

23/0958/FUL: Land Off Church Hill, Church Hill, Pinhoe, Exeter

Construction of 18 zero carbon bungalows, together with access, associated landscaping, open space and infrastructure and demolition of existing buildings.

[Related Documents - Exeter City Council](#)

Thank you for notifying the local plans team of the application for residential development off Church Hill, Pinhoe. I have the following comments and observations to make.

FIVE YEAR LAND SUPPLY

The Council updated its five year land supply calculation in May 2023. The calculation has been undertaken in accordance with the requirements of the NPPF and Planning Practice Guidance. It has been informed by discussion with developers and/or agents of all major schemes with planning consent or resolution to approve. As of May 2023, the Council has calculated a housing supply of four years and four months. The Council's five year land supply position statement is available here:

[Monitoring - Five Year Housing Supply Statement - Exeter City Council](#)

The Council's support for housing development in sustainable locations is demonstrated by the 2021 Housing Delivery Test results, in which Exeter achieved 155%.

LANDSCAPE SETTING

Policy LS1: Local Plan Review

Policy LS1 of the Local Plan Review is relevant to this application. The policy states that development which would harm this landscape setting will not be permitted. Proposals in this area should be reasonably necessary for the purposes of agricultural, forestry, outdoor recreation or the provision of infrastructure or be concerned with the change of use, conversion or extension of existing buildings. The development of 18 bungalows in this location does not meet the land use criteria above and it is not considered that the proposal would maintain the local distinctiveness and character of the area. The proposal is therefore contrary to Policy LS1.

However, it is acknowledged that the weight attached to this policy has been subject to significant debate in the context of recent applications and appeals. Previous appeal decisions have determined that Policy LS1 is out of date in light of the National Planning Policy Framework and is based upon outdated information and superseded national policy. On this basis, consideration of this policy can only be afforded limited weight. Development impact in terms of landscape impact should therefore be primarily considered in the context of CP16 of the adopted Core Strategy.

Policy CP16: Core Strategy

This policy sets out various areas, including the hills to the north, where development will only be appropriate if it protects the character and local distinctiveness of the area.

It is considered that the proposal, for the development of 18 bungalows in this location, would result in harm to the character and local distinctiveness of the area and would therefore harm the landscape setting of the city. The proposal is therefore contrary to Policy CP16.

CONCLUSION:

This proposal is considered to be contrary to policies LS1 of the adopted Local Plan Review and CP16 of the adopted Core Strategy. Whilst the weight to be attributed to LS1 is limited it still forms part of the Statutory Development Plan. Policy CP16 has full weight and protects this area from development that will harm the character and local distinctiveness of the area.

Previous appeals on adjacent sites will be relevant to determining this application. It will be for the case officer to determine the weight to be attributed to policies.