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Victoria Heights, Chudleigh Road, Alphington (Full Planning Application)

Planning Statement

Prepared by LRM Planning Limited on behalf of Barratt Homes
(Exeter) Limited

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1 Introduction

- 1.1 This planning statement accompanies a detailed planning application submitted by Barratt Homes (Exeter) Ltd for development of land at Victoria Heights, Chudleigh Road, Alphington. The description of development is:

Full application for the erection of 17 new dwellings with associated landscaping and access.

- 1.2 The area which is the subject of this application is identified on the site location plan provided in Appendix 1. The site is located within the administrative area of Teignbridge District Council, in the parish of Exminster. The applicant's development proposals are shown in the Planning Layout (Drawing No. EX-01-41, see Appendix 2).

- 1.3 The application site currently benefits from planning permission for:

Hybrid application comprising: Full application for conversion of the existing threshing barn and associated linhay to form three dwellings and erection of 16 new dwellings with associated landscaping and access and outline application for dwellings including four gypsy and traveller pitches and public open space (approval sought for access).

The Site

- 1.4 The original planning application comprised three areas: the parcel to the north west of the site which benefits from full planning permission, the 'island site' to the north of Chudleigh Road which benefits from outline planning permission and the remainder of the site which also benefits from outline planning permission. This full planning application relates to the parcel to the north west of the site which already benefits from full planning permission.
- 1.5 The Council is currently in receipt of a reserved matters application (Reference: 19/01130/MAJ) which addresses another part of the site and there is separate from this application.
- 1.6 This application is also accompanied by an Illustrative Masterplan (Drawing No. EX-01-60). This has been provided for illustrative purposes only, to demonstrate how the proposed development aligns with the reserved matters scheme for the adjacent area.

Section S106 Legal Agreement

- 1.7 The original permission is subject to a S106 Legal Agreement. It is intended that the proposed development will accord with the commitments and provision set out in that existing agreement as they relate to the application site.

The Decision-Making Framework

- 1.8 In accordance with planning law, the application will be determined in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. That requires that the application should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 1.9 Relevant to this reserved matters application, the Development Plan comprises of the following:



- Teignbridge Local Plan 2013-2033; and
- Exminster Neighbourhood Plan 2013-2033.

1.10 The application site is allocated within the Teignbridge Local Plan 2013-2033 for residential development through Policy SWE1 South West of Exeter Urban Extension.

1.11 This proposed development has been formed to meet the relevant policies of the Development Plan. Accordingly, in the context of the National Planning Policy Framework's (NPPF) presumption in favour of sustainable development, as a development proposal that accords with the Development Plan, it should be approved without delay (paragraph 11 refers).

1.12 Work is currently being undertaken by Teignbridge District Council, in conjunction with a number of neighbouring Local Planning Authorities to prepare the Greater Exeter Strategic Plan (GESP). The GESP will be a formal statutory document providing the overall spatial strategy and level of housing and employment land to be provided in East Devon, Exeter, Mid Devon and Teignbridge up to 2040. The GESP is currently due to be submitted for Examination in July 2021.

1.13 The Council are also working on a Local Plan Review which will update and amend the adopted Local Plan. It will cover the period up to 2040. It will be necessary for the Local Plan Review to be in general conformity with the GESP and will supplement its contents with additional policies and proposals of a generally non-strategic nature. The review commenced with an 'Issues Consultation' during the summer 2018. Submission is currently expected in March 2022.

1.14 Both of these emerging plans are at an early stage of preparation and the weight that should be attributed to them is discussed in Section 4 of this Planning Statement.

Planning Application Documentation

1.15 This Planning Statement forms part of a suite of drawings and documents submitted with the planning application. Together these demonstrate the appropriateness of the detailed design. Other documents submitted as part of this application are:

- Application Forms;
- Design and Access Statement;
- Site Location Plan;
- Proposed Plans (including engineering plans);
- Arboricultural Impact Assessment;
- Arboricultural Method Statement;
- Carbon Reduction Strategy;
- Energy Strategy;
- Updated Ecological Impact Assessment;
- Flood Risk and Drainage Strategy;
- Landscape and Ecological Management Plan;
- Landscape proposals;
- Noise Impact Assessment; and
- Statement of Community Involvement.

1.16 Together these documents provide a detailed explanation of the proposals and their implications upon the surrounding environs. A complete list of the supporting application documentation is provided within the covering letter accompanying the application.



Planning Statement

- 1.17 This Planning Statement provides an overarching report which explains the nature of the proposal, the framework provided by relevant tiers of planning policy and the scheme's compatibility with the Development Plan and other material considerations, including the National Planning Policy Framework. In doing so, it provides the justification for granting permission.
- 1.18 In terms of its structure, this statement is comprised of the following:
- Section 2 - describes the application site and its surrounding context;
 - Section 3 - describes the proposed development;
 - Section 4 - summarises Development Plan policy and explains how the scheme accords with relevant policies;
 - Section 5 - summarises the National Planning Policy Framework as it relates to the detailed design of this planning application;
 - Section 6 - sets out the justification for granting planning permission; and
 - Section 7 - provides a summary and conclusion.



2 Site Description

Location

- 2.1 The site, which is identified in Appendix 1, consists of land to the south of Alphington, which is to the south west of Exeter. Alphington was originally a settlement in its own right, but is now a suburb on the south western edge of Exeter. It is located approximately 5km south west of Exeter City Centre. The village of Exminster is approximately 2.5km to the south east.
- 2.2 Alphington provides a number of community facilities, all of which are in close proximity of the site. This includes a primary school, community hall, public house, post office, and convenience store. Whilst currently somewhat divorced from the existing urban area, the site is within an area that will be subject to significant change and urbanisation in the near future.
- 2.3 Outline planning permission (application reference: 15/00708/MAJ) has been granted for residential development, a mixed use local centre, education, recreation and sport facilities and open space to the north and east of the application site.
- 2.4 South West Exeter has been identified for major strategic growth, including at least 2,000 new homes and associated infrastructure. The application site has been identified for development and comprises part of the South West Exeter site that is allocated in the Teignbridge Local Plan 2013-2033 by Policies SWE1 and SWE3.

The Site

- 2.5 The site measures approximately 0.28 hectares. The application site is adjacent to Waybrook Cottages, which are two storey dwellings, and a number of existing outbuildings, including a former threshing barn. The boundaries to north and east comprise of existing hedgerows and trees. Chudleigh Road is immediately beyond the eastern boundary, with Waybrook Lane beyond the hedgerow to the north.
- 2.6 The site immediately adjacent to the south and west is currently subject of a reserved matters application. That site comprises of two parcels of land separated by the Matford Brook, which runs across the site from west to east. It rises from the brook to both the north and south. The flood risk zone associated with the Matford Brook runs across the central area of the site. The land located within the flood risk zone will not be developed and will be utilised for public open space.

Accessibility

- 2.7 The application site is located to the west of Chudleigh Road, which connects to the A379 to the south of the site. To the north Chudleigh Road leads to the centre of Alphington. The area will be subject to a range of transport related improvements as part of the wider South West Exeter urban extension, including the provision of a link road to the north of the site.
- 2.8 There is an existing bus stop within close proximity of the site on the A379. The No.7 and 7A routes provide a regular service to a number of locations in Exeter, including Matford employment area, Royal Devon and Exeter Hospital and the city centre. The route also serves a number of other locations including Newton Abbot, Totnes and Torquay.
- 2.9 The application site is considered to be well located to take advantage of existing pedestrian and



cycle connections into and around Exeter. The Section 106 Legal Agreement requires the provision of sustainable travel vouchers and information packs for occupants of the development.

- 2.10 Planning application 15/01331/MAJ approves two main points of vehicular access to Chudleigh Road. These were subsequently amended (see paragraph 2.15 below for further information). The most northerly of these points of access leads to the application site.

Planning History

- 2.11 The application site received full planning permission as part of application 15/01331/MAJ for:

Hybrid application comprising: Full application for conversion of the existing threshing barn and associated linhay to form three dwellings and erection of 16 new dwellings with associated landscaping and access and outline application for dwellings including four gypsy and traveller pitches and public open space (approval sought for access).

- 2.12 The decision notice approves several plans. Specifically, and relevant to the full planning permission, the approved plans/documents are:

- Proposed Site Plan (Detailed Application Area) 105 Revision H
- Existing Barn Proposed Floor Plans and Elevations PL-258
- Block B – Floor Plans and Elevations – Units 6-7: PL-252 Revision D
- Block C – Floor Plans and Elevations – Units 8-10: PL-253 Revision C
- Block D – Floor Plans and Elevations – Units 11-12: PL-254 Revision E
- Block E – Floor Plans and Elevations – Units 13-16: PL-255 Revision C
- Block F – Floor Plans and Elevations - Units 17-18: PL-256 Revision D
- Block G – Floor Plans and Elevations - Units 19-21: PL-257 Revision D

- 2.13 Subsequent to the approval of the original application, a non-material amendment (application reference: 15/01331/AMD1) has been submitted for consideration. The non-material amendment results in a revision to the previously approved vehicle access arrangements. Accordingly, the original approved Drawing No.0889-PHL-04 Rev A will be replaced by Drawing No.1100 PLO3.



3 Proposed Development

3.1 This section of the Planning Statement provides information about the proposed development. Full planning permission is sought for:

The erection of 17 new dwellings with associated landscaping and access.

3.2 The proposed layout is included in Appendix 2. The scheme's principal components are described in the accompanying Design and Access Statement and are as follows:

- 17 new dwellings;
- Construction of new estate roads and infrastructure; and
- Retention of existing hedgerows and important trees, with additional tree planting.

3.3 A summary of each of the main components of the application is provided in the paragraphs below.

Housing

3.4 As the principal land use, residential development extends across the application site. The proposed development will provide 17 new homes. All of the new homes will be two-storeys in height.

3.5 The scheme provides a net developable area of 0.28 hectares. For a scheme of 17 dwellings, this equates to a density of approximately 60 dwellings per hectare.

Housing Mix

3.6 As illustrated on the planning layout and in the Design and Access Statement, the proposed development provides the following housing mix:

Table 1: Proposed Mix of Housing

Dwelling Size	Total	Percentage
One Bed Houses	4	24%
Two Bed Houses	5	29%
Three Bed Houses	8	47%

3.7 The above demonstrates that the proposed development will provide a range of housing types, including family housing, which will assist in meeting the identified housing need and demand within Teignbridge.

Affordable Housing

3.8 The Section 106 Legal Agreement for the original planning permission requires the provision of



16% affordable housing across the whole scheme. These will be provided within the area that has outline planning permission and is detailed in the reserved matters application (Reference: 19/01130/MAJ).

- 3.9 As confirmed by that submission, the reserved matters application proposes 30 affordable homes. This is 16% of the total homes proposed by the reserved matters, identified self-build plots and this full planning application.
- 3.10 Together, the two applications propose a scheme that is in accordance with the original planning permission in respect of affordable housing provision.

Access

- 3.11 Vehicle access to the site will be via a 'T - Junction' to the highway connecting the site to Chudleigh Road. That road is detailed in the original application and subsequent non-material amendment application reference 15/01331/AMD1. A pedestrian/cycle link provides a further connection from the application site to the proposed development to the west.

Car Parking, Public Transport, Refuse Collection and Recycling

- 3.12 Parking is to be provided on-plot or within the street. The scheme provides 34 car parking spaces. This equates to an average of two spaces for each dwelling. Visitor car parking of three spaces is included within this provision.
- 3.13 The highway design is such that it will allow emergency and refuse vehicles to access the site with adequate turning facilities provided at appropriate locations.
- 3.14 The site layout has considered the need to provide refuse and recycling facilities within the curtilage of each property (see the Refuse Strategy Layout Drawing No. EX-01-50 and the Design and Access Statement for further information).

Open Space and Green Infrastructure

- 3.15 The application site does not include any open space. However, the site is within close proximity of open space provided within the adjoining site. This includes a Local Area for Play, Local Equipped Area for Play and the extensive area of open space associated with the Matford Brook. The Illustrative Masterplan confirms the proximity of the application site proximity to the nearby open spaces.
- 3.16 The Landscape and Ecological Management Strategy and Landscape Strategy accompanying the application sets out the overall landscape and ecological strategy, mitigation, habitat creation and management approaches for the scheme.
- 3.17 Existing habitats and species will be retained where feasible within the development, and will be protected through the enabling, construction and operational phases. The proposed development will incorporate new native wet woodland edge planting, tree (including orchard trees), hedgerow and shrub planting. Areas of long meadow and wet grassland, amenity grassland will also be provided. Bird Boxes, Bat Boxes and Dormouse Boxes will be incorporated into the development, along with hedgehog highways and artificial hibernacula. The proposals



are outlined on the Landscape and Ecological Strategy Plan.

- 3.18 The scheme incorporates a buffer area adjacent to the more important habitats for bats, comprising the central stream corridor (minimum 5m each side), the offsite woodland (minimum 5m buffer) and the eastern woodland (minimum 5m buffer). These corridors will be maintained across and around the site, with the habitats enhanced to increase invertebrate prey and light-spill kept below 0.5lux. Connectivity will further be enhanced by planting hedgerows along the boundaries and strengthening of woodland and streamside vegetation.

Flood Risk and Drainage

- 3.19 There is an area classified as Flood Zone 3 associated with the Matford Brook which runs across the central area of the site. The areas proposed for residential development are in Flood Zone 1 and therefore outside of the Environment Agency's 1 in 1000 year flood plain. The Flood Risk Assessment concludes that the development can be undertaken without increasing risk to third parties.
- 3.20 The proposed on-site drainage network will be designed in accordance with Building Regulations and/or Sewers for Adoption. The network will be modelled and upgraded where necessary to ensure that it has adequate capacity to cope with the 100 year design storm plus 30% climate change flows and volumes.
- 3.21 Surface water from the proposed development areas of the site will be collected by rain water pipes from roofs, and gullies with silt traps from the roads and parking areas. This surface water will then be conveyed by a below ground drainage network to points of discharge into the proposed on site attenuation features. Storm water drainage will be attenuated in these features and flows off site will discharge via wetland scrapes constructed in the fluvial flood plain area at the agreed controlled rates, before flowing into the local watercourse.
- 3.22 The storm water drainage from the northern and southern development areas of this site will be attenuated within new below ground attenuation features. Discharge off site from each of the areas will be at the previously agreed QBar rates of 11.3l/s and 6.9l/s, north and south respectively, into wetland scrapes constructed within the enlarged functional flood plain of the watercourse. Flows will then be across the flood plain land to the main channel.

Noise

- 3.23 For internal noise in proposed residential properties, recommendations in terms of glazing and alternative means of ventilation have been provided to ensure that, provided windows remain closed, noise within habitable rooms would comply with maximum internal levels of 30 dB LAeq in living rooms during the daytime and 30 dB LAeq and 45 dB LMax at night in bedrooms, for regular events. On the basis of the assessment it is concluded that with the noise mitigation measures presented, an acceptable internal noise environment can be ensured for the proposed residential dwellings.

Carbon Reduction and Sustainability

- 3.24 The applicant has commissioned Sol Environment to prepare a Carbon Reduction Strategy and an Energy Strategy. These reports were specifically commissioned in relation to the existing planning policy requirements.



- 3.25 The Carbon Reduction Strategy outlines the measures that are proposed as part of the scheme. The report identifies a number of objectives and explains how these have been considered. The Energy Strategy provides an energy assessment for the proposed development, with reference to the policies of the Development Plan. The assessment and subsequent strategy propose a focus on sustainable building design and the provision of energy efficiency measures.
- 3.26 Together, the reports demonstrate that the requirements of the relevant policies are met by the proposed development. Specifically, the Energy Strategy concludes that an approximated 49% reduction in regulated CO₂ emissions across the proposed development site through improved building fabric and services (in compliance with Building Regulations Part L1a 2013) when compared to the 2009 scenario.



4 Planning Policy Context

- 4.1 This section of the Planning Statement describes the Development Plan for Teignbridge District Council relevant to this full planning application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act and Section 70(2) of the Town and Country Planning Act 1990, all applications for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.2 Relevant to the application site, the Development Plan comprises the following documents:
- Teignbridge Local Plan 2013-2033; and
 - Exminster Neighbourhood Plan 2013-2033.
- 4.3 The following Supplementary Planning Documents (SPDs) have also been adopted by the Council and are material considerations:
- Trees and Development SPD.

Teignbridge Local Plan 2013-2033

- 4.4 The Teignbridge Local Plan, adopted May 2014, covers the plan period of 2013-2033. A summary of the policies contained within the Adopted Local Plan relevant to the consideration of this application are provided below.

South West of Exeter Urban Extension

- 4.5 **Policy SWE1** relates to the urban extension to the South West of Exeter. This policy aims to create a sustainable urban extension, which is resilient to climate change and where new and existing residents will be able to access a range of community facilities, shops, jobs, recreation areas and public transport.
- 4.6 This policy allocates approximately 92 hectares of land for this mixed use development. The development and required infrastructure will be delivered on a phased basis in line with housing delivery. The proposed development is located within the urban extension, and supports the aspiration to deliver a sustainable development, with access to facilities, services and opportunities.

Housing

- 4.7 **Policy S4** relates to land for new homes. It sets out the rate for new house building for the period to 2033 at 640 dwellings per year. A proportion of these dwellings will be required to be affordable housing in accordance with **Policy WE2**. The proposed development, in conjunction with the adjoining reserved matters scheme, will make a contribution to the achievement of this target. In accordance with the original planning permission, the application proposes 16% affordable housing.

Transport

- 4.8 **Policy S9** promotes sustainable transport, advising that the transport system will offer businesses, communities and individuals safe and sustainable transport choices, helping to deliver low carbon, successful economy and stronger, healthier communities through an integrated approach to transport and development which accounts for likely demographic



changes. The location of the development ensures that there are public transport links, which will reduce the dependency on cars and promote sustainable transport modes.

Environment

- 4.9 Concerned with the provision of green infrastructure, **Policy WE11** aims to achieve the maintenance and expansion of a comprehensive green infrastructure network, promoting good accessibility to green infrastructure for all. The proposed development of the whole site incorporates 1.89 hectares of green infrastructure, including public open space and biodiversity protection and enhancement.
- 4.10 **Policy EN2A** relates to protecting and enhancing the area's landscape ensuring that development will be sympathetic to and help to conserve and enhance the natural and cultural landscape character of Teignbridge. The landscape led design strategy has been prepared by the design team, having regard to the site's landscape character and its context and the parameters established by the outline planning permission.
- 4.11 Carbon Reduction Plans are required by **Policy EN3**, these seek to minimise their carbon footprint both during construction and in use, to achieve the carbon emissions target set out in **Policy S7**.
- 4.12 This policy states that major developments will be required to produce a carbon reduction plan indicating how this could be achieved, and the implications for development viability, including consideration of materials, construction methods, design, energy, water, waste management, travel planning and carbon offsetting.
- 4.13 The planning application is accompanied by a Carbon Reduction Strategy and an Energy Strategy which demonstrate that the targets identified by the policy will be met.
- 4.14 **Policy EN4** relates to flood risk and confirms that there will be a sequential approach to new developments which guides development to areas at lower risk of river and coastal flooding. Where possible, developments should be sited in Flood Zone 1.
- 4.15 The Matford Brook flood risk zone runs through the centre of the site. In accordance with the parameters established by the outline planning permission, the scheme has incorporated public open space in this area. The proposed development does not include any built development within areas that are subject to risk of flooding, i.e. within Flood Zone 3.
- 4.16 **Policy EN8** states that the Council will work with statutory and other partners to protect, enhance and restore the biodiversity of the area. This is set out through a number of objectives for the Council to ensure that biodiversity is protected and enhanced. The South Hams Special Area of Conservation (SAC) is identified in **Policy EN10**, and the policy states that it will protect, and where possible enhance, the roosts, strategic flyways and sustenance zones for greater horseshoe bats which constitute the special interest of the SAC.
- 4.17 In accordance with the policies above, the proposed development incorporates mitigation and enhancement measures related to the requirements set out in the Bat Survey which accompanied the original planning application. The application is accompanied by a Landscape and Ecology Management Strategy which details the principles for the protection, management and monitoring of development and effects on protected and notable species during the pre-construction, construction and operational phases of the development.



- 4.18 The Local Plan states through **Policy EN12** that development should contribute to the protection and enhancement of woodlands, trees and hedgerows in the area. The loss of woodland, healthy trees and hedgerows with visual, historic or wildlife importance will be resisted, with particular strong protection given to ancient woodland and aged or veteran trees. As demonstrated by the Tree Protection Plan (Drawing No. 0032/TPP) the proposed development respects the root protection area and the wooded area adjacent to the A30 has been retained. The accompanying Landscape and Ecology Management Strategy confirms how the proposed development contributes to the protection and enhancement of woodlands, trees and hedgerows within the site.

Design

- 4.19 With regards to design, the following policies are considered to be of relevance to the proposed development.
- 4.20 **Policy S2** sets out the objectives that need to be taken into account to achieve a high quality design, which supports the creation of attractive, vibrant places. A detailed analysis of this policy is provided within the accompanying Design and Access Statement.

Exminster Neighbourhood Plan 2013-2033

- 4.21 The Exminster Neighbourhood Plan, adopted March 2015, covers the plan period of 2013-2033. A summary of the policies contained within the Plan relevant to the consideration of this application are provided below.
- 4.22 **Policy EXM3** is concerned with the quality of design. The policy advises that new development should be of a high standard of design and wherever possible enhance local character. Furthermore, the policy advises that development within the South West Exeter Urban Extension should be designed in a way that respects its rural backdrop and protects and enhances heritage assets including the style and setting of individual existing buildings of character, which will be incorporated within it or affected by it. Building should reflect local traditional materials, with housing delivered in accordance with the principles set out in the latest version of the guidance produced by the Building for Life Partnership.
- 4.23 Detailed analysis of how the proposed scheme responds to this policy is provided within the accompanying Design and Access Statement.

Supplementary Planning Document

- 4.24 The following Supplementary Planning Document has been adopted by the Council and is a material considerations for the consideration of the planning application.

Trees and Development Supplementary Planning Document (SPD)

- 4.25 The SPD provides information to all those involved in the development process about the standard that the Local Planning Authority requires for new development proposals. The guide also aims to promote the idea that the retention of good quality trees is beneficial to developers, new residents and the community as a whole.
- 4.26 The Design and Access Statement accompanying the application, along with the Landscape and Ecology Management Plan, Arboricultural Impact Assessment and Arboricultural Method Statement demonstrate how the development of the proposed scheme has taken into



consideration the guidance set out in the SPD.

Emerging Development Plan

- 4.27 Work is currently being undertaken by Teignbridge District Council, in conjunction with a number of neighbouring Councils to prepare the Greater Exeter Strategic Plan (GESP). The GESP will be a formal statutory document providing the overall spatial strategy and level of housing and employment land to be provided in East Devon, Exeter, Mid Devon and Teignbridge up to 2040. The GESP is currently due to be submitted for Examination in July 2021.
- 4.28 The Council are also working on a Local Plan Review which will update and amend the adopted Local Plan and roll it forward to cover the period to 2040. It will be in general conformity with the Greater Exeter Strategic Plan and will supplement its contents with additional policies and proposals of a generally non-strategic nature. The review commenced with an 'Issues Consultation' during the summer 2018. Its submission is currently expected in March 2022.

Summary

- 4.29 The application site is allocated within the Development Plan. As set out above, the proposed development accords with the provisions of the Development Plan in this location.



5 The National Planning Policy Framework

Introduction

- 5.1 The National Planning Policy Framework (hereafter NPPF) was updated in February 2019. It sets out the Government's planning policies for England and how they are to be applied. The NPPF is a material consideration in planning decisions.
- 5.2 As a comprehensive expression of the Government's planning policies, the NPPF contains a considerable amount of guidance which is relevant to this application. This section however, deals solely with the national planning policy which relates to the detailed design of this full application.

Achieving Sustainable Development

- 5.3 The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 7 refers). There are three overarching objectives (economic, social and environmental objectives), which are intrinsically linked and should be pursued in complimentary ways. Paragraph 9 confirms that these objectives are not criteria that should be used to judge every proposal against.
- 5.4 Paragraph 10 of the NPPF states that the presumption in favour of sustainable development is at the heart of the document. Paragraph 11 states that, for decision taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- The application of policies within the NPPF that protect areas or assets of importance provides a clear reason for refusing the proposed development; or
 - The adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in this Framework taken as a whole.
- 5.5 As demonstrated in this Planning Statement, this full planning application accords with the Development Plan, which itself is up-to-date. Therefore, the application should be approved without delay.

Decision Making

- 5.6 Planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise (paragraphs 2 and 47 refer).
- 5.7 Paragraph 213 states that existing policies in Adopted Local Plans should not be considered out-of-date just because they were adopted prior to the publication of the NPPF in 2019. Due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). It will therefore be for the decision maker to afford the relevant weight to the Teignbridge Local Plan during the determination of this application.
- 5.8 In addition, emerging Plans, such as the emerging GESP and Teignbridge Local Plan Review, can



be afforded weight in the decision-making process (paragraph 48 refers). The weight that the decision maker should afford to policies in emerging plans will depend upon the following factors:

- a) The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that can be given);
- b) The extent to which there are unresolved objections to relevant policies; and
- c) The degree of consistency with to policies within the emerging Plan to the NPPF.

5.9 At the time of the submission of this planning application, limited formal progress has been made with either the GESP or Local Plan Review. In view of this, and in accordance with the relevant guidance provided by the NPPF, very limited, if any weight should be attributed to either.

5.10 The NPPF makes it clear that Local Planning Authorities should approach decisions on planning applications in a positive way and should seek to approve applications for sustainable development (paragraph 38 confirms).

Delivering a Sufficient Supply of Homes

5.11 Paragraph 59 states that in order to support the Government objective of “significantly boosting the supply of homes” it is important that a sufficient quantum of a variety of land comes forward where it is required. Moreover, land with the benefit of planning permission should be developed without unnecessary delay.

Promoting Healthy and Safe Communities

5.12 Paragraph 91 of the NPPF confirms that planning policies and decisions should seek to create healthy, inclusive and safe places. This can be achieved by inter alia, utilising street layouts that provide strong connectivity within and between neighbourhoods, providing active frontages, ensuring proposals create safe and accessible environments and support healthy lifestyles.

Promoting Sustainable Transport

5.13 Relevant to this planning application, NPPF paragraph 110 states that applications for development should:

- Prioritise pedestrian and cycle links. This will include access to high-quality public transport and ensuring that layouts provide facilities to encourage public transport use;
- Consider the needs of people with disabilities and reduced mobility;
- Create places that are safe, secure and attractive. Scheme should particularly seek to minimise the conflict between vehicles, pedestrians and cyclists and respond to local design standards; and
- Provide an efficient and safe access for service, delivery and emergency vehicles.

Making Effective Use of Land

5.14 Paragraph 118 confirms that planning decisions should:

- Take opportunities to achieve net environmental gains; and
- Ensure that land is developed for a number of purposes, including for wildlife, recreation and flood risk mitigation.



- 5.15 Development proposals should also be designed to ensure an efficient use of land, taking account of the identified needs for different types of housing, local market conditions and viability, the availability of infrastructure and services, the character and setting of an area and the importance of creating well-designed places (paragraph 122 refers).
- 5.16 Paragraph 123 confirms that where there is a shortage of land, planning decisions should ensure that residential development proposals are not being built at low densities. Local Planning Authorities should refuse planning applications which fail to make efficient use of land.

Achieving Well Designed Places

- 5.17 The creation of high-quality spaces is fundamental to what the planning process should seek to achieve, with good design being a key aspect of sustainable development (paragraph 124 confirms).
- 5.18 Planning decisions should ensure that schemes:
- Function well and add to the overall quality of the area over the lifetime of the development;
 - Are visually attractive and provide a good architectural style, layout and landscape treatment;
 - Establish a strong sense of place;
 - Optimise the potential of the site to accommodate an appropriate mix of development; and
 - Create safe, inclusive and accessible places (paragraph 127 refers).
- 5.19 Local Planning Authorities should utilise assessment frameworks such as Building for Life in assessing whether proposals constitute good design (paragraph 129 refers). As indicated in the accompanying Design and Access Statement, the proposed development has been designed having strong regard to the design approach advocated in 'Building for Life 12'.

Conserving and Enhancing the Natural Environment

- 5.20 Planning decisions should contribute to and enhance the local environment by inter alia, protecting sites of biodiversity value, recognising the value of trees and woodland, minimising impacts on and providing net gains for biodiversity (paragraph 170 refers).
- 5.21 Relevant to this application, when determining applications, local planning authorities should apply the following principles:
- If significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or as a last resort, compensated for, then planning permission should be refused;
 - Development resulting in the loss or the deterioration of irreplaceable habitats should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
 - Development whose primary objective is to conserve and enhance biodiversity should be supported, while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure net gains for biodiversity.



- 5.22 The biodiversity value of the site was assessed for the original application. The mitigation and enhancement measures identified at that stage have been incorporated within the proposed scheme.

Summary

- 5.23 The NPPF sets the Governments policy relating to planning in England. It is capable of being a material consideration when determining planning applications. The scheme provides a good fit with national planning policy and therefore it constitutes sustainable development.
- 5.24 Furthermore, as demonstrated within Section 4 of this Planning Statement, this full application accords with the Adopted Development Plan. Consequently, in line with the NPPF, it should be approved without delay.



6 The Justification for the Development

6.1 This section of the Planning Statement provides the justification for the development proposals and the submission of an application at this time. For the avoidance of doubt the justification relates to the:

- Development Plan and the Presumption in Favour of Sustainable Development;
- Delivery of sufficient supply of homes; and
- Technical considerations.

The Development Plan and the Presumption in Favour of Sustainable Development

6.2 Paragraph 11 of the NPPF states that where development proposals accord with the Development Plan, they should be approved “without delay”.

6.3 Detailed planning permission has been granted for the proposed development, it follows that the principle of residential development has been accepted. Therefore, the only matter that is for consideration in the determination of this submitted scheme is the proposal to incorporate an additional dwelling.

6.4 For the reasons outlined in Section 4 of this Planning Statement, the proposed development accords with the Development Plan. The submitted scheme therefore benefits from the presumption in favour of sustainable development. It follows that the application, should therefore be approved without delay.

Delivering a Sufficient Supply of Homes

6.5 In order to support the Government objective of “significantly boosting the supply of homes” a sufficient quantum of a variety of land comes forward where it is required. Moreover, land with the benefit of planning permission should be developed without unnecessary delay. As demonstrated in this Planning Statement, the submitted scheme is in accordance with the parameters established by the original permission and once planning permission has been granted, will support the supply of homes in the area.

Technical Considerations

6.6 As demonstrated by planning application 15/01331/MAJ, and within this full planning application, there are no technical constraints to development on the subject site.

Conclusion

6.7 With the site being allocated in the Development Plan and original planning permission having been granted for the site (ref: 15/01331/MAJ) and this planning application according with the adopted Development Plan, in accordance with National Planning Policy, it should be approved without delay.



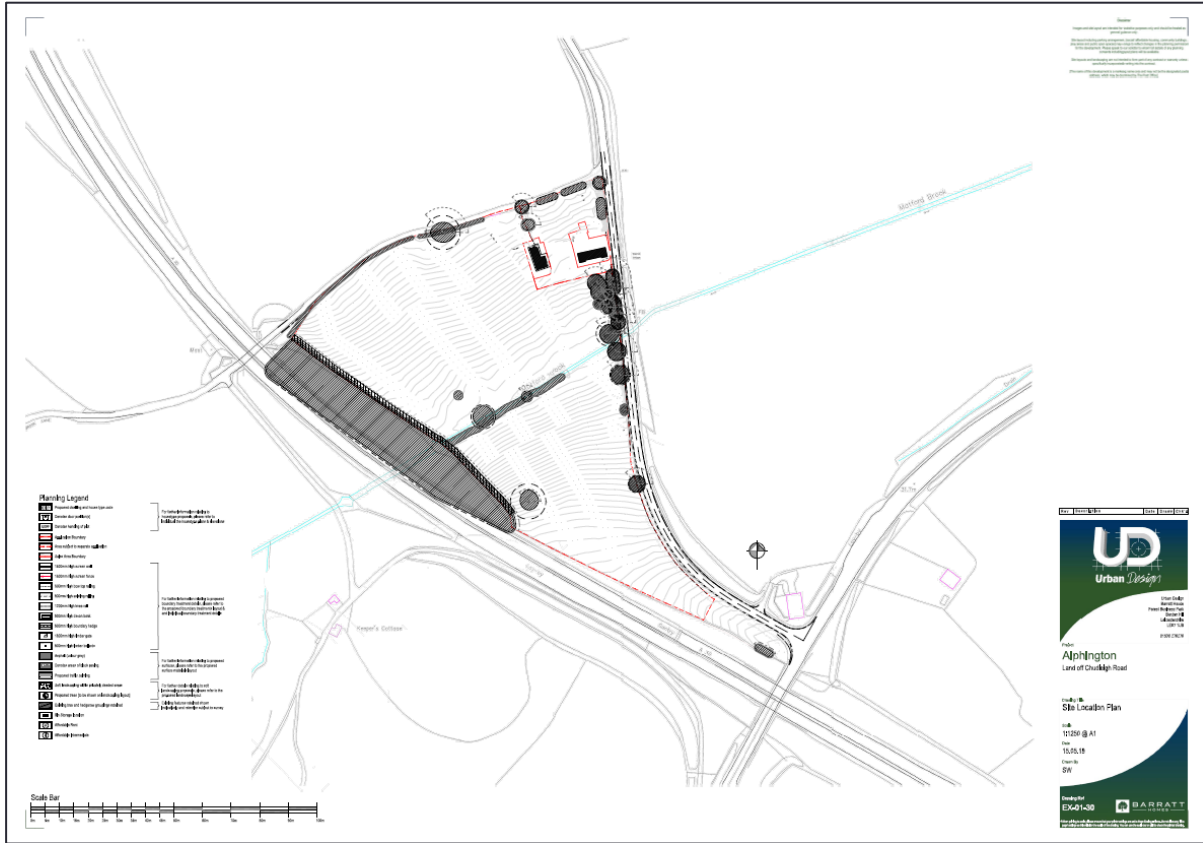
7 Summary and Conclusions

- 7.1 This Planning Statement is submitted in support of a full planning application on land off Chudleigh Road, Exeter, known as Victoria Heights. The site already benefits from planning permission reference 15/01331/MAJ.
- 7.2 This application will deliver:
- 17 new dwellings;
 - New estate roads and infrastructure; and
 - Retention of existing hedgerows and important trees, with additional tree planting.
- 7.3 By virtue of the extant original planning permission and the site's allocation within the South West Urban Extension the principle of development on the application site has been established.
- 7.4 The specific detailed development proposals outlined in this application have been refined through a detailed masterplanning exercise, having regard to the site's constraints and opportunities and the parameters approved by the original planning permission, including those established by the Environmental Statement.
- 7.5 This process has also enabled the formation of a detailed scheme that, as demonstrated in this Planning Statement, is acceptable in planning terms and accords with the design principles established through the original planning application and existing Development Plan policy.
- 7.6 Accordingly, the scheme is commended to the Local Planning Authority, who are respectfully requested to recommend the application for approval.

*LRM Planning
June 2019*



Appendix 1 – Site Location Plan





Appendix 2 – Proposed Layout

