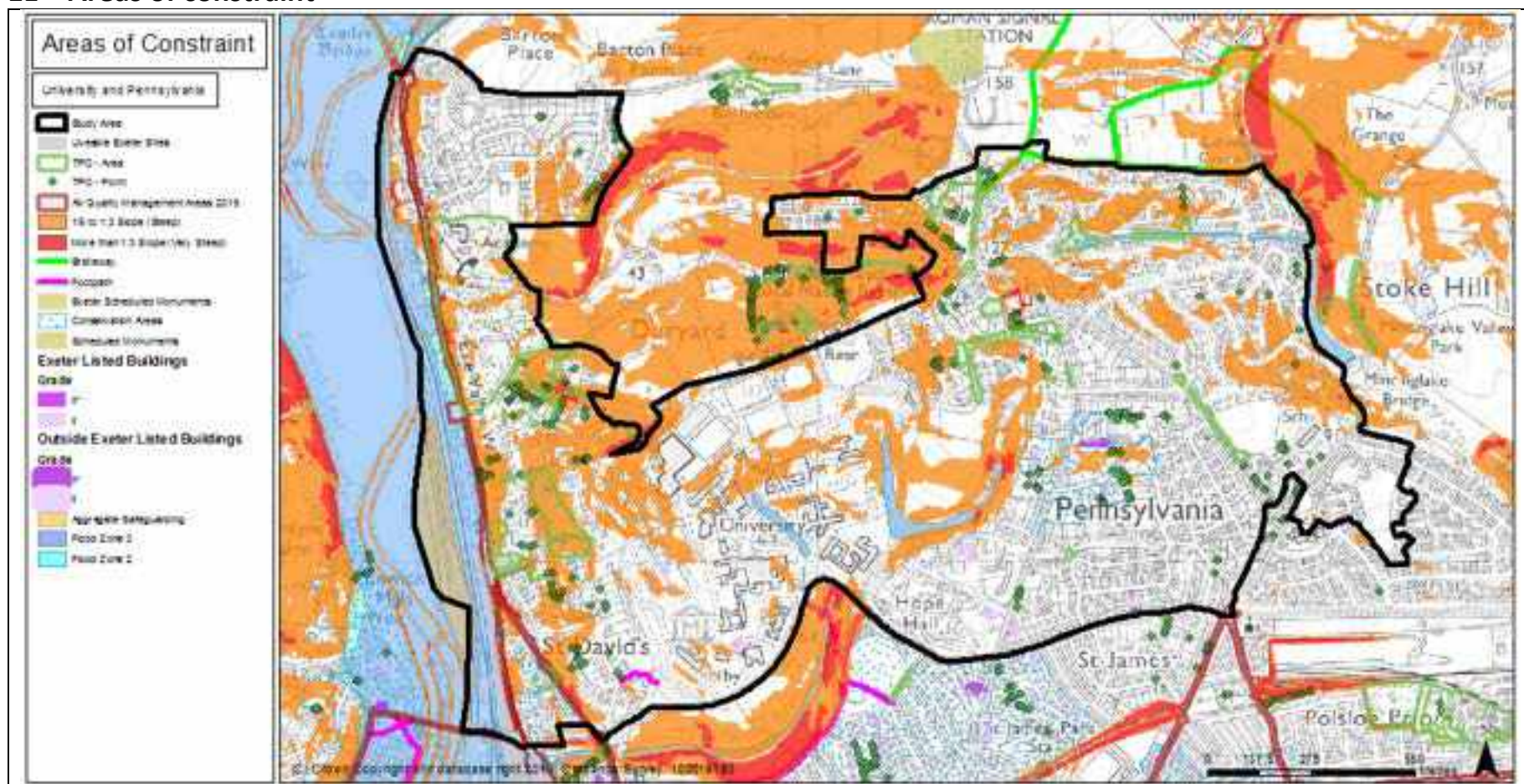
Notes: No areas of statutory exclusion within the study area. A Site of Special Scientific Interest and Ancient Woodland lies some distance to the north. Part of the Exeter St David's Station Liveable Exeter site is located within the study area.

1D – Areas of institutional constraints



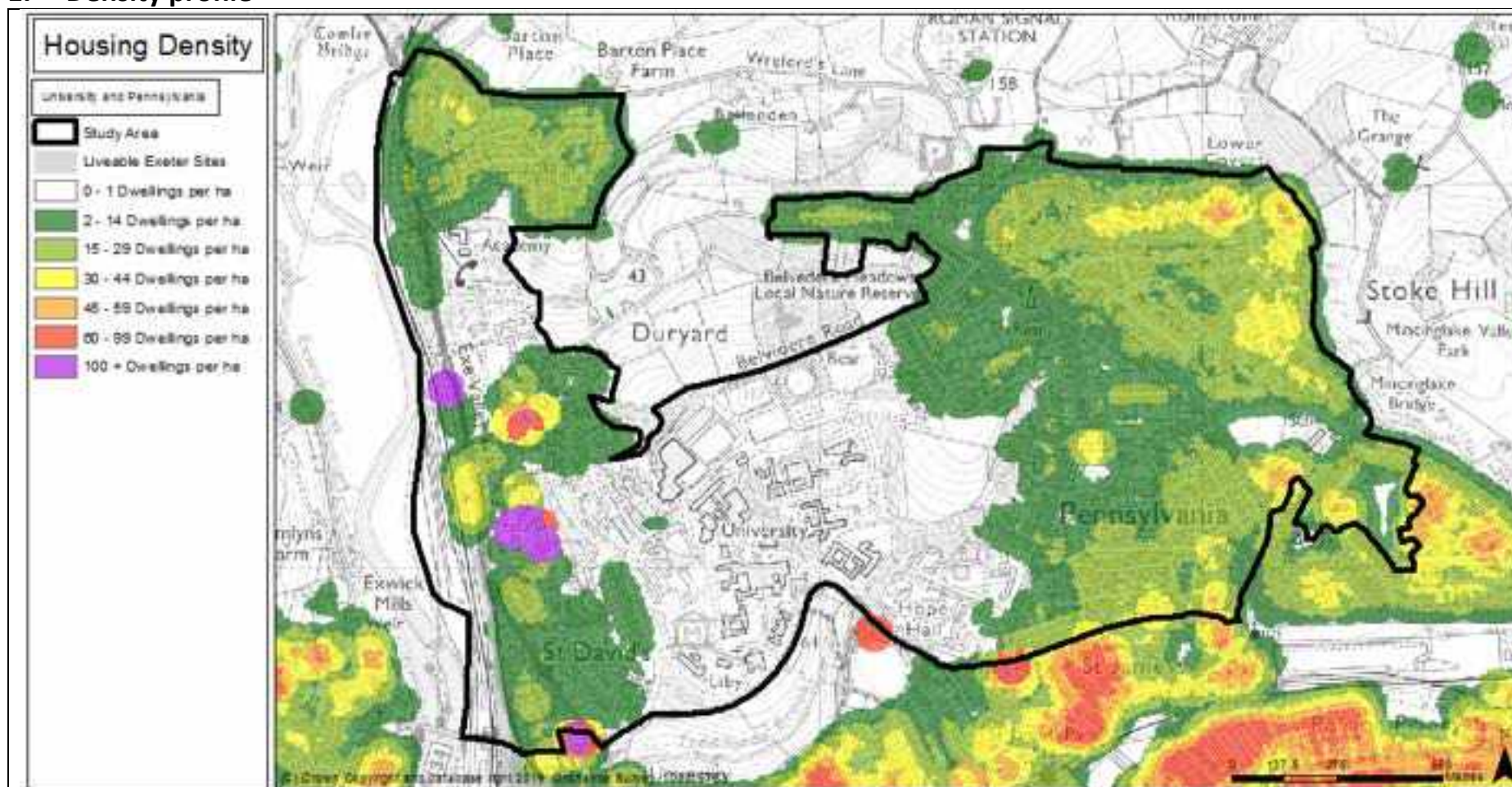
Notes: There are a number of different areas within the study area that derive a specific public benefit from community use. All of these will be taken into account during the site identification and assessment stages.

1E – Areas of constraint



Notes: There are a number of areas of constraint within the study area which may impact on the deliverability/desirability of new housing. The study area includes a small area of flood zone 3 along its western boundary which extends along the mainline railway. Cowley Bridge Road is covered by an Air Quality Management Area. There are a number of TPOs and TPO areas located throughout the study area, with the largest cluster located around Duryard Halls of Residence. Two Scheduled Monuments lie some distance to the north.

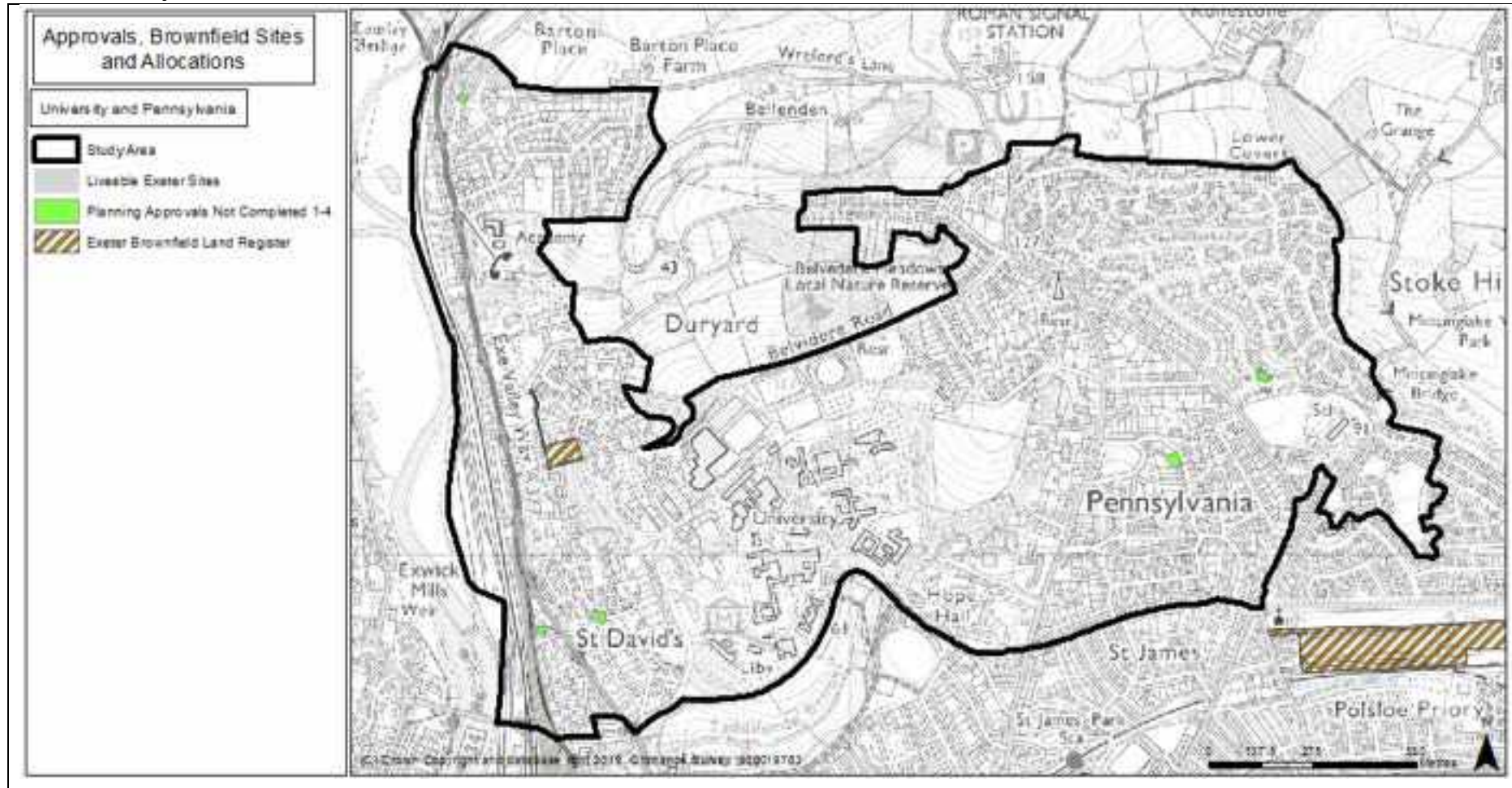
1F – Density profile



Notes: A range of densities can be found within the study area. The highest densities relate to student accommodation at Birks Grange Village and Homes for Students Exeter One. The remainder of the study area is comprised of low to medium densities of between 2 and 44 dwellings per ha.

Stage 2 Sources of Supply

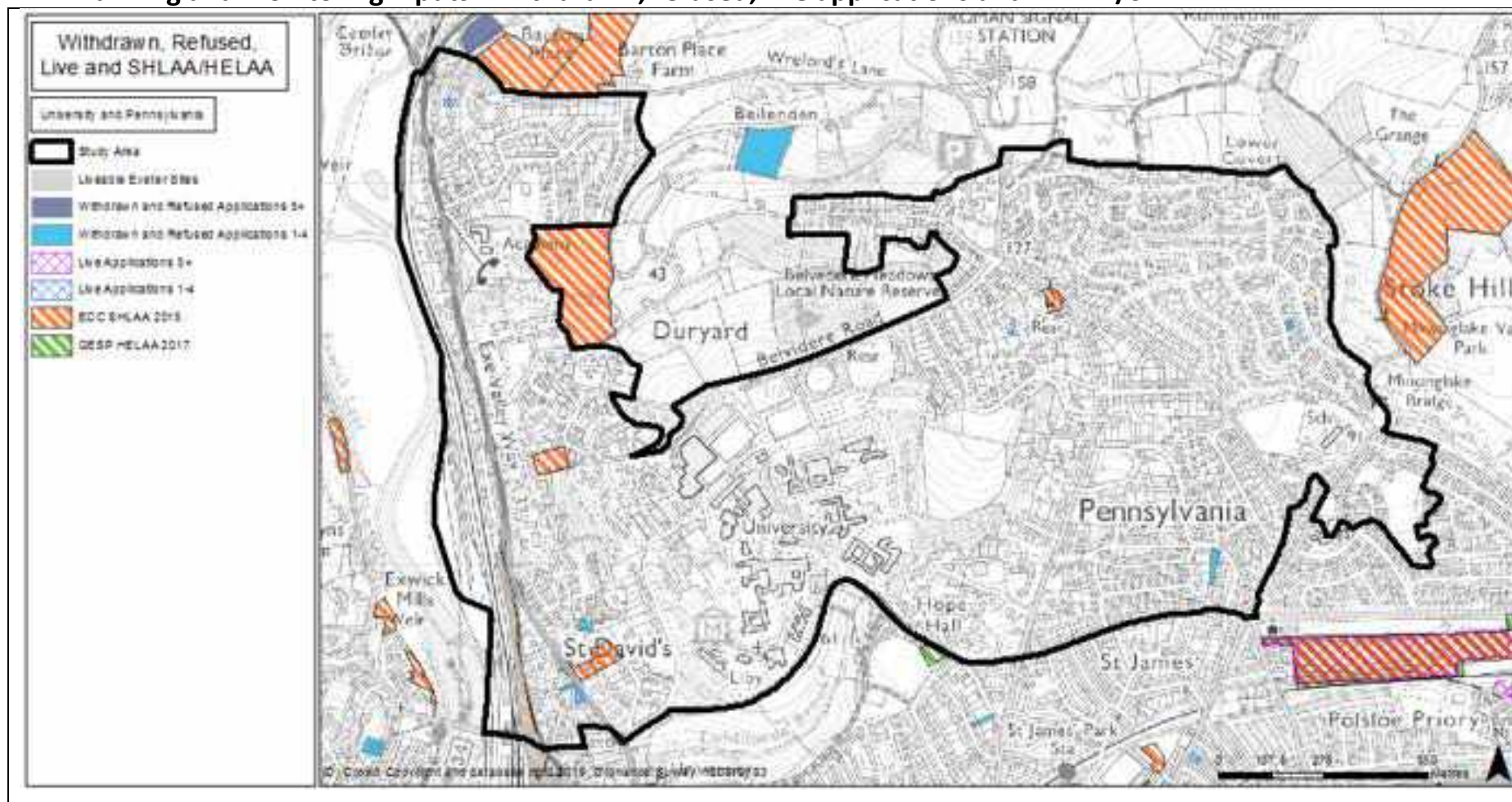
2A – Planning and monitoring inputs – planning approvals not completed, Brownfield Land Register and sites allocated but not completed



Notes: All of the sites below have been excluded from further consideration through the above study, given their existing planning status.					
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Brownfield Register Approval not completed SHLAA site 108	17/1198/FUL – Construction of student accommodation including the creation of access and associated infrastructure	Land at Glenthorne Road, Exeter	Approved	178	
Brownfield Land Register		Land adj Exeter St Davids Station, Bonhay Road/Cowley Bridge Road	Within Liveable Exeter site		
Approval not completed	17/0853/FUL – Development of a dwellinghouse	Gilgarren Lodge Hill, Exeter, EX4 4AB	Approved	1	
Approval not completed	18/0437/FUL – New Dwelling	Land adj to Wallington, New North Road, Exeter, Devon, EX4 4AG	Approved	1	
Approval not completed	18/0864/FUL – Extension and alterations to the existing dwelling to create two semi-detached dormer bungalows	1 The Fairway, Exeter, Devon, EC4 5DW	Approved	1	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approval not completed	17/1742/FUL – Construction of detached dwelling with detached double garage and site landscaping	61 Sylvan Road, Exeter, Devon, EX4 6EY	Approved	1	

2A – Planning and monitoring inputs – withdrawn, refused, live applications and HELAA/SHLAA



Notes: None of the sites below have been carried forward through this study as they are either below the minimum threshold of 5 or more dwellings, or SHLAA assessment concluded unsuitable, or the site has been developed.						
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
Withdrawn / Refused	14/1299/FUL Demolition of kitchen and garage extension and erection of new dwelling with parking	Wembury, New North Road, Exeter, EX4 4AG	Refused	1	Too small for further consideration	
Live	19/1215/FUL Change of use of ancillary residential accommodation outbuilding to new separate dwelling house.	Hickling Cottage, Taddyforde Estate, Exeter, EX4 4AT	Undetermined	1	Too small for further consideration	
Live	20/0015/FUL Construction of dwelling.	5 Galmpton Rise Exeter EX4 5BY	Undetermined	1	Too small for further consideration	
Live	20/0352/FUL Construction of a four bedroom house and garage, new access to highway and associated works.	1A Rosebarn Avenue Exeter Devon EX4 6DY	Undetermined	1	Too small for further consideration	
Live	20/0468/FUL New dwelling.	22 Ridgeway Exeter EX4 5AR	Undetermined	1	Too small for further consideration	
Withdrawn / Refused	19/1278/FUL Construction of a dwelling.	Land at Shenton, Pennsylvania Road, Exeter, EX4 6EA	Withdrawn	1	Too small for further consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
Withdrawn / Refused	17/0197/FUL New infill dwelling on existing plot of 21 Elliott Close	21 Elliott Close, Exeter, EX4 5ED	Appeal dismissed	1	Too small for further consideration	
Withdrawn / Refused	16/1379/FUL Construction of a detached dwelling with associated access, landscaping and amenity space.	35 Sylvan Road, Exeter, EX4 6EU	Appeal dismissed	1	Too small for further consideration	
SHLAA	SHLAA Site 8	Harepath, Streatham Rise, EX4 4PE	Site developed for residential		Site developed	
SHLAA	SHLAA Site 76	Marypole Head, Pennsylvania Road, EX4 2DF	SHLAA conclusion: unsuitable for housing on highways access grounds. Assessments of availability and achievability are not required.		Not carried forward on basis of SHLAA conclusion	

Notes: The following sites have been identified during this stage as warranting further investigation. All other public sector owned land is too small to be considered. Schools have also been excluded.	
Site Address/Description	Reference
Playing Field West Garth	UCS_EX_UP_01
Amenity areas at Pennsylvania	UCS_EX_UP_02
Amenity land at Collins Road and Sheppard Road	UCS_EX_UP_03
Sylvania Park adj Rollestone Crescent	UCS_EX_UP_04
Sylvania Park off Widecombe Way	UCS_EX_UP_05
Stoke Hill Allotments	UCS_EX_UP_06

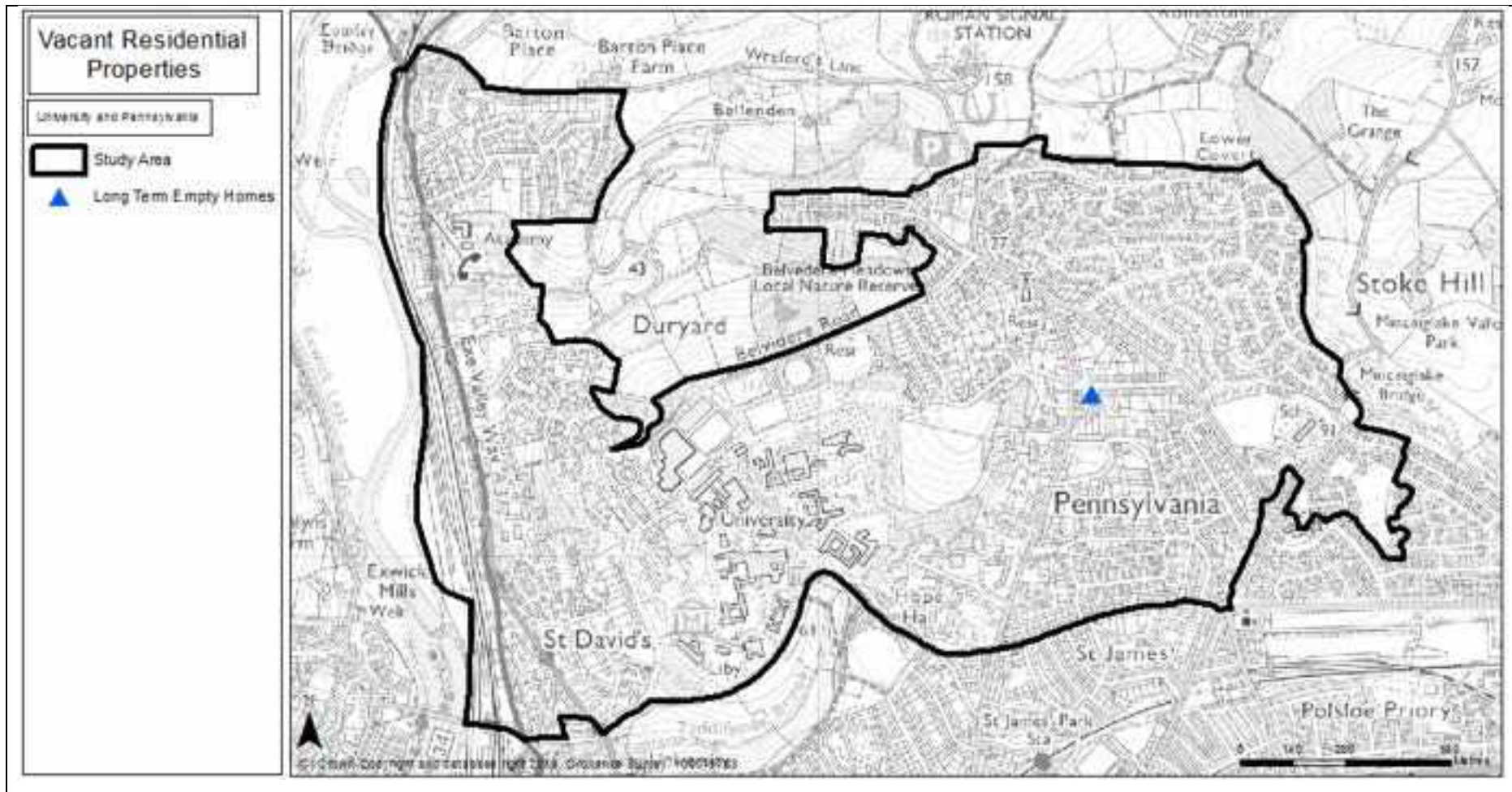
2C - Institutional assets and opportunities

Notes: No institutional assets and opportunities identified through consultation.

2D – Targeted national non-domestic ratings (NNDR) potential UCS sites

Notes: There are no targeted NNDR potential sites within the study area itself, although there are two adjoining. These have been excluded as they do not meet the minimum thresholds for inclusion.

2E – Vacant residential properties



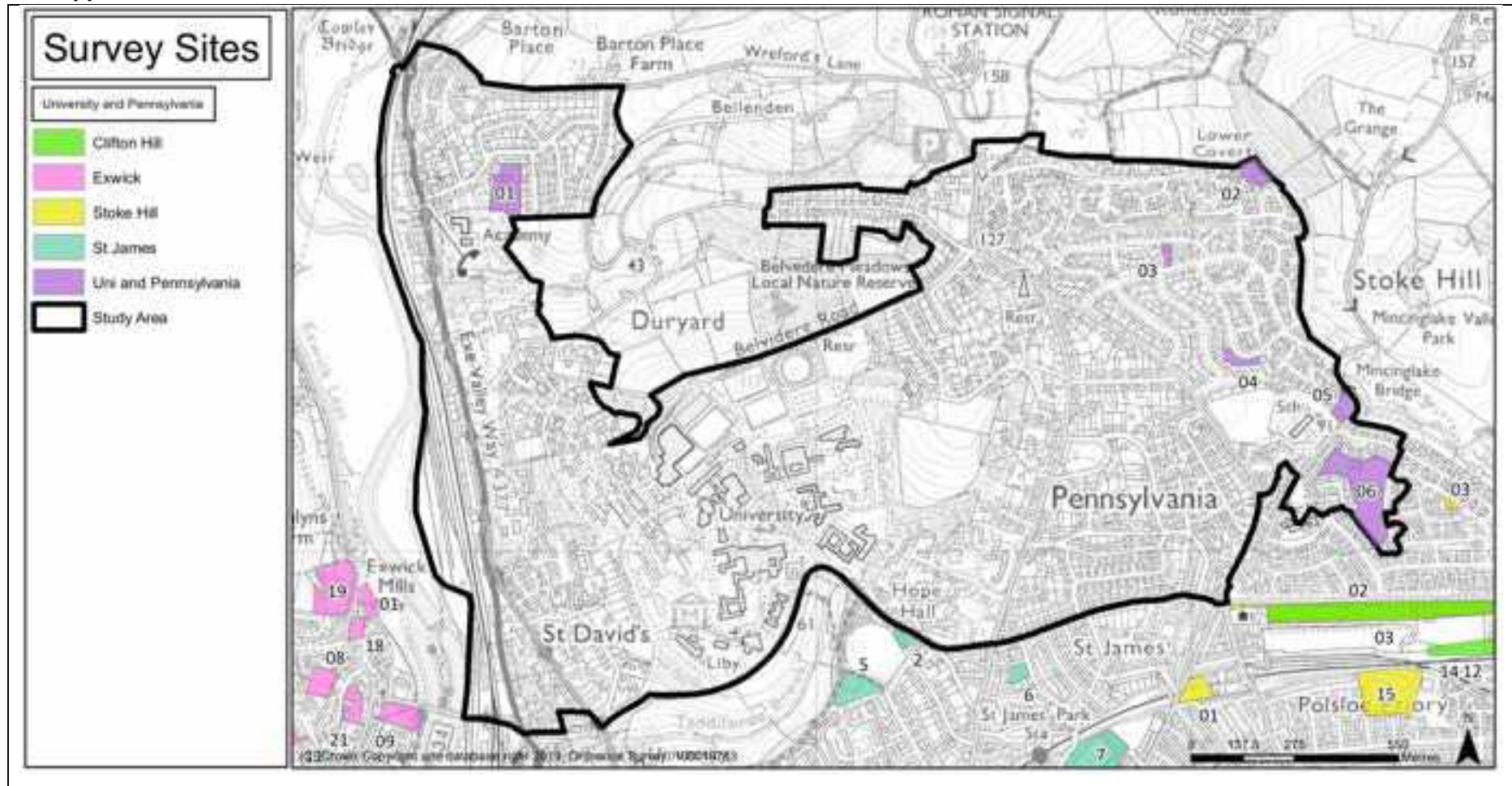
Notes: There is one long term empty home within the study area at 1 Rosebarn Avenue. This has not been carried forward as the site is unlikely to have sufficient capacity to deliver at least 5 dwellings.

2F – Additional Potential UCS Sites

Notes: No additional sites have been identified in an assessment of all other potential spaces in the study area.

Stage 3 Urban Capacity Survey/Analysis

3A – (i) Identified sites



Site Address/Reference/Description	Reference
Playing Field West Garth	UCS_EX_UP_01
Amenity areas at Pennsylvania	UCS_EX_UP_02
Amenity land at Collins Road and Sheppard Road	UCS_EX_UP_03
Sylvania Park adj Rolleston Crescent	UCS_EX_UP_04
Sylvania Park off Widecombe Way	UCS_EX_UP_05
Stoke Hill Allotments	UCS_EX_UP_06

Survey Site Assessments

University of York and Pennsylvania

Carried through to Step 387

Red: No
Green: Yes
Black outline: Study Area

Map labels: Barton Place, Barton Place Farm, Wreford Lane, Belvidere Road, Duryard, St David's, St James, Polstoe Priory, Stoke Hill, Mincinglake Park, Mincinglake Bridge, Lower Cover, The Grange, Hope Hall, St James Park, St James Sca, Exwick Mills, Ewby, Barton Place, Wreford Lane, Belvidere Road, Duryard, St David's, St James, Polstoe Priory, Stoke Hill, Mincinglake Park, Mincinglake Bridge, Lower Cover, The Grange, Hope Hall, St James Park, St James Sca, Exwick Mills, Ewby.

Survey sites marked: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13.

Scale: 0 137.5 275 Meters

North arrow pointing up.

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Notes: The following identified sites have been excluded from further consideration		
Site Address/Description	Reference	Reasons for rejection
Playing Field West Garth	UCS_EX_UP_01	Site unavailable and contrary to the Development Plan and Exeter City Council's Active and Healthy Lifestyles Strategies.
Amenity areas at Pennsylvania	UCS_EX_UP_02	Site unavailable and contrary to the Development Plan and Exeter City Council's Active and Healthy Lifestyles Strategies.
Amenity land at Collins Road and Sheppard Road	UCS_EX_UP_03	Site unavailable and contrary to the Development Plan and Exeter City Council's Active and Healthy Lifestyles Strategies.
Sylvania Park adj Rolleston Crescent	UCS_EX_UP_04	Designated open space and established woodland therefore contrary to Development Plan regarding provision of open space and policy L3 of Local Plan seeking to protect open space within the built up area.
Sylvania Park off Widecombe Way	UCS_EX_UP_05	Designated open space and established woodland therefore contrary to Development Plan regarding provision of open space and policy L3 of Local Plan seeking to protect open space within the built up area.
Stoke Hill Allotments	UCS_EX_UP_06	Site in active use and unavailable for development. Contrary to Development Plan including Policy L10 of Local Plan seeking to resist development that would harm allotment provision.

3A – (iii) All sites carried through to 3B

Notes: No sites were identified to offer potential capacity in this study area.

3C – Site review (i) Sites rejected after specialist officer consideration and consultation

Notes: No sites were identified to offer potential capacity in this study area.

3C – Site review (ii) Remaining potential UCS sites

Notes: No sites were identified to offer potential capacity in this study area.

N. Whipton

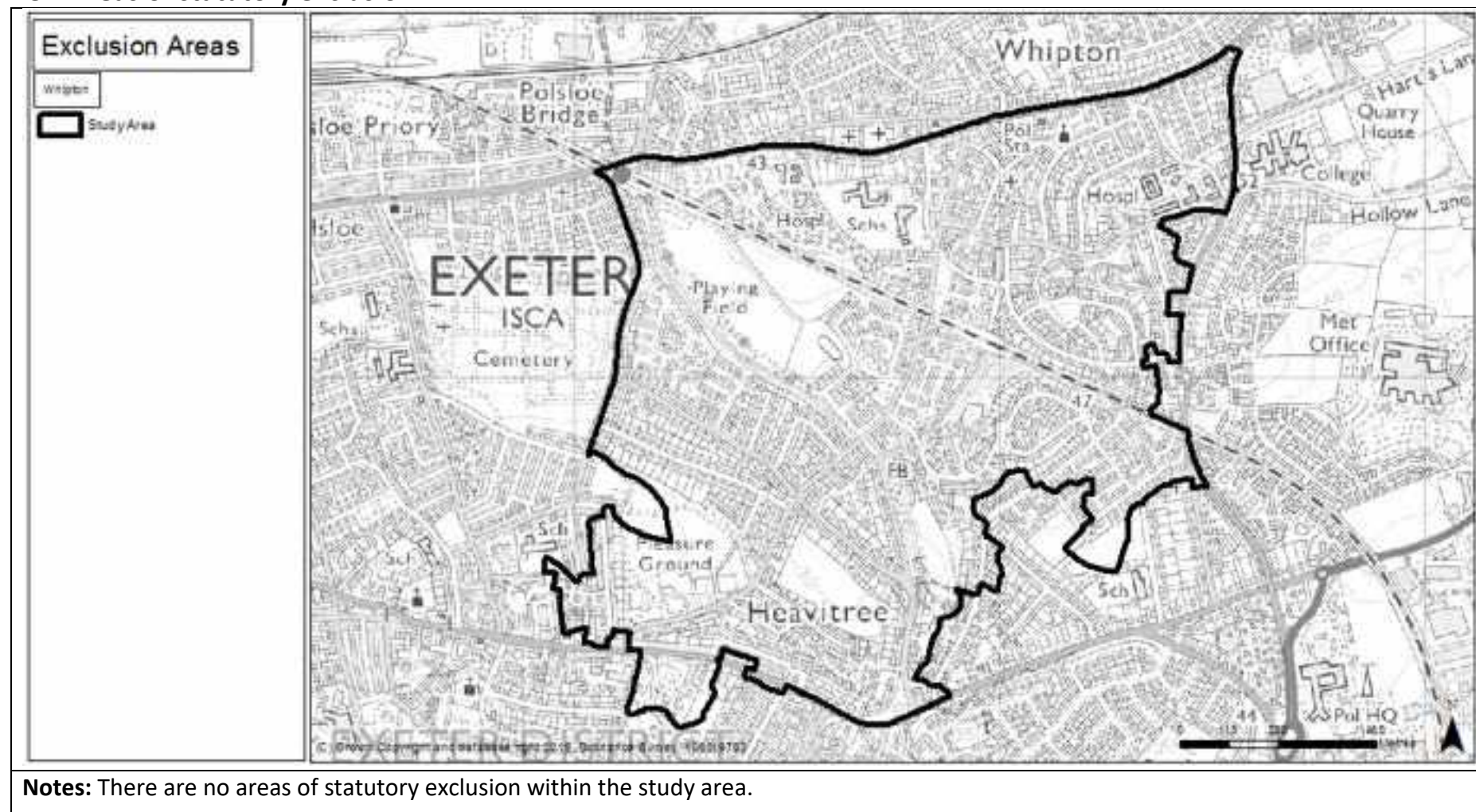
Stage 1 Methodology and Preparation

1B – Study area settlement boundary

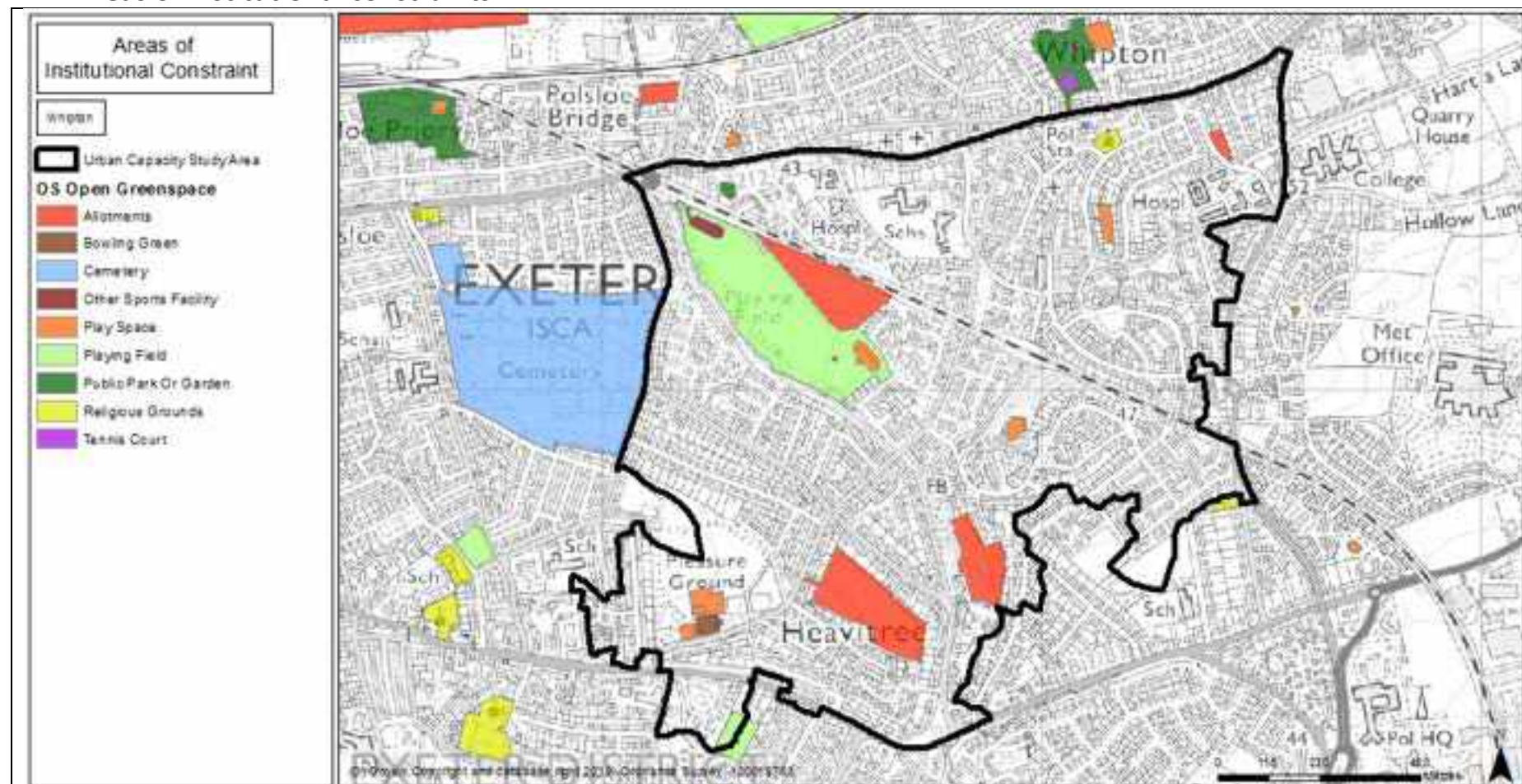


Notes: This assessment covers the Middle Super Output Area (MSOA) area of Whipton, Exeter. Population: 7600 (2017). 158 hectares.

1C – Areas of statutory exclusion

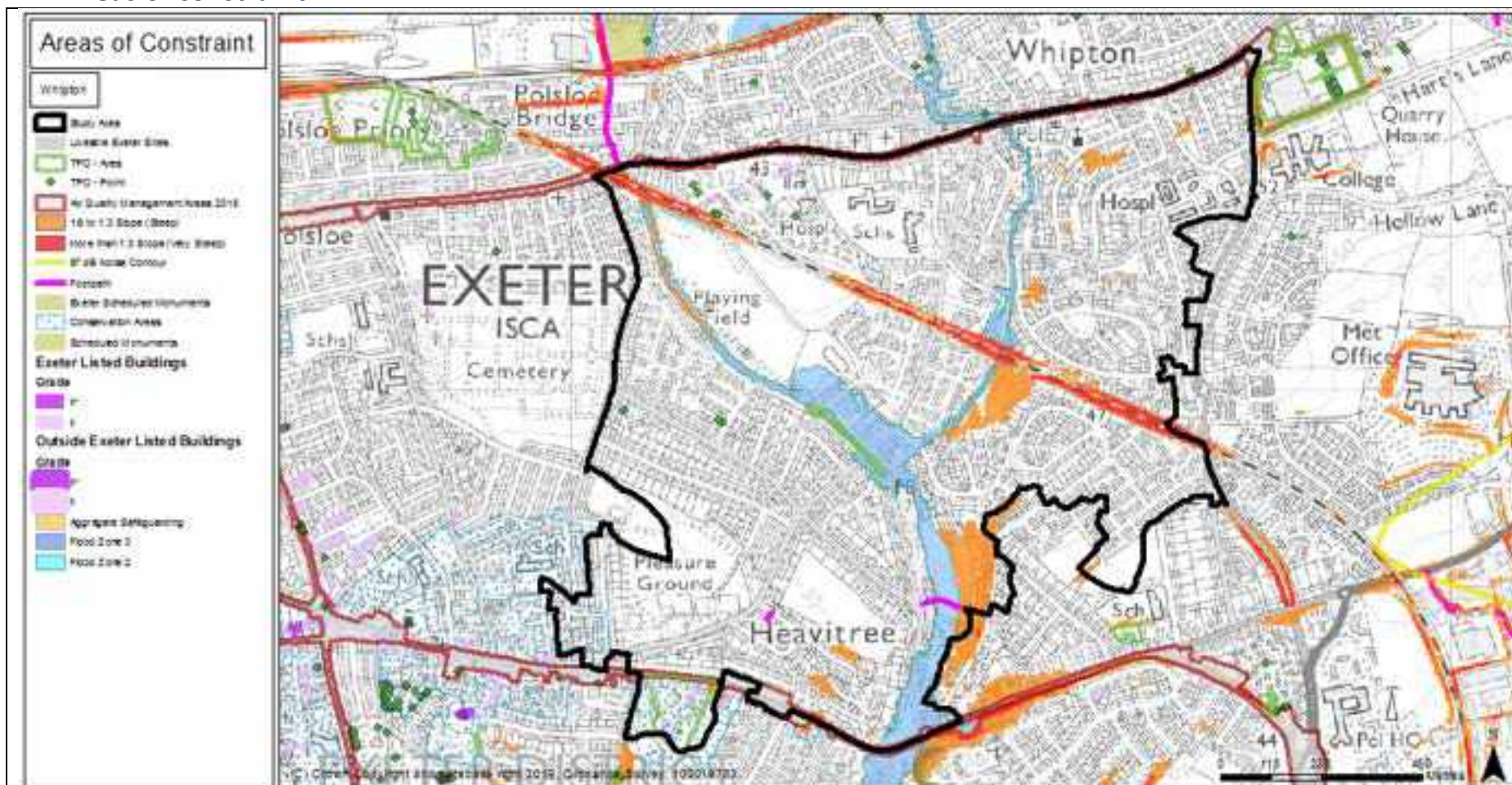


1D – Areas of institutional constraints



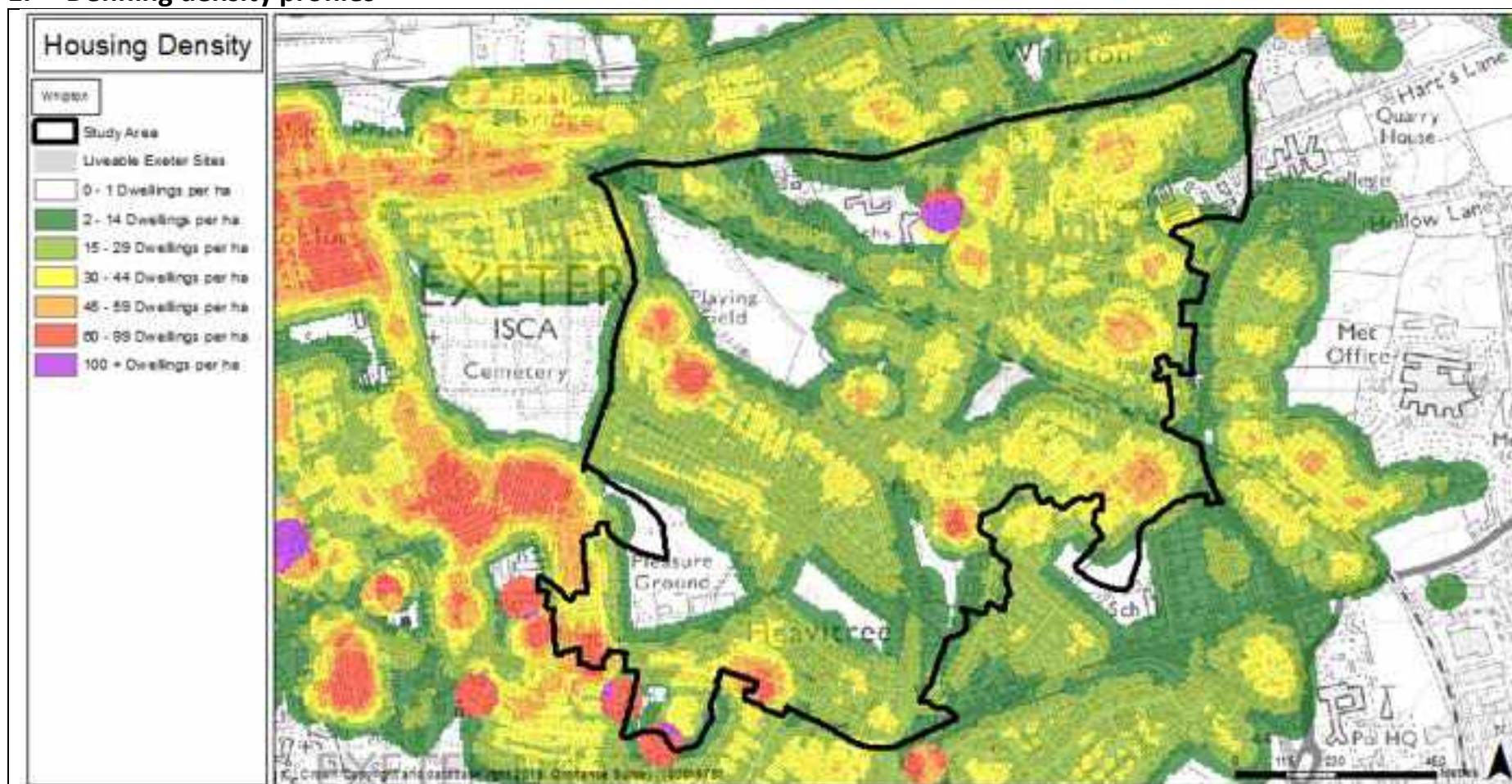
Notes: There are various areas of institutional constraint within the study area that derive a specific public benefit from community use, including allotments, playing fields, religious buildings. All of these will be taken into account during the site assessment and identification stages.

1E – Areas of constraint



Notes: There are a number of areas of constraint within the study area. There is an area of flood zone 2 and 3 running throughout the centre of the study area as well as TPOs, grade II listed buildings, public rights of way, and part of Heavitree conservation area. The Heavitree Corridor Air Quality Management Area borders the south of the site.

1F – Defining density profiles



Notes: A range of densities can be found within the study area. The highest densities can be found immediately east of Whipton Barton Junior School (Rennes House and Chester Long Court flats) reaching 100+ dwellings per ha as well as Hamlin Gardens which reaches 60-99 dwellings per ha in parts. The remainder of the study area is comprised of low – medium densities (15 – 44 dwellings per ha) with occasional areas reaching 45 -59 dwellings per ha.

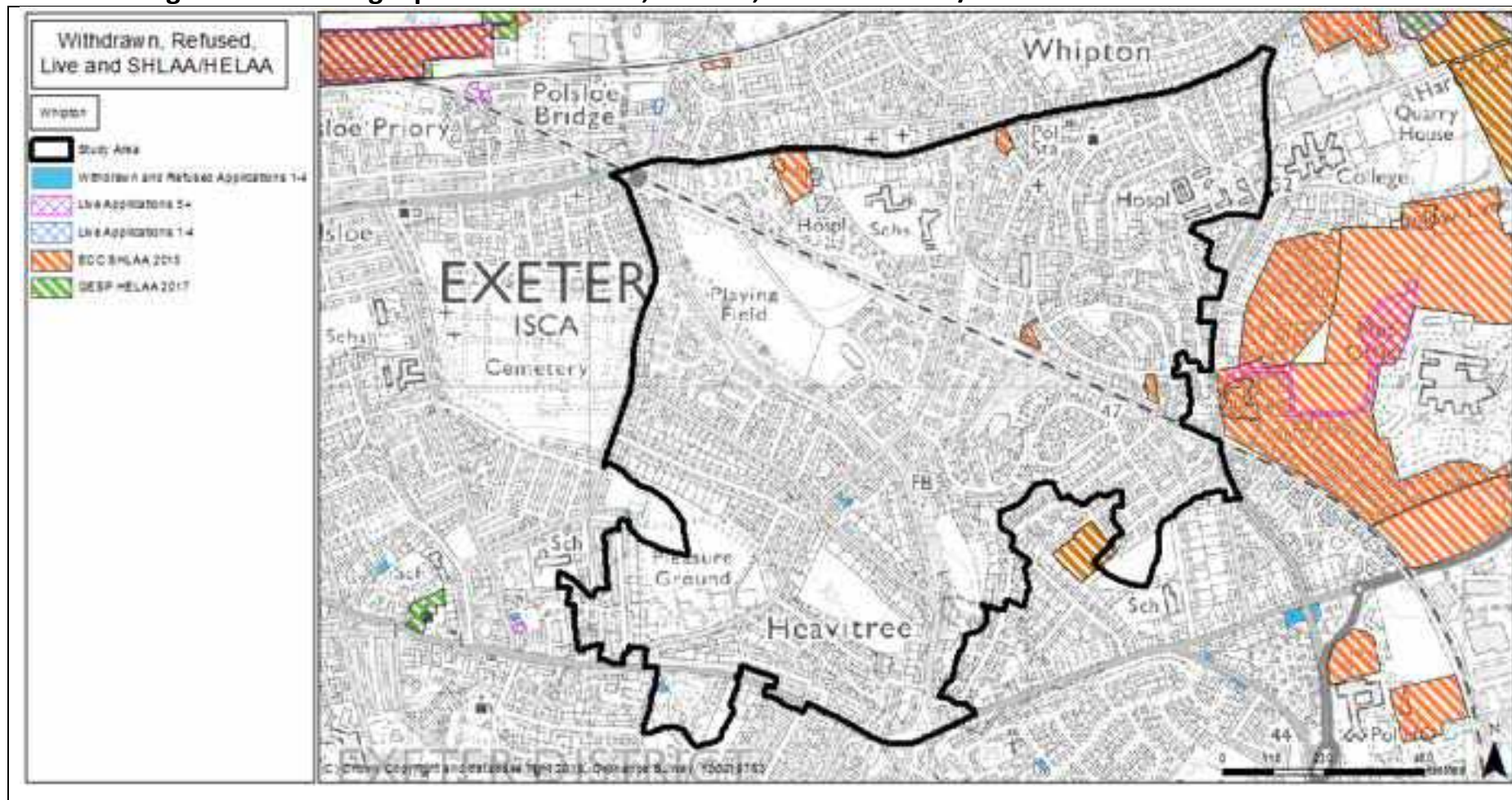
Stage 2 Sources of Supply

2A – Planning and monitoring inputs – Planning Approvals not completed, Brownfield Land Register and Sites Allocated but not completed



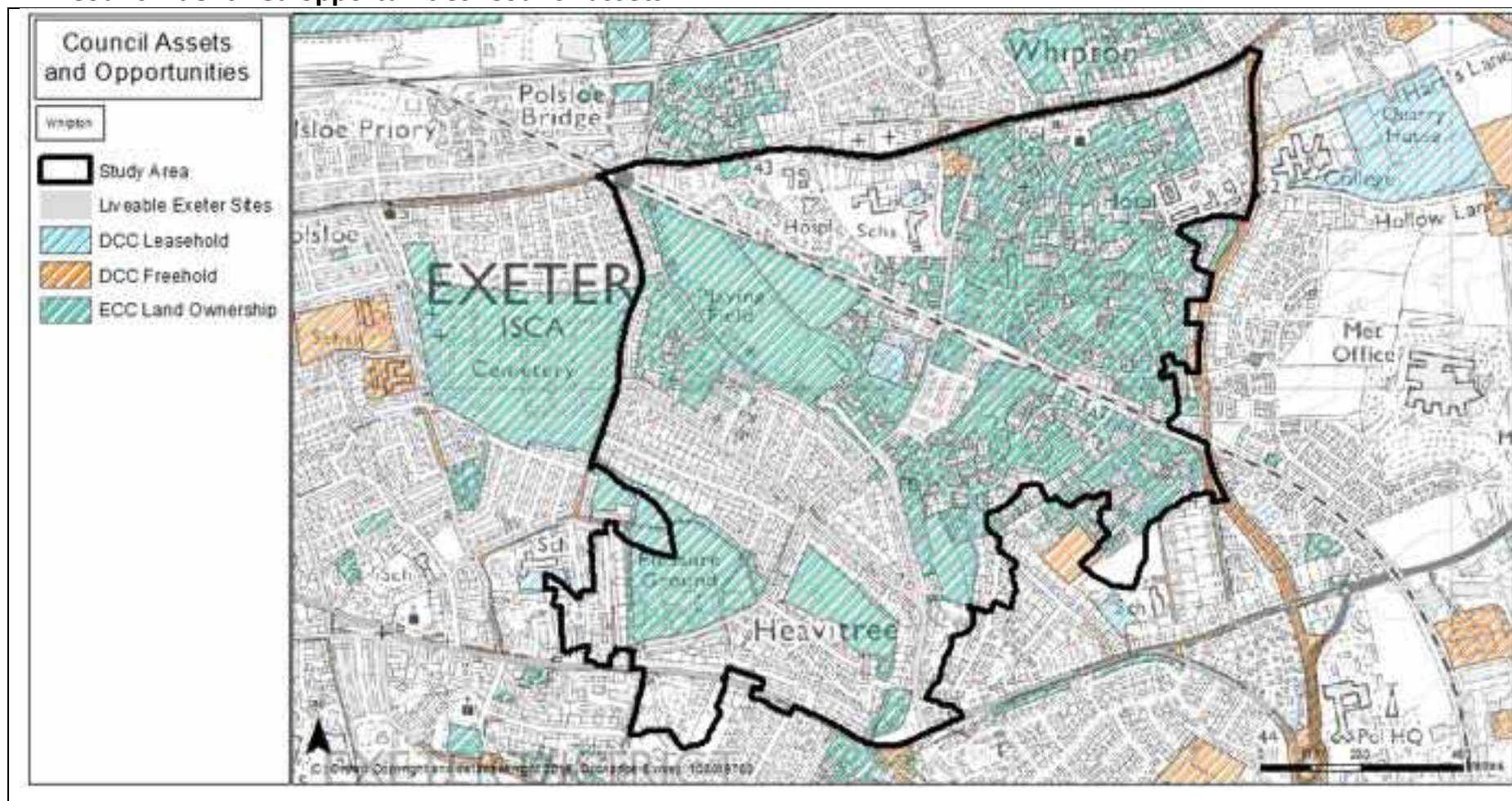
Notes: All of the sites below have been excluded from further consideration through the above study, given their existing planning status.					
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Brownfield Register / SHLAA / Live Applications	Honeylands Hospital / SHLAA Site 98 18/1525/FUL 45 units of retirement living accommodation	Honeylands Hospital, Pinhoe Road, EX4 8AD	Undetermined	SHLAA 5-10	UCS_EC_WH_01
Approval not completed / Live	18/0534/FUL Construction of 48 dwellings (use class C3), means of access, public open space and associated infrastructure. 19/1406/FUL Construction of 60 dwellings (use class C3), means of access, public open space and associated infrastructure.	Land West Of Ringswell Avenue, Comprising Part Of The Grounds Of The Former St Luke's School Exeter	Refused. Appeal allowed Live	48 60	Partially in Digby, Sowton and Newcourt study area. Not carried forward as extant planning permission.
Brownfield Land Register Approval not completed	18/0890/ECC Demolition of 54no. garages and redevelopment of site comprising construction of 9no 3 bed and 4 person terraced and semi-detached houses and associated access and parking	Existing garage site between Thornpark Rise and Birchy Barton Hill, Exeter	Approved	9	
Live / Vacant Residential Property / Council Assets	19/1621/FUL Demolition of existing buildings and construction of 92 apartments, access and parking, landscaping and associated infrastructure/highway works.	Whipton Barton House Vaughan Road Exeter EX1 3JN	Undetermined	92	UCS_EC_WH_02

2A – Planning and monitoring inputs – Withdrawn, refused, live and HELAA/SHLAA



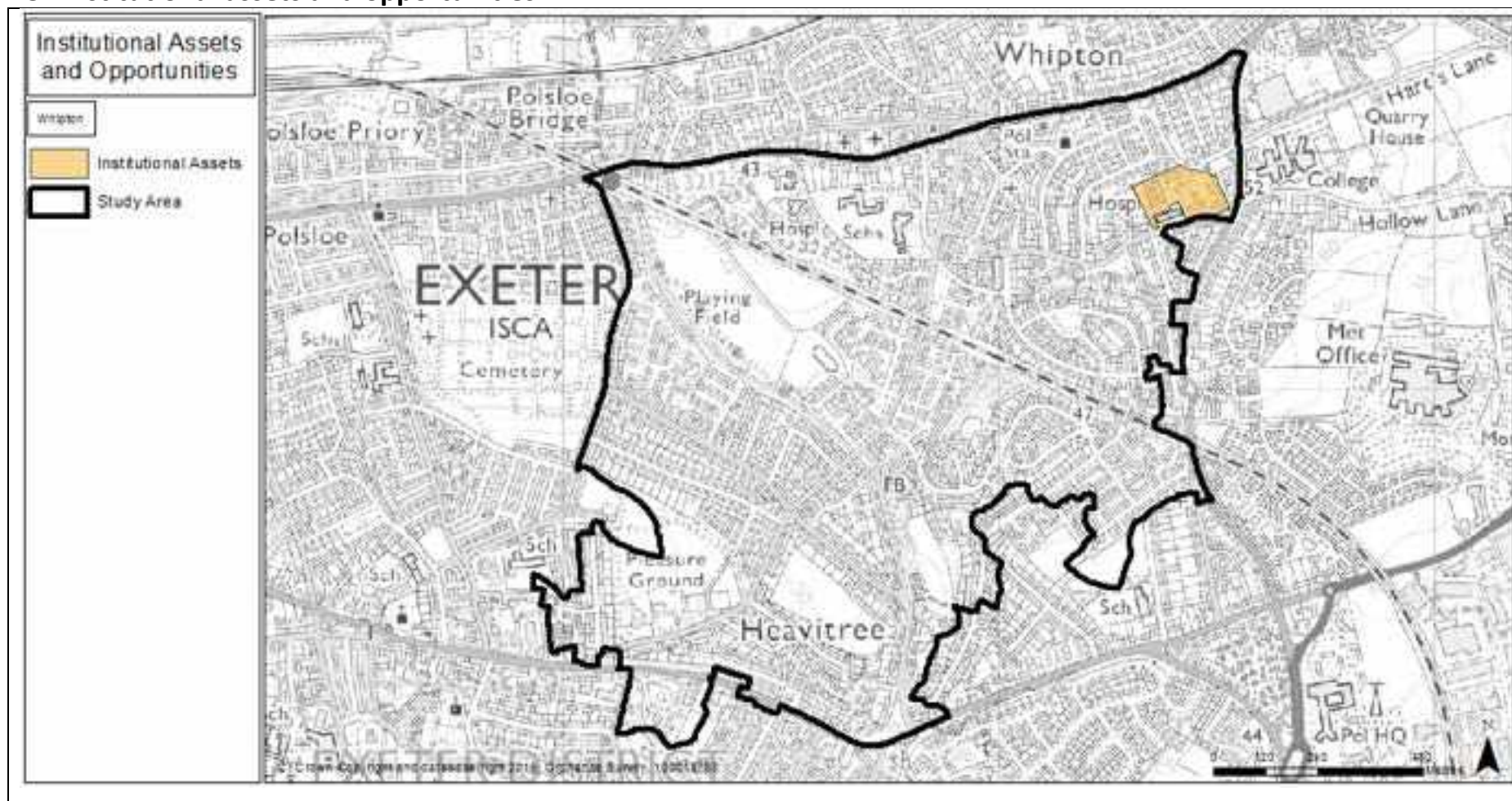
Notes: No sites were identified through this stage						
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
Withdrawn and refused	15/0112/FUL Conversion of triple garage into self-contained residential dwelling.	94 Whipton Lane, EX1 3DJ	Refused	1		
Withdrawn and refused	17/1970/FUL 1 single storey dwelling with 3 bedrooms	Mowbray Cottage Butts Road EX2 5BE	Refused. Appeal dismissed	1	Appeal dismissed	
SHLAA	Site 26 Land at Brook Close	Brook Close, EX1 3JL	SHLAA: Landowner advised land no longer available		Excluded on basis of SHLAA conclusion	
SHLAA	Site 27 Council Yard, Leypark Road	Land to rear 26-36 Leypark Road, EX1 3JB	09/1290/FUL residential		Developed	
SHLAA	Site 28 102 – 108 Leypark Road	102-108 Leypark Road, EX1 3NT	SHLAA: Landowner advised land no longer available		Excluded on basis of SHLAA conclusion	
SHLAA / Brownfield Land Register / Live application	Site 98 Honeylands Hospital	Honeylands Hospital, Pinhoe Road, EX4 8AD		SHLAA 5-10	Live planning application	UCS_EC_WH_01

2B – Council identified opportunities: Council assets



Notes: This study area includes a large proportion of Council owned land. The following sites have been identified as Council owned land with potential for 5+ dwellings, regardless of other constraints.	
Site Address/Description	Reference
Heavitree Pleasure Ground, EX1 3DN	UCS_EC_WH_03
Whipton Lane allotments, EX1 3DN	UCS_EC_WH_04
Sweetbrier Lane allotments, EX1 3DH	UCS_EC_WH_05
Hamlin Lane allotments, EX1 3LF	UCS_EC_WH_06
Hamlin Lane playing field, EX1 3LA	UCS_EC_WH_07
Hamlin Gardens EX1 3AD	UCS_EC_WH_08
1-25 Clifford Close, EX1 3JU (ECC Housing)	UCS_EC_WH_09
Mulberry Close play area and green space, EX1 3HX	UCS_EC_WH_10
Blackthorn Crescent, EX1 3HQ	UCS_EC_WH_11
Open space at Headland Crescent, EX1 3NP	UCS_EC_WH_12
Open space at 50-72 Whipton Barton Road, EX1 3NG	UCS_EC_WH_13
Open space at Honeylands Drive, EX4 8QP	UCS_EC_WH_14
Garages at Barton Court / rear of 62-72 Whipton Barton Road EX1 3NG	UCS_EC_WH_15
Open space at Brook Close, EX1 3JL	UCS_EC_WH_16
Lloyds Crescent Play Area, EX1 3JQ	UCS_EC_WH_17

2C - Institutional assets and opportunities



Notes: The GESPP authorities consulted a wide range of institutional landowners. NHS Property Services have outlined the development potential of Wilmington Community Hospital, Hospital Lane, EX1 3RB. There is an opportunity to make more effective use of the site, subject to health commissioning requirements. The NHSPS are the freeholders of the site and estimate that should 50% of the site come forward for redevelopment, the site has a capacity to deliver 45 units at 50 dwellings per hectare within a 6-10 year timeframe.	
Site Address/Description	Reference
Wilmington Community Hospital, EX1 3RB	UCS_EC_WH_18

2D – Targeted national non-domestic ratings (NNDR) potential UCS sites

Notes: No NNDR potential UCS sites within study area.

2E – Vacant residential properties

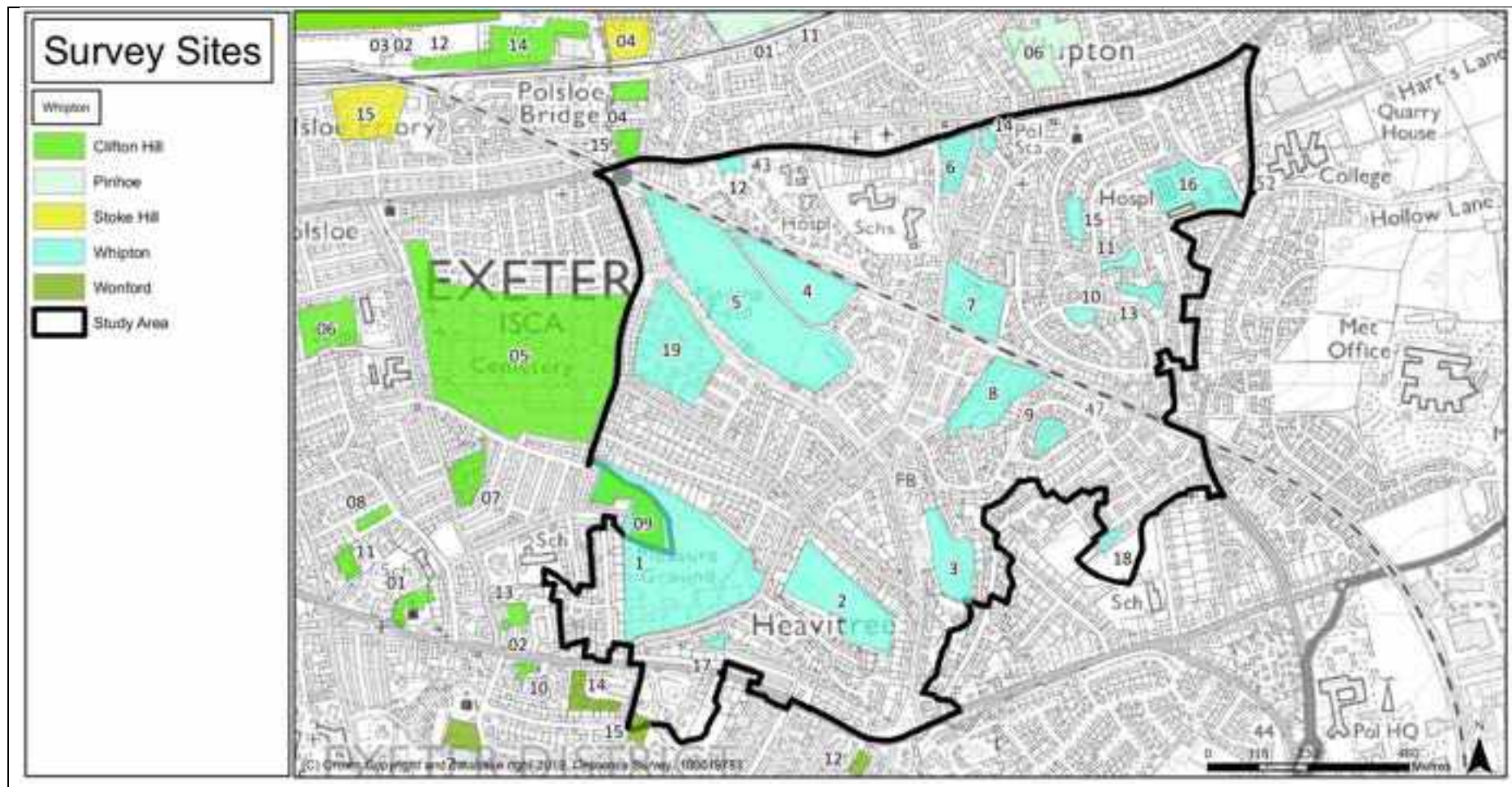
Site Address/Descriptor	Reference
Whipton Barton House, Vaughan Road, EX1 3JN Live application 19/1621/FUL	UCS_EC_WH_02

2F – Additional Potential UCS Sites

Notes: The following additional sites have been identified in the ‘left over space’ assessment.	
Site Address/Description	Reference
Garages, Victor Close, EX1 3BX	UCS_EC_WH_19

Stage 3 Urban Capacity Survey/Analysis

3A – Identified Sites



Notes: The following sites have been identified throughout stage 2.	
Site Address/Description	Reference
Honeylands Hospital, Pinhoe Road, EX4 8AD	UCS_EC_WH_01
Whipton Barton House, Vaughan Road, EX1 3JN	UCS_EC_WH_02
Heavitree Pleasure Ground, EX1 3DN	UCS_EC_WH_03
Whipton Lane allotments, EX1 3DN	UCS_EC_WH_04
Sweetbrier Lane allotments, EX1 3DH	UCS_EC_WH_05
Hamlin Lane allotments, EX1 3LF	UCS_EC_WH_06
Hamlin Lane playing field, EX1 3LA	UCS_EC_WH_07
Hamlin Gardens EX1 3AD	UCS_EC_WH_08
1-25 Clifford Close, EX1 3JU (ECC Housing)	UCS_EC_WH_09
Mulberry Close play area and green space, EX1 3HX	UCS_EC_WH_10
Blackthorn Crescent, EX1 3HQ	UCS_EC_WH_11
Open space at Headland Crescent, EX1 3NP	UCS_EC_WH_12
Open space at 50-72 Whipton Barton Road, EX1 3NG	UCS_EC_WH_13
Open space at Honeylands Drive, EX4 8QP	UCS_EC_WH_14
Garages at Barton Court / rear of 62-72 Whipton Barton Road EX1 3NG	UCS_EC_WH_15
Open space at Brook Close, EX1 3JL	UCS_EC_WH_16
Lloyds Crescent Play Area, EX1 3JQ	UCS_EC_WH_17
Whipton Community Hospital, EX1 3RB	UCS_EC_WH_18
Garages, Victor Close, EX1 3BX	UCS_EC_WH_19

Survey Site Assessments

Whipton

Carried through to Step 3B7

No

Yes

Study Area

EXETER

ISCA Cemetery

Heavitree

Polloe Bridge

Polloe Priory

Hosp

Schs

Met Office

Pol HQ

0 120 240 480 Meters

01 09 06 13 03 04 14 16 17 18 12 15 10 11 08 07 05 02 19 10 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Notes: The following identified sites have been excluded from further consideration.		
Site Description / Address	Reference	Reasons for rejection
Heavitree Pleasure Ground, EX1 3DN	UCS_EC_WH_03	Playing field / sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Whipton Lane allotments, EX1 3DN	UCS_EC_WH_04	In active use and unavailable for development. Contrary to policy L10 of Local Plan seeking to resist development that would harm allotment provision
Sweetbrier Lane allotments, EX1 3DH	UCS_EC_WH_05	In active use and unavailable for development. Contrary to policy L10 of Local Plan seeking to resist development that would harm allotment provision
Hamlin Lane allotments, EX1 3LF	UCS_EC_WH_06	In active use and unavailable for development. Contrary to policy L10 of Local Plan seeking to resist development that would harm allotment provision
Hamlin Lane playing field, EX1 3LA	UCS_EC_WH_07	Playing field / sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Mulberry Close play area and green space, EX1 3HX	UCS_EC_WH_10	Play area and open space therefore unavailable for development and contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies
Blackthorn Crescent EX1 3HQ	UCS_EC_WH_11	Open space and unavailable for development
Open space at Headland Crescent, EX1 3NP	UCS_EC_WH_12	Open space and unavailable for development
Open space at 50-72 Whipton Barton Road	UCS_EC_WH_13	Open space and unavailable for development

Site Description / Address	Reference	Reasons for rejection
Open space at Honeylands Drive	UCS_EC_WH_14	Open space and unavailable for development
Open space at Brook Close, EX1 3JL	UCS_EC_WH_16	Open space and unavailable for development
Lloyds Crescent play area	UCS_EC_WH_17	Playing field / sports facility therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies

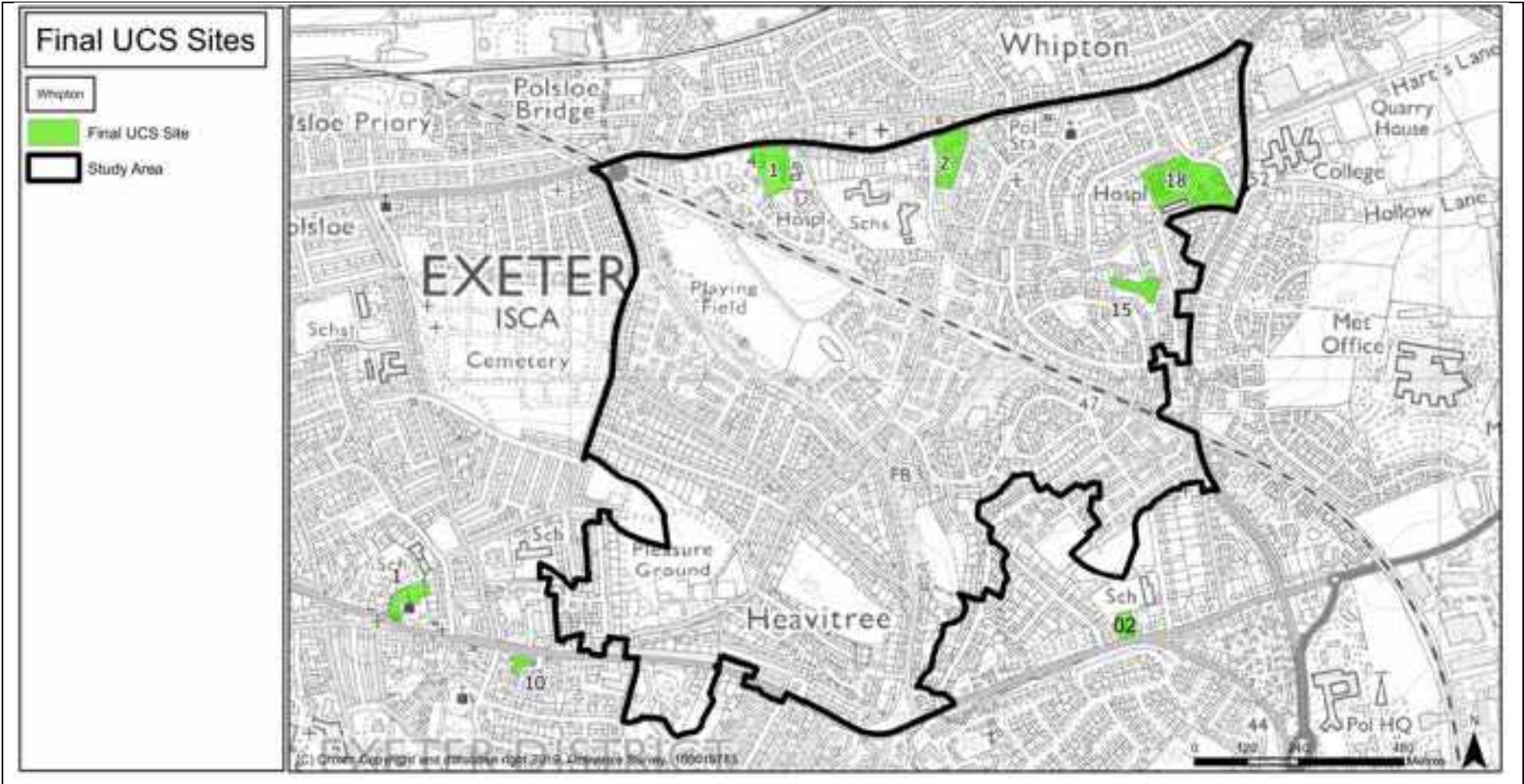
3A – (iii) All sites carried through to 3B

Notes: The following identified sites have been carried through to the next stage as offering some potential for capacity.		
Site Address / Description	Reference	Approximate potential net dwellings
Honeylands Hospital, Pinhoe Road, EX4 8AD	UCS_EC_WH_01	7
Whipton Barton House, Vaughan Road, EX1 3JN	UCS_EC_WH_02	92
Hamlin Gardens EX1 3AD	UCS_EC_WH_08	N/A as rejected during consultation
1-25 Clifford Close, EX1 3JU	UCS_EC_WH_09	N/A as rejected during consultation
Garages at Barton Court / rear of 62-72 Whipton Barton Road EX1 3NG	UCS_EC_WH_13	N/A as rejected during consultation
Whipton Community Hospital, EX1 3RB	UCS_EC_WH_18	35
Garages, Victor Close, EX1 3BX	UCS_EC_WH_19	N/A as rejected during consultation

3C – Site review (i) Sites rejected after specialist officer consideration and consultation

Site Address/Description	Reference	Reasons for rejection
Hamlin Gardens EX1 3AD	UCS_EC_WH_08	Occupied dwellings. Insufficient evidence to conclude site suitable to take forward.
1-25 Clifford Close, EX1 3JU	UCS_EC_WH_09	Occupied dwellings. Insufficient evidence to conclude site suitable to take forward.
Garages at Barton Court / rear of 62-72 Whipton Barton Road EX1 3NG	UCS_EC_WH_13	Garages in use. Insufficient evidence to conclude site suitable to take forward.
Garages, Victor Close, EX1 3BX	UCS_EC_WH_19	Garages in use. Insufficient evidence to conclude site suitable to take forward or able to support 5+ dwellings.

3C – Site review (ii) Remaining potential UCS sites



Site Address	Reference	Approximate potential net dwellings	Expert Consultee Notes
Honeylands Hospital, Pinhoe Road, EX4 8AD	UCS_EC_WH_01	7	Site has development potential but mitigation measures and further assessment will be required. - Archaeology / Conservation – Site developable but grade II listed building and its setting needs to be respected and preserved. Some localised buried remains, but no constraint on development. - Flood and Water – Site developable subject to appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed - Highways – Site developable. Requires RSA1 for access onto Pinhoe Road. - Minerals and Waste – Not located within a MSA or MCA or WCZ. - PROW – No PROW on site. - Environmental Health – Site developable, with assessment and mitigation as required (air quality, contaminated land, and transport noise). This location is close to public transport links and so any car parking provided should be minimal. Use of ULEVs should be encouraged (for example by a low emissions strategy for the development). - ECC Housing – N/A - ECC Estates – N/A - Arboriculturalist - Site developable. Tree constraints plan required, incorporate significant trees into any proposed development

Site Address	Reference	Approximate potential net dwellings	Expert Consultee Notes
Whipton Barton House, Vaughan Road, EX1 3JN	UCS_EC_WH_02	92	Site has development potential but mitigation measures and further assessment will be required. - Archaeology / Conservation – Site developable, though some potential for buried remains as the NE part of the site was occupied by Whipton Barton, a reasonably substantial house with farm/outbuildings dating from at least the 17C, and probably earlier. It may have originated as a medieval manor. At the SW corner of the site lay other buildings, called Stones Cottages. The remainder of the site to the east was orchards and open fields, up until the late 1930s and probably later, though that is not to discount the general potential for some earlier remains (Roman and prehistoric) being present. Although the construction of the present Whipton Barton House in the 1960s is likely to have removed and disturbed at least some of the remains of the earlier house/manor house complex, complete removal of the latter across the whole site is unusual, and therefore there is still the potential for buried remains to survive in places. Archaeological work should be undertaken as a condition of a planning permission, when the current buildings are empty/demolished and services are cut off, and before construction work commences. - Flood and Water – Site developable subject to appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed

Site Address	Reference	Approximate potential net dwellings	Expert Consultee Notes
			- Highways – Site developable. The proposal is in a sustainable location; within walking & cycling distance to employment hubs and is served by buses along the frontages to the site. National Policy is for the presumption of sustainable development and for safe & suitable access to be achieved. The proposed development provides sustainable measures despite a slight impact on the highway network. No objection subject to S106 and conditions. - Minerals and Waste – Not located within a MSA or MCA or WCZ - PROW – No PROW on site. - Environmental Health – Site developable, with assessment and mitigation as required (air quality, contaminated land, and transport noise). This location is close to public transport links and so any car parking provided should be minimal. Use of ULEVs should be encouraged (for example by a low emissions strategy for the development). - ECC Housing – N/A - ECC Estates – N/A - Arboriculturalist – Site developable
Whipton Community Hospital, EX1 3RB	UCS_EC_WH_18	35	Site has development potential but mitigation measures and further assessment will be required. - Archaeology / Conservation – Although not in a conservation area and not listed, one of the buildings (at top end of Hospital Lane, at SE corner of the site) and the adj brick boundary walls appear to belong to the original 19C

Site Address	Reference	Approximate potential net dwellings	Expert Consultee Notes
			sanatorium on the site, and if possible should be retained and converted as part of an overall redevelopment, to retain some local identity and sense of place and character. Low potential for buried remains due to extent of current development on the site, though some archaeological work needed to confirm this, and a site inspection needed to view the potential earlier building on the site. - Flood and Water – Site developable subject to appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. - Highways – Site developable. Would want contributions towards strategic cycle routes into Exeter, Travel Plan Money if >50d. - Hospital Lane and its junction with Hill Barton Rd would need looking at. - Minerals and Waste – Not located within a MSA or MCA or WCZ. - PROW – No PROW on site. - Environmental Health – Site developable, with assessment and mitigation as required (air quality, contaminated land, and transport noise). This location is close to public transport links and so any car parking provided should be minimal. Use of ULEVs should be encouraged (for example by a low emissions strategy for the development). - ECC Housing – N/A - ECC Estates – N/A

Site Address	Reference	Approximate potential net dwellings	Expert Consultee Notes
			- Arboriculturalist – Site developable. Tree constraints plan required, incorporate significant trees into any proposed development.

O. Woniford

Stage 1 Methodology and Preparation

1B – Study area settlement boundary

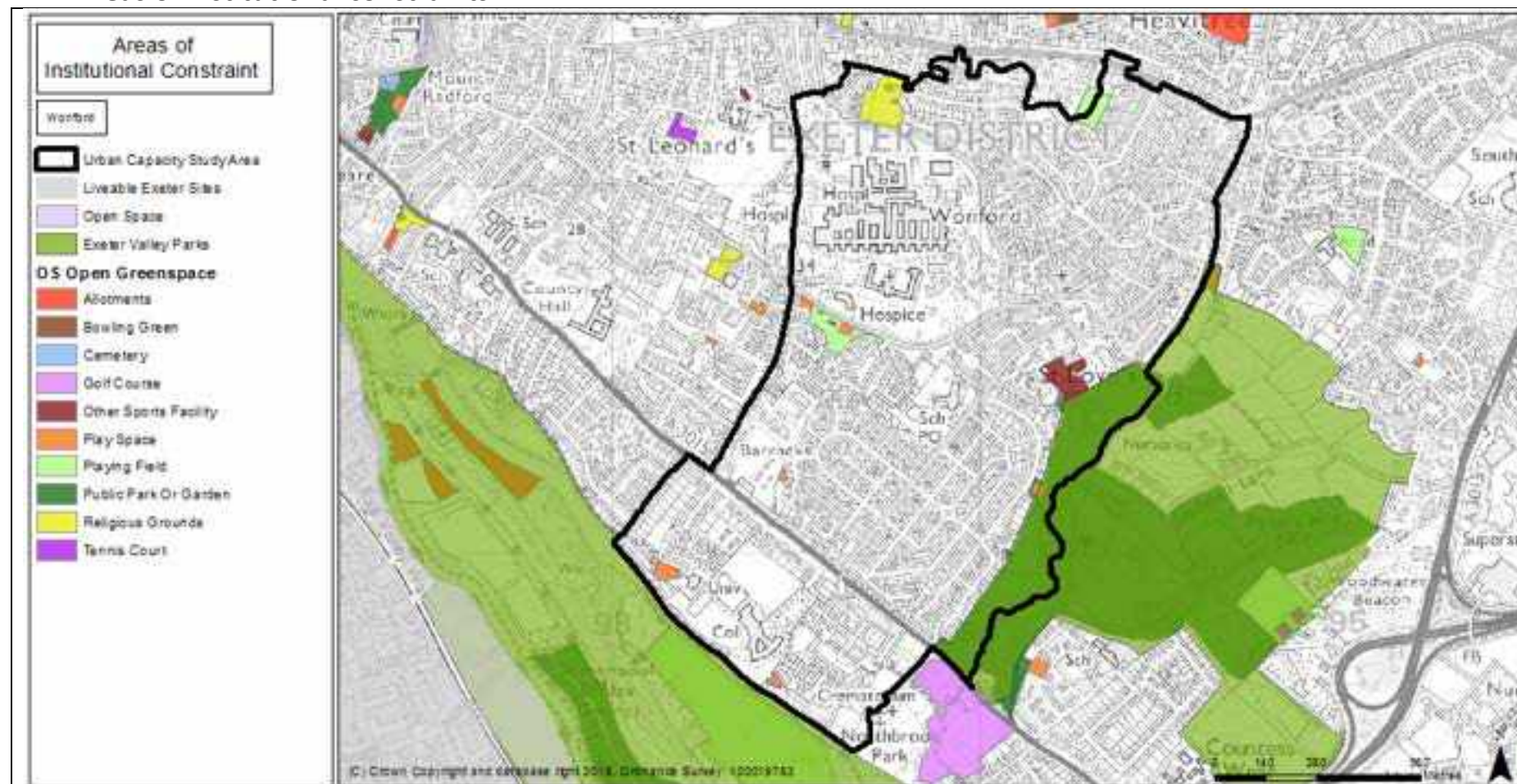


Notes: This study covers the Middle Super Output Area (MSOA) of Wonford. As all of Exeter is within the built-up area boundary, the Exeter study area is divided into MSOAs within the built up boundary, which excludes Valley Parks and previously undeveloped land predominantly defined by the landscape setting/valley park area boundaries set out in the Local Plan 1995-2011. Pop: 8200 (2017). 177ha.

1C – Areas of statutory exclusion

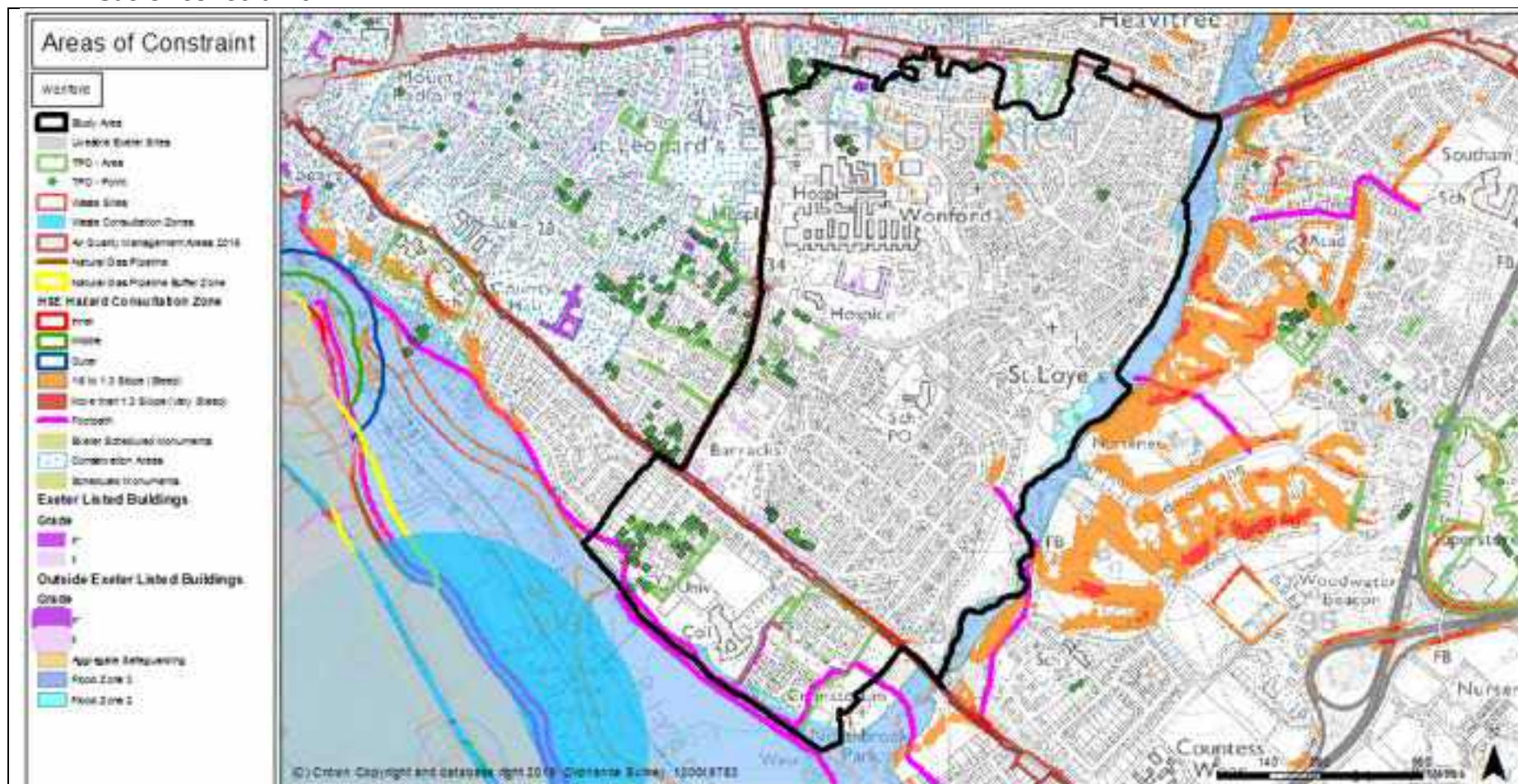
Notes: None

1D – Areas of institutional constraints



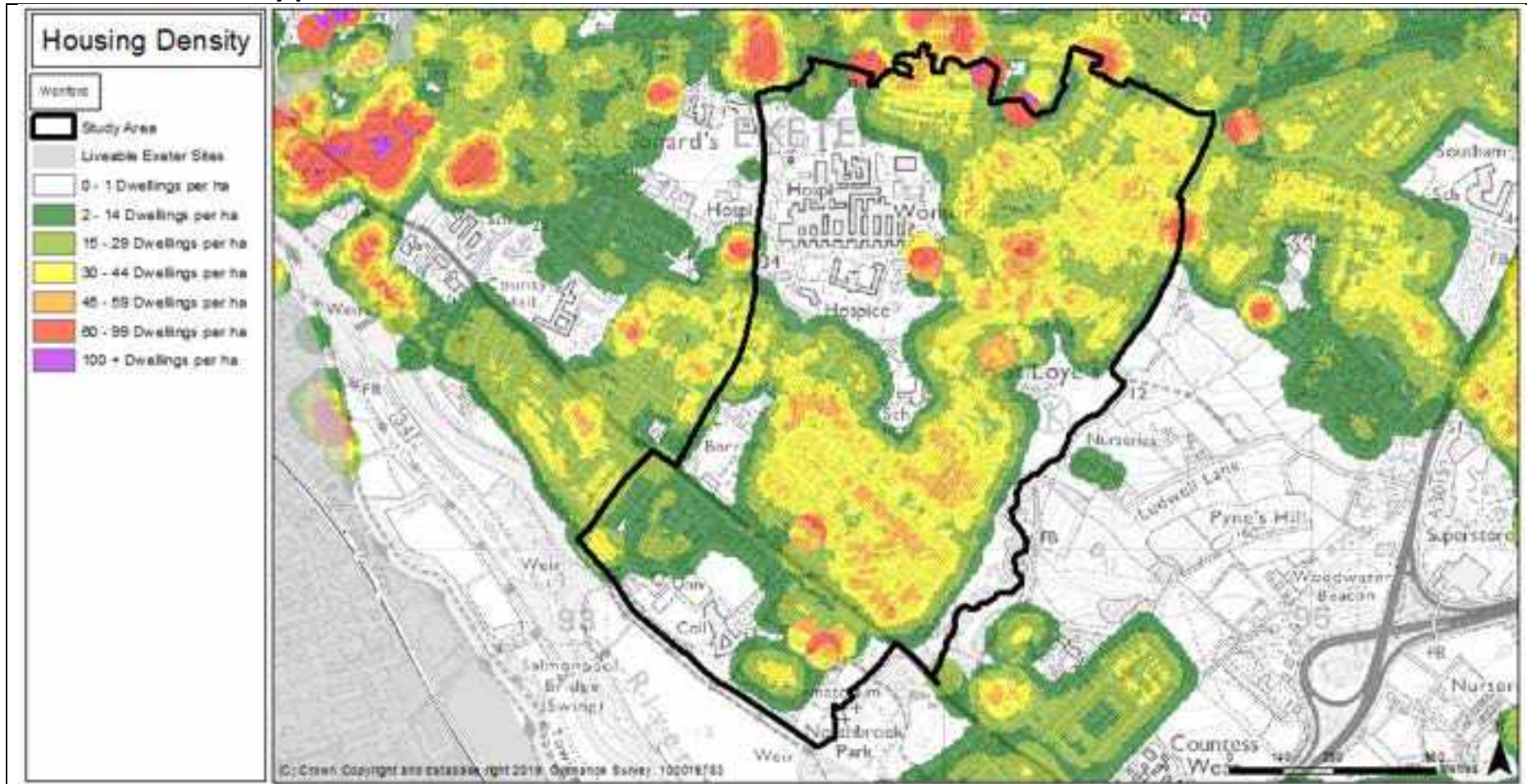
Notes: There are a number of different areas that derive a specific public benefit from community use, all of these will need to be taken into consideration during site identification and assessment.

1E – Areas of constraint



Notes: A number of areas of constraint exist within the Wonford study area which may impact upon the deliverability of new housing. Areas of constraint include: part of Heavitree conservation area, a number of tree preservation orders, grade II and II* listed buildings, St Loyes Chapel and cross scheduled monument, air quality management areas, and public rights of way. There is also a section of the study area that is within Flood Zone 2 and 3.

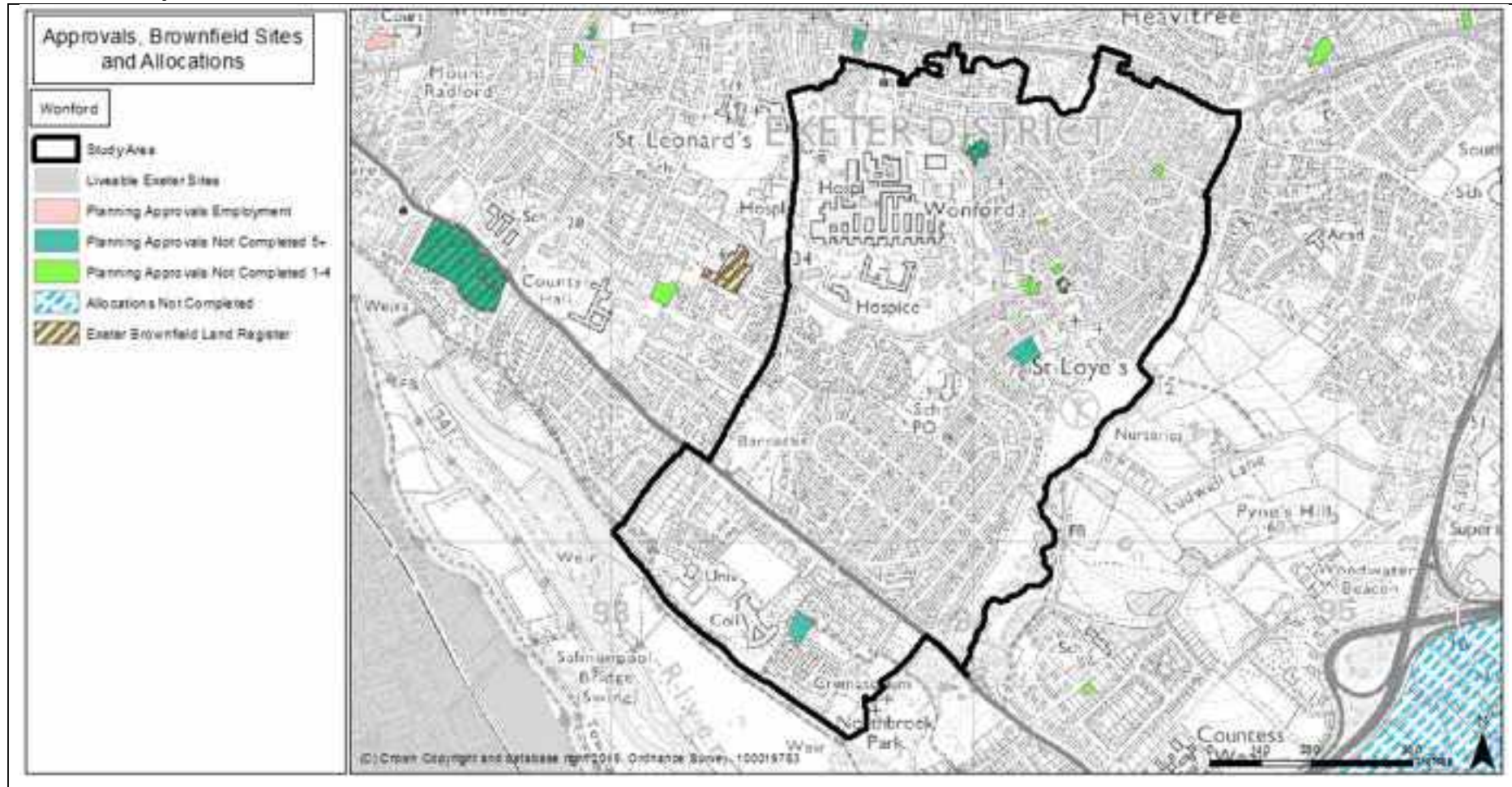
1F – Character density profiles



Notes: The areas of highest density (60+ dwellings per hectare) are pockets clustered around Meyer Court and Mowbray Court on Butts Road, Rifford Road flats, Milbrook retirement village, and hospital accommodation. The areas of lowest density (0-1 dwellings per hectare) include the RD&E Wonford hospital campus, Wyvern Barracks, Wynstream School, Wonford Sports Centre, Lidl, Isca Academy, the Exeter Dental Education Facility and the Crematorium. The majority of the Wonford residential area is a density of 30-44 dwellings per hectare, with pockets of 45-59 dwellings per hectare, and lower density (2-14 dwellings per hectare) in the south towards the River Exe.

Stage 2 Sources of Supply

2A – Planning and monitoring inputs - planning approvals not completed, Brownfield Land Register and sites allocated but not completed

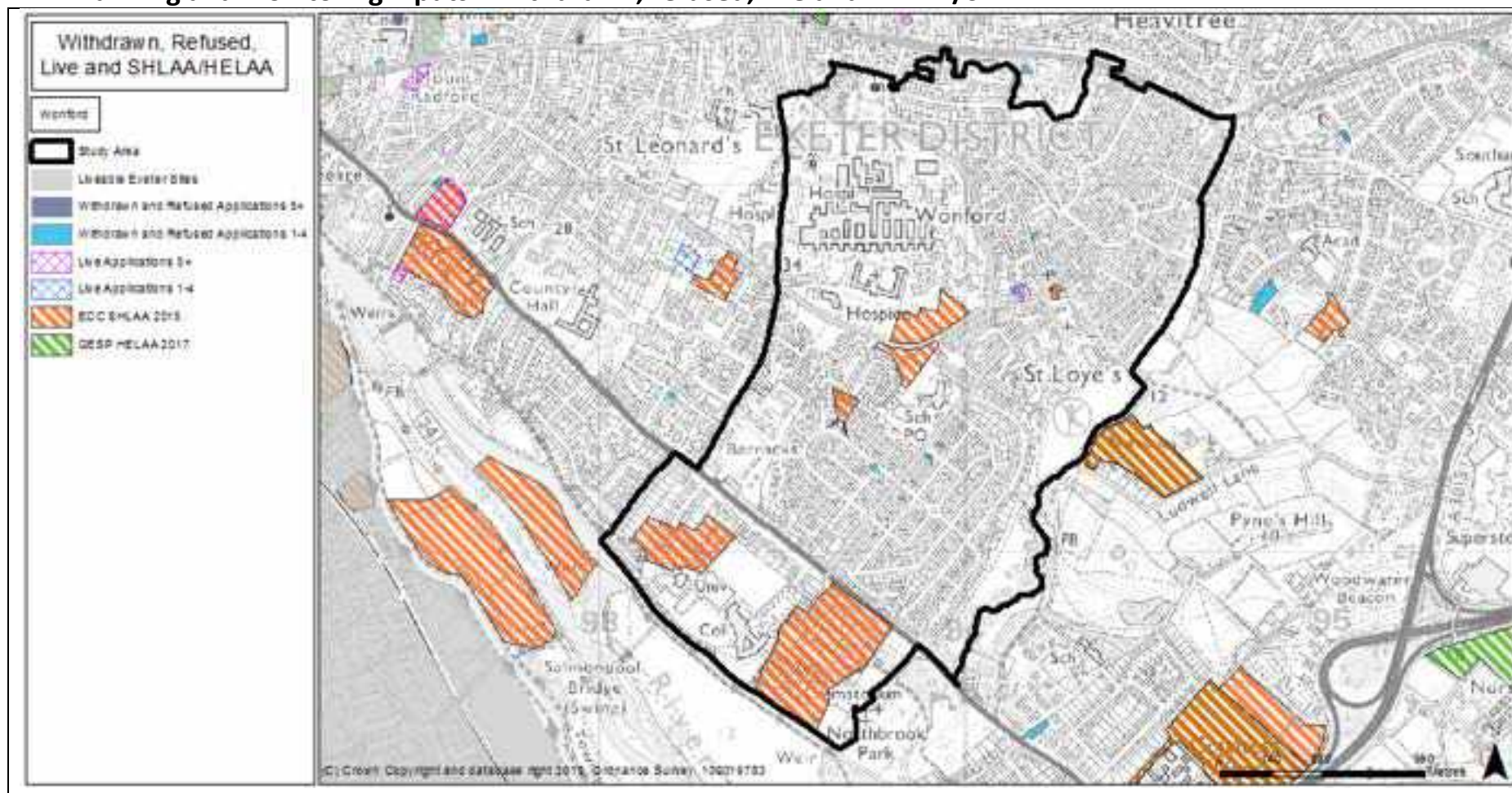


Notes: All of the sites below have been excluded from further consideration, given their existing planning status.					
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approval not completed	16/0063/ECC A 4/5 storey age restricted Extra Care scheme consisting of 53 flats	Land At Millbrook Lane Formerly Millbrook House Exeter EX2	Approved	53	
Approval not completed	16/1488/FUL Demolition of existing building, erection of 46 new apartments, together with car parking, cycle parking, access road and landscaping.	Arthur Roberts House 121 Burnthouse Lane EX2 6NB	Approved	46	
Approval not completed	17/0670/FUL The construction of two dwelling houses,	Flying Horse 8 Dryden Road Exeter EX2 5BS	Approved	2	
Approval not completed	19/0429/FUL Change of use from former public house (A4) to four apartments (C3) including demolition of existing garage block.	Flying Horse 8 Dryden Road Exeter EX2 5BS	Approved	4	
Approval not completed	11/1394/FUL and 07/2487/FUL 07/2487/FUL granted permission for the conversion of a preschool into 3 flats. 11/1394/FUL granted permission for the subdivision of the largest flat into two smaller units. Totaling 4 flats	3 Ruby Court Wonford Street Exeter EX2 5DR	Approved	4	
Approval not completed	14/4734/FUL New single storey one bedroom private residential dwelling	Land At Salters Road Adjacent To Ruby Court	Approved	1	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
		EX2			
Approval not completed	17/1037/OUT Outline application for demolition of existing detached dwelling and construction of 4 new terraced dwellings (with all matters reserved).	51 Salters Road Exeter EX2 5JQ	Approved	4	
Approval not completed	17/0782/FUL Construction of a new dwelling (revisions to approved scheme ref. 16/0843/03)	Land Adj 45 Wonford Street Exeter EX2	Approved	1	
Approval not completed	01/1241/FUL Alteration and extension to redevelop existing office/store at ground level to provide residential unit over	Tip Top 10 East Wonford Hill Exeter EX1 3BS	Approved	1	
Brownfield Land Register Approval not completed	18/0886/ECC Demolition of 2 no. residential buildings containing 4 no. flats and 30 no. garages, and redevelopment of site comprising construction of 10 no. 3 bed 4 person terraced houses and associated access and parking.	78-84 Bovemoors Lane And Garage Blocks To Rear Bovemoors Lane Exeter EX2 5BW	Approved	~6	
Approval not completed	17/1310/FUL Construction of one new detached house within the curtilage and to the rear of 32 Meadow Way	32 Meadow Way Exeter EX2 5BJ	Approved	1	
Approval not completed	19/0778/FUL Proposed new dwelling and associated works.	5 St Loyes Road Exeter EX2 5HD	Approved	1	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approval not completed	19/0780/FUL Conversion of the existing 3 bedroom semi detached dwelling at into two one-bedroom apartments.	20 Glenmore Road Exeter EX2 5HB	Approved	1	
Brownfield Land Register / SHLAA / Approval not completed	91-97 Wonford Street / SHLAA Site 131 09/1644/FUL 11 self-contained flats	91-97 Wonford Street EX2 5DA	Planning 09/1644/FUL lapsed	9	UCS_EC_WO_01

2A – Planning and monitoring inputs - Withdrawn, refused, live and HELAA/SHLAA



Notes: Three sites meet the threshold to be considered through this study.						
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
Brownfield Land Register / SHLAA / Approval not completed	91-97 Wonford Street / SHLAA Site 131 09/1644/FUL 11 self-contained flats	91-97 Wonford Street EX2 5DA	Planning 09/1644/FUL lapsed	9		UCS_EC_WO_01
SHLAA	SHLAA Site 130 Land adjacent Wonford House, Royal Devon and Exeter Hospital (Wonford Campus) Dryden Road		Site failed SHLAA suitability test and has no potential for residential development		Not carried forward as site failed SHLAA suitability test and has no potential for residential development	
SHLAA	SHLAA Site 48 HMS Pellew Dryden Road	Devon Army Cadet, Pellew House, Dryden Road, EX2 5BY			Not available	
SHLAA	SHLAA Site 49 Council Yard, Shakespeare Road	Ronchetti Way, EX2 6EQ	Site developed for residential use		Site developed for residential use	
SHLAA	SHLAA Site 96 University Site Earl Richards Road North	Veysey Close, EX2 6AS	Site developed for residential use		Site developed for residential use	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
SHLAA	SHLAA Site 50 At Loyes College, Topsham Road	Millbrook Village, EX2 6FD	Site developed for residential use		Site developed for residential use	
Withdrawn / Refused	15/0880/FUL New dwelling house attached to the side elevation of 36. Milton Road	36 Milton Road Exeter EX2 6BN	Withdrawn	1	Too small for consideration.	
Withdrawn / Refused	16/0216/FUL Ground and first floor extensions to provide two self-contained flats above existing shop.	77 Burnthouse Lane EX2 6AZ	1 flat subsequently approved	2	Too small for consideration.	
Withdrawn / Refused	18/1308/FUL Two dwelling houses	8 Dryden Road, EX2 5BS	Approved conversion to residential (4 apartments) 19/0429/FUL		Consent granted for different scheme, currently being developed.	
Withdrawn / Refused	14/4648/FUL Erection of new building containing three dwelling flats.	47 Wonford Street Exeter EX2 5DQ	Refused	3	Too small for consideration	
Withdrawn / Refused	19/0641/FUL Construction of new dwelling on ground adjacent to 58 Burnthouse Lane	58 Burnthouse Lane Exeter EX2 6AY	Refused	1	Too small for consideration	

Notes: The table identifies the Council owned land identified as having potential for 5+ dwellings, regardless of other constraints. All other Council owned land is too small to be considered.	
Site Description/Address	Reference
Salmonpool Lane Play Area, EX2 6AS	UCS_EC_WO_02
Wonford Sports Centre, Surgery, Magnolia Avenue, EX2 6NF (Strategic Brownfield Sites Study)	UCS_EC_WO_03
Lidl, Burnthouse Lane, EX2 6NF	UCS_EC_WO_04
Lidl Car Park, Burnthouse Lane, EX2 6NF	UCS_EC_WO_05
Church Street cemetery, EX2 5DY	UCS_EC_WO_06
Mansell Copse Walk play area and open space, EX2 5AR	UCS_EC_WO_07
Exeter and Devon Crematorium, Topsham Road, EX2 6EU	UCS_EC_WO_08
Ludwell Valley Park, EX2 6DQ	UCS_EC_WO_09
Dickens Drive play area, EX2 6NS	UCS_EC_WO_10

2C - Institutional assets and opportunities

Notes: There are no institutional assets or opportunities which have been submitted in the study area.

2D – Targeted national non-domestic ratings (NNDR) potential UCS sites

Notes: No appropriate vacant residential properties exist in the study area which meet the size thresholds for consideration

2E – Vacant residential properties

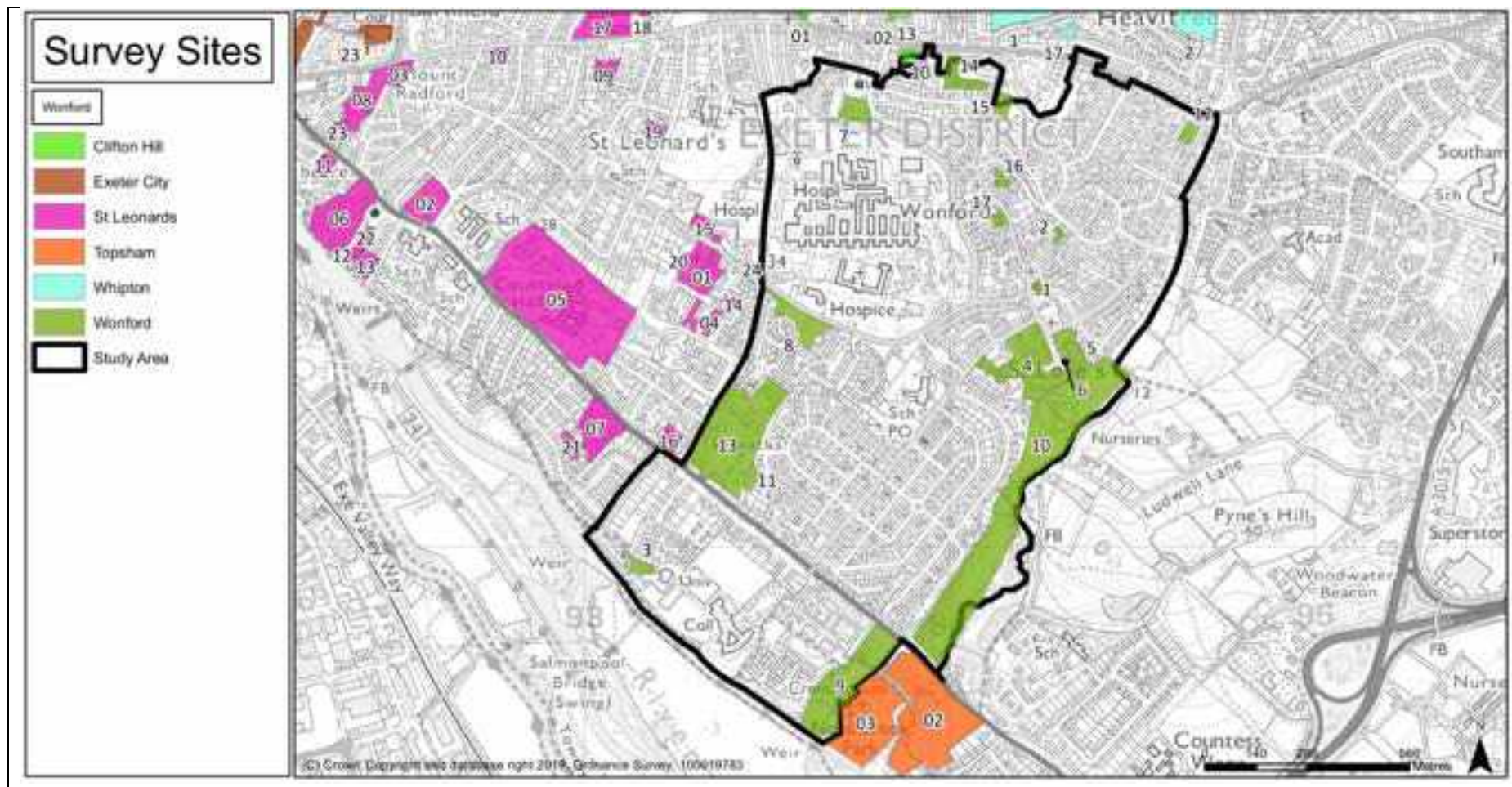
Notes: No appropriate vacant residential properties exist in the study area which meet the thresholds for consideration

2F –Additional potential UCS sites

Notes: No additional sites have been identified in the 'left over space' assessment.

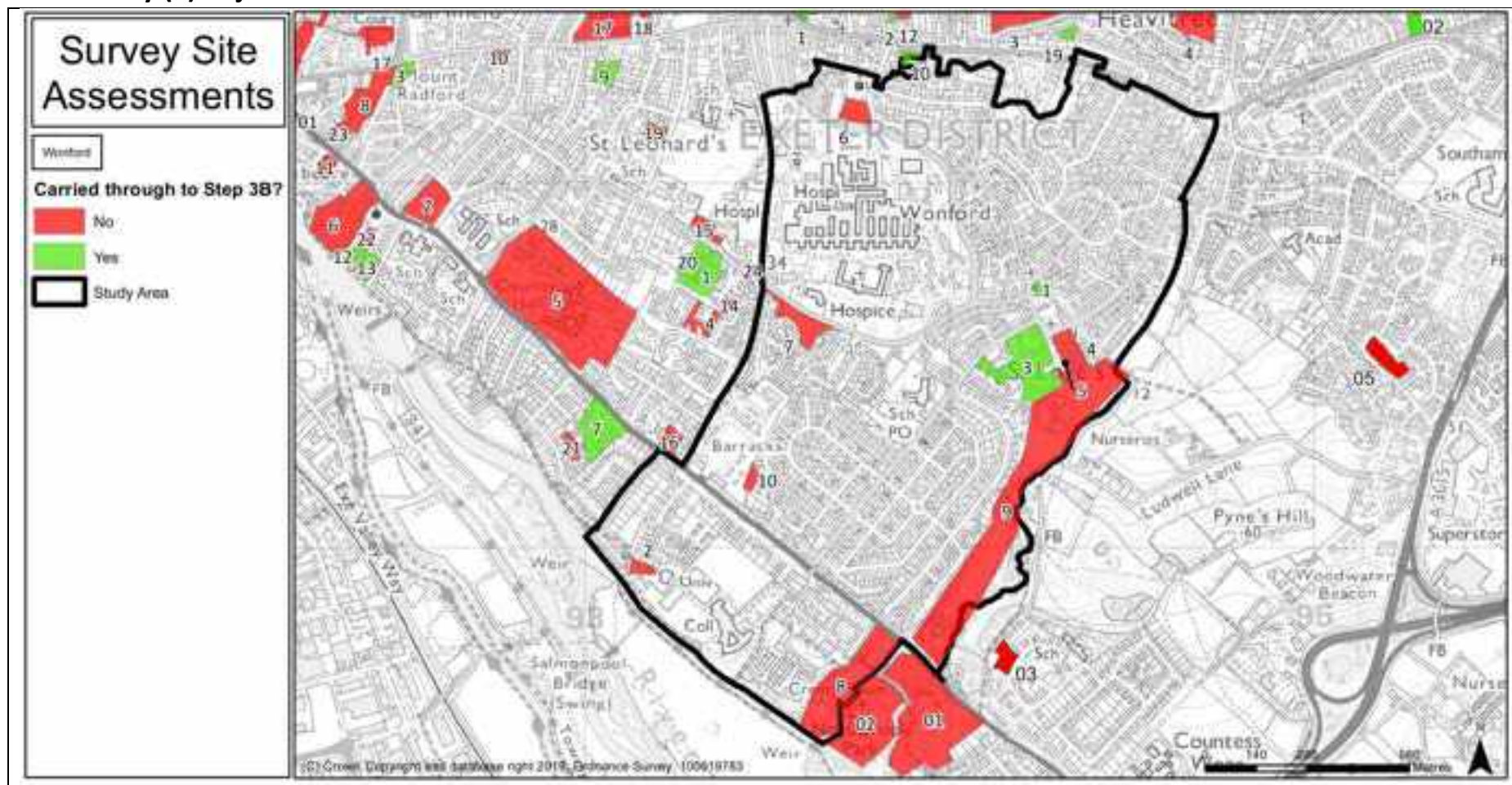
Stage 3 Urban Capacity Survey/Analysis

3A – Identified sites



Notes: The following sites have been identified throughout stage 2.	
Site Description / Address	Reference
91-97 Wonford Street, EX2 5DA	UCS_EC_WO_01
Salmonpool Lane Play Area, EX2 6AS	UCS_EC_WO_02
Wonford Sports Centre, Surgery, Magnolia Avenue, EX2 6NF (Strategic Brownfield Sites Study)	UCS_EC_WO_03
Lidl, Burnthouse Lane, EX2 6NF	UCS_EC_WO_04
Lidl Car Park, Burnthouse Lane, EX2 6NF	UCS_EC_WO_05
Church Street cemetery, EX2 5DY	UCS_EC_WO_06
Mansell Copse Walk play area and open space, EX2 5AR	UCS_EC_WO_07
Exeter and Devon Crematorium, Topsham Road, EX2 6EU	UCS_EC_WO_08
Ludwell Valley Park, EX2 6DQ	UCS_EC_WO_09
Dickens Drive play area, EX2 6NS	UCS_EC_WO_10

3A – Survey (ii) Rejected sites



Notes: The following identified sites have been excluded from further consideration.		
Site Description / Address	Reference	Reasons for rejection
Salmonpool Lane Play Area, EX2 6AS	UCS_EC_WO_02	Play area in active use therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies.
Lidl, Burnthouse Lane, EX2 6NF	UCS_EC_WO_04	Recently built and therefore unavailable for development
Lidl Car Park, Burnthouse Lane, EX2 6NF	UCS_EC_WO_05	In use for Lidl therefore unavailable for development
Church Street cemetery, EX2 5DY	UCS_EC_WO_06	Unavailable for development
Mansell Copse Walk play area and open space, EX2 5AR	UCS_EC_WO_07	Planned open space and play area in active use therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies.
Exeter and Devon Crematorium, Topsham Road, EX2 6EU	UCS_EC_WO_08	Unavailable for development.
Ludwell Valley Park, EX2 6DQ	UCS_EC_WO_09	Unavailable as designated Exeter Valley Park and playing fields in active use therefore contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies.
Dickens Drive play area, EX2 6NS	UCS_EC_WO_10	Play area in active use and designated open space therefore unavailable as contrary to Development Plan and Exeter City Council's Active and Healthy Lifestyle Strategies.

3A – (iii) All sites carried through to 3B

Notes: The following identified sites have been carried through to the next stage as offering some potential for capacity.		
Site Address	Reference	Approximate potential net dwellings
91-97 Wonford Street, EX2 5DA	UCS_EC_WO_01	9
Wonford Sports Centre, Surgery, Magnolia Avenue, EX2 6NF (Strategic Brownfield Sites Study)	UCS_EC_WO_03	N/A as rejected during consultation

3C – Site review (i) Sites rejected after specialist officer consideration and consultation

Site Address/Description	Reference	Reasons for rejection
Wonford Sports Centre, Surgery, Magnolia Avenue, EX2 6NF (Strategic Brownfield Sites Study)	UCS_EC_WO_03	Intention to retain sports facility. Location of residential development uncertain. Site includes occupied dwellings therefore insufficient evidence to conclude site suitable to take forward.

Final UCS Sites

Wanford

Final UCS Site

Study Area

Exeter District

Mount Radford

St Leonard's

Hospital

Wanford

St Loye's

Pyne's Hill

Countess

Scale: 0 140 280 560 Meters

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Site Address	Reference	Approximate potential net dwellings	Expert Consultee Notes
91-97 Wonford Street, EX2 5DA	UCS_EC_WO_01	9	Site has development potential but mitigation measures and further assessment will be required. - Archaeology / Conservation – Potential archaeological remains. Programme of archaeological site work required to identify and record any remains would be required. - Flood and Water – The adjacent road and area is at significant risk of flooding from surface water and historically flooded in October 2014. Site developable subject to appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed - Highways – site developable. Low car, but proximity to existing mini roundabout/Dryden Road junction a concern. Pedestrian crossing improvements required. - Minerals and Waste – Not located within a MSA or MCA or WCZ. - PROW – No PROW on site. - Environmental Health – Site developable, with assessment and mitigation as required (contaminated land). This location is close to public transport links and so any car parking provided should be minimal. Use of ULEVs should be encouraged (for example by a low emissions strategy for the development). - ECC Housing – N/A - ECC Estates – N/A - Arboriculturalist – site developable