

CARE HOME – JENNINGS GARDENS, EXETER

INFORMATION SHEET

The following provides a background to the application and information residents of Tithebarn may find helpful to understand the proposal to date and the intended next steps of the application by LNT Care Developments.

Submitted Application

Application ref.25/1342/MFUL was submitted to East Devon District Council in July 2025 and was refused in November 2025. The reasons for refusal are summarised below.

1. *Not delivering leisure, social and community facilities and failing to create a mixed-use community of 1500 dwellings including social and community facilities*
2. *Layout and design*
3. *Insufficient information regarding the connection to the District Heating Network*

Objections Received

A total of 8 representations were received from residents and Cllr Fernley.

Summary of objections (7)

- *Need for a community space*
- *Permanent loss of land allocated for leisure and community use*
- *Concerns during construction*
- *Parking and access concerns*

NEXT STEPS

- Attendance at Residents Association Meeting to discuss the proposal and resubmission
- Submit the application
- Further presentation to Parish Council at relevant planning meeting if required
- Newsletter to all residents within Tithebarn
- Website to be created to facilitate online consultation for residents following submission of the new application
- Amendments to the scheme if required following consultation event and meetings
- Submit an appeal on the original application

CHANGES TO THE APPLICATION

Following consultation comments made during the original application process changes have been made as follows –

- Levels lowered on site to create a better relationship with the street scene
- Sustainable drainage attenuation pond included in response to local authority drainage consultant comments
- Landscaped area along eastern boundary with Tithebarn Way increased to create increased activity and interaction with surroundings

Further changes are being made prior to submitting the new planning application, as follows –

- design changes to the external elevations in response to design comments received
- the preparation of a Section 106 legal agreement to facilitate the offer of the land to the east of the site to the Parish Council for the sum of £1 to provide the opportunity to deliver a community facility



LAND OFFER

As a direct response to concerns raised with the original application over the loss of a site for potential community use, LNT Care Developments and Eagle One have agreed to offer the plot of land on the opposite side on Tithebarn Way to the Parish Council for a sum of £1 to enable the provision of a community facility to be delivered by the Parish Council and residents, the land is shown on the map in Fig 1. It sits immediately adjacent to the Local Centre and play areas.

A Section 106 agreement will be submitted with the planning application to facilitate this land offer. The agreement is tied to the planning application, to ensure the land is available to the Parish Council prior to the occupation of the care home building. This legally ties its delivery to the planning application approval.

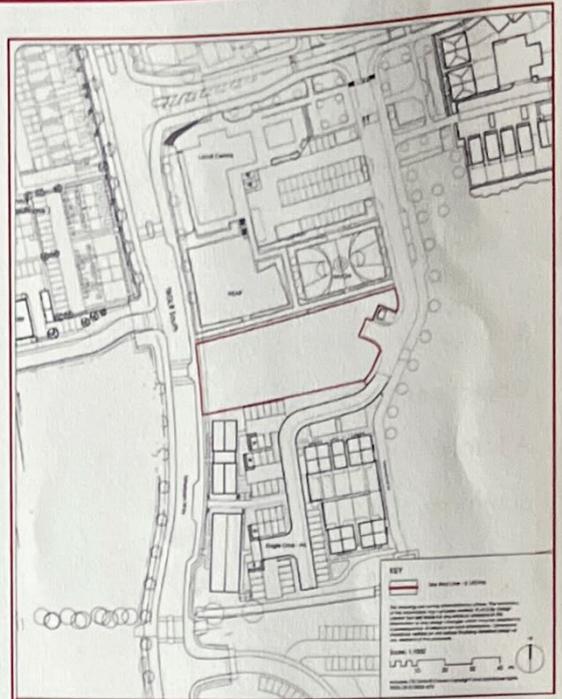


Figure 1 - Land to be offered outlined approximately in red

THINGS TO CONSIDER

The original outline planning approval (granted November 2013) has now expired. The application should now be assessed against current local plan policy. Policies support mixed use communities, employment provision and elderly care facilities.

The site has been vacant for over 12 years since planning consent was originally granted with no viable leisure proposals.

The care home would provide a compatible neighbouring use within the growing residential area, providing job creation and a care facility within an area that has an identified need.

The site on offer to the Parish Council to provide a community facility, delivered by the community who intend to use it, is in a better location within the hub of the community next to existing community uses.

CONTACT DETAILS

Any further questions can be directed to -

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