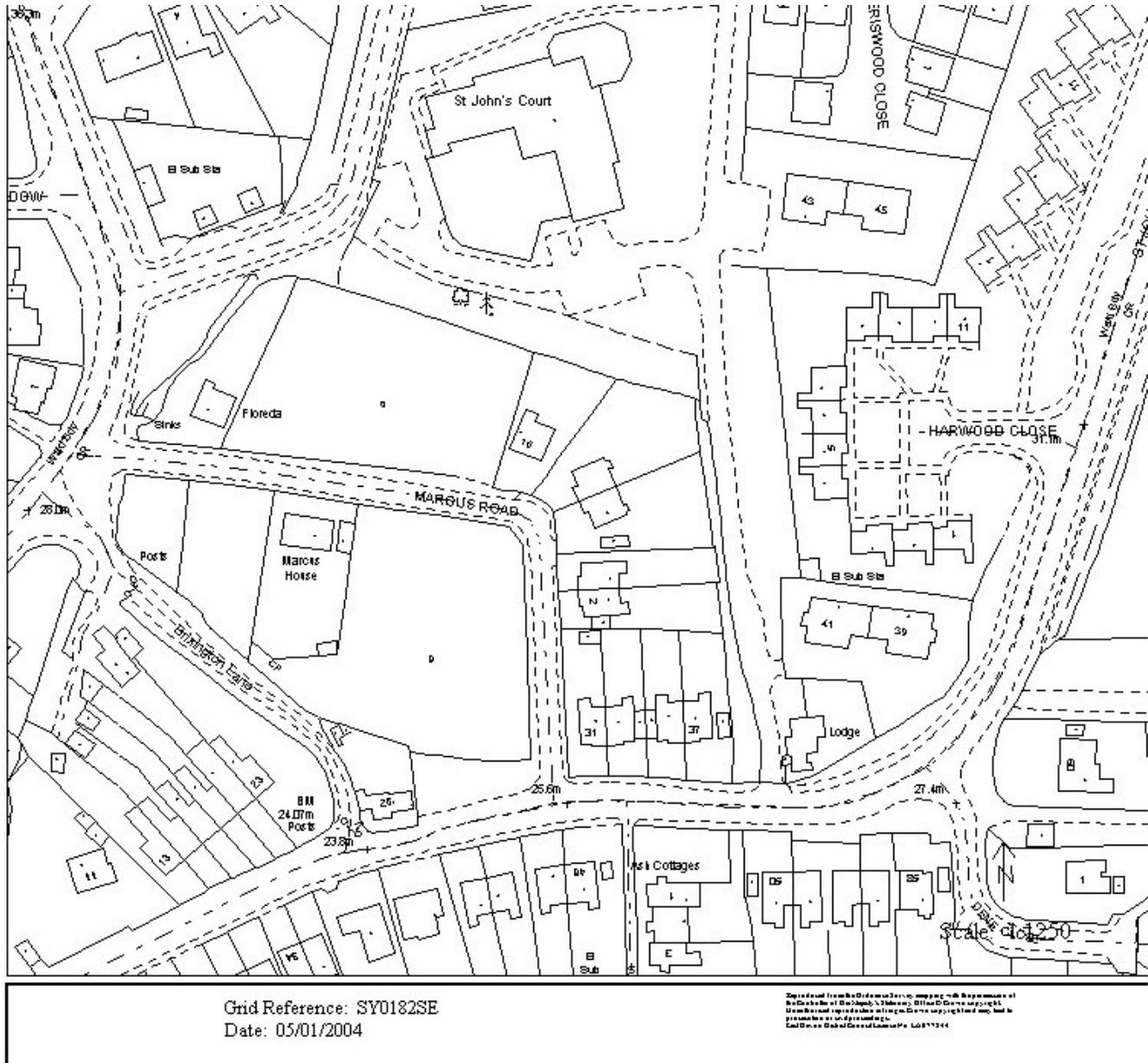


Marcus Road, Exmouth - Development Guidance following grant of outline planning permission

The following text is intended to set the parameters for acceptable development on the study area rather than providing a prescriptive development brief. It should be read in conjunction with the policies of the East Devon Local Plan- Revised Deposit. Discussions with the service providers, statutory bodies and other interested parties have not been undertaken.

Location



Site Area

0.7 hectares

Land Ownership

Mr R Evans, Marcus House, Marcus Road- the development site
Devon County Council- the highway at the western end of the site is public highway and must be improved as part of the development scheme.

Description

The site is an area of vacant, undeveloped land between Forton Road and St John's Road, Exmouth. Land immediately north-west of the site is liable to flood.

Marcus Road is an unmade private road which bisects the site and provides access for 6 houses, including Marcus House.

Brixington Lane borders the site to the south west and is now only open to pedestrians, although it does afford vehicular access from Forton Road to the garages in the rear gardens of no's 13 to 23 St John's Road.

The proposed development area excludes Marcus House in the centre of the site, however its demolition would enable a more comprehensive development to be carried out.

Planning History

An outline application (ref. no. 03/P2146) for "housing development and access road" has been approved, subject to Section 106 agreements covering affordable housing, education and public open space and planning conditions relating to the siting, design and external appearance of any buildings to be erected, drainage, the means of access to the site, the landscaping of the site and all other works.

Policy Designations

- Devon Structure Plan- Exmouth is identified as an Area Centre. Structure Plan Policy H5 requires that residential land is developed at the highest density compatible with the area.
- East Devon Local Plan- The site is located within the Built-up Area Boundary of Exmouth within an established residential area. No special land use policies apply to this area but the following general policies are relevant:
 - S3 (Development within Built-up Area Boundaries)
 - H3 (Affordable Housing)
 - D5 (Trees on Development Sites)
 - D1 (Design and Local Distinctiveness)
 - D1B (Sustainable Construction)
 - RE3 (Open Space Provision in New Housing Developments)
 - TA4 (Footpaths, Bridleways and Cycleways)
 - TA6 (Adequacy of Road Network and Site Access)
 - TA8 (Parking Provision in New Development)

Development Principles

Density- Planning Policy Guidance Note 3 states that 30- 50 dwellings should be accommodated per hectare in order to make efficient use of land. The site should, therefore, accommodate a minimum of **21 dwellings**.

Affordable Housing- Local Plan Policy H3 establishes a figure of 40% of dwellings to be 'affordable to those people who are unable to afford to rent or buy houses generally available on the open market' on sites of 0.5 hectares or greater. This figure derives from a housing needs survey undertaken by Fordham Research on behalf of the Council in 2001. Affordable housing can be in the form of subsidised rental housing or (subsidised) low cost home ownership (e.g. through shared equity) in each case with occupancy typically managed through a registered social landlord. If 21 dwellings are erected, a 40% figure would require approximately **8 dwellings to be affordable**. In order to secure this provision it will be necessary, at an early stage, to consult with the Head of Housing and Social Exclusion.

Height- Building height will be governed by the desire to protect the amenity of existing residential housing around the site. Buildings should therefore be **2 storeys**, although a third storey could be accommodated in a pitched roof.

If Marcus House were demolished there would be scope to increase height in the centre of the site to 3 storeys (perhaps in the form of townhouses with integral garages). This would add interest to the form of the development as well as increasing density so that a greater area of open space can be retained around the buildings.

Materials- In accordance with Policy D1 (Design and Local Distinctiveness) design should be locally distinctive and reinforce a sense of identity, therefore dwellings should be predominantly rendered, with red brick plinths and detailing. Roofs should be dark coloured, preferably slate.

Housing Size and Form- A variety of market and affordable housing should be provided with a *mix of unit sizes*. Housing should be predominantly terraced and the scheme should incorporate some flats. This type of development should accord with Policy D1B (Sustainable Construction), and ensure that the development does not appear cramped and sufficient land is available to provide high quality open space.

Flooding- The Environment Agency have requested that careful consideration be given to the disposal of surface water, to avoid increasing flood risks downstream. The submission of a detailed surface water disposal scheme, according with the principles of 'sustainable urban drainage' (SUDS) and utilising 'source control' techniques such as soakaways, swales, infiltration trenches, porous pavements etc will be required. The developer should consult with the Water Company regarding the availability, location and adequacy of the existing public sewerage and sewage treatment facilities.

Trees- The site was densely covered with trees until recently. It now contains a few individual trees, such as a small Ash, two Cherries, a clump of Holly, Elder and Apple and a medium sized beech tree, which are not worthy of Tree Preservation Orders but should be retained for their amenity value. Additional native trees and hedgerow species should be planted to the northern boundary, where they would contribute to the vista from the centre of the site and the wider area, and along the boundary with Brixington Lane, where they would increase its nature conservation and amenity value.

A Tree Preservation Order is currently being served on an oak tree within a **belt of large, mature trees** to the north of the site which would form a "woodland" backdrop to future development. The trees are outside the site but will have an effect on the layout of any proposed residential development because of their proximity to the site and their overhanging spread. In accordance with Policy D5 (Trees on Development Sites) it will be essential to maintain a 5m distance between the edge of the mature crown spread of any trees within or adjacent to the site and any building or works. No hard surfacing or drainage, undergrounding of services or sub-soil works will be permitted under the mature crown spread.

Roads and Car Parking- Vehicles should not dominate the development. Car parking provision should not exceed the standards set out in Policy TA8- 1 bedroom units- 1 space per unit, 2+ bedroom units- 2 spaces per unit. Flats should be provided with dedicated cycle parking at the rate of at least 1 space per 2 dwellings. Car parking should be located in secure rear courtyards or adjacent to houses rather than to the front and could be on the basis of communal parking rather than dedicated spaces. Where parking is located to the side, hardstandings and garages should be recessed to avoid breaking up the building line.

St John's Road is the subject of a New Street Order to which the site frontage with St. John's Road would need to comply. The developer is advised to consult with the Local Highway Authority regarding their requirements.

Marcus Road is currently an unmade, unadopted, private road. The junction between Marcus Road and St. John's Road is unsafe due to poor visibility so, in accordance with Policies TA4(Footpaths, Bridleways and Cycleways) and TA6 (Adequacy of Road Network and Site Access), various improvement works will need to be undertaken as part of this development. The southern section, between 2 Marcus Road and St John's Road, could be made into a pedestrian walkway and closed to vehicular traffic. A new turning head would then need to be provided on Marcus Road. It is assumed that rights-of-way exist over Marcus Road in favour of the existing residents- this would need to be clarified prior to any application for approval of reserved matters. A pedestrian footpath should be constructed along the length of Marcus Road with tactile paving at the entrance to Forton Road. Marcus Road should be upgraded to a standard which is acceptable to the Local Highway Authority.

Road improvements will be required at the junction of Forton Road and Marcus Road to improve both vehicular and pedestrian traffic safety, involving works within the county highway to separate Brixington Lane from Marcus Road.

A pedestrian link should be provided from the site directly onto Brixington Lane, provided this can be achieved without detriment to trees or hedgerow plants.

The Developer will be responsible for the erection of street name plates prior to adoption of the road by the local highway authority. The District Council is responsible for numbering new properties and should be contacted with regard to this, and to obtain the specification for name plates before any dwellings are completed.

Open Space-

The categories of open space are:

Local Area of Play (LAP)

A small area of open space specifically designed for small children upto 6 years of age within 1 minutes walk (60m) of home. Its total area is a minimum of 100m² with an additional 5m buffer zone and contains basic items of play equipment. In some developments, the high recommended density of LAP's may be reduced in recognition of the important role played by larger back gardens.

Locally Equipped Area of Play (LEAP)

An area of open space designated and equipped for children of an early school age within 5 minutes walk (240m) of home. The activity zone is a minimum of 400m² with an additional buffer zone of 10m. It must have at least five types of play equipment and provide seating for parents or carers. A LEAP is required for every 250 residents.

Neighbourhood Equipped Area for Play (NEAP)

A larger area of open space specifically designed for older children within 15 minutes walk (600m) of home. The activity zone is a minimum of 1000m² with an additional 30m buffer zone. The equipment requirements are more comprehensive and include a larger facility such as a ball court. This facility will serve the purpose of a LEAP within a radius of 240m. A NEAP is required for every 1000 residents.

The NPFA standard seeks to provide a LEAP for every 250 residents and a NEAP for every 1000. From the standard, 250 residents generate a need for 2000m² of open space, 400m² of which should take the form of a LEAP. Depending on any future proposed development, there may also be a requirement for a NEAP within the larger context and hence those 250 residents would generate the need for one quarter of a NEAP.

Of the 2000m² required by 250 residents, 400m² of these should be accounted for by a LEAP. This leaves a theoretical shortfall of 1600m². This can be made up by the provision of Informal Play Space (IPS). This must serve two purposes, the first is to provide further play and active learning opportunities for local children whilst the second is to give meaningful areas of green open space within the development which are suitable for adoption by East Devon District Council.

In determining whether an area of public open space can contribute towards the IPS provision, it is important that East Devon District Council lay down criteria which the area must meet, both for play and maintenance purposes. These have not been defined nationally, however, any guidance should require the space to comply with the following points:

- Be of no less than 200m² for any individual area (reason: to give sufficient space for very basic play)
- Have a minimum dimension of no less than 5m in any given place (reason: to allow for ease of cutting with triple gang mowers). Accordingly, roadside grass verge strips will not be included
- Feature one litter bin for every 400m² (reason: to maintain the cleanliness of the local environment)
- Feature two benches for every 400m² (reason: to provide facilities for parents or carers)
- Feature two trees for every 400m² (reason: to provide long term visual amenity and shade)

Feature at least 10% low maintenance non-poisonous shrub cover with (reason: to offer children the opportunity to experience natural scent, colour and texture in accordance with NPFA recommendations and to enhance the visual diversity of the local landscape).

A development of 21 houses will generate a need for 378 square metres of play space (subdivided into a Local Equipped Area of Play of 75.2 sq.m and 302.8 sq.m. of informal play space) and a formal recreation requirement of 470 sq.m in accordance with Local Plan Policy RE3 and the Recreational Areas Strategy. It is extremely unlikely that the formal recreation requirement can be met on site and so a commuted sum of £1,449.42 per dwelling will be sought towards off site formal recreation space. Similarly a LEAP could not be accommodated within the site so a financial contribution equivalent to the 75 sq.m. of LEAP will be required to meet the needs of the development.

The following tables indicate the commuted sum that will be required if

- 1.the minimum provision is made with an additional payment to enable the shortfall to be made elsewhere by the District Council and
- 2.the total play space requirement is met.

Both tables assume that the formal recreation requirement will not be met on site.

Table 1: Based on the minimum 200 sq.m. of play space to be provided on site.

Total Number of Dwellings	21
Predicted Population	47
Total Play Space Need (sq.m.)	378
Total LEAP requirement (sq.m.)	75
Total NEAP requirement (sq.m.)	0
Total IPS requirement (sq.m.)	302
Formal Recreation Requirement (sq.m.)	470
Play Space Costs	£978.83 per dwelling
Formal Recreation Costs	£1,449.42 per dwelling
Total Commuted Sum:	£50,993.22

Table 2: Based on the full play space requirement being met through on-site provision

Total Number of Dwellings	21
Predicted Population	47
Total Play Space Need (sq.m.)	378
Total LEAP requirement (sq.m.)	75
Total NEAP requirement (sq.m.)	0
Total IPS requirement (sq.m.)	302
Formal Recreation Requirement (sq.m.)	470
Play Space Costs	£608.74 per dwelling
Formal Recreation Costs	£1,449.42 per dwelling
Total Commuted Sum:	£43,221.29

In both cases a bond will be required to ensure that the developer's responsibilities are met. In the first instance above (table 1) the bond would be £4620.50, in the second instance (table 2) it would be £5710.44.

Open space provided within the site should be located adjacent to pedestrian paths, central to the development, fronted by surrounding houses to increase security and create a sense of identity and ownership.

Full landscaping details must be submitted to, and approved by, the District Council prior to commencement of the development.

The developer may wish to provide a further amenity area around the trees to the south of the site, adjacent St John's Road as no development can be carried out within 5metres of the edge of their mature crown spread. This would ensure the trees protection and would soften the appearance of the development from St John's Road.