

Date: 30 November 2011
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To: Members of the Overview and Scrutiny Committee
(Mike Allen, Peter Bowden, Graham Brown, Peter Burrows,
Derek Button, David Chapman, Deborah Custance Baker,
Vivien Duval Steer, Roger Giles, Mike Howe,
Stuart Hughes (Chairman), John Humphreys (Vice Chairman),
Sheila Kerridge, David Key, John O'Leary, Brenda Taylor,
Graham Troman, Tim Wood, Eileen Wragg, Claire Wright, Tom Wright)

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Special Meeting of the Overview and Scrutiny Committee

Friday 9 December 2011 – 10.00am to 1.00pm

Council Chamber, Knowle, Sidmouth

Members of the public are welcome to attend this meeting.

- A period of 15 minutes has been provided at the beginning of the meeting to allow members of the public to raise questions.
- In addition, the public may speak on items listed on the agenda. After a report has been introduced, the Chairman of the Committee will ask if any member of the public would like to speak in respect of the matter and/or ask questions.
- All individual contributions will be limited to a period of 3 minutes – where there is an interest group of objectors or supporters, a spokesperson should be appointed to speak on behalf of the group.
- The public is advised that the Chairman has the right and discretion to control questions to avoid disruption, repetition and to make best use of the meeting time.

Councillors and members of the public are reminded to switch off mobile phones during the meeting. If this is not practical due to particular circumstances, please advise the Chairman in advance of the meeting.

AGENDA

Page/s

1. **Public question time** – standard agenda item (15 minutes)
Members of the public are invited to put questions to the Committee through the Chairman. Councillors also have the opportunity to ask questions of the Leader and/or Portfolio Holders during this time slot whilst giving priority at this part of the agenda to members of the public
2. To receive any apologies for absence.

4. To receive any declarations of interest relating to items on the agenda.
6. To consider any items which, in the opinion of the Chairman, should be dealt with as matters of urgency because of special circumstances. (Note: Councillors please notify the Chief Executive in advance of the meeting if you wish to raise a matter under this item, who will then consult the Chairman).
6. To agree any items to be dealt with after the public (including the press) have been excluded. There are **no** items that the officers recommend should be dealt with in this way.
7. Decisions made by the Cabinet called in by Members for scrutiny in accordance with the Overview Procedure Rules under Part 4.5 of the Constitution. There are **no** items identified.
8. **Local Plan – Consultation on the Vision**

3 - 19

The East Devon Local Plan 2006 – 2026 is out for public review from the 1 December 2011.

Members of the Committee are asked to debate the proposed Vision of the District as set out in the Local Plan. Chapters 3 and 6 of the Local Plan, covering the Vision and the Spatial Strategy, are reproduced in this agenda.

Members are asked to focus on:

- Vision for East Devon up to 2031 (pages 4 - 7)
- Overall spatial strategy for development (page 9)
- Scale and distribution of development (page 13)
- Proposed employment allocations (page 10 - 11)
- Built-up Area Boundaries proposals (page 15)
- Sustainable Development (page 16)
- Balanced Communities and Equality (page 17)
- Protection and enhancement of environment (page 18)

For the Local Plan in full, please access it at www.eastdevon.gov.uk

Due to the limited time available, and the size and detail of the Local Plan, Members are asked to reserve any views they have on the plan as a Ward Member for separate submission direct to the consultation on the Local Plan.

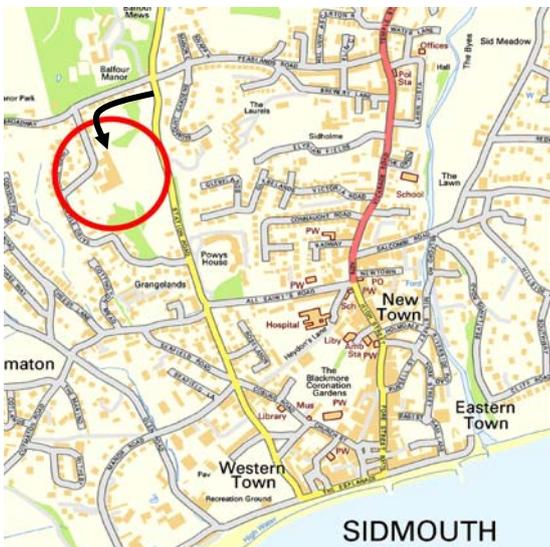
9. **Local Plan production – effectiveness of the Local Development Framework Panel**

Councillor Mike Allen, Chairman of the Local Development Framework Panel, to outline his thoughts to the Committee on the process of the plan production.

Members remember!

- ❑ You must declare the nature of any personal or prejudicial interests in an item whenever it becomes apparent that you have an interest in the business being considered.
- ❑ Where you have a personal interest because the business relates to or is likely to affect a body of which you are a member or manager as an EDDC nominee or appointee, then you need only disclose that interest when (and if) you speak on the item. The same rule applies if you have a personal interest in relation to a body exercising functions of a public nature.
- ❑ Make sure you say the reason for your interest as this has to be included in the minutes.
- ❑ If your interest is prejudicial you must leave the room unless
 - a) you have obtained a dispensation from the Council's Standards Committee or
 - b) where Para 12(2) of the member Code of Conduct applies. [Para 12(2) allows a Member with a prejudicial interest to stay for the purpose of making representations, answering questions or giving evidence relating to the business but only to the extent the public are allowed the same rights. If you do remain for these purposes, you must not exercise decision-making functions or seek to improperly influence the decision; you must leave the meeting room once you have made your representation, answered questions or given evidence.]
- ❑ The Code states that any member of the Cabinet or other decision-making committee or joint committee or sub-committee attending Overview and Scrutiny committees has a prejudicial interest in any business where that member was a member of the committee at the relevant time **and** present when the decision was made or other action was taken (whether or not implemented). Members with prejudicial interests should declare them and are allowed to remain in the meeting for the limited purposes set out in the Code para 12(2) – see last paragraph.

Getting to the Meeting – for the benefit of visitors



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The following buses all terminate at the Triangle in Sidmouth. From the Triangle, walk up Station Road until you reach the Council Offices (approximately ½ mile).

From Exeter – 52A, 52B

From Honiton – 52B

From Seaton – 52A

From Ottery St Mary – 379, 387

Please check your local timetable for times.

The Committee Suite has a separate entrance to the main building, located at the end of the visitor and Councillor car park. The rooms are at ground level and easily accessible; there is also a toilet for disabled users.

For a copy of this agenda in large print, please contact the Democratic Services Team on 01395 517546

3. Vision for East Devon to 2031

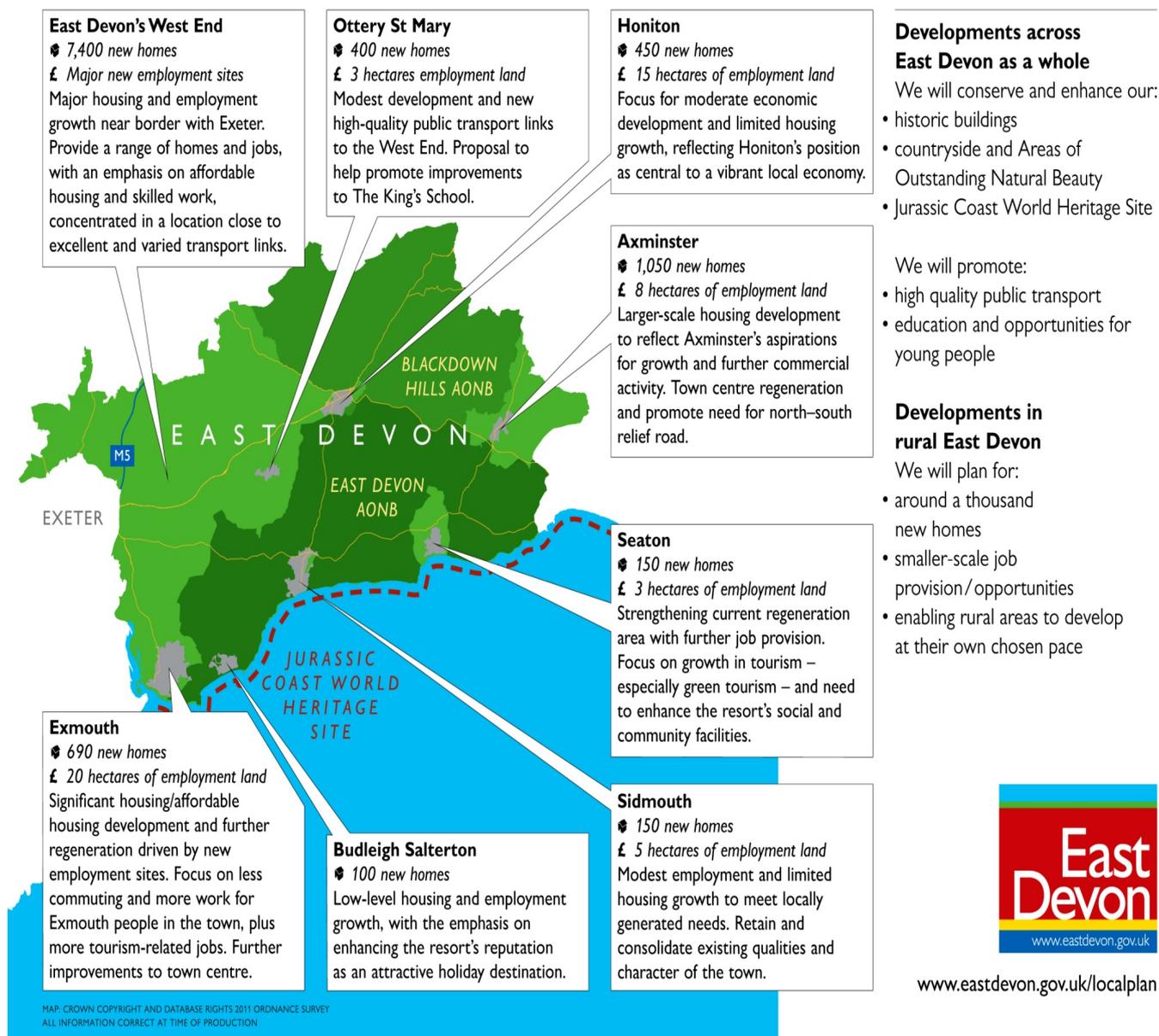
- 3.1 The Local Plan will help shape East Devon in the years ahead. As a starting point to help us tackle the challenges we face over the next 20 years we have created a Vision statement to sum up our aims. The vision is aspirational but also it is rooted in realism. We welcome your comments on whether you think we have got it right.
- 3.2 This set of strategic policies is developed in a worldwide climate of downwardly revised forecasts, wildly gyrating stock markets, reducing consumer discretionary expenditure and weak business confidence. In addition we have Government policies altering in major ways.
- 3.3 We intend this Local Plan to keep East Devon as an outstanding place to live environmentally, a place where job creation is raising average income and where homes will become more affordable. Affordable homes are a top priority for this Council.
- 3.4 This means our plans for strategic allocations for housing and workspace will be sited in the best places to create the jobs and homes. We will safeguard the rural country and coastal for the enjoyment of residents and visitors. We will also increase expectations for green space and sports' space in towns.
- 3.5 Our close working relationship with Exeter is creating not only a new town at Cranbrook but a critically important cluster of employment land, science park and airport with multimodal freight terminal to reduce the carbon load on the environment.
- 3.6 Our strategic allocations and policies will ensure that each community and settlement in East Devon will retain its distinctive character by careful attention to Local Plan allocations and Development policies. The towns of Exmouth and Axminster will grow. The other towns and villages will grow in lesser numbers but most housing growth will occur at the West End of the District and inside the Exeter border at that point.
- 3.7 We have a priority to develop Brownfield sites first except at the West End and to protect grade 1 and 2 farmland wherever possible to sustain local food production. We also aim to encourage more local jobs to cut down commuting by cars. Transport and infrastructure will require considerable partnership to improve East Devon. Employment Land growth will be at the West End growth sites and along the A303, with some growth in Exmouth to help diversify the business sectors in all areas. In this way we aim to narrow the gap between wages and house prices, so that better jobs and more affordable homes are provided by the private sector.
- 3.8 The current regulations on plan preparation are set out in the Town and Country Planning (Local Development) (England) Regulations 2004, as amended and will be altered by the Localism Act 2012 and subsequent publication of a foreshortened National Planning Policy Framework. We will amend the proposed planning guidance wherever appropriate to gain the objectives we have set out for local people.

- 3.9 East Devon will play its part in boosting the economy of the Exeter sub-region by encouraging significant growth within the West End of the District through:
- allocating Cranbrook, a prototype 'eco-town' new community, plus urban extensions East of Exeter
 - promoting the Exeter Science Park, Skypark, an inter-modal rail freight depot, and the expansion of Exeter Airport; encouraging high technology industries and opening up our market and coastal communities to the latest technological innovations
 - facilitating the change to a low carbon economy and supporting an advanced public transport system to connect the main employment sites with established and new communities.
- 3.10 East Devon will provide for more balanced communities where homes and jobs are in better alignment by:
- providing major employment, housing and community facilities in Exmouth; vital housing growth at Axminster, with more modest growth at Budleigh Salterton, Honiton, Ottery St Mary, Seaton and Sidmouth
 - finding creative solutions to meeting affordable rural housing and employment needs
 - ensuring services are provided to meet the changing needs of an ageing population by maintaining and supporting services that can be delivered locally.
- 3.11 East Devon will protect, enhance and conserve its outstanding natural environment which contributes to the economic and social wellbeing of its communities by:
- protecting existing open space and areas designated for environmental purposes as well as protecting and conserving the undesignated countryside
 - requiring that new development includes open space to meet locally defined targets (refer EDDC Open Spaces Strategy)
 - requiring that development makes links to the surrounding countryside (refer Green Infrastructure policy)
 - seeking to create an ecological network.
- 3.12 In delivering growth at the market and coastal towns and rural communities the challenge will be to provide all the necessary facilities whilst protecting East Devon's outstanding quality of life and very special environment. This includes the World Heritage Coast site, as well as the Blackdown Hills and East Devon Areas of Outstanding Natural Beauty. The key is to respond sensitively to the needs for more balanced communities without damaging the environmental qualities that we cherish. The local distinctiveness of East Devon in both landscape and building traditions will be supported and we will set the agenda and design standards for future progressive development.
- 3.13 We will support a strong and viable agricultural sector in East Devon, focused on:
- helping local food production
 - maintaining food security and home supply

- The rural economy will be a varied one, widening the options for providing jobs and promoting the different attractions (both natural and man-made) that East Devon has to offer.

3.14 We have set out our key spatial vision plan, the Key Diagram, for East Devon. It contains many of the key themes referred to throughout this document.

At-a-glance guide to the latest development proposals



The East Devon Sustainable Community Plan

3.15 The East Devon Sustainable Community Plan has 7 themes each with a priority for action as set out below:

- **Housing in East Devon:** Ensuring a good quality affordable home is available to far more residents in the district and that each home is adequate in size and suitably located for the occupants.
- **Economic Development:** Increasing opportunities for raising average income through regeneration.
- **Protecting and Enhancing the Environment:** To seek to improve access, value, quality and use of our local environment in order to improve the physical and mental health of local communities.
- **Inclusion and Access:** To target community support work into those geographical areas where we have recognised difficulties.
- **Keeping Healthy and Independent:** Positive mental health (it is a fundamental requirement upon which other aspects of health and social improvement rely).
- **Culture & Leisure in East Devon:** Maintaining and improving upon opportunities for social networking and integration.
- **Community Safety:** Tackling anti-social behaviour.

What Other Service Providers are Proposing

3.16 One of the jobs of the planning system is to provide a clear picture to public, private and voluntary bodies about proposals for future development. This will give other organisations the opportunity to design their plans and proposals around the changes we plan. We, as a Council also need to understand what other organisations are planning as we will want to tie our proposals into schemes and proposals that they plan to bring forward.

East Devon Corporate Plan

3.17 East Devon District Council is preparing a new Corporate Plan and this will be consulted on during the Winter 2011/12 period. This plan and strategies for environment, housing and the economy will inform the final new Local Plan.

**TO MAKE COMMENTS ON CHAPTER 3:
VISION FOR EAST DEVON TO 2031 visit:
www.eastdevon.gov.uk/draftlocalplan3**

6. Spatial Strategy

6.1 This section sets out details of the overall strategy (or big picture) for development in East Devon for the years ahead including how many new homes will be built, where development will be located and how the District's outstanding natural environment will be protected and enhanced.

6.2 Feedback and evidence is set out below:

What you said about the strategy for development:

- The majority of respondents to the Issues and Options report favoured having most development in existing urban areas. There was some support for allowing growth in villages to conserve amenities and services, to enhance self containment and to support local needs;
- A number of respondents questioned whether initial proposals at Cranbrook would be built and suggested instead more growth at Exmouth, Ottery St Mary, Honiton and other towns.
- At the Issues and Options stage we asked whether in the 'rest of East Devon' the Council should aim to provide more dwellings than the Regional Spatial Strategy had proposed and about a quarter of respondents agreed with this approach, while just over half supported aiming to meet, but not exceed, the RSS requirement.
- Consultation showed there is support for growth at each of the main towns and some villages. There was however, only limited support for very substantial development.

What the sustainability appraisal and evidence tells us about the strategy for development:

- Development should be focused on areas that have the greatest amount of services, employment and public transport. The District's main towns largely meet this criteria.
- The Devon Structure Plan sets out policy for an urban focused approach to development.
- The Sustainability Appraisal supports a strategic approach to planned growth, to ensure that transport, open space, jobs and renewable energy provision can all be co-ordinated with the building of new homes.
- The Habitat Regulations Assessment identifies where and how much development may impact badly on important wildlife and habitats and where action may be needed to lessen or make up for any such damage.

6.3 We will focus major development in East Devon's West End although growth is also planned for the towns of East Devon. Villages and rural areas will see lower growth levels and development primarily focused on meeting local needs. This approach is consistent with past Devon County Council Structure Plan policies.

6.4 The South-Eastern part of Devon, centred on the City of Exeter and surrounding areas in East Devon, Mid Devon and Teignbridge, has seen substantial development and strong economic performance in recent years despite the national recession. This

overall growth pattern is set to continue; with development in the West End of East Devon playing a key part, Cranbrook will be a thriving, attractive and bustling new town.

- 6.5 Towns, villages and the rural communities help define the character and special qualities of East Devon. We recognise that without some development many towns and villages will increasingly become communities of the retired and wealthy commuters travelling ever longer distances to work. The Council will aim to ensure that East Devon is an outstanding place to live in, work in and enjoy, with social and community facilities and jobs, whilst remaining appealing places to live. Development, particularly affordable housing and provision of jobs, in towns and villages will help sustain, enhance and make them self supporting places to live and work where people will have access to amenities and services and enjoy their leisure time.

Consultation Local Plan – Draft Strategy 1

Overall Spatial Strategy for Development in East Devon:

Planned provision (including existing commitments) will be made in East Devon for around:

1. Around 15,000 new homes in the 2006 to 2026 period ; and
2. Development on around 180 hectares of land for employment purposes of which 106 hectares is already available/committed to development (including 65 Hectares at the West End) and 74 hectares will come forward through additional allocations (20 hectares of which will be at the West End).

The overall spatial development approach is as set out below:

1. East Devon's West End will accommodate significant residential development (around 50 % of new homes) and major employment development to attract strategic inward investment along with supporting infrastructure and community facilities.
2. The seven main towns of East Devon will form focal points for development to serve their own needs and the needs of surrounding rural areas. They will accommodate around 40 % of new homes built in East Devon.
3. The Local Plan will set out how development in smaller towns, villages and rural areas will be geared to meeting local needs. Around 10% of new homes will be built in these areas.

Rejected Options

- 6.6 The following alternatives to the above preferred approach were rejected:
1. **A dispersed pattern of development with more new homes spread across East Devon** - this would be contrary to past plans and received little public support and would increase commuting.
 2. **Reducing or substantially reducing the amount of development at Cranbrook and the West End and distributing this to other settlements** - this would be contrary to long standing strategic policy which favours housing growth at locations close to where people work and identifies that major strategic employment development (as opposed to smaller scale indigenous business growth) would occur in what we have termed 'East Devon's West End'.

Employment Provision

- 6.7 The Local plan will seek to increase the supply of new employment opportunities in East Devon. A key means for achieving this end will be to identify suitable land for employment uses.
- 6.8 East Devon's West End will be a focal point for job provision with a particular focus on encouraging strategic inward investment. We are allocating 20 hectares of additional employment land in the West End which will be in addition to sites with planning permission that already exist for development of the following proposals:
- Land at Cranbrook - 5 hectares already committed.
 - Land at Science Park - 25 hectares already committed.
 - Land at Skypark - 40 hectares already committed.
- 6.9 This scale of growth will provide flexibility in terms of potential sites that can come forward. It will help secure big strategic investment opportunities, smaller business provision, airport related business expansion and new jobs at major mixed use residential development sites. It will not however, 'flood the market' with inappropriate sites that could undermine the plan strategy and frustrate potential for strategic site choices to be developed.
- 6.10 In the rest of East Devon employment provision will mostly be geared to serving local needs with a view to securing jobs close to existing homes so that people have the option of not needing to commute long distances to work. Local employment provision will be made at East Devon towns with an expectation that larger scale housing allocations will be matched with new jobs (around 1 for each home built) for their future residents. We estimate that, roughly speaking, 250 new homes could generate the need for around 1 hectare (or 2.5 acres) of employment land. We will take a broad view of the types of activity (retail, commercial, industrial, service sector) that can be classed as 'employment' in making our land allocations; we do however see future B1 employment development (office developments), and jobs in this class, as being key. Tabulated below are the proposed employment allocations, levels of development have been informed by a future needs assessment.⁴

Proposed Employment Allocations

Location	Built 1995 to 2011	Approx Available/Committed – Hectares	Strategic Allocations - Hectares	Non Strategic Allocations - Hectares	Notes and Commentary
Axminster	4	3.5 (the actual available supply is 8 hectares, however see note)	8	0	A strategic allocation of 8 Ha is proposed to the East of the town as part of a site that incorporates 650 homes. The 8 Ha will supersede 4.5 Ha of land allocated as a current Millwey Rise expansion site and added to it will be the approximate 3.5 ha figure derived from the future needs assessment.

⁴ EDDC (2011) "Report on Employment Land Provision"

Budleigh Salterton		0	0	0	Budleigh has a relatively low need and given the environmental constraints of the town and lack of evidence for demand it is not proposed that allocations are made. Land can, however, come forward through windfall sources.
Exmouth	3	2 (the actual available supply is 10 hectares, however see note)	16	4	There is an employment led regeneration agenda proposed for Exmouth and employment and allocations are a reflection on the need to reduce out-commuting through employment growth and promote self containment for the settlement. Strategic allocations are made at Liverton (Ph 2 and 3 – 11 Ha) and Goodmore's Farm (5 Ha). Liverton Phase 2 provides for 8 Ha and does have planning permission but it is featured in the strategic allocations columns.
Honiton	7	7	15	0	Need in Honiton would suggest a modest new provision. However the new Local Plan sets out a growth agenda for the town and to serve surrounding areas/ the District as a whole. It is proposed that a substantial strategic employment allocation is made at Honiton.
Ottery St Mary	0	4	3	0	A strategic allocation for Ottery St Mary will be provided in the West of the town. Increased employment provision will provide local jobs and encourage economic vibrancy within the settlement.
Seaton	0.3	4	0	3	Seaton will not have a strategic employment allocation but it is proposed that 3 Ha of land is bought forward through the plan. The provision of employment land in Seaton will help reduce out commuting and provide local jobs. Consultation feedback noted the need for employment premises and in particular for starter units.
Sidmouth	0.4	1	0	5	There is no strategic allocation for Sidmouth and the amount of employment land required is to satisfy local need and reflects feedback from previous consultations. Site/s will need to be identifies at a later stage in the plan process.
West End	2	65	15	5	The committed land at the West End is made up of Science Park (25 Ha) and Skypark (40 Ha). The Intermodal interchange covers a site are of around 44 hectares but on account of its unique nature as part of the transport infrastructure is not counted as an employment site/in employment land calculations. The new West End allocations comprise of 15 hectares at Cranbrook (which includes the 5 hectares allocated in the current adopted Local Plan) and a 5 Hectare non-strategic provision to provide for the future expansion of Exeter Airport Business Park.
Hill Barton	3	12	0	0	This Includes two sites of 3.2 Ha and 8.6 Ha respectively.
Greendale	3	7	0	0	This includes six sites.
Totals	22.7	105.5	57	17	Total = 179.5 Hectares of which 105.5 is already committed and 72 hectares will come forward through strategic allocation sites and non-strategic provision.(Total does not include 22.7 as this is already built)

Housing Provision

- 6.11 The opportunity for people to live in a decent home is fundamental to achieving an inclusive society and is a key aim of housing and planning policy as well as being a priority for the District Council. We will set out plans for future housing provision in East Devon and monitor how many houses are being built and whether they are meeting our needs, especially for affordable housing. We will review our housing provision and through this work manage future levels of development to meet housing needs.

Phasing of Development

- 6.12 It is proposed that the Local Plan will have four phases covering the 2006 to 2026 period. Each phase will last for five years:
1. 2006/07 to 2010/11 - this first phase is nearing completion;
 2. 2011/12 to 2015/16;
 3. 2016/17 to 2020/21;
 4. 2021/22 to 2025/26.
- 6.13 The phasing program will ensure that the plan will run for the next 15 years. It is envisaged that the plan will need to be reviewed and amended on a regular basis.

Consultation Local Plan – Draft Strategy 2**Scale and Distribution of Development in East Devon:**

Future Development in the 2006 to 2026 period will be accommodated in accordance with the pattern of distribution tabled below/on the next page. Separate location specific/town chapters expand on the reasons, strategic objectives and justification for proposed levels of development.

	A	B	C	D	E	F
Settlement (as defined by Built-up Area Boundaries)	Dwellings Built 2006/07 to 2010/2011 (by town Council areas)	Net Commitments With Planning Permission or Under-construction at 2011	Site that have made significant progress through planning - including existing Local Plan Allocations but at 31 March 2011 did not have planning permission	Proposed New Local Plan Strategic Allocations	Proposed New Local Plan Housing to be allocated after further work on smaller site identification	Total
East Devon's West End - Totals	0	2,900	450	4,050	0	7,400
Cranbrook	0	2,900	0	3,100	0	6,000
Pinhoe	0	0	450	350	0	800
North of Blackhorse	0	0	0	600	0	600
Area Centres - Totals	1,180	1,700	735	1,690	900	6,205
Axminster	211	365	546	650	0	1,772
Budleigh Salterton	30	36	0	0	100	166
Exmouth	482	391	137	540	150	1,700
Honiton	95	117	0	150	300	662
Ottery St Mary	56	9	0	350	50	465
Seaton	98	438	0	0	150	686
Sidmouth	208	344	52	0	150	754
Villages & Rural Areas - Totals	512	284	0	0	770	1,566
Grand Totals	1,692	4,884	1,185	5,740	1,670	15,171

6.14 Notes on the Table:

- Dwellings Built – this indicates net new homes built in the past 5 years. The data is derived from Parish based records. For most towns it will give a clear indication of past development though for Ottery St Mary and Sidmouth, in particular, it will slightly over-estimate development levels. Rural totals will give a slight under-estimate.
- With Permission / Under Construction – These are net new dwellings that had permission (not started) or were under-construction at 31 March 2011.

- c) These are sites we were aware of at 31 March 2011 that are reasonably well advanced through the planning process and expected in due course to get a permission – they were/are -

Webster Garage Site, Axminster	Axminster	AX015 (25 units) - Webster Garage Site, Axminster . The Local Plan allocates 25 units to Websters Garage Site. However it has a potential capacity that is higher.	25
Axminster Football Club	Axminster	Proposals exist for 71 units on the existing football club site.	71
Land at Cloakham Lawns	Axminster	Permission was granted, but subject to legal challenge, for 450 homes.	450
West of Coomb Hayes, Woolbrook, Sidmouth	Sidmouth	SD006 (21 units) - West of Coomb Hayes, Woolbrook, Sidmouth	21
Fortfield Hotel site	Sidmouth	Proposals exist for a scheme of 31 dwellings	31
Former Hillcrest School, Exmouth	Exmouth	Former Hillcrest School, Exmouth - Potential Capacity estimated at 67 dwellings	67
Former University of Plymouth, Rolle College Campus, Exmouth	Exmouth	Former University of Plymouth, Rolle College Campus, Exmouth Potential Capacity estimated at 70 dwellings	70
Land at /near/adjoining Pinhoe	Near Pinhoe	A resolution to grant permission for 450 homes subject to 106 legal agreement being signed	450

- d) Strategic allocations – these are larger scale sites that are seen as key to delivery of the strategy of the plan for any given town or locality.
- e) Smaller site allocations – future Local Plan work and work on Neighbourhood plans will identify locations for development at these sites. They are not proposed for identification in the current stages of work.

General Overarching Note: All figures are a first assessment only at this stage of work (as at October 2011) and need refining. In some cases they will show gross development levels and translation into net provision will result in reductions being made. In addition there is some potential for double-counting and also some permissions counted in the assessment may have not been built and will have now expired. A non-implementation rate is not applied. The grand total should be considered as an upper estimate to a 31 March 2011 base date. However post 31 March completions and new commitments will add to total provision and will be incorporated into an update assessment.

Rejected Options

- 6.15 The following alternatives to the above preferred approach were rejected:
1. **Lower levels of housing growth at Cranbrook and the West End** - would not accord with the approach taken in the most recent Devon Structure Plans.
 2. **Lower levels of housing growth in the rest of East Devon** - would provide insufficient market or affordable housing to meet local needs.
- 6.16 Existing planning policy defines Built-up Area Boundaries (sometimes called 'development' or 'settlement' boundaries or just 'black lines') around the towns and many of the villages of East Devon. We plan to retain the Built-up Area Boundaries for the vast majority of settlements. However, **for some villages we are proposing that boundaries will not be retained.** These are:
- **Alfington, Exton, Raymond's Hill and Rewe** - which are villages with very few facilities and/or limited community support for growth;
 - **Clyst Honiton** - which is under the flight path for Exeter Airport and the whole village lies within a noisy environment (technically it is within the 57dBA noise contour) where Government advice is that planning permission for dwellings should not normally be granted;
 - **Stoke Canon** - where almost all the village is within Floodzone 3 and Government guidance is to direct development to lower flood risk areas.
- 6.17 Built-up Area Boundary modifications will be considered through future stages of policy production. The Built-up Area Boundaries serve two primary functions:
- a) They set limits for outward expansion of settlements and in so doing control the overall scale of development that occurs in order to ensure consistency of approach with plan strategy and development distribution. They prevent unregulated development across the countryside and open areas;
 - b) They define (within the boundary) locations where many development types, in principle, will be acceptable because they will complement objectives of promoting sustainable development.
- 6.18 Beyond Built-up Area Boundaries some forms of development will be permitted. For example at villages (including those without boundaries, but where they have a range of facilities) mixed use development of market and affordable housing will be permissible. The development management policies of the Local Plan will provide more details of this and other development types relating to employment, recreation and other uses that can be acceptable under specified circumstances.

Sustainable Development, Balanced Communities and Securing Employment, Social and Community Facilities

6.19 Feedback and evidence is set out below:

What you said about Sustainable Development and Balanced Communities:

- The consultation exercises have generated lots of comments around 'sustainability' issues. We felt it important to set out policy on sustainable development.

What the sustainability appraisal and evidence tells us about Sustainable Development and Balanced Communities:

- The sustainability appraisal work advises on key sustainability considerations against which proposals and policies can be measured.

6.20 As overarching guidance we have set out below what we mean by sustainable development and balanced communities and how these terms relate to housing, employment, demographic considerations and social, educational, commercial and community facilities. As a starting point for thinking about sustainable development we consider that the report of the World Commission on Environment and Development of 1987 (often referred to as the Brundtland report) provides the best opening definition:

“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.⁵

Consultation Local Plan – Draft Strategy 3 Sustainable Development:

The objective of ensuring sustainable development is central to our thinking. We interpret sustainable development in East Devon to mean that the following issues and their inter-relationships are taken fully into account when considering development:

- a) **Conserving and Enhancing the Environment** - which includes ensuring development is undertaken in a way that minimises harm and enhances biodiversity and the quality of the landscape.
- b) **Prudent natural resource use** - which includes minimising fossil fuel use therefore reducing carbon dioxide emissions. It also includes minimising resource consumption, reusing materials and recycling.
- c) **Promoting social wellbeing** - which includes providing facilities to meet people's needs such as health care, affordable housing, recreation space and village halls.
- d) **Encouraging Economic development** - which includes securing jobs.
- e) **Taking a long term view of our actions** - Ensuring that future generations live in a high quality environment where jobs, facilities, education and training are readily available.

⁵ Brundtland Commission (1987) “Report of the World Commission on Environment and Development: Our Common Future”

Consultation Local Plan – Draft Strategy 4

Balanced Communities:

By balanced communities we mean that in any area or neighbourhood there is a match between the jobs, the homes and the educational, social and community facilities. Ideally also in the range of ages in the resident population. Key components of a balanced community include:

- a) **Securing employment provision across East Devon** - this should reduce the need for commuting - where housing is proposed we will require new job provision.
- b) **Securing social, health and community and educational facilities** - these facilities play a central part in community life and new housing should help secure their provision and keep the community vibrant and viable.
- c) **Getting more age-balanced communities** - many East Devon communities have an overtly aged population profile. Where this is the case we will encourage residential development that will be suited to or provide for younger people and younger families.

Rejected Options

6.21 The following alternatives to the above preferred approach were rejected:

1. **Not seeking to promote sustainable development or not referring to it** - we could rely on national policy and guidance on sustainable development definitions but would underplay its importance and does not allow us to apply a local interpretation.
2. **Not seeking to define 'balanced communities'** - again we could rely on national guidance. However, we feel it is important to stress the relevance of the key facilities that help make communities positive and vibrant places to live and work.

6.22 The Local Plan recognises the unique and outstanding quality of East Devon's environment, the need to conserve and enhance our internationally and nationally important sites, as well as our network of locally important community green spaces.

6.23 The natural environment is also a key driver for the district's economy, generating income for local businesses directly involved in tourism as well as the District's coastal and market towns with direct visitor spend. The contribution of the natural economy is critical to the economic well being of the whole of the district and therefore the conservation and enhancement of the natural environment is of considerable importance.

Consultation Local Plan – Draft Strategy 5 Environment

All development proposals will contribute to the delivery of sustainable development, ensure protection and enhancement of natural and built environmental assets and geodiversity.

Open spaces and areas of biodiversity importance and interest will be protected from damage, and the restoration, enhancement, expansion and linking of these areas to create green networks will be encouraged through a combination of measures such as;

- 1) Maximising opportunities for the creation of green infrastructure and networks in sites allocated for development;
- 2) Creating green networks and corridors to link the urban areas and wider countryside;
- 3) The designation of Local Nature Reserves and County Wildlife Sites;
- 4) Minimising the fragmentation of habitats, creation of new habitats and connection of existing areas to create an ecological network that is identified within the East Devon District Council Local Biodiversity Plan;
- 5) Progress towards delivering the Biodiversity Action Plan targets and Local Nature Reserve Strategy;
- 6) Conservation and enhancement of Sites of Special Scientific Interest (SSSI) in accordance with the Wildlife and Countryside Act.

New development will incorporate open space and high quality landscaping to provide attractive and desirable environments for new occupants and wildlife. It will contribute to a network of green spaces. Where there is no conflict with biodiversity interests, the enjoyment and use of the natural environment will be encouraged and all proposals should seek to encourage public access to the countryside.

6.24 How we reached policy:

The Core Strategy Preferred Approach document was subject to high levels of objection in respect of the location of some proposed development but especially the overall scale of development (particularly new homes).

On the basis of considering objections we appointed Roger Tym and Partners to undertake a housing and employment study. We have considered the conclusions of their work as well as considering other studies and assessments⁶. In the light of these studies and assessments we consider it reasonable to lower overall planned housing growth from 16,400 dwellings in the Preferred Approach document to a level of around 15,000 dwellings. It is not regarded as credible to go below this level as it would be:

1. Contrary to evidence of need and demand we have received

⁶ The Roger Tyms report can be accessed through our website:

http://www.Eastdevon.gov.uk/combined_East_devon_employment_study_draft_final_report_251011.pdf

2. Contrary to existing policy documents and their evidence
3. Not help to play our part in meeting for future development needs for the local and wider area.
4. Run counter to Government objectives for more growth and leave the Council very vulnerable to being found unsound at Examination. Also this leaves us vulnerable to having development imposed upon us in a manner we do not consider appropriate.

By planning for this scale for development the Council is actively going to plan for sustainability and to meet the needs in an appropriate and locally determined manner. The strategy section of the plan has been bolstered through reference to the importance of sustainable development and through policies in respect of environmental issues – thus more fully recognising the worth, value and significance of the environment of East Devon.

**TO MAKE COMMENTS ON CHAPTER 6:
SPATIAL STRATEGY visit:
www.eastdevon.gov.uk/draftlocalplan6**