

EAST DEVON DISTRICT COUNCIL

Notes of a Meeting of the Local Development Framework Panel held at the Knowle, Sidmouth on Wednesday 21 July 2010

Present:

Councillors:
Derek Button
Bob Buxton
Mike Green
David Key (Chairman)

Officers:

Matt Dickins, Principal Planning Officer
Karime Hassan, Corporate Director
Kate Little, Head of Planning and Countryside Services
James McMurdo, New Growth Point - Planning and Development
Manager
Fliss Morey, New Growth Point – Projects Director
Hannah Whitfield, Assistant Democratic Services Officer

Also Present:

Councillors:
Graham Brown
Sara Randall Johnson
Philip Skinner

**Apologies from
Panel Members:**

Councillors:
Ray Franklin
Tony Reed

The meeting started at 9.30am and finished at 11.55am

8 Notes of the meeting held on 24 June 2010

The notes of the of the Local Development Framework (LDF) Panel meeting held on 24 June 2010 were agreed as a true record.

Concern was raised by a Panel Member regarding the development of Pinhoe B site for employment use and/or residential development and the affect this would have on existing road infrastructure. Panel Members were advised that as a result of anticipated budget cuts the Highways Agency/Authority were being required to rethink schemes and place focus on improving transport management. A letter had been received from DDC's Head of Transport stating that although previous modelling works had indicated that there was capacity on exiting road infrastructure for an additional 1000 dwellings in Pinhoe, this number had now been reduced to a maximum of 450 dwellings. Corporate Director, Karime Hassan explained the reasons for the reduction in acceptable dwelling numbers on the existing road infrastructure and how this might affect potential allocations of strategic sites in the Core Strategy. If a developer wished to submit an application beyond the 450 dwelling limit, they would need to show how road infrastructure improvements would be achieved; this work would be done at a cost to the developer. After lengthy discussions regarding allocation figures to be included in the Preferred Approach document for Pinhoe, as a result of this new information, the Panel agreed that 450 dwellings were viable and deliverable and a further 350 dwellings could potentially be delivered if road infrastructure improvements were provided.

9 Notes of the meetings held on 1 and 7 July 2010

The notes of the Local Development Framework Panel meetings held on 1 and 7 July 2010 were agreed as a true record.

10 East Devon Core Strategy Preferred Approach Document – Draft Executive Summary

Consideration was given to the first draft of the Executive Summary. The Panel heard that the document, which required some refining and rewriting into ‘plain English’, summarised the proposals and text in the more detailed and technical Preferred Approach Document, highlighting key themes and issues in East Devon. Plans and picture were to be included in the document. The Principal Planning Officer guided Members through the draft Executive Summary document, encouraging input and comments; these included:

- Future for Axminster – concern that the public may not understand what was meant by ‘short or medium term’ – reword providing a clear explanation that the proposed scale of development appropriate for the size of the town was not sufficient to deliver a north-south relief road/bypass;
- Members were pleased that the paper reflected the Panel’s positive thinking through the LDF process;
- Future for Exmouth:
 - the document needed to reflect the concept of provision of one job for every house built;
 - Every house built to pay a tariff to fund the completion of Dinan Way;
 - Land at Goodmoors Farm, north of Dinan Way, might benefit as being a location for a ‘health complex/centre’;
- Future for Honiton:
 - Sites identified, during previous discussion, to the South of Honiton (South of Tesco) to be discounted due to being situated in the AONB and other sites being available;
 - Difficulty with access to sites previously identified to the east of Honiton – not deliverable in the short term but might be possible in the longer term, however there was not enough evidence to substantiate an allocation there;
 - Sites identified to the West of Honiton were deliverable and would achieve growth of 300 dwellings and employment;
 - Land at Ottery Moor Lane was identified as potential for housing redevelopment;
 - No mention of community facilities – cannot allocate a site for a Community Centre, however it can be mentioned as an aspiration for the town;
 - Redevelopment of the town centre was key to the future of Honiton;
- Future for Ottery St Mary:
 - Ottery St Mary was considered to offer potential for development in the longer term – strategically well placed;
 - Flexibility to allow the town to expand needed to be reflected in the summary;
- Future for Seaton:
 - Greater work opportunities required in the town;
 - Modest growth deliverable in the short term, however there was potential for town to expand in the longer term – Members were advised that every East Devon town would be looked at in more depth through the Local Development Scheme (LDS) process;
- Future for Sidmouth – encapsulated the vision for the town;
- Development in our Villages and Rural Areas:
 - Members were advised that small towns/large villages listed as ‘hub settlements’, were those that had asked for development of around 50 houses over the next 20 years – ‘bottom up’, community led approach as opposed to being developer led. Smaller villages which offered some facilities, would have small scale development (up to 20 houses) to allow them to continue to thrive - the community would be asked what type and size these should be;
 - Pleased that new jobs and home-working would be encouraged within the villages;

East Devon Core Strategy Preferred Approach Document – Draft Executive Summary continued...

- Dunkeswell Ward Member advised that a cost effective solution had been found to create a bypass to the Industrial Estate, however the village may have to accept greater than 50 houses to achieve this – Members were advised that the '50' was not a fixed figure;
- Concept of live/work units was good but there was concern as to how successful these were and a view that a majority of the time they were only used to gain permission for residential housing;
- Broadband essential for villages and rural areas;
- Housing mix was considered as important as housing numbers – provision of extra care/sheltered housing and 'affordable' housing for care workers – expand in the document as not enough reference. Need to talk to 'hubs' about delivery;
- Percentage of houses allocated to small towns/villages should be designed for the elderly – build houses to the right standard;
- Document needed to make reference to use of redundant farm buildings;
- Communities need 'local housing for local people';
- Ensuring we have thriving communities – change 'provide employment provision alongside new housing growth' to 'provide employment provision in conjunction with new housing growth';
- Climate change and the environment –
 - Delivery of new technologies on listed buildings and within conservation areas needed to be addressed
 - community buy-in considered essential;
- Delivery and Infrastructure Provision - Members were advised that the Infrastructure Study, although completed before the new government was elected, provided robust evidence to defend allocated housing figures. The Panel agreed to include reference to the Infrastructure Study, with work to be done prior to the next stage of the Core Strategy production on preparing a 'critical infrastructure list';
- Monitoring – The Panel was happy with the content;
- Include a Chapter 19 explaining the next steps/where next and additional work/future plans to be produced.

East Devon LDF Core Strategy Preferred Approach Document

The Panel noted from their community led approach to the LDF process new homes for the period 2006 to 2026, taking into account existing commitments, totalled 16, 420. There was not a great difference between this figure and the draft RSS total housing figure. The Panel's approach had resulted in more houses being allocated to the 'Rest of East Devon' than the West End, as evidence had shown that this was where development was required in order to create/maintain thriving, balanced communities.

In response to a question, the Head of Planning and Countryside advised that the possibility of larger scale development in Honiton, Axminster and Ottery St Mary would be alluded to through text in the document; however figures would not be included.

The Head of Planning and Countryside Services explained the next stage of the LDF process, which was for the Preferred Approach Document and Executive Summary Document to be submitted to the Development Management Committee on 17 August 2010.

RESOLVED:

- 1 that the Panel's comments on the draft Executive Summary be used in the continuation of refining/drafting the document;
- 2 that the Panel endorse the submission of the full Preferred Approach Document and Executive Summary document for consideration by the Development Management Committee on 17 August 2010;
- 3 that the Panel endorse the inclusion of the recommended strategic allocations, as shown on the circulated plans, for inclusion in the Executive Summary and full Preferred Approach Document.

(Councillor Derek Button left the meeting to attend another appointment)

4 **Potential Expansion of Lyme Regis (West Dorset) into East Devon**

The Panel heard that in June 2010 Officers of EDDC had met with Officers from West Dorset District Council (WDDC), Dorset County Council and Lyme Regis Development Trust to discuss potential for development needs of Lyme Regis to be accommodated by East Devon. During the meeting housing, employment, relocation of Woodroffe School and a Jurassic Coast Field Studies Centre were discussed. It was advised that WDDC were slightly behind EDDC in their Core Strategy production and were to consult on possible development options in the autumn. Due to a number of constraints, there were limited options for outward expansion of Lyme Regis, however WDDC had suggested potential for development to occur in East Devon and would like the EDDC Panel Members view on the proposed consultation document before it was finalised.

(Councillor Graham Brown left the meeting to attend another appointment)

Members discussed the circulated draft section of WDDC's proposed consultation document for Lyme Regis and agreed that they should meet with their Officers/LDF Panel to discuss the issue further. In the meantime the Head of Planning and Countryside Services suggested Members visit site 'X', which was within EDDC boundaries and had been submitted as part of the Strategic Housing Land Availability Assessment.

RESOLVED: that a formal invitation be sent to West Dorset District Council to meet with EDDC LDF Panel Members to discuss potential expansion of Lyme Regis into East Devon.