

## Sample Site, Sample Street, Sample Town, EX2 7HY

**Prepared for:**

L And01 Landmark1 Account  
Landmark(Test Account)  
6 - 7 Abbey Court,  
Sowton Ind Estate  
Exeter  
Devon  
EX2 7HY

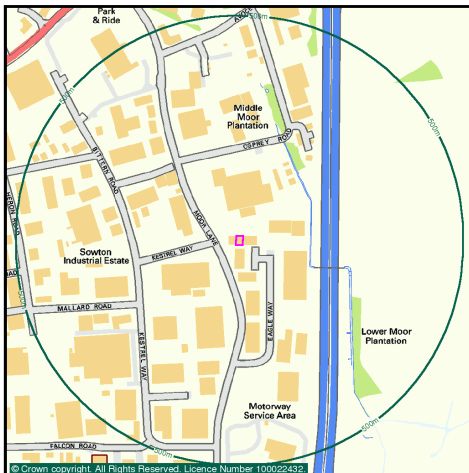
**Report Reference:** PSC\_53816504\_1\_1

**Report Date:** 03-MAR-2014

**Customer Reference:** SAMPLE

**National Grid Reference:** 296670 92280

**Site Area:** 313 m<sup>2</sup>



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

**Telephone:** 0844 844 9966  
**Fax:** 0844 844 9980  
**Email:** [info@landmarkinfo.co.uk](mailto:info@landmarkinfo.co.uk)  
**Website:** [www.sitecheck.co.uk](http://www.sitecheck.co.uk)

<b>Report Sections and Details</b>	<b>Page</b>
<b>Summary of Site</b>	<b>-</b>
This section comprises planning, land use designation, mobile phone mast and amenity information found on site.	
<b>Aerial Photo</b>	<b>1</b>
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m.	
<b>Location Map</b>	<b>2</b>
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m. The smaller aerial photo also includes the site boundary.	
<b>Summary Table</b>	<b>3</b>
This section comprises a summary table of the information found on site and in its vicinity.	
<b>Planning Applications</b>	<b>4</b>
The summary and map identify planning applications. This is followed by further application specific detail.	
<b>Development Plans</b>	<b>17</b>
This section contains information regarding land use designations relating to the site and surrounding area.	
<b>Mobile Phone Masts</b>	<b>25</b>
The map identifies mobile phone masts in the vicinity of the site and, where present, details of those found are given.	
<b>Rights of Way</b>	<b>27</b>
This section contains a map showing rights of way in the area surrounding the site.	
<b>Housing and Neighbourhood</b>	<b>28</b>
This section highlights local information such as council tax bands, average prices and home ownership statistics.	
<b>Crime</b>	<b>30</b>
This section contains information on crime statistics for the area.	
<b>Education</b>	<b>31</b>
This section contains a map and details of education establishments and/or academic results for the area.	
<b>Amenities</b>	<b>34</b>
This section contains a map and details of local amenities within the area.	
<b>Useful Information</b>	<b>43</b>
This section contains information which may be of use when interpreting the report.	
<b>Useful Contacts</b>	<b>45</b>
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

The Summary of Site section highlights those entries within the report, which lie within the defined Site Boundary upon which the report was run.

<b>Development Plans</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Local Development Plans</b>		
<b>Local Plans</b>		
Status: Adopted, Local Plan Date: 31st March 2005, Local Plan Name: Exeter Local Plan - First Review 1995-2011	21	-

<b>Development Plans</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Local Development Framework (LDF)</b>		
<b>LDF Local Plans</b>		
Plan Title: Core Strategy, Plan Status: Adopted, Document Date: 21st February 2012, Document ID: 957_2	22	-
<b>Land Use Designations</b>		
Classification: Other Area/Site, Policy: Not Supplied, Not Supplied, Status: Adopted	24	-



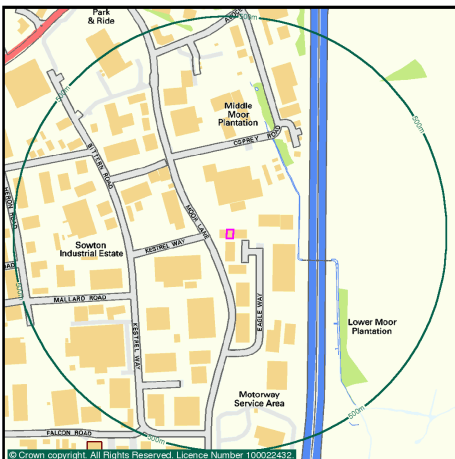
**Site**  
Sample Site, Sample Street, Sample Town, EX2 7HY

**Grid Reference**  
296670, 92280

**Report Reference**  
PSC\_53816504\_1\_1

**Customer Reference**  
SAMPLE

**Size of Site**  
313 m<sup>2</sup>





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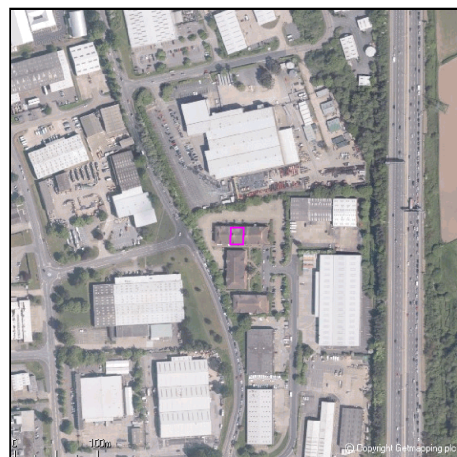
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**Size of Site**  
313 m<sup>2</sup>



<b>Planning Applications</b>	<b>On Site</b>	<b>0-100m</b>	<b>100-250m</b>	<b>250-300m</b>	<b>300-800m</b>
	<b>0</b>	<b>17</b>	<b>19</b>	<b>10</b>	<b>75</b>
<b>Post 1997 Planning Applications</b>					
Large Planning Applications	0	1	6	3	n/a
Small Planning Applications	0	7	8	n/a	n/a
Minor Planning Applications	0	1	n/a	n/a	n/a
Low Location Accuracy Planning Applications	0	8	5	7	75

<b>Development Plans</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
	<b>3</b>	<b>10</b>	<b>2</b>
<b>Local Development Plans</b>			
Local Plans	1	1	0
Land Use Designations	0	8	2
<b>Local Development Framework (LDF)</b>			
LDF Local Plans	1	0	0
Land Use Designations	1	1	0

<b>Mobile Phone Masts</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
	<b>0</b>	<b>4</b>	<b>0</b>
Mobile Phone Masts	0	4	0

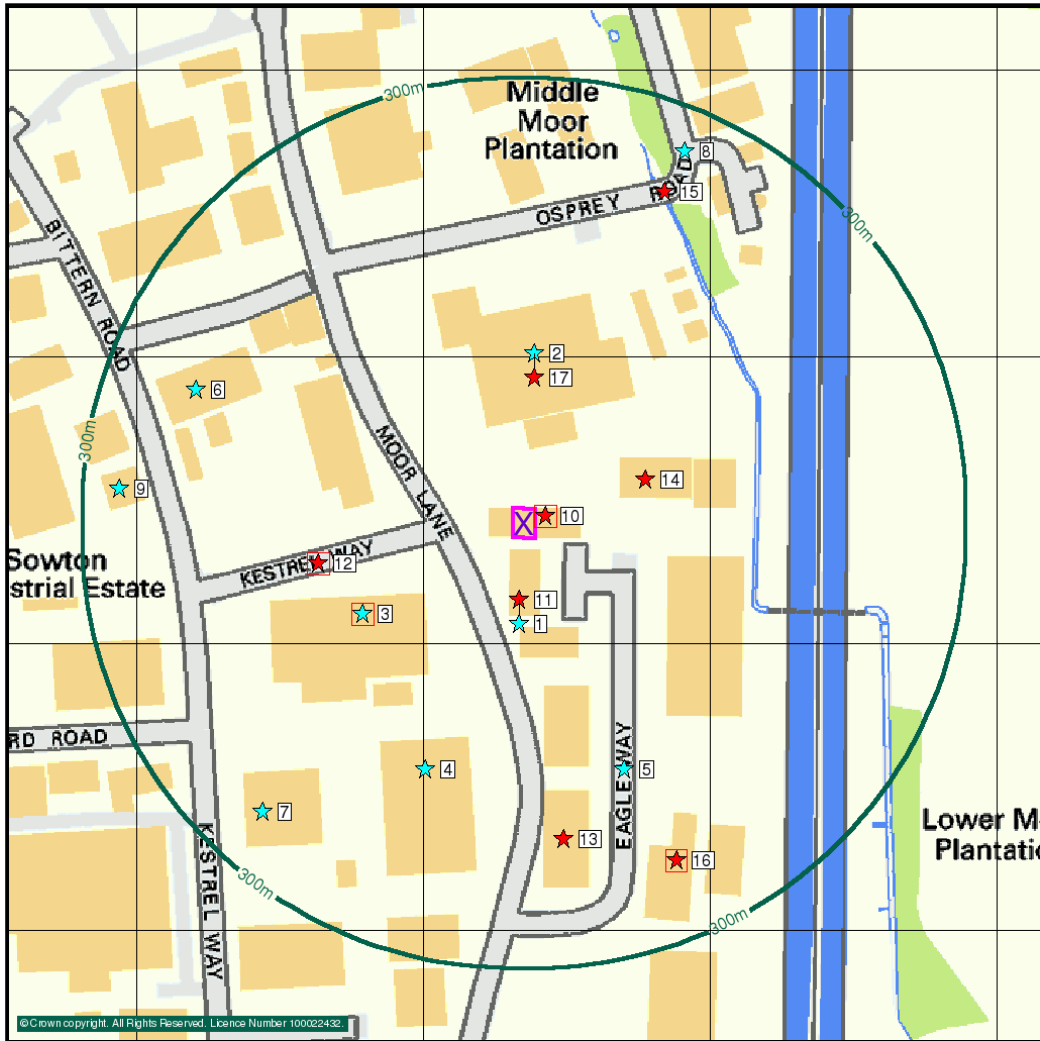
<b>Amenities</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>	<b>500-1000m</b>
	<b>0</b>	<b>26</b>	<b>78</b>	<b>149</b>
Retail and Eating Out	0	2	6	8
Recreational and Environmental	0	0	2	14
Commercial Services	0	3	18	27
Education and Health	0	1	0	5
Manufacturing and Production	0	5	13	28
Public Infrastructure	0	15	39	67

There are no Large planning applications on site.  
 There are no Small planning applications on site.  
 There are no Minor planning applications on site.

Classification	On Site			0-100m			100-250m		250-300m	Low Location Accuracy
	Large	Small	Minor	Large	Small	Minor	Large	Small	Large	
Agricultural	0	0	0	0	0	0	0	0	0	0
Catering	0	0	0	0	0	0	0	0	1	2
Civil engineering including demolitions	0	0	0	0	0	0	0	0	0	5
Commercial (industrial, office, retail)	0	0	0	1	2	0	6	5	1	43
Education, health, military, municipal	0	0	0	0	0	0	0	0	0	4
Minor Development	0	0	0	0	0	1	0	0	0	18
Power, water, telecoms, waste	0	0	0	0	1	0	0	1	1	6
Residential	0	0	0	0	3	0	0	1	0	12
Sport, leisure, entertainment	0	0	0	0	0	0	0	0	0	0
Transport	0	0	0	0	1	0	0	1	0	5

Note: "Low location accuracy" indicates that the application is located in the wider vicinity of the site or located at one of the multiple sites supplied.

Large applications relate to those developments with an estimated value of over £100,000. Small and Minor Applications are those with an estimated value below £100,000, with Minor relating specifically to very minor works such as single storey extensions, conservatories, porches, signs and carports.



General	Planning Applications
Site Boundary	Large Applications
Search Buffer	Small Applications
Bearing Reference Point	
Reference Number	
Multiple Features Present	



<b>Applications for Large Developments</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Commercial (industrial, office, retail)</b>			
Address: Unit 3, Abbey Court, Eagle Way, Sowton Industrial Estate, Exeter, Devon, EX2 7HY, Distance: 44m, Reference: Not Supplied, Date: Not Supplied, Type: Refurbishment or Repair, Location Accuracy: Good, Decision: -	1	0-100m	S
Address: Osprey House, Osprey Road, Sowton Industrial Estate, Exeter, Devon, EX2 7WP, Distance: 109m, Reference: Not Supplied, Date: Not Supplied, Type: Refurbishment or Repair, Location Accuracy: Good, Decision: -	2	100-250m	N
Address: Kestrel Way, Sowton Industrial Estate, Exeter, EX2 7LA, Distance: 118m, Reference: 09/1348/03, Date: 25th September 2009, Type: New Build, Location Accuracy: Good, Decision: Detail Planning Granted	3	100-250m	SW
Address: Kestrel Way, Sowton Industrial Estate, Exeter, Devon, EX2 7LA, Distance: 118m, Reference: 10/1665/03, Date: 18th October 2010, Type: New Build, Location Accuracy: Good, Decision: Detail Planning Granted	3	100-250m	SW
Address: 13-15, Kestrel Business Park, Kestrel Way, Sowton Industrial Estate, Exeter, Devon, EX2 7JS, Distance: 173m, Reference: 11/1459/03, Date: 25th August 2011, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Detail Planning Granted	4	100-250m	S
Address: Eagle Way, Sowton Industrial Estate, Exeter, Devon, EX2 7HY, Distance: 174m, Reference: Not Supplied, Date: Not Supplied, Type: Refurbishment or Repair, Location Accuracy: Approx, Decision: -	5	100-250m	S
Address: 1A Kingfisher Way, Sowton Industrial Estate, Exeter, Devon, EX2 7NW, Distance: 237m, Reference: Not Supplied, Date: Not Supplied, Type: Refurbishment or Repair, Location Accuracy: Good, Decision: -	6	100-250m	W
Address: Wincanton Building, Sowton Industrial Estate, Exeter, Devon, EX2 7HY, Distance: 259m, Reference: Not Supplied, Date: Not Supplied, Type: Extension, Location Accuracy: Good, Decision: -	7	250-300m	SW
<b>Power, water, telecoms, waste</b>			
Address: Osprey Road, Sowton Industrial Estate, Exeter, Devon, EX2 7XX, Distance: 270m, Reference: Not Supplied, Date: Not Supplied, Type: Refurbishment or Repair, Location Accuracy: Approx, Decision: -	8	250-300m	NE
<b>Catering</b>			
Address: S F Robertson Limited, 23 Bittern Road, Sowton Industrial Estate, Exeter, Devon, EX2 7LP, Distance: 276m, Reference: 07/0013/03, Date: 10th January 2007, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Detail Planning Granted	9	250-300m	W

Note: Where no application reference or date is shown, this usually means the project is at a very early pre-planning stage, or that the proposed works do not require planning permission.

Each application is given a location accuracy. The meanings appropriate to the section above are as follows:

- 'Good' - indicating location to the actual site
- 'Fair' - indicating location adjacent to the site
- 'Approx' - indicating location on the road of the site, typically within 300m

For general information on this section of the report please see the Useful Information section. You may also wish to find out more about the specific Planning Applications outlined above. To do this, please refer to the Useful Contacts section, and quote the relevant application reference in any correspondence.

Other Large Applications	Ref No.	Search Buffer	Direction
<b>Low Location Accuracy Applications in your area</b>			
Address: Moor Lane, Sowton, Exeter, Devon, EX2 7JA, Reference: Not Supplied, Date: Not Supplied, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: -	-	0-800m	W
Address: Moor Lane, Sowton, Exeter, Devon, EX2 7JA, Reference: Not Supplied, Date: Not Supplied, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	W
Address: Moor Lane, Sowton Industrial Estate, Exeter, Devon, EX2 7JA, Reference: Not Supplied, Date: Not Supplied, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	W
Address: Sowton Industrial Estate, Plot 39, Moor Lane, Exeter, Devon, EX2, Reference: Not Supplied, Date: Not Supplied, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	W
Address: Moor Lane, Exeter, Devon, EX2, Reference: Not Supplied, Date: Not Supplied, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Sowton Industrial Estate, Exeter, Devon, EX2 7HY, Reference: Not Supplied, Date: Not Supplied, Type: Refurbishment or Repair, Location Accuracy: Wider Area, Decision: -	-	0-800m	SW
Address: Sowton Industrial Estate, Exeter, Devon, EX2 7HY, Reference: Not Supplied, Date: Not Supplied, Type: Fit-out, Location Accuracy: Wider Area, Decision: -	-	0-800m	SW
Address: Sowton Industrial Estate, Exeter, Devon, EX2, Reference: Not Supplied, Date: Not Supplied, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	W
Address: Sowton, Exeter, Devon, EX5, Reference: Not Supplied, Date: Not Supplied, Type: Refurbishment or Repair, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Sowton Industrial Estate, Exeter, Devon, EX2 7HY, Reference: Not Supplied, Date: Not Supplied, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Moor Lane, Sowton, Exeter, Devon, EX5, Reference: Not Supplied, Date: Not Supplied, Type: Refurbishment or Repair, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Exeter Business Park, Exeter, Devon, EX2 8PN, Reference: Not Supplied, Date: Not Supplied, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Sidmouth Road, Middlemoor, Exeter, Devon, EX2 7JH, Reference: Not Supplied, Date: Not Supplied, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	SW
Address: Honiton Road Park & Ride, Sowton Industrial Estate, Exeter, Devon, EX1, Reference: Not Supplied, Date: Not Supplied, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Sidmouth Road, Exeter, Devon, EX2, Reference: Not Supplied, Date: Not Supplied, Type: Refurbishment or Repair, Location Accuracy: Wider Area, Decision: -	-	0-800m	SW
Address: Exeter Business Park, Exeter, Devon, EX1 3QD, Reference: 97/0607/03, Date: Not Supplied, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Exeter Business Park, Exeter, Devon, EX2 7NG, Reference: Not Supplied, Date: Not Supplied, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Sowton, Exeter, Devon, EX5, Reference: Not Supplied, Date: Not Supplied, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	W

Other Large Applications	Ref No.	Search Buffer	Direction
<b>Low Location Accuracy Applications in your area</b>			
Address: Emperor Way, Site 400, Exeter Business Park, Honiton Road, Exeter, Devon, EX1, Reference: 95/0662/02, Date: 12th October 1995, Type: New Build, Location Accuracy: Wider Area, Decision: Detail Planning Granted	-	0-800m	NW
Address: Sowton Industrial Estate, Plot 40, Moor Lane, Exeter, Devon, EX2 7JF, Reference: 97/0700/03, Date: 1st September 1997, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	W
Address: Sowton 30, 30 Bishops Court Quarry, Sidmouth Road, Exeter, Devon, EX2 7HY, Reference: 99/0340/02, Date: 27th April 1999, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	SW
Address: Bittern Road, Vacant Plot, Sowton Industrial Estate, Exeter, Devon, EX5, Reference: 99/0475/03, Date: 8th June 1999, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Bittern Road, Vacant Plot, Sowton Industrial Estate, Exeter, Devon, EX5, Reference: 99/0476/03, Date: 8th June 1999, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Osprey Road, Site F2, Sowton, Exeter, Devon, EX2, Reference: 99/0487/03, Date: 9th June 1999, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NE
Address: 100 Guardian Road, Exeter Business Park, Honiton Road, Exeter, Devon, EX1, Reference: 99/0505/01, Date: 16th June 1999, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Exeter Business Park, Honiton Road, Site 310 Emperor Way, Exeter, Devon, EX2 8RD, Reference: 99/0645/02, Date: 4th August 1999, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Sidmouth Road, Sowton 30, Exeter, Devon, EX2 7HY, Reference: 99/0775/02, Date: 20th September 1999, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	SW
Address: Bittern Road, Edmundson Electrical Bell Manufacture and, Selwood Plant Hire, Sowton, Exeter, Devon, EX2 7LW, Reference: 00/00723/03, Date: 16th May 2000, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	W
Address: Rydon Fields, Plots 30, 31, 32, 33 and 34, Exeter, Devon, EX2, Reference: 1/1416/2000, Date: 4th September 2000, Type: New Build, Location Accuracy: Wider Area, Decision: Detail Planning Granted	-	0-800m	SW
Address: Honiton Road Park and Ride Site, Honiton, Exeter, Devon, EX1, Reference: 02/00041/26, Date: 11th January 2001, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Off Honiton Road, West of Exeter Business Park, Exeter, Devon, EX1, Reference: 01/00231/02, Date: 12th February 2001, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	N
Address: 410 Exeter Business Park, Honiton Road, Exeter, Devon, EX1 3EQ, Reference: Not Supplied, Date: 7th September 2001, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Adj Exeter Road, Honiton Road, Exeter, Devon, EX1, Reference: 01/01433/03, Date: 5th October 2001, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW

Other Large Applications	Ref No.	Search Buffer	Direction
<b>Low Location Accuracy Applications in your area</b>			
Address: Exeter Business Park, Site 410, Honiton Road, Exeter, Devon, EX1, Reference: 02/00344/03, Date: 21st March 2002, Type: New Build, Location Accuracy: Wider Area, Decision: Detail Planning Granted	-	0-800m	NW
Address: Sidmouth Road, Sowton 30, Exeter, Devon, EX2, Reference: 02/00642/02, Date: 10th June 2002, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	S
Address: Btwn Honiton Road and Grenadier Road, Adj Pinn Lane, Exeter, Devon, EX1, Reference: 02/01491/02, Date: 30th September 2002, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	N
Address: AA Depot, Heron Road, Sowton Industrial Estate, Exeter, Devon, EX2 7L, Reference: 03/01187/03, Date: 15th July 2003, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	W
Address: 220 Exeter Business Park, Honiton Road, Exeter, Devon, EX1, Reference: 03/01201/02, Date: 16th July 2003, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Plot 39 Osprey Road, Sowton Industrial Estate, Exeter, Devon, EX2, Reference: 03/01436/03, Date: 27th August 2003, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-800m	N
Address: Adj Exeter Rover, Honiton Road, Exeter, Devon, EX1 3RS, Reference: 03/01592/03, Date: 26th September 2003, Type: New Build, Location Accuracy: Wider Area, Decision: Detail Planning Granted	-	0-800m	NW
Address: Moto Hospitality, Exeter Motorway Services Area, Sidmouth Road, Exeter, Devon, EX2 7HF, Reference: 05/0124/01, Date: 26th January 2005, Type: New Build, Location Accuracy: Wider Area, Decision: Outline Planning Refused	-	0-800m	S
Address: North of Exeter Motorway Services Area, Moor Lane, Exeter, Devon, EX2 7HF, Reference: 05/1515/03, Date: 27th October 2005, Type: New Build, Location Accuracy: Wider Area, Decision: Application Withdrawn	-	0-800m	S
Address: North of Exeter Motorway Services Area, Moor Lane, Exeter, Devon, EX2 7HF, Reference: 05/1749/03, Date: 7th November 2005, Type: New Build, Location Accuracy: Wider Area, Decision: Detail Planning Granted	-	0-800m	S
Address: North of Exeter Motorway Services Area, Moor Lane, Exeter, Devon, EX2 7HF, Reference: 06/0876/03, Date: 24th April 2006, Type: New Build, Location Accuracy: Wider Area, Decision: Detail Planning Granted	-	0-800m	S
Address: North of Exeter Motorway Services Area, Moor Lane, Exeter, Devon, EX2 7HF, Reference: 06/0873/03, Date: 24th April 2006, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	S
Address: The Loop Centre, Bittern Road, Moor Lane, Sowton Industrial Estate, Exeter, Devon, EX2 7JA, Reference: 06/1824/03, Date: 9th July 2006, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	W
Address: Bishops Court Industrial Estate, Sidmouth Road, Exeter, Devon, EX2 7JH, Reference: 07/0397/03, Date: 13th April 2007, Type: New Build, Location Accuracy: Wider Area, Decision: Detail Planning Granted	-	0-800m	S

Other Large Applications	Ref No.	Search Buffer	Direction
<b>Low Location Accuracy Applications in your area</b>			
Address: Kestrel Way, Sowton Industrial Estate, Exeter, Devon, EX2 7LA, Reference: 12/1281/03, Date: 10th September 2012, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-800m	SW
Address: Exeter Motorway Services Area, Sidmouth Road, Exeter, Devon, EX2 7HF, Reference: 12/1418/03, Date: 10th October 2012, Type: New Build, Location Accuracy: Wider Area, Decision: Detail Planning Granted	-	0-800m	S
Address: Unit 4, Philip House, Honiton Road, Exeter, Devon, EX1 3RU, Reference: 13/1223/MRES, Date: 10th June 2013, Type: New Build, Location Accuracy: Wider Area, Decision: Detail Planning Granted	-	0-800m	NW
Address: 1 Rill Cottages, Aylesbeare, Exeter, Devon, EX5 2BR, Reference: 13/2573/MRES, Date: 25th November 2013, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW

The Location Accuracy meanings appropriate to the section above are as follows:

- 'Wider area' - located in the wider vicinity of the site
- 'Multiple sites' - located at one of the multiple sites supplied

<b>Applications for Small Developments</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Residential</b>			
Address: 5-8 Abbey Court, Eagle Way, Sowton Industrial Estate, Exeter, Devon, EX2 7HY, Distance: 23m, Reference: 08/1831/03, Date: 10th September 2008, Type: New Build, Location Accuracy: Good, Decision: -	10	0-100m	E
Address: Unit 8, Abbey Court, Eagle Way, Sowton Industrial Estate, Exeter, Devon, EX2 7HY, Distance: 24m, Reference: 08/2300/03, Date: 26th November 2008, Type: New Build, Location Accuracy: Good, Decision: -	10	0-100m	E
Address: Unit 3-4, Abbey Court, Eagle Way, Sowton Industrial Estate, Exeter, Devon, EX2 7HY, Distance: 44m, Reference: 09/0373/03, Date: 12th May 2009, Type: New Build, Location Accuracy: Good, Decision: -	11	0-100m	S
Address: Kestrel Way, Sowton Industrial Estate, Exeter, EX2 7LA, Distance: 118m, Reference: 11/1992/03, Date: 9th January 2012, Type: New Build, Location Accuracy: Good, Decision: -	12	100-250m	SW
<b>Transport</b>			
Address: Unit 5-7, Abbey Court, Eagle Way, Sowton Industrial Estate, Exeter, Devon, EX2 7HY, Distance: 7m, Reference: 08/0533/03, Date: 11th April 2008, Type: New Build, Location Accuracy: Good, Decision: -	10	0-100m	E
Address: Unit 1, Eagle Way, Sowton Industrial Estate, EXETER, EX2 7HY, Distance: 211m, Reference: 14/0114/03, Date: 9th January 2014, Type: Extension, Location Accuracy: Good, Decision: -	13	100-250m	S
<b>Commercial (industrial, office, retail)</b>			
Address: Unit 8, Abbey Court, Eagle Way, Sowton Industrial Estate, Exeter, Devon, EX2 7HY, Distance: 24m, Reference: 09/1541/03, Date: 12th October 2009, Type: Alteration or Conversion, Location Accuracy: Good, Decision: -	10	0-100m	E
Address: Securicor Limited, A1 Eagle Way, Sowton Industrial Estate, Exeter, Devon, EX2 7HY, Distance: 80m, Reference: 01/01073/03, Date: 17th July 2001, Type: Alteration or Conversion, Location Accuracy: Good, Decision: -	14	0-100m	E
Address: Vapourmatic, Kestrel Way, Sowton, Exeter, Devon, EX2 7, Distance: 137m, Reference: 96/0784/03, Date: 25th November 1996, Type: New Build, Location Accuracy: Approx, Decision: Detail Planning Granted	12	100-250m	W
Address: Site F2, Osprey Road, Sowton Industrial Estate, Exeter, Devon, EX, Distance: 239m, Reference: 00/00022/03, Date: 6th January 2000, Type: New Build, Location Accuracy: Approx, Decision: -	15	100-250m	NE
Address: South West Water Supplies, Eagle Street, Sowton Industrial Estate, Exeter, Devon, EX2 7JX, Distance: 246m, Reference: 00/00864/03, Date: 21st June 2000, Type: New Build, Location Accuracy: Good, Decision: -	16	100-250m	SE
Address: Exewater House, Eagle Way, Sowton Industrial Estate, Exeter, Devon, EX2 7HY, Distance: 246m, Reference: 11/0294/MP, Date: 18th February 2011, Type: New Build, Location Accuracy: Good, Decision: -	16	100-250m	SE
Address: South West Water Limited, Exewater Stores, Eagle Way, Sowton, Exeter, Devon, EX, Distance: 247m, Reference: 99/0858/03, Date: 11th October 1999, Type: Extension, Location Accuracy: Good, Decision: -	16	100-250m	SE

<b>Applications for Small Developments</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Power, water, telecoms, waste</b>			
Address: Unit 5-7, Abbey Court, Eagle Way, Sowton Industrial Estate, Exeter, Devon, EX2 7HY, Distance: 8m, Reference: 09/1966/03, Date: 10th December 2009, Type: New Build, Location Accuracy: Good, Decision: -	10	0-100m	W
Address: South Western Electricity Plc, Osprey Road, Sowton Industrial Estate, Exeter, Devon, EX2 7JB, Distance: 109m, Reference: 01/01111/21, Date: 12th July 2001, Type: New Build, Location Accuracy: Good, Decision: -	17	100-250m	N

Note: Where no application reference or date is shown, this usually means the project is at a very early pre-planning stage, or that the proposed works do not require planning permission.

Each application is given a location accuracy. The meanings appropriate to the section above are as follows:

- 'Good' - indicating location to the actual site
- 'Fair' - indicating location adjacent to the site
- 'Approx' - indicating location on the road of the site, typically within 300m

For general information on this section of the report please see the Useful Information section. You may also wish to find out more about the specific Planning Applications outlined above. To do this, please refer to the Useful Contacts section, and quote the relevant application reference in any correspondence.

<b>Other Small Applications</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Low Location Accuracy Applications in your area</b>			
Address: Gazco Premiese, Mallard Road, Sowton, Exeter, Devon, EX2 7, Reference: 96/0730/03, Date: 4th November 1996, Type: Extension, Location Accuracy: Wider Area, Decision: Detail Planning Granted	-	0-800m	SW
Address: Comet, Unit D1, Kestrel Way, Sowton Industrial Estate, Exeter, Devon, EX, Reference: 99/0116/03, Date: 16th February 1999, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: -	-	0-800m	SW
Address: Osprey Park, Unit 4, Osprey Road, Sowton, Exeter, Devon, EX, Reference: 99/0679/03, Date: 16th August 1999, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: -	-	0-800m	NE
Address: Chelsea Units, Heron Road, Sowton Industrial Estate, Exeter, Devon, EX, Reference: 00/01765/03, Date: 4th December 2000, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	W
Address: Western Power Distribution Site, Moor Lane, Sowton Industrial Estate, Exeter, Devon, EX2, Reference: 01/00797/03, Date: 25th May 2001, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	S
Address: Vapromatic, Kestrel Way, Sowton Industrial Estate, Exeter, Devon, EX2 7NB, Reference: 01/01048/03, Date: 13th July 2001, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-800m	SW
Address: Honiton Road, Exeter, Devon, EX1, Reference: 01/01270/03, Date: 31st August 2001, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW

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Other Small Applications	Ref No.	Search Buffer	Direction
<b>Low Location Accuracy Applications in your area</b>			
Address: Orance PCS, Sidmouth Road, Sowton, Exeter, Devon, EX2, Reference: 02/00576/21, Date: 16th May 2002, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	S
Address: Exeter Motorway Service Area, Adj Junction 60, M5, Exeter, Devon, EX2, Reference: 03/00241/03, Date: 3rd March 2003, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	S
Address: Falcon House, Falcon Road, Sowton Industrial Estate, Exeter, Devon, EX, Reference: 03/01746/03, Date: 3rd November 2003, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: -	-	0-800m	SW
Address: Falcon House, Falcon Road, Sowton Industrial Estate, Exeter, Devon, EX, Reference: 04/00030/03, Date: 19th January 2004, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-800m	SW
Address: Bittern Road, Sowton Industrial Estate, Exeter, Devon, EX2, Reference: 05/1513/03, Date: 15th October 2005, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Honiton Road Park & Ride, Honiton Road, Exeter, Devon, EX1, Reference: 07/0099/16, Date: 26th January 2007, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Unit 1 & 2 Harrier Court, Exeter Airport, Clyst Honiton, Exeter, Devon, EX5 2DR, Reference: 07/2041/VAR, Date: 20th July 2007, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	SW
Address: Unit 3, Capital Court, Bittern Road, Sowton Industrial Estate, Exeter, Devon, EX2 7FW, Reference: 08/2459/03, Date: 24th December 2008, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Fresha Ltd, Bittern Road, Sowton Industrial Estate, Exeter, Devon, EX2 7LP, Reference: 09/0252/03, Date: 19th February 2009, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Vapormatic, Kestrel Way, Sowton Industrial Estate, Exeter, Devon, EX2 7LA, Reference: 09/0638/03, Date: 30th April 2009, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-800m	SW
Address: Plot 40, Avocet Road, Sowton Industrial Estate, Exeter, Devon, EX2, Reference: 09/0746/03, Date: 13th May 2009, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	N
Address: Chelsea Trading Centre, Heron Road, Sowton Industrial Estate, Exeter, Devon, EX2 7LL, Reference: 09/0791/26, Date: 22nd May 2009, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	W
Address: Exeter Motorway Services Area, Sidmouth Road, Exeter, Devon, EX2 7HF, Reference: 10/0035/03, Date: 12th January 2010, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-800m	S
Address: American Golf, Unit 2b, Bishops Court Retail Park, Sidmouth Road, Exeter, Devon, EX2 7JH, Reference: 10/1914/03, Date: 17th November 2010, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: -	-	0-800m	S



Other Small Applications	Ref No.	Search Buffer	Direction
<b>Low Location Accuracy Applications in your area</b>			
Address: Western Power Distribution Site, Avocet Road, Sowton Industrial Estate, Exeter, Devon, EX2 7JF, Reference: 11/0487/03, Date: 18th April 2011, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	N
Address: Western Power Distribution Site, Moor Lane, Sowton Industrial Estate, Exeter, Devon, EX2, Reference: 11/2015/03, Date: 3rd January 2012, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: -	-	0-800m	S
Address: Honiton Road Park & Ride Site, Honiton Road, Exeter, Devon, EX1 3EA, Reference: 12/1177/03, Date: 17th October 2012, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: 1 Rill Cottages, Aylesbeare, Exeter, Devon, EX5 2BR, Reference: 13/2573/MRES, Date: 25th November 2013, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Exeter Motorway Services Area, Sidmouth Road, Exeter, Devon, EX2 7HF, Reference: 14/0126/03, Date: 9th January 2014, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: -	-	0-800m	S

The Location Accuracy meanings appropriate to the section above are as follows:

- 'Wider area' - located in the wider vicinity of the site
- 'Multiple sites' - located at one of the multiple sites supplied

Applications for Minor Developments	Ref No.	Search Buffer	Direction
<b>Applications for Minor Developments</b>			
<b>Minor Applications</b>			
Address: Unit 1, Eagle Way, Sowton Industrial Estate, Exeter, EX2 7HY, Distance: 81m, Reference: 06/1183/03, Date: 15th June 2006, Type: Alteration or Conversion, Location Accuracy: Good, Decision: -	-	0-100m	E

Note: Where no application reference or date is shown, this usually means the project is at a very early pre-planning stage, or that the proposed works do not require planning permission.

Each application is given a location accuracy. The meanings appropriate to the section above are as follows:

- 'Good' - indicating location to the actual site
- 'Fair' - indicating location adjacent to the site
- 'Approx' - indicating location on the road of the site, typically within 300m

For general information on this section of the report please see the Useful Information section. You may also wish to find out more about the specific Planning Applications outlined above. To do this, please refer to the Useful Contacts section, and quote the relevant application reference in any correspondence.

Other Minor Applications	Ref No.	Search Buffer	Direction
<b>Low Location Accuracy Applications in your area</b>			
Address: Plot 23, Bittern Road, Industrial Estate, Exeter, Devon, EX2, Reference: 06/0711/03, Date: 5th April 2006, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Vospers, Honiton Road, Exeter, Devon, EX1 3RS, Reference: 06/0924/03, Date: 10th May 2006, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Vospers, Honiton Road, Exeter, Devon, EX1 3RS, Reference: 06/0924/05, Date: 10th May 2006, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Capital Court, Bittern Road, Sowton Industrial Estate, Exeter, Devon, EX2, Reference: 07/0318/04, Date: 15th February 2007, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: -	-	0-800m	W
Address: Wickes Diy, Sidmouth Road, Exeter, Devon, EX2 7HF, Reference: 07/2537/05, Date: 29th November 2007, Type: New Build, Wider Area Decision: -	-	0-800m	S
Address: Capital Court, Moor Lane, Sowton Industrial Estate, Exeter, Devon, EX2 7JA, Reference: 08/0358/04, Date: 19th January 2008, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW
Address: Bishops Court Industrial Estate, Sidmouth Road, Exeter, Devon, EX2 7JH, Reference: 09/0191/05, Date: 5th February 2009, Type: New Build, Wider Area Decision: -	-	0-800m	S
Address: Toys R Us, Bishops Court Industrial Estate, Sidmouth Road, Exeter, Devon, EX2 7JH, Reference: 09/0879/05, Date: 8th June 2009, Type: New Build, Wider Area Decision: -	-	0-800m	S
Address: Unit 9, Bishops Court Industrial Estate, Sidmouth Road, Exeter, Devon, EX2 7JH, Reference: 09/0957/03, Date: 26th June 2009, Type: New Build, Wider Area Decision: -	-	0-800m	S

Other Minor Applications	Ref No.	Search Buffer	Direction
<b>Low Location Accuracy Applications in your area</b>			
Address: Toys R Us, Bishops Court Industrial Estate, Sidmouth Road, Exeter, Devon, EX2, Reference: 09/1487/05, Date: 25th September 2009, Type: New Build, Wider Area Decision: -	-	0-800m	S
Address: Sse Exeter Depot, Heron Road, Sowton Industrial Estate, Exeter, Devon, EX2 7NF, Reference: 09/1358/05, Date: 11th May 2010, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	W
Address: Unit 9, Bishops Court Industrial Estate, Sidmouth Road, Exeter, Devon, EX2 7JH, Reference: 10/0723/37, Date: 14th May 2010, Type: Refurbishment or Repair, Location Accuracy: Wider Area, Decision: -	-	0-800m	SW
Address: Bishops Court Retail Park, Sidmouth Road, Exeter, Devon, EX2 7JH, Reference: 10/1796/05, Date: 27th October 2010, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	SW
Address: Homebase Limited, Moor Lane, Sowton Industrial Estate, Exeter, Devon, EX2, Reference: 10/1747/05, Date: 29th October 2010, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	SW
Address: Former Middlemoor, Service Station, Sidmouth Road, Exeter, Devon, EX2 7AP, Reference: 10/3210/04, Date: 17th December 2010, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: -	-	0-800m	SW
Address: Centurian Mill Business Park, Merlin House, Kestrel Way, Sowton Industrial Estate, Exeter, Devon, EX2 7LA, Reference: 11/0430/05, Date: 16th March 2011, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	SW
Address: Unit 1, Former Mfi, Avocet Road, Sowton Industrial Estate, Exeter, Devon, EX2, Reference: 11/1270/05, Date: 28th July 2011, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-800m	N
Address: Site Of New Town, Honiton Road, Rockbeare, Exeter, Devon, EX5, Reference: 12/2782/TRE, Date: 14th December 2012, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: -	-	0-800m	NW

The Location Accuracy meanings appropriate to the section above are as follows:

'Wider area' - located in the wider vicinity of the site

'Multiple sites' - located at one of the multiple sites supplied

The following documents have been or are in the process of being published by authorities relevant to the search area, but are not included within Landmark's data. You may wish to research these documents independently.

This list of development plans is based on boundary information available to Landmark at this time. As a result of this some plans relating to neighbouring authorities may be shown.

Approved/Adopted	Plan Type	Plan Status	Approval / Adopted Date
<b>Additional Plans - Adopted/Approved</b>			
Plan Title: Devon County Minerals Local Plan, Operational Date: 25th June 2004	Minerals, Waste or combined Minerals and Waste Plan	Adopted	2004
Plan Title: Devon Waste Local Plan 2016, Operational Date: 3rd June 2006	Minerals, Waste or combined Minerals and Waste Plan	Adopted	2006
Plan Title: Devon Structure Plan 2001 - 2016, Operational Date: 8th October 2004	Structure Plan	Adopted	2004
<b>Additional Local Development Framework (LDF) Plans - Adopted/Approved</b>			
Plan Title: Exeter LDF - Statement of Community Involvement, Operational Date: 13th December 2005	Statement of Community Involvement	Adopted	2005
Plan Title: South West RSS - Exeter Subregional Study, Not Supplied	Regional Spatial Strategy	Approved	2005
Plan Title: Devon Minerals & Waste LDF - Statement of Community Involvement, Operational Date: 13th December 2007	Statement of Community Involvement	Adopted	2007
Plan Title: Exeter LDF - Local Development Scheme, Operational Date: 1st March 2011	Local Development Scheme	Approved	2011
Plan Title: Devon Minerals & Waste LDF - Minerals and Waste Development Scheme, Operational Date: 31st March 2007	Local Development Scheme	Approved	2007
Plan Title: South West Regional Waste Strategy, Not Supplied	Minerals, Waste or combined Minerals and Waste Plan	Approved	2004
Plan Title: East Devon LDF - Statement of Community Involvement, Not Supplied	Statement of Community Involvement	Approved	2012
Plan Title: East Devon LDF - Local Development Scheme, Operational Date: 2nd August 2013	Local Development Scheme	Approved	2013

In Progress	Plan Type	Plan Status
<b>Additional Local Development Framework (LDF) Plans - In Progress</b>		
Plan Title: Exeter LDF - City Centre Area Action Plan, Operational Date: Not Supplied	Area Action Plan	Under Preparation

In Progress	Plan Type	Plan Status
<b>Additional Local Development Framework (LDF) Plans - In Progress</b>		
Plan Title: Exeter LDF - East Outer Bypass Joint Area Action Plan, Operational Date: Not Supplied	Area Action Plan	Abandoned
Plan Title: Devon Minerals & Waste LDF - Minerals Development Control Policies and Site Proposals, Operational Date: Not Supplied	Minerals, Waste or combined Minerals and Waste Plan	On Hold
Plan Title: Devon Minerals & Waste LDF - Minerals Plan, Operational Date: Not Supplied	Minerals, Waste or combined Minerals and Waste Plan	Under Preparation
Plan Title: Devon Minerals & Waste LDF - Waste Development Control Policies and Site Proposals, Operational Date: Not Supplied	Minerals, Waste or combined Minerals and Waste Plan	Preparation Planned
Plan Title: Devon Minerals & Waste LDF - Waste Plan, Submission Draft Period: 2nd December 2013 -24th February 2014, Operational Date: Not Supplied	Minerals, Waste or combined Minerals and Waste Plan	Under Preparation
Plan Title: Devon Minerals & Waste LDF - Bovey Basin Area Action Plan, Operational Date: Not Supplied	Area Action Plan	On Hold
Plan Title: South West Regional Spatial Strategy (RSS), Operational Date: Not Supplied	Regional Spatial Strategy	Abandoned
Plan Title: Exeter LDF - Gypsy and Traveller Sites, Operational Date: Not Supplied	Development Plan Document	Abandoned
Plan Title: Exeter LDF - Development Delivery, Operational Date: Not Supplied	Development Plan Document	Under Preparation
Plan Title: East Devon LDF - Village Development Boundaries, Operational Date: Not Supplied	Development Plan Document	Under Preparation
Plan Title: East Devon LDF - Local Plan, Submission Draft Period: 2nd August 2013 - Operational Date: Not Supplied	Core Strategy	Under Preparation
Plan Title: East Devon LDF - Axminster Area Action Plan, Operational Date: Not Supplied	Area Action Plan	Abandoned
Plan Title: East Devon LDF - East Outer Bypass Joint Area Action Plan, Operational Date: Not Supplied	Area Action Plan	Abandoned
Plan Title: East Devon LDF - Site Specific Allocations & Policies, Operational Date: Not Supplied	Development Plan Document	Abandoned
Plan Title: East Devon LDF - Gypsy and Traveller DPD, Operational Date: Not Supplied	Development Plan Document	Abandoned

**Local Development Plans**

This section reports on the local development plan for your area, produced by the Local Authority. It is important to know the policies and proposals in the development plan because these steer future land use and development. We have identified the land use policies and proposals specific to your area and they are shown in the maps in this section.

The Adopted Plan has been through a public inquiry and is the Statutory Plan for your area. The Deposit Plan is the latest draft currently available, and is likely to eventually replace the Adopted Plan (although further revised drafts of the Deposit Plan may be issued at some future point before it is formally adopted). By reporting both, we give you the existing policies and proposals for your neighbourhood as well as the new policies and proposals which will apply in the future. In some instances, we report only one of the two plans.

The red numbers in the table indicate the number of 'Adopted' plans or 'Deposit' plans that have been identified on site, within 0-250m or within 250-500m respectively.

Classification	On Site		0-250m		250-500m	
	Adopted	Deposit	Adopted	Deposit	Adopted	Deposit
Community and Social Facility	0	0	0	0	0	0
Heritage Environment	0	0	0	0	0	0
Housing	0	0	0	0	0	0
Industrial and Commercial	0	0	1	0	1	0
Open Land	0	0	4	0	0	0
Other (including Mixed Use)	0	0	0	0	0	0
Settlement Limit	0	0	0	0	0	0
Town Centre and Retailing	0	0	0	0	0	0
Transport	0	0	2	0	1	0
Waste, Pollution, Mineral, Water and Energy	0	0	1	0	0	0

**Note:**

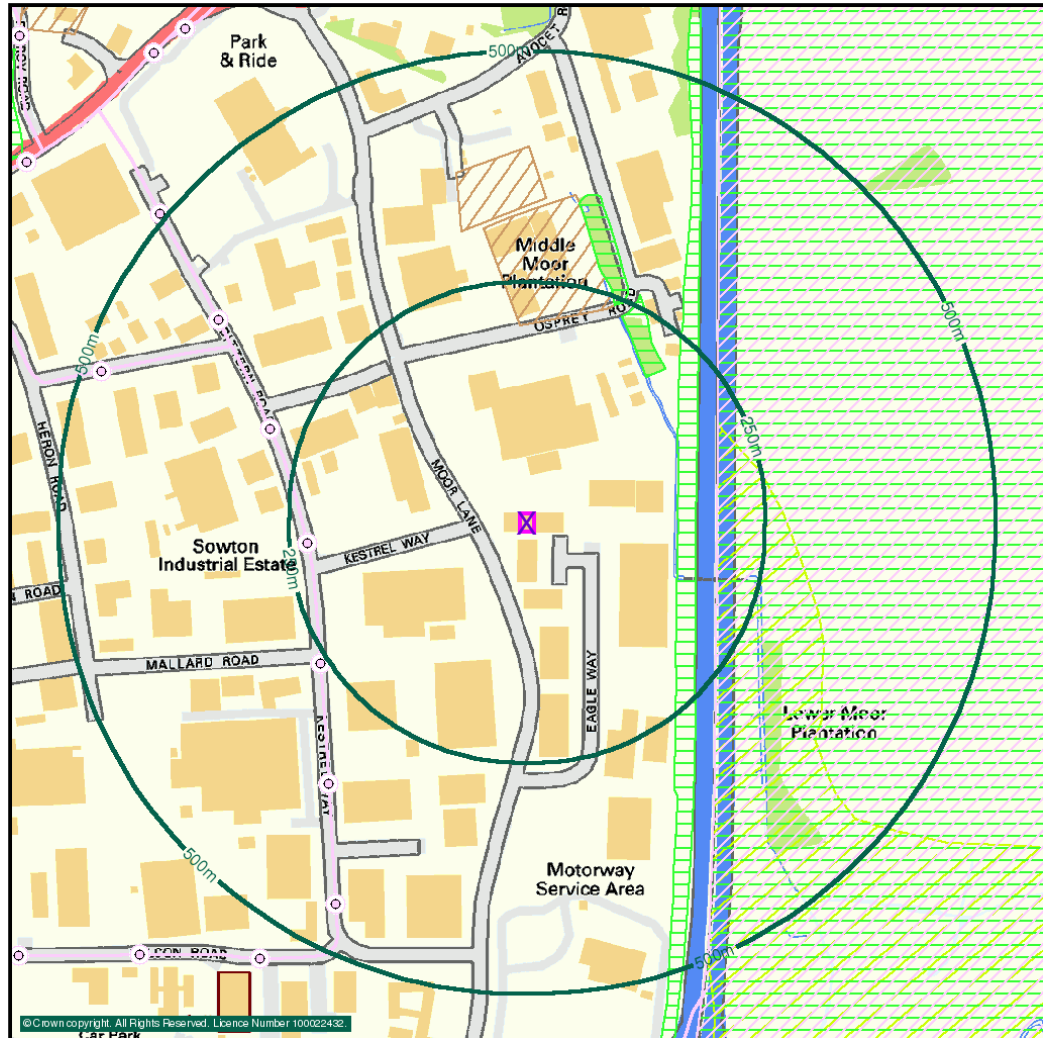
Where a development plan policy covers an area which includes the property, it is classified as "on site" only in the above summary.

The 'Adopted' plan is the formally adopted, statutory plan for the area.  
 The 'Deposit' plan is the latest draft plan published by the local council.  
 '-' means there is no plan of that type for the search area.

## Policies, Proposals and Land Use Designations

Adopted, Exeter Local Plan - First Review 1995-2011, 31st March 2005

Adopted, East Devon Local Plan 2001 To 2011, 19th July 2006



General	Point Line Area	Point Line Area
Site Boundary	Housing	Community and Social Facility
Search Buffer	Transport	Industrial and Commercial
Bearing Reference Point	Open Land	Waste, Pollution, Mineral, Water and Energy
Reference Number	Heritage Environment	Settlement Limit
	Town Centre and Retailing	Other (including Mixed Use)

## Policies, Proposals and Land Use Designations

Adopted, Exeter Local Plan - First Review 1995-2011, 31st March 2005

Adopted, East Devon Local Plan 2001 To 2011, 19th July 2006

Code	Position	Class	Policy	Description
	156m E	Open Land	LS4, Local Nature Conservation Designations/RIGS	Site of Local Interest for Nature Conservation
	191m NE	Open Land	L3, Protection of Open Space	Open Space
	198m E	Transport	TA12, (Aerodrome Safeguarded Areas and Public Safety Zones)	Area of Aerodrome Safeguarding
	198m E	Open Land	S6, (Development in Green Wedges)	Green Wedge
	198m E	Waste, Pollution, Mineral, Water and Energy	EN20, (River and Coastal Flooding)	Flood Zones 2 or 3
	204m N	Industrial and Commercial	E1, Employment Sites	Employment Site
			E3, Retention of Employment Land or Premises	
			KP8, Newcourt Area	
			Not Supplied	Land with Planning Permission at 1 April 2004
	229m W	Transport	T5, Cycle Route Network	Existing Cycle Route
	242m N	Open Land	L3, Protection of Open Space	Open Space
	312m N	Industrial and Commercial	E1, Employment Sites	Employment Site
			E3, Retention of Employment Land or Premises	
			KP8, Newcourt Area	
	362m NW	Transport	T5, Cycle Route Network	Proposed Cycle Route

If there are any of the following designations on your property these will affect your development rights, and you may also be affected if they fall close to your boundary. You can find out more from your local authority, details are given in the Useful Contacts section.

Ancient Monument Sites  
 Area of Archaeological Importance  
 Area of Outstanding Natural Beauty  
 Article 4 Directions  
 Conservation Areas  
 Green Belt  
 National Parks  
 Norfolk and Suffolk Broads  
 Sites of Special Scientific Interest/Nature Conservation



**Local Development Framework**

The Local Development Framework is a group of documents that outline how planning will be managed in your area. This section reports on the documents which form part of your local LDF, produced by your local Authority. From the available documents, we have identified the land use policies and proposals specific to your area and they are shown in the maps below. These details are used by your Local Authority to steer future land use and development.

The Adopted Plans are the statutory plans for your area. The Submission draft documents are the latest drafts currently available, and are likely to become Adopted Plans in the future (although revised drafts may be issued before they are formally adopted).

By reporting both status of plan, we give you the existing policies and proposals for your neighbourhood as well as the new policies and proposals which may apply in the future. If there are no Submission draft documents available we only report the statutory Adopted Documents (if the Local Authority has published them).

Classification	On Site		0-250m		250-500m	
	Adopted	Draft	Adopted	Draft	Adopted	Draft
Boundaries	0	0	0	0	0	0
Community and Social Facilities	0	0	0	0	0	0
Economy	0	0	0	0	0	0
Heritage Environment	0	0	0	0	0	0
Housing	0	0	0	0	0	0
Open Environment	0	0	0	0	0	0
Other Area/Site	1	0	0	0	0	0
Resources and Wastes	0	0	0	0	0	0
Retail and Town Centres	0	0	0	0	0	0
Rural Settlements	0	0	0	0	0	0
Transport Infrastructure	0	0	1	0	0	0

**Documents searched in this section**


Plan Title	Plan Status	Document Date	Document ID
Core Strategy	Adopted	21st February 2012	957_2

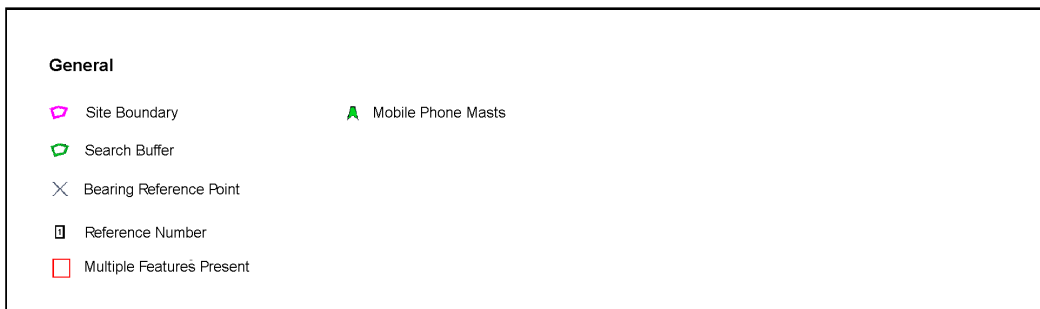
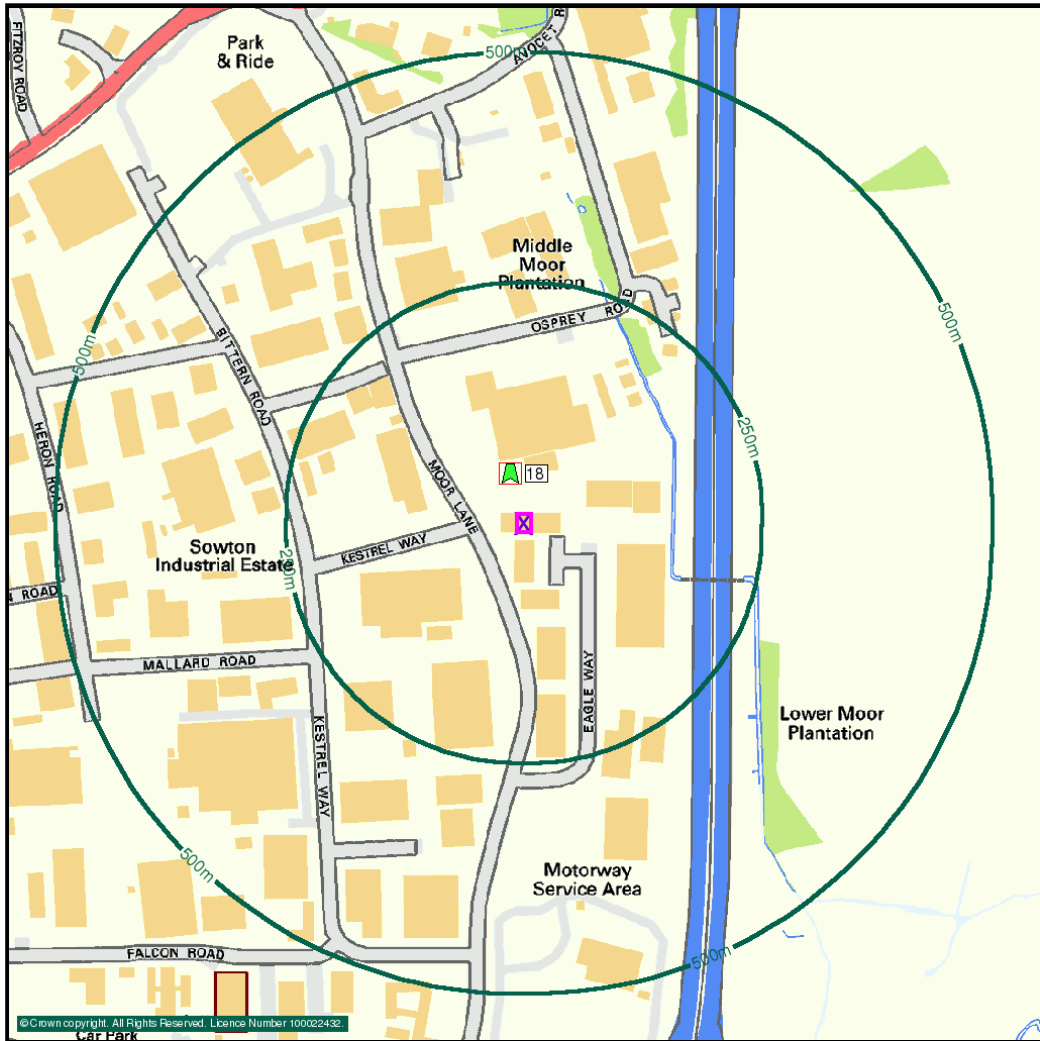
**Local Development Framework - Adopted Local Mapping**  
Adopted



General	Point Line Area	Point Line Area	Point Line Area
Site Boundary	Economy	Heritage Environment	Other Area/Site
Search Buffer	Housing	Resources and Waste	
Bearing Reference Point	Retail and Town Centres	Community and Social Facilities	
Reference Number	Transport Infrastructure	Rural Settlement	
	Open Environment	Boundaries	

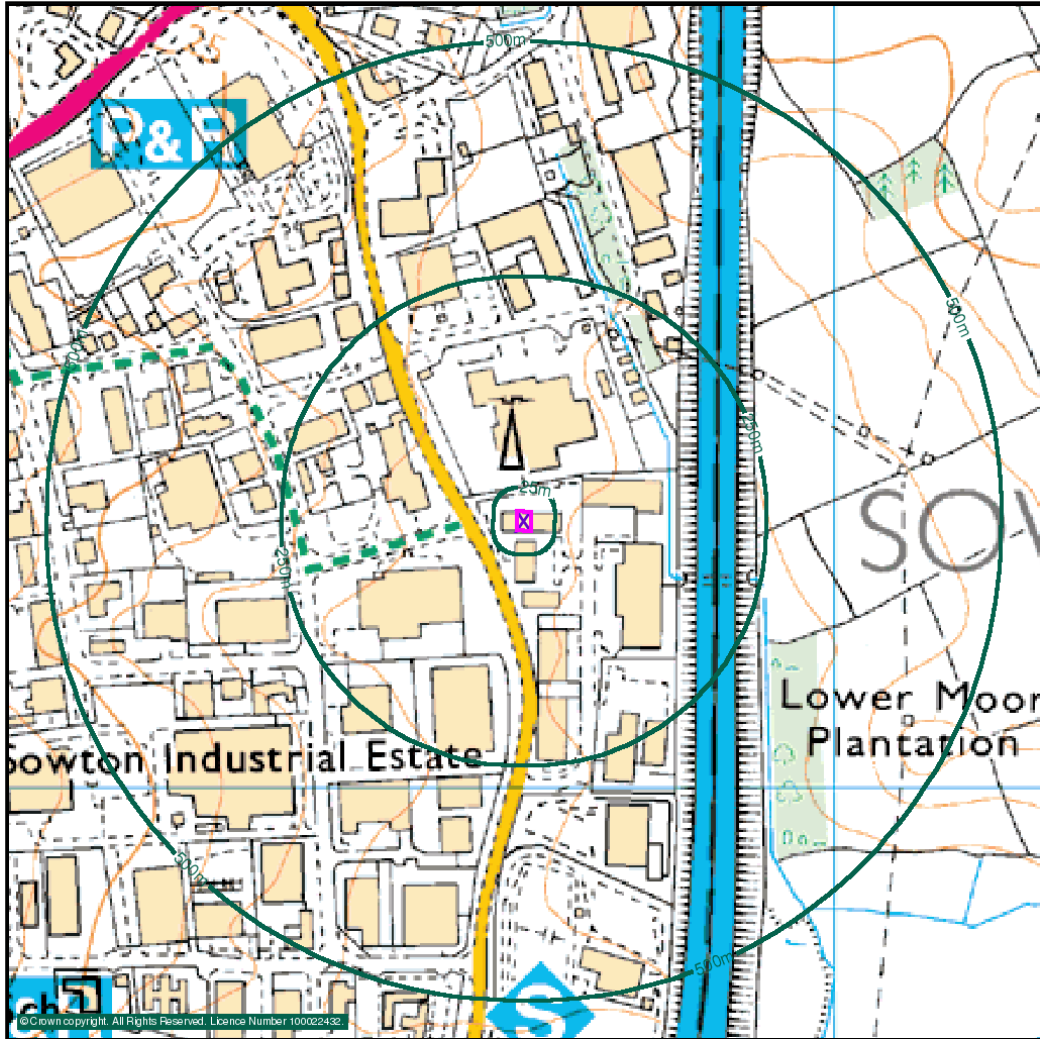
**Local Development Framework - Adopted Local Mapping**

Code	Position	Class	Policy	Description	Document ID
	0m N	Other Area/Site	No linked Policies	Urban Area	0957_2
	197m E	Transport Infrastructure	No linked Policies	Main Arterial Routes Into and Out of the City	0957_2



Mobile Phone Masts	Ref No.	Search Buffer	Direction
<b>Mobile Phone Masts</b>			
Site Reference: 3790, Operator Name: Vodafone, Station Type: Macrocell, Antenna Height: 40.00, Frequency Range: 900 MHz, Transmitter Power: 24.30, Max Power: 32 dBW, Trans Type: GSM	18	0-250m	N
Site Reference: 3332, Operator Name: O2, Station Type: Macrocell, Antenna Height: 25.00, Frequency Range: 900 MHz, Transmitter Power: 24.50, Max Power: 32 dBW, Trans Type: GSM	18	0-250m	N
Site Reference: EX0185, Operator Name: Three, Station Type: Macrocell, Antenna Height: 55.00, Frequency Range: 2100 MHz, Transmitter Power: 18.70, Max Power: 32 dBW, Trans Type: UMTS	18	0-250m	N
Site Reference: 92333, Operator Name: T-Mobile, Station Type: Macrocell, Antenna Height: 55.00, Frequency Range: 1800 MHz, Transmitter Power: 26.00, Max Power: 32 dBW, Trans Type: GSM	18	0-250m	N

Data © OFCOM December 2006



General	Public Rights of Way (Rights of way are not shown on maps of Scotland)	Other Public Access
Site Boundary	Footpath	Other routes with public access The exact nature of the rights on these routes and the existence of any restrictions may be checked with the local highway authority. Alignments are based on the best information available.
Search Buffer	Bridleway	National trail or Recreational Path
Bearing Reference Point	Byway open to all traffic	Permitted Footpath
	Road used as a public path	Permitted Bridleway
	The representation on this map of any other road, track or path is no evidence of the existence of a right of way.	Paths and bridleways along with landowners have permitted public use but which are not rights of way. The agreements may be withdrawn.
	Full list of symbols is shown in the User Guide	Permitted Bridleway coincident with a right of way
		Selected cycle route, off and on road

## Housing Market

The following information is based on households in the postcode sector for EX2 7HY

Home Ownership	Typically %	National Average %
Owned Outright	22.02	30.06
Mortgaged	19.55	39.39
Rented (Private)	23.7	9.09
Rented (Council)	2.62	12.16
Rented (Housing Trust)	4.83	5.59
Other Tenure	27.28	3.67
Housing Type	Typical Composition %	
Detached	47.17	
Semi-Detached	32.76	
Terraced	14.87	
Flats	4.57	
Other	.62	

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## Council Tax Information

Local Authority: Exeter City Council

Tax Band	Local Cost	National Average
Band A	£989.67	£975.98
Band B	£1154.61	£1138.64
Band C	£1319.56	£1301.3
Band D	£1484.51	£1463.96
Band E	£1814.4	£1789.29
Band F	£2144.29	£2114.61
Band G	£2474.18	£2439.94
Band H	£2969.02	£2927.93

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## Average Residential Property Price

The average property price in this postcode is from:  
£104,584 - £114,763

The average price bands are calculated by EuroDirect using the latest available data from Her Majesty's Land Registry. They represent a snapshot in time as at the most recent date.

NB: Where a postcode comprises less than 16 addresses the information is derived from the wider postcode sector.

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**Crime Reporting Area:** Exeter City Council  
**Number of Households:** 53.3 (thousand)  
**Population:** 119.6 (thousand)  
**Police Force Information:** Devon & Cornwall

## Local Authority Crime Statistics

		Per 1000 Population	
Offence	Total Locally	Locally	Nationally
Robbery	55	.45	.9
Theft of a Motor Vehicle	107	.89	1.42
Theft from a Motor Vehicle	626	5.23	4.71
Sexual Offences	167	1.39	.89
Violence against the person	2245	18.76	12.66
		Per 1000 Households	
Offence	Total Locally	Locally	Nationally
Burglary	431	8.08	8.59

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## Theft Insurance Claims Rating

An insurance claims rating has been generated for theft. This rating is derived from the number of insurance claims in your postcode sector since 2000.

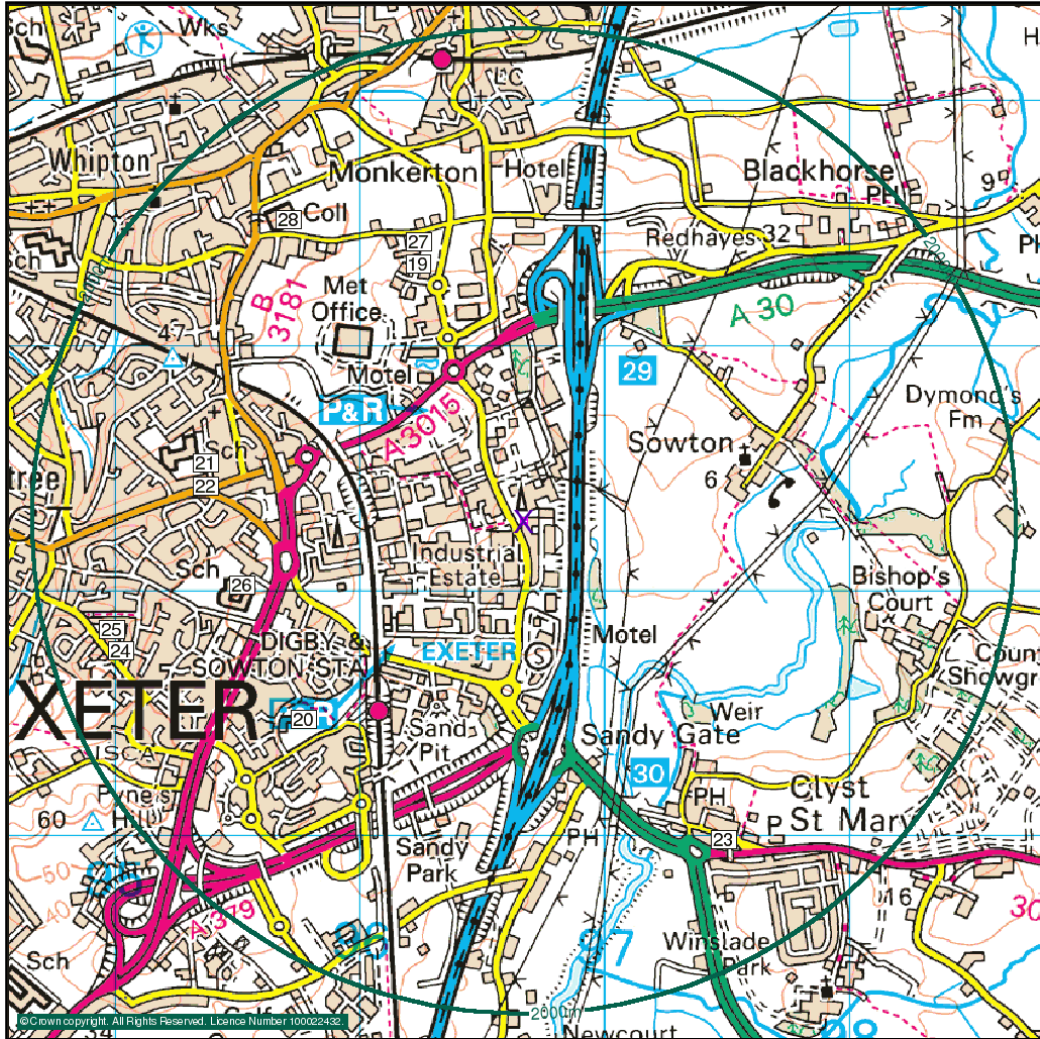
**Risk Rating:** Low Risk

Footnote:

As a guide an indication of the risk rating would be as follows:-

"High Risk" is a sector with more than 4 claims per 1000 households  
 "Medium Risk" is a sector with between 2 and 4 claims per 1000 households.  
 "Low Risk" reflects few claims with less than 2 claims per 1000 households.  
 "Very Low Risk" indicates no claims records.

The figures may be the result of one event or cumulatively over time and are indicative only. A sector may appear to have a higher risk due to repeated claims on a single property or group of properties.



**General**

- ▬ Site Boundary
- ▭ Search Buffer
- × Bearing Reference Point
- ▭ Reference Number

Primary Education	Ref No.	Search Buffer	Direction
<b>Primary Education Results</b>			
School: Ellen Tinkham School, Hollow Lane, Pinhoe, Exeter, EX1 3RW, Type: Foundation special school, Age Range: 3-19, No. of Pupils: 128, Academic Results - Maths %: 0, Academic Results - English Reading %: 0, Academic Results - English Grammar %: 0	19	0-2000m	NW
School: Clyst Heath Nursery and Community Primary School, Royal Crescent, Clyst Heath, Exeter, EX2 7QT, Type: Community school, Age Range: 3-11, No. of Pupils: 301, Academic Results - Maths %: 87, Academic Results - English Reading %: 87, Academic Results - English Grammar %: 68	20	0-2000m	SW
School: St Nicholas Catholic Primary School, Ringswell Avenue, Exeter, EX1 3EG, Type: Academies, Age Range: 3-11, No. of Pupils: Not Supplied, Academic Results - Maths %: Not Supplied, Academic Results - English %: Not Supplied, Academic Results - Science %: Not Supplied	21	0-2000m	W
School: St Nicholas Catholic Primary School, Ringswell Avenue, Exeter, EX1 3EG, Type: Voluntary aided school, Age Range: 3-11, No. of Pupils: 336, Academic Results - Maths %: 84, Academic Results - English Reading %: 89, Academic Results - English Grammar %: 63	22	0-2000m	W
School: Clyst St Mary Primary School, Clyst St Mary, Exeter, EX5 1BG, Type: Community school, Age Range: 4-11, No. of Pupils: 149, Academic Results - Maths %: 95, Academic Results - English Reading %: 100, Academic Results - English Grammar %: 62	23	0-2000m	SE
School: Walter Daw Primary School, Woodwater Lane, Exeter, EX2 5AW, Type: Community school, Age Range: 3-11, No. of Pupils: 0, Academic Results - Maths %: 89, Academic Results - English Reading %: 79, Academic Results - English Grammar %: 55	24	0-2000m	W
School: The Woodwater Academy, Woodwater Lane, Exeter, EX2 5AW, Type: Academies, Age Range: 3-11, No. of Pupils: Not Supplied, Academic Results - Maths %: Not Supplied, Academic Results - English %: Not Supplied, Academic Results - Science %: Not Supplied	25	0-2000m	W

### Primary Education

Academic Results show the percentage of eligible pupils who achieved Level 4 or above in English, Maths and Science tests. (Level 4 is the standard expected of most 11 year olds)

'-' may appear in the results section because:

\*There were 10 or fewer eligible pupils on the school roll; OR

\*The school has 10 or fewer pupils of compulsory school age enrolled. OR

\*No results for reasons beyond the school's control

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Secondary Education	Ref No.	Search Buffer	Direction
<b>Secondary Education Results</b>			
School: St Peter's Church of England Aided School, Quarry Lane, Heavitree, Exeter, EX2 5AP, Type: Voluntary aided school, Age Range: 11-16, No. of Pupils: 1230, 5+ A*-C GCSEs %: 83, 5+ A*-G GCSEs %: 99, Average points per pupil: 352.4	26	0-2000m	W
School: Ellen Tinkham School, Hollow Lane, Pinhoe, Exeter, EX1 3RW, Type: Foundation special school, Age Range: 3-19, No. of Pupils: 120, 5+ A*-C GCSEs %: Not Supplied, 5+ A*-G GCSEs %: Not Supplied, Average points per pupil: Not Supplied	27	0-2000m	NW
School: St Luke's Science and Sports College, Harts Lane, Exeter, EX1 3RD, Type: Voluntary controlled school, Age Range: 11-16, No. of Pupils: 951, 5+ A*-C GCSEs %: 88, 5+ A*-G GCSEs %: 97, Average points per pupil: 347.2	28	0-2000m	NW

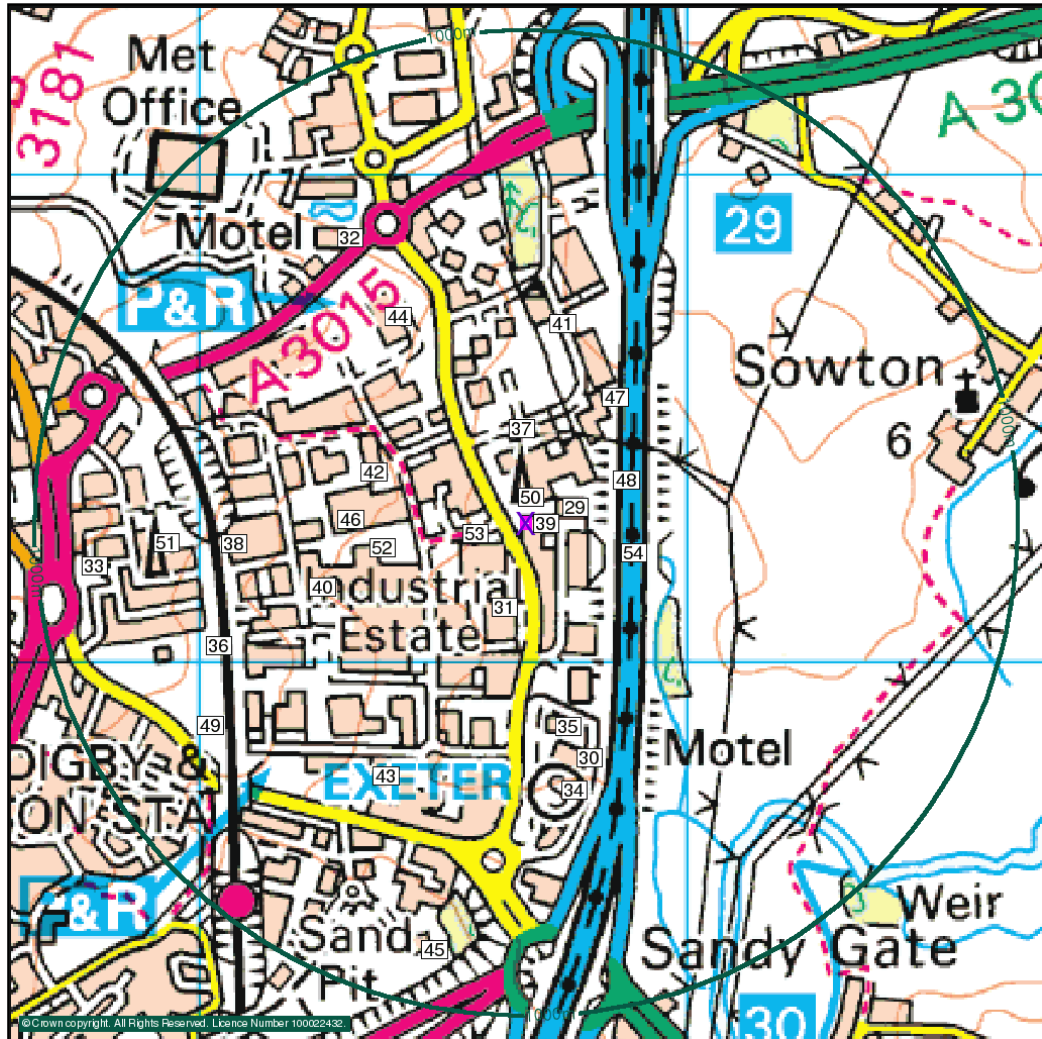
### Secondary Education: Average Points

Each student's best eight GCSE/GNVQ results are used to give their GCSE/GNVQ point score. From these figures, the average score for all eligible students is given

'-' may appear in the results section because:

- \* Schools (except special schools) with at least one 15 year old pupil but no GCSE/GNVQ entries for these. OR
- \* Special schools with at least one 15 year old pupil but no GCSE/GNVQ entries for these. OR
- \* No information available.

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For display purposes, only the closest amenity within each sub-category has been identified on the map.

**General**

- Site Boundary
- Search Buffer
- X Bearing Reference Point
- Reference Number

Full list of amenities for this section is shown in the User Guide.

For reporting purposes only, the closest five amenities within each sub-category have been included in this list.

<b>Retail and Eating Out</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Retail</b>			
<b>Food, Drink and Multi Item Retail</b>			
Amenity: Convenience and General Stores, Name: Bobby's Foods South West Ltd, Address: Unit 5 Sowton Centre, Eagle Way, Sowton Industrial Estate, Exeter, EX2 7HY, Location: 69m	29	0-500m	NE
<b>Household, Office, Leisure and Garden</b>			
Amenity: Department Stores, Name: Marks & Spencer, Address: Exeter Motorway Services Area, Sidmouth Road, Exeter, EX2 7HF, Location: 479m	30	0-500m	S
Amenity: Shopping Centres and Retail Parks, Name: Chelsea Trading Centre, Address: Heron Road, EX2, Location: 571m	-	500-1000m	W
<b>Motoring</b>			
Amenity: Vehicle Parts and Accessories, Name: Exeter 4x4 Store, Address: Unit 5 Kestrel Business Park, Kestrel Way, Sowton Industrial Estate, Exeter, EX2 7JS, Location: 173m	31	0-500m	S
Amenity: Vehicle Parts and Accessories, Name: Exe T C, Address: Unit 2 The Omega Centre, Bittern Road, Sowton Industrial Estate, Exeter, EX2 7LT, Location: 473m	-	0-500m	NW
Amenity: Vehicle Parts and Accessories, Name: North Devon Tyres, Address: 3 Bittern Industrial Units, Bittern Road, Sowton Industrial Estate, Exeter, EX2 7LW, Location: 498m	-	0-500m	W

<b>Eating and Drinking</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Eating and Drinking</b>			
Amenity: Cafes, Snack Bars and Tea Rooms, Name: Costa Coffee, Address: Exeter Motorway Services Area, Sidmouth Road, Exeter, EX2 7HF, Location: 480m	30	0-500m	S
Amenity: Fast Food and Takeaway Outlets, Name: Burger King Ltd, Address: Exeter Motorway Services Area, Sidmouth Road, Exeter, EX2 7HF, Location: 480m	-	0-500m	S
Amenity: Restaurants, Name: Exeter Service Area, Address: Exeter Motorway Services Area, Sidmouth Road, Exeter, EX2 7HF, Location: 480m	-	0-500m	S

<b>Recreational and Environmental</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Accommodation</b>			
<b>Accommodation</b>			
Amenity: Hotels, Motels, Country Houses and Inns, Name: Holiday Inn Express Exeter M5 Junction 29, Address: Guardian Road, Exeter Business Park, Exeter, EX1 3PE, Location: 689m	32	500-1000m	NW

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<b>Recreational and Environmental</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Accommodation</b>			
<b>Accommodation</b>			
Amenity: Hotels, Motels, Country Houses and Inns, Name: Travelodge, Address: Exeter Motorway Services Area, Sidmouth Road, Exeter, EX2 7HF, Location: 762m	-	500-1000m	S

<b>Attractions</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Historical and Cultural</b>			
Amenity: Historic and Ceremonial Structures, Name: Flagstaff, Address: EX2, Location: 904m	33	500-1000m	W
Amenity: Historic and Ceremonial Structures, Name: Lych Gate, Address: EX5, Location: 942m	-	500-1000m	E
Amenity: Historic and Ceremonial Structures, Name: Flagstaff, Address: EX2, Location: 947m	-	500-1000m	W
<b>Recreational</b>			
Amenity: Playgrounds, Name: Playground, Address: Nr Moor Lane, EX2, Location: 540m	34	500-1000m	S

<b>Sport and Entertainment</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Gambling</b>			
Amenity: Bookmakers, Name: Ladbrokes Plc, Address: Exeter Motorway Services Area, Sidmouth Road, Exeter, EX2 7HF, Location: 409m	35	0-500m	S
<b>Sports Complex</b>			
Amenity: Sports Grounds, Stadia and Pitches, Name: Sports Ground, Address: Hamilton Drive, EX2, Location: 689m	36	500-1000m	W
Amenity: Sports Grounds, Stadia and Pitches, Name: Sports Ground, Address: Sidmouth Road, EX2, Location: 749m	-	500-1000m	SW
Amenity: Sports Grounds, Stadia and Pitches, Name: Sports Ground, Address: Sidmouth Road, EX2, Location: 808m	-	500-1000m	SW
Amenity: Sports Grounds, Stadia and Pitches, Name: Sports Ground, Address: Nr Hamilton Drive, EX2, Location: 819m	-	500-1000m	W

<b>Commercial Services</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Commercial Services</b>			
<b>Hiring and Contract Services</b>			
Amenity: Construction and Tool Hire, Name: GAP Group Ltd, Address: Unit 10-12 Kestrel Business Park, Kestrel Way, Sowton Industrial Estate, Exeter, EX2 7JS, Location: 173m	31	0-500m	S
Amenity: Catering Services, Name: Fresha Ltd, Address: Fresha, 23 Bittern Road, Sowton Industrial Estate, Exeter, EX2 7LW, Location: 271m	-	0-500m	W
Amenity: Construction and Tool Hire, Name: Selwood Ltd, Address: Bittern Road, Sowton Industrial Estate, Exeter, EX2 7LW, Location: 435m	-	0-500m	NW
Amenity: Construction and Tool Hire, Name: Brandon Hire, Address: Unit 3 The Omega Centre, Bittern Road, Sowton Industrial Estate, Exeter, EX2 7LT, Location: 457m	-	0-500m	NW
Amenity: Catering Services, Name: South West Event Hire Ltd, Address: 4-5 Bittern Industrial Units, Bittern Road, Sowton Industrial Estate, Exeter, EX2 7LW, Location: 495m	-	0-500m	W
<b>Legal and Financial</b>			
Amenity: Cash Machines, Name: Cash Machine (Lloyds TSB Bank plc), Address: South West Electricity Board, Exeter, EX2 7HZ, Location: 187m	37	0-500m	N
Amenity: Cash Machines, Name: Cash Machine (Cardpoint plc), Address: Exeter Motorway Services Area, Sidmouth Road, Exeter, EX2 7HF, Location: 480m	-	0-500m	S
Amenity: Cash Machines, Name: Cash Machine (Cardpoint plc), Address: Exeter Motorway Services Area, Sidmouth Road, Exeter, EX2 7HF, Location: 480m	-	0-500m	S
Amenity: Cash Machines, Name: Cash Machine (Cardpoint plc), Address: Exeter Motorway Services Area, Sidmouth Road, Exeter, EX2 7HF, Location: 480m	-	0-500m	S
Amenity: Cash Machines, Name: Cash Machine (HSBC Bank plc), Address: Emperor Way, Exeter Business Park, Exeter, EX1 3QS, Location: 782m	-	500-1000m	NW
<b>Personal, Consumer and Other Services</b>			
Amenity: Cleaning Services, Name: Poppies, Address: 6 Cygnets Units, Heron Road, Sowton Industrial Estate, Exeter, EX2 7LL, Location: 616m	38	500-1000m	W
Amenity: Vehicle Cleaning Services, Name: M5 Exeter Motorway Service Area, Address: M5 J30, A376, Sandygate, Exeter, EX2 7HL, Location: 675m	-	500-1000m	S
<b>Property and Development Services</b>			
Amenity: Property Information Services, Name: Landmark Information Group Ltd, Address: Unit 5-7 Abbey Court, Eagle Way, Sowton Industrial Estate, Exeter, EX2 7HY, Location: 9m	39	0-500m	E
Amenity: Property Development Services, Name: Taylor Wimpey Exeter, Address: Unit 4/A Capital Court, Bittern Road, Sowton Industrial Estate, Exeter, EX2 7FW, Location: 310m	-	0-500m	NW
Amenity: Property Development Services, Name: Persimmon Plc, Address: Mallard Road, Sowton Industrial Estate, Exeter, EX2 7LD, Location: 348m	-	0-500m	SW
Amenity: Estate and Property Management, Name: N P S Ltd, Address: Unit 1b Capital Court, Bittern Road, Sowton Industrial Estate, Exeter, EX2 7FW, Location: 373m	-	0-500m	NW



<b>Commercial Services</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Commercial Services</b>			
<b>Property and Development Services</b>			
Amenity: Estate and Property Management, Name: Sovereign Housing Association, Address: Unit 2 Orchard Court, Heron Road, Sowton Industrial Estate, Exeter, EX2 7LL, Location: 644m	-	500-1000m	NW
<b>Recycling Services</b>			
Amenity: Recycling, Reclamation and Disposal, Name: Shield Environmental Services Ltd, Address: Rayel House, Heron Road, Sowton Industrial Estate, Exeter, EX2 7LL, Location: 452m	40	0-500m	W
<b>Repair and Servicing</b>			
Amenity: Vehicle Repair, Testing and Servicing, Name: Tuned Auto Repairs, Address: Unit F2, Osprey Road, Sowton Industrial Estate, Exeter, EX2 7JG, Location: 402m	41	0-500m	N
Amenity: Vehicle Repair, Testing and Servicing, Name: Russwood M O T Centre, Address: Unit F2, Osprey Road, Sowton Industrial Estate, Exeter, EX2 7JG, Location: 402m	-	0-500m	N
Amenity: Vehicle Repair, Testing and Servicing, Name: Sowton Body Repairs, Address: 10 Bittern Industrial Units, Bittern Road, Sowton Industrial Estate, Exeter, EX2 7LW, Location: 425m	-	0-500m	W
Amenity: Vehicle Repair, Testing and Servicing, Name: Electro Diesel R C J Ltd, Address: 4 Goshawk Units, Osprey Road, Sowton Industrial Estate, Exeter, EX2 7JG, Location: 445m	-	0-500m	N
Amenity: Vehicle Repair, Testing and Servicing, Name: City West Commercials, Address: Heron Road, Sowton Industrial Estate, Exeter, EX2 7LL, Location: 456m	-	0-500m	W
<b>Transport, Storage and Delivery</b>			
Amenity: Distribution and Haulage, Name: Toolbank, Address: Bittern Road, Sowton Industrial Estate, Exeter, EX2 7LW, Location: 343m	42	0-500m	W
Amenity: Distribution and Haulage, Name: Forrest Transport & Storage Ltd, Address: Avocet Road, Sowton Industrial Estate, Exeter, EX2 7JF, Location: 394m	-	0-500m	N
Amenity: Courier, Delivery and Messenger, Name: Rico Logistics Ltd, Address: 4 Heron Units, Heron Road, Sowton Industrial Estate, Exeter, EX2 7LL, Location: 612m	-	500-1000m	W
Amenity: Import and Export Services, Name: 360 Link Design to Supply Ltd, Address: 6 Park Five Business Centre, Harrier Way, Sowton Industrial Estate, Exeter, EX2 7HU, Location: 656m	-	500-1000m	S
Amenity: Taxi Services, Name: Jay Cars, Address: 1, Emperor Way, Exeter Business Park, Exeter, EX1 3QS, Location: 754m	-	500-1000m	NW

<b>Education and Health</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Education and Health</b>			
<b>Health Practitioners and Establishments</b>			
Amenity: Dental Technicians, Name: Kestrel Dental Studios, Address: Unit 1 Kestrel Business Park, Kestrel Way, Sowton Industrial Estate, Exeter, EX2 7JS, Location: 173m	31	0-500m	S
<b>Primary, Secondary and Tertiary Education</b>			
Amenity: Higher Education Colleges, Name: Exeter College, Address: Faculty Of Construction, Devon & Exeter Training Centre-Falcon House, Falcon Road, Exeter, EX2 7LB, Location: 592m	43	500-1000m	SW
<b>Recreational and Vocational Education</b>			
Amenity: Nursery Schools and Pre and After School Care, Name: Devon Early Years Development & Childcare Partnership, Address: Great Moor House, Bittern Road, Sowton Industrial Estate, Exeter, EX2 7NL, Location: 501m	44	500-1000m	NW
Amenity: Nursery Schools and Pre and After School Care, Name: Puffins of Exeter, Address: Oak House, Falcon Road, Sowton Industrial Estate, Exeter, EX2 7NU, Location: 692m	-	500-1000m	SW
Amenity: Nursery Schools and Pre and After School Care, Name: Kiddi Caru Day Nursery, Address: Emperor Way, Exeter Business Park, Exeter, EX1 3QS, Location: 903m	-	500-1000m	NW

<b>Manufacturing and Production</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Manufacturing and Production</b>			
<b>Extractive Industries</b>			
Amenity: Unspecified Quarries Or Mines, Name: Bardon Aggregates, Address: Bishops Court Quarry Bishops Court Industrial Estate, Sidmouth Road, Exeter, EX2 7JH, Location: 888m	45	500-1000m	S
Amenity: Sand, Gravel and Clay Extraction and Merchants, Name: Bishops Court Quarry (Sand), Address: EX2, Location: 904m	-	500-1000m	S
<b>Farming</b>			
Amenity: Hoppers and Silos, Name: Silos, Address: EX2, Location: 377m	46	0-500m	W
Amenity: Hoppers and Silos, Name: Silos, Address: EX5, Location: 849m	-	500-1000m	E
<b>Foodstuffs</b>			
Amenity: Catering and Non Specific Food Products, Name: Isca Foods Ltd, Address: Unit 2 The Alpha Centre, Osprey Road, Sowton Industrial Estate, Exeter, EX2 7JG, Location: 291m	47	0-500m	NE
Amenity: Catering and Non Specific Food Products, Name: Projuice Ltd, Address: Unit 1c-2c Sanderling Court, Osprey Road, Sowton Industrial Estate, Exeter, EX2 7PJ, Location: 313m	-	0-500m	N
Amenity: Animal Feeds, Pet Foods, Hay and Straw, Name: B O C M Pauls, Address: Bittern Road, Sowton Industrial Estate, Exeter, EX2 7LN, Location: 325m	-	0-500m	W

<b>Manufacturing and Production</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Manufacturing and Production</b>			
<b>Foodstuffs</b>			
Amenity: Fish, Meat and Poultry Products, Name: Russell Hume Ltd, Address: Heron Road, Sowton Industrial Estate, Exeter, EX2 7LL, Location: 612m	-	500-1000m	W
<b>Industrial Features</b>			
Amenity: Travelling Cranes and Gantries, Name: Gantry, Address: EX2, Location: 190m	48	0-500m	NE
Amenity: Travelling Cranes and Gantries, Name: Gantry, Address: EX5, Location: 229m	-	0-500m	E
Amenity: Travelling Cranes and Gantries, Name: Gantry, Address: EX2, Location: 532m	-	500-1000m	S
Amenity: Travelling Cranes and Gantries, Name: Gantry, Address: EX2, Location: 629m	-	500-1000m	N
Amenity: Travelling Cranes and Gantries, Name: Travelling Crane, Address: EX2, Location: 659m	-	500-1000m	N
<b>Industrial Products</b>			
Amenity: General Purpose Machinery, Name: Brammer UK Ltd, Address: Sowton Centre, Eagle Way, Sowton Industrial Estate, Exeter, EX2 7HY, Location: 81m	29	0-500m	E
Amenity: Rubber, Silicones and Plastics, Name: P B M - D Q S, Address: Unit 8-9 Kestrel Business Park, Kestrel Way, Sowton Industrial Estate, Exeter, EX2 7JS, Location: 173m	-	0-500m	S
Amenity: Wood Products Including Charcoal, Paper, Card and Board, Name: Morrells Woodfinishes, Address: Unit 3 Kestrel Business Park, Kestrel Way, Sowton Industrial Estate, Exeter, EX2 7JS, Location: 173m	-	0-500m	S
Amenity: Medical Equipment, Supplies and Pharmaceuticals, Name: Phoenix Dental Castings Ltd, Address: Unit 1 The Alpha Centre, Osprey Road, Sowton Industrial Estate, Exeter, EX2 7LH, Location: 254m	-	0-500m	NE
Amenity: Waste Collection, Processing and Disposal Equipment, Name: Shred-it, Address: Unit 3c-4c Sanderling Court, Osprey Road, Sowton Industrial Estate, Exeter, EX2 7PJ, Location: 288m	-	0-500m	N

<b>Public Infrastructure</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Public Infrastructure</b>			
<b>Central and Local Government</b>			
Amenity: Fire Brigade Stations, Name: Exeter Middlemoor Fire Station, Address: Sidmouth Road, Exeter, EX2 7AP, Location: 780m	49	500-1000m	SW
Amenity: Police Stations, Name: Devon & Cornwall Police HQ, Address: Middlemoor, Exeter, EX2 7HQ, Location: 928m	-	500-1000m	W
<b>Infrastructure and Facilities</b>			
Amenity: Telecommunications Features, Name: Mast, Address: EX2, Location: 45m	50	0-500m	N

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<b>Public Infrastructure</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Public Infrastructure</b>			
<b>Infrastructure and Facilities</b>			
Amenity: Electrical Features, Name: Electricity Sub Station, Address: EX2Location: 86m	-	0-500m	SE
Amenity: Letter Boxes, Name: Letter Box, Address: Kestrel Way, EX2Location: 87m	-	0-500m	W
Amenity: Telecommunications Companies, Name: Eclipse Internet, Address: Osprey House, Osprey Road, Sowton Industrial Estate, Exeter, EX2 7JGLocation: 109m	-	0-500m	N
Amenity: Wi-Fi Hotspots, Name: Wi-Fi Hotspot (BT Openzone), Address: Osprey House, Osprey Road, Sowton Industrial Estate, Exeter, EX2 7JGLocation: 109m	-	0-500m	N

<b>Transport</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Air</b>			
Amenity: Helipads, Name: Helipad, Address: Police Headquarters Middlemoor, Exeter, EX2Location: 756m	51	500-1000m	W
<b>Road and Rail</b>			
Amenity: Weighbridges, Name: Weighbridge, Address: EX2Location: 315m	52	0-500m	W
Amenity: Motorway Service Stations, Name: Exeter Motorway Service Area, Address: Exeter Motorway Services, Sidmouth Road, Exeter, EX2 7HFLocation: 480m	-	0-500m	S
Amenity: Parking, Name: Honiton Road, Address: Honiton Road, Exeter, EX2 7NLLocation: 559m	-	500-1000m	NW
Amenity: Parking, Name: Safecar Security Services Ltd, Address: Bittern Road, Sowton Industrial Estate, Exeter, EX2 7LWLLocation: 581m	-	500-1000m	NW
Amenity: Parking, Name: Sowton, Address: Sidmouth Road, Exeter, EX2 5GLLocation: 695m	-	500-1000m	SW
<b>Transport Access Points</b>			
Amenity: Bus Stops, Name: Bittern Road, Address: EX2Location: 122m	53	0-500m	W
Amenity: Bus Stops, Name: Bittern Road, Address: EX2Location: 183m	-	0-500m	W
Amenity: Bus Stops, Name: Osprey House, Address: EX2Location: 192m	-	0-500m	N
Amenity: Bus Stops, Name: Homebase, Address: EX2Location: 197m	-	0-500m	N
Amenity: Bus Stops, Name: Osprey Road, Address: EX2Location: 283m	-	0-500m	N
<b>Walking, Riding and Cycling</b>			
Amenity: Subways, Name: Subway, Address: EX2Location: 196m	54	0-500m	E
Amenity: Footbridges, Name: Footbridge, Address: EX5Location: 903m	-	500-1000m	E

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The information in this Sitecheck Planning report must be read in conjunction with the User Guide, which can be found on the Landmark website.

If after reading the report you require further information, please contact the relevant organisation, listed in the Useful Contacts section. Please note, however, that the contacts are not in a position to advise how the details may affect the value of the property. You should discuss the findings of this report with your professional advisor.

### Planning Applications

The raw planning application information is supplied by Barbour ABI, derived from local authority weekly planning lists.

#### Location

Each application is identified in accordance with the address provided by the local authority. Where this address is incomplete, an approximate location has been inferred. A location accuracy code is given for each application.

'Good' indicating location to the actual site

'Fair' indicating location adjacent to the site.

'Approx' indicating location on the road of the site, typically within 300m.

'Wider Area' indicating location within the geographical locality or road, typically within 1km.

'Multiple Sites' indicating that the application relates to multiple sites.

#### Road, Rail, Utility and Large Developments

Applications for road, rail, utility and large development often do not have definite addresses but are identified by general descriptions (eg, "Land adjacent to Haven Road", "Kings Cross" or "Cross Rail"). It is possible the single address point reference will not be found within the search area, even though much of the actual development site falls within it.

#### Decisions

We track local authority decisions for large applications as "refused", "withdrawn" or "approval granted". However, if an application concerns you, we would strongly advise you to find out more from your local planning authority (see Useful Contacts section). For example, where an application is refused, it may subsequently be granted on appeal, so the indication we provide on decisions is not necessarily the final word. Also, we assume that where Barbour ABI indicate that a contract has been granted, the application has also been granted, but in a few instances this may not be the case.

#### Tenders

Some findings in the Planning Applications section may be shown as being a tender or contract. This usually indicates that a Planning Application has already been submitted.

### Land Use Policies and Allocations

Land Use policies are derived from the proposals maps of development plans, which are produced by local authorities. Development plans go through a series of consultation stages where the plan is known as a "deposit" version. When it is "adopted" the plan becomes the statutory policy basis for the area covered.

This report includes the mapped policies of both the adopted plan and the latest deposit plan. Only the basics of each mapped policy are reported. The local development plan includes detailed explanations of all policies and proposals, many of which are unmapped and so are not included in this report. We recommend that you contact the local authority (see Useful Contacts section) if anything reported in this section is of concern to you, or if you would like further information about the development plan policies.

#### Land Use Policies Classifications

Land use policy classifications differ between local authorities in the way they are represented in development plans. We have standardised different types of land use and development into 10 classes for ease of use:

Housing - Residential and other housing developments. Includes redevelopments and conversions.

Transport - Transportation including planned corridors for new roads, minor and major road alterations and a range of cycle, pedestrian and parking policies.

Open Land - Includes greenbelt nature conservation areas, Sites of Special Scientific Interest (SSSI), Areas of Outstanding Natural Beauty etc.

Heritage Environment - This will often indicate a conservation area, where special development control rules will apply.

Town Centre & Retailing - As well as urban shopping areas, this includes retail servicing areas.

Industrial and Commercial - Includes commercial development sites, offices, warehouses, hotels, business and industry.

Community & Social Facility - Health, education, sport, leisure, social areas and allotments.

Waste, Pollution, Mineral, Water & Energy - Includes waste processing and utilities (including sewerage) and potential development hazard areas.

Settlement Limit - Indicates boundaries to built areas.

Other (including Mixed Use) - Areas and sites not covered by above classes. Includes mixed use and special policy areas and sites.

#### Local Authorities and Council Services

District Councils are responsible for services, which normally include housing, development planning and control, environmental health and refuse collection.

County Councils are responsible for services, which normally include education, social services, roads and highways, traffic and transportation, waste disposal sites, recycling, libraries.

Unitary Authorities are normally responsible for the services of both district and county councils. National Parks have their own statutory planning powers and responsibilities.

Many other services, however, are provided by the different types of councils stated above.

#### Mobile Phone Masts

This section identifies mobile phone masts from the website [www.sitefinder.ofcom.org.uk](http://www.sitefinder.ofcom.org.uk) as recorded at December 2006.

#### Rights of Way

This section shows Ordnance Survey mapping with footpaths, bridleways and other rights of ways indicated.

#### Neighbourhood Information

##### Housing and Population

This gives a breakdown of home ownership in the area (privately owned, mortgaged and rented, council or housing trust rented) and the type of housing in the area (detached, semi detached, terrace, maisonette, flat), as well as the average property price for the area; these data are provided by Eurodirect. Also within this section, the relevant local authority is provided, along with details of council tax bands and how they compare nationally (HMSO Crown Copyright Data).

##### Education

The nearby state and private primary schools, secondary schools, further and higher education establishments are listed. In England, examination performances are also reported where provided by the relevant authority. These data are HMSO Crown Copyright.

##### Crime

This section gives the relevant police force for the area, along with some selected crime statistics compared to national averages (HMSO Crown Copyright). Additionally a theft insurance claims rating is provided, this data is provided by Eurodirect.

#### Amenities

The nearest shops, restaurants, hospitals and other essential amenities are highlighted.



Barbour ABI



**Contact Names and Addresses****1 Exeter City Council**

Civic Centre  
Paris Street  
Exeter  
Devon  
EX1 1JU

Telephone 01392 277888  
Fax 01392 265265

[www.exeter.gov.uk](http://www.exeter.gov.uk)

**2 East Devon District Council Planning Department**

Council Offices  
Knowle  
Sidmouth  
Devon  
EX10 8HL

Telephone 01395 516551  
Fax 01395 577853

[www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

**3 Teignbridge District Council**

Forde House  
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Newton Abbot  
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TQ12 4XX

Telephone 01626 361101  
Fax 01626 56803

[www.teignbridge.gov.uk](http://www.teignbridge.gov.uk)

**4 South West Regional Assembly Planning**

Dennett House  
11 Middle Street  
Taunton  
Somerset  
TA1 1SH

Telephone 01823 270101  
Fax 01823 425200

[swra@southwest-ra.gov.uk](mailto:swra@southwest-ra.gov.uk)  
<http://www.southwest-ra.gov.uk/>

**5 Devon County Council**

County Hall  
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Exeter  
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Fax 01392 382135

[www.devon.gov.uk](http://www.devon.gov.uk)

**Other Contacts****Landmark Information Group Limited**

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## Search Code

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

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The Search Code:

- Provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

### **The Code's core principles**

Firms which subscribe to the Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

### **COMPLAINTS**

If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if it finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

**Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.**

#### **TPOs Contact Details:**

The Property Ombudsman Scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: admin@tpos.co.uk

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE**

## Search Code



### **COMPLAINTS PROCEDURE**

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

### **Complaints should be sent to:**

Head of Customer Relations  
Landmark Information Group Ltd  
Landmark UK Property  
Imperium  
Imperial Way  
Reading  
RG2 0TD

Telephone: 0844 844 9966

E-mail: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk).

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

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