

Status of Land Allocations in the East Devon Local Plan

Update at 29 November 2013

Detailed below is an update on the status of sites allocated for employment and residential use in the new East Devon Local Plan. The update comprises of two tables, one for employment uses and one for residential uses. Some strategic sites appear in both tables as land is allocated for mixed use development accommodating both residential and employment uses.

Status of Sites that Are Allocated for Employment in the Local Plan

Town/ Area	Site and Location	Site Number	Policy	Current Status and Commentary – Employment Allocations
West End	Intermodal Interchange	025	Strategy 15	Phase 1 of the intermodal interchange has planning permission. Remediation and servicing work has been done on site. An access road into the site has been developed but at this time Sainsbury's have put development 'on-hold'.
West End	Science Park	027	Strategy 16	This site has planning permission and development has begun on site. Eagle House is complete and occupiers are expected to move in the near future.
West End	Skypark	026	Strategy 19	This site has planning permission. A planning application for the first commercial occupier has also recently been approved and construction has started. The E.ON energy centre is operating on site.
West End	Exeter Airport Business Park(ii)	044	Strategy 18	This site does not have a current planning permission.
West End	Strategic Mixed Use Residential scheme	Various	Various	The mixed use residential schemes of Cranbrook, at Pinhoe and Blackhorse all provide for employment uses as well as housing. See housing table below for details.
Axminster	East of Axminster	E105	Strategy 20	Site does not have a permission but we are aware that land is fully optioned to Persimmon and that they have undertaken work to promote the site through the Local Plan process and they have also been in discussions with East Devon District Council, Devon County Council and Axminster Town Council about site development and ahead of preparing a planning application.
Axminster	Millwey Rise	015	Strategy 20	The site is already a busy commercial location accommodating mainly local/ regional companies, with occupiers such as Axminster Power Tools, Axe Valley Motors and Nu Type. There are some vacant plots on site.
Exmouth	Liverton Phase 2	017	Strategy 22	This site has planning permission. A builder's merchant is now operating on the site.
Exmouth	Liverton Phase 3	045	Strategy 22	This site does not have a current planning permission.
Exmouth	Goodmores Farm	W147	Strategy 22	A planning application has not yet been

Town/ Area	Site and Location	Site Number	Policy	Current Status and Commentary – Employment Allocations
				submitted on this site (as at November 2013) but the prospective applicants have undertaken pre-application consultation and it is expected that an application will be submitted soon.
Exmouth	Land South of Redgate	040A	E1	This site does not have a current planning permission.
Honiton	Land West of Hayne Lane	042	Strategy 22	This site does not have a current planning permission.
Honiton	Heathpark Industrial Estate	011	E1	The Heathpark Estate is located on the western periphery of Honiton, with access off the A35 close to the junction with the A30. Being positioned close to two arterial routes through East Devon has meant that Heathpark has become a popular location for small/ medium sized businesses and larger distributors. The site contains a mix of large detached buildings and terraced industrial units varying in age and styles. There are some vacant plots on site.
Ottery St Mary	Finnimore Industrial Estate	008	E1	Established industrial area to the west of Ottery St Mary containing a range of occupiers. There are vacant plots on site.
Ottery St Mary	Island Farm	C311	Strategy 24	This site has planning permission. There are two alternative schemes one for 165 houses and one for 185 houses on this site both with permission. The plan allocates 200 dwellings here. The smaller scheme provides for a care home.
Seaton	Land East of Harepath Road/Fosseway Site	E315 and 118B	Strategy 25	These sites have been the subject of two planning applications and refusals of permission. A Planning Appeal will be heard in respect of one of the applications, that includes B1 and B2 Uses, in December 2013. The application, subject of the appeal, is in respect to a mixed use proposal that includes Site E315 as well as the adjoining employment/recreation allocated Site 118B and other land.
Sidmouth	Alexandria Road	001	E1	The estate is made up of a number of plateaus and is quite densely developed. The majority of accommodation provided is relatively poor and access is not suitable for large vehicles. There are some vacant plots on site.
Sidmouth	Sidford	041A	Strategy 26 and E1	This site does not have a current planning permission.
Sidmouth	Sidford	041B	Strategy 26 and E1	This site does not have a current planning permission.

Status of Sites that Are Allocated for Housing in the Local Plan

Town/Area	Site and Location	Site Number	Policy	Current Status and Commentary – Housing Sites
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West End	Cranbrook	W144A	Strategy 12	Site has a planning permission for 2,900 homes and development is underway. A new application has also been submitted, and discussions are ongoing to accommodate an additional 590 homes within the site/land that is subject to the current permission. These extra homes are increasing the density on the existing site by bringing forward homes from the future expansion areas. Decision may be made in early 2014. This would take site provision up to 3,490 homes.
West End	Cranbrook, East and West Expansion areas	W144B and W144C	Strategy 12	These two sites are allocated for the eastward (W144C) and westward (W144B) expansion of Cranbrook to provide for 2,410 additional homes. Applications have not yet been received on these sites.
West End	Cranbrook, South of the Old A30	No Site Number	Strategy 12	The Local Plan refers to and diagrammatically illustrates land for the expansion of Cranbrook for 1,500 additional homes for after 2026. Land is not, however, formally allocated under plan policy.
West End	Tythebarn Green, East of Junction 30 of the M5	027	Strategy 13	Site has resolution to grant permission and signing of the Section 106 is imminent.
West End	Old Park Farm, Adjacent to Pinhoe	W210	Strategy 14	Site has planning permission and is currently being developed for 439 Homes.
West End	Pinn Court Farm, Adjacent to Pinhoe	W113	Strategy 14	Site had a refusal of planning permission (highways and affordable housing grounds) in 2013 an appeal is expected. The site, at November 2013, had a new planning application for 430 homes. The Local Plan allocation at Pinhoe is for 800 dwellings, however 439 have permission at Old Park Farm, so the difference of 361 has been used in future trajectories.
Axminster	Cloakham Lawns	E057	Strategy 20	Site has permission for development of 400 homes.
Axminster	East of Town	E105	Strategy 20	Site does not have a permission but we are aware that land is fully optioned to Persimmon and that they have undertaken work to promote the site through the Local Plan process and they have also been in discussions with East Devon District Council, Devon County Council and Axminster Town Council about site development and ahead of preparing a planning application.
Budleigh Salterton	Site North of Greenway Lane	C056	Policy H1 (but see also Strategy 21)	Site has permission for 48 homes and development is underway.
Budleigh Salterton	North East of Deepways	C096	Policy H1 (but see also Strategy 21)	Site has resolution to grant permission for 59 homes.
Exmouth	Plumb Park	W079	Strategy 22	Site has a resolution to grant permission for 350 homes.

Exmouth	Goodmores Farm	W147	Strategy 22	A planning application has not yet been submitted on this site (as at November 2013) but the prospective applicants have undertaken pre-application consultation and it is expected that an application will be submitted soon.
Honiton	Land at Ottery Moor Lane	E164, EE321 and E322	Strategy 23	Two of these sites, EE321 and E322, are understood to be in single ownership/control and we have been advised that planning applications can be expected on each. E322 could be received before Christmas 2013 and on E321 in 2014. The prospective applicant has indicated that they may include, within Site E321, a scheme that includes a strip of land, currently a field, that is not allocated for development in the plan but which lies between the allocation and the A30 dual carriageway. It is understood that the two applications could be expected to provide for around 150 homes, a figure equal to the allocation. We are not aware of any scheme being worked up or promoted for E164.
Honiton	Land West of Hayne Lane	E158B	Strategy 23	This site is shown as a reserve site in the local plan for 300 homes (not a specific allocation). Policy provides for site development if completion rates indicate a delivery shortage. The site has been the subject of pre-application consultation by the prospective applicant and a planning application is expected soon. It should be noted that the 300 dwelling figure is not counted in assessment of projected housing provision in the Local Plan.
Ottery St Mary	Island Farm	C311	Strategy 24	This site has planning permission. There are two alternative schemes one for 165 houses and one for 185 houses on this site both with permission. The plan allocates 200 dwellings here.
Ottery St Mary	Cutler Hammer Factory Site	C141 (A & B)	Policy H1 (but see also Strategy 24)	This site has a resolution to grant permission for 110 homes. This is 10 more than the plan allocates.
Seaton	Land North of Rowan Drive	E007 and E008	Policy H1 (but see also Strategy 25)	This site has an outline planning application currently being considered for 48 homes. This is 18 more than the plan allocates.
Seaton	Land West of Barnards Hill	E006	Policy H1 (but see also Strategy 25)	This site has outline permission for 21 dwellings. This is 1 more than the plan allocates.

Seaton	Regeneration Area Land	E171	Strategy 25	This site originally had a planning permission for a mixed used development with key elements including a supermarket and housing. The supermarket has now been built and housing provision has previously been estimated for up to 290 homes. Policy provision provides for an intensification of development to accommodate an additional 75 units giving a total of 365. However, a planning application for 222 homes has recently been received. If granted consent and developed for this number it would not leave capacity on the land for extra house building, unless land currently being marketed for a hotel (for which a current planning application exists) or other parts of the Regeneration land were to be used for residential purposes.
Seaton	Land East of Harepath Road/Fosseway Site	E315	Strategy 25	This site is shown as a reserve site in the local plan although actual housing numbers are not specified. It does not form a specific allocation. Policy provides for site development if completion rates indicate a delivery shortage. The site has, however, been the subject of two planning applications and refusals of permission. A Planning Appeal will be heard in respect of one of the applications, that includes 170 homes, in December 2013. It should be noted that zero dwelling are counted in numerical assessment of projected housing provision from this site. The application, subject of the appeal, is in respect to a mixed use proposal that includes Site E315 as well as the adjoining employment/recreation allocated Site 118B and other land.
Sidmouth	Current Council Offices Site	ED02A	Policy H1 (but see also Strategy 26)	This site had a planning application for redevelopment for 50 homes in 2013, permission was refused. The principle of residential use of the site was not opposed but the full extent of the proposed development scheme was opposed. The District Council plan to move and vacate their current Council Offices site in either 2016 or 2017. The Council has commissioned full viability and market testing evidence on site redevelopment and housing development is planned for, marketing is expected in 2014. The buildings on the site could be reused for housing under permitted development rights (without the express need for planning permission).
Sidmouth	Current Manstone Depot	ED01	Policy H1 (but see also Strategy 26)	This site would be developed under a scheme that would provide for the redevelopment of the Knowle office site.
Sidmouth	Port Royal Site	ED03	Policy H1 (but see also Strategy 26)	Mixed use redevelopment of this site has been promoted and its development has been identified as a key opportunity for Sidmouth, to include new homes.

The table accompanying Strategy 2 also lists a number of sites that at the time of drafting the plan were recorded as commitments to development. All of the site listed in the table have either a planning permission or a resolution to grant permission, with two exceptions:

1. **Websters Garage Site, Axminster** – this site does not have a planning permission for development. However it is understood that a temporary permission to allow for a car park prior to a full redevelopment scheme will be sought.
2. **Former Rolle College Campus, Exmouth** – the former Rolle College, part of Plymouth University closed a number of years ago. The site was marketed for redevelopment and a community group had been working up a community initiative for a mixed use commercial, educational and community use for part of the site. Part if the site was expected to be subject to proposals for redevelopment for housing use.

From: Matthew Dickins
Sent: 02 December 2013 12:41
To: ProgrammeOfficer
Subject: RE: Allocations - UNCLASSIFIED:

Dear Amanda

Please see the attached Word document which updates on status of sites allocated in the plan for employment and housing development. The tables identify where sites have a planning permission, a resolution to grant permission or no permission. Commentary on sites is also provided where, for example, we are aware of pre-application consultation.

Whilst in broad terms I would see little benefit in debating sites that have a permission I do wonder if debate could be applicable where, for example, a plan policy could be relevant to determination of any new planning application or reserved matter application that may be submitted on a site. Any such application could seek an alternative use on the site. So for example we may allocate a site for employment uses but there could be representors that want to debate the issue about whether policy should exclude other uses (or more explicitly exclude them) or maybe policy wording should be more flexible to provide for or allow alternative uses. I shall leave this as a matter for Mr Thickett and maybe it would need to be a case or reviewing representations to see if people have raised such concerns or observations in submissions made.

Matthew Dickins
Planning Policy Manager
East Devon District Council

Sent: 29 November 2013 08:48
To: ProgrammeOfficer
Subject: Allocations

Amanda,
Can you send this to Mr Dickins please:

Please can you provide a list of all Local Plan allocations which have planning permission for the proposed use (according to the Plan, Cloakham Lawns in Axminster has outline planning permission).

If a site has planning permission for the proposed allocated use then it should be treated as a commitment and, in my view, should not need to be allocated. Further, I see no point in debating sites which have planning permission for the allocated use. Do you agree?

Anthony Thickett
Inspector