

ITEM NO.

8

COMMITTEE DATE:

25/06/2012

APPLICATION NO:

12/0674/29

EAST DEVON DISTRICT COUNCIL
CONSULTATION

APPLICANT:

East Devon District Council

PROPOSAL:

Residential development of up to 430 units (outline application with details of appearance, landscaping, layout and scale reserved for subsequent approval) including a local centre comprising retail space of up to 240 sqm and a community centre, care home of up to 60 bedspaces, specialist care home of up to 60 bedspaces and a park and charge facility together with associated open space (formal and informal), cycleways, footpaths and infrastructure, safeguarded vehicular route to Langaton Lane, served off a new access from the highway (B 3181).

LOCATION:

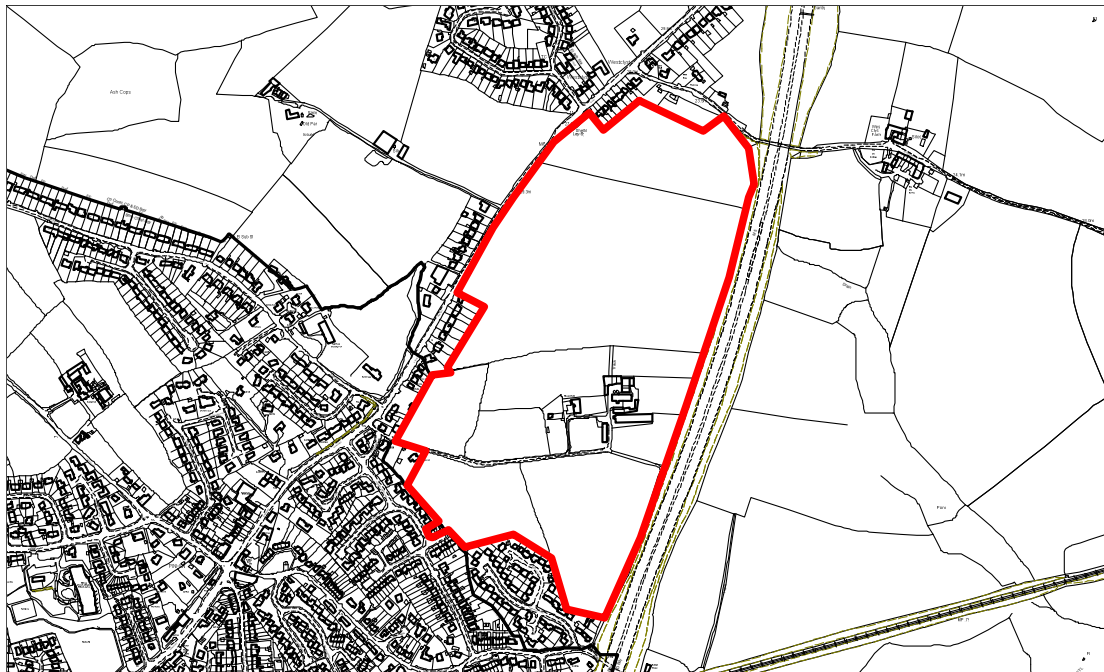
Pinn Court Farm, Pinn Court Lane, Exeter, EX1 3TG

REGISTRATION DATE:

04/05/2012

EXPIRY DATE:

24/05/2012



Scale 1:12500

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DESCRIPTION OF SITE/PROPOSAL

This site is located in East Devon, on the northern edge of Exeter adjoining Pinhoe. The majority of the site is fields. It also comprises the Pinn Court Farm complex of buildings. The site contains a network of hedgerows and mature trees. The land rises to its highest point in the south west corner where it adjoins the City Council boundary, and falls away to a low point on the boundary adjacent to the M5 to the east.

East Devon District Council is seeking the City Council's views on an application it has received to develop the land. The application is for outline planning consent with access to be approved at this stage, and all other matters reserved for future consideration. The proposed development comprises:

- a residential scheme of up to 450 units;

- small retail (up to 3 units);
- care home with 60 rooms;
- dementia home with 60 rooms;
- up to 20 independent living units;
- community hall;
- park and change facility for up to 185 vehicles.

For clarification, a Park and Change facility involves provision of parking in connection with an existing bus service on an existing route. This differs from Park and Ride, which uses a dedicated bus service running non-stop between the site and the City Centre. The advantage of Park and Change is that it avoids the need for funding of a dedicated service, which may not be viable on this route. It also provides the potential for flexibility, since the bus route could be diverted via employment areas such as Sowton and Heavitree Road to increase commuting opportunities. The existing bus service, commercially operated by Stagecoach, operates at a 20 minute frequency (recently reduced from 15 minutes), but it is understood that this frequency could be increased if demand exists.

The application site includes a small area of land within Exeter City Council area, covering the curtilages of 23, 25 and 27 Parkers Cross Lane, and the adjoining highway land. It is proposed that a bus link and secondary access for emergency vehicles, pedestrians and cyclists crosses into the new development at this point. However, it is not clear why the three houses need to be included in the application site. It would be expected that a planning application for the development would also be made to Exeter City Council since the development straddles the boundary. This matter has been raised with the applicant's agent. Depending on the response, an application to the City Council may be made in due course.

REPRESENTATIONS AND CONSULTATIONS

Consultation on this proposal has been undertaken by East Devon District Council, which is the determining Planning Authority. It is understood that the consultation process included notification of City Council residents who live adjoining the site.

The City Council is in receipt of copies of two letters of objection from residents of the city, which have also been sent to East Devon District Council. The principal planning issues raised are:

- Access and egress to the estate would cause enormous traffic problems overloading the existing road network. In combination with previously approved housing development in the area it will particularly affect the double mini roundabouts in Pinhoe.
- There should be no vehicular access to the new development from Pinnacourt Lane.
- The access into the site from Parkers Cross Lane is for a bus link and secondary access for emergency vehicles, pedestrians and cyclists. Access restrictions may change in the future giving rise to unacceptable traffic.
- The proposed scheme is for housing of much greater density creating a congested site with little or no thought to the need for a level playing area near Parkers Cross Lane.
- Dwellings of over 2 storeys in height would be unsuitable in a rural setting.

The City Council's Assistant Director Environment has expressed concern that the applicant has not considered the impact of traffic from the development on Exeter's Air Quality Management Area. He has also recommended detailed conditions in respect of noise, construction hours and the need for a Construction Environmental Management Plan

PLANNING POLICIES/POLICY GUIDANCE

The application will be determined by East Devon District Council on the basis of Central Government Guidance, Devon County Structure Plan 2001-2016, East Devon Local Plan (July 2006), and the emerging East Devon Local Plan (2006 to 2026).

OBSERVATIONS

The main issues arising from this proposal are:

- how the application relates to East Devon District Council's overall emerging strategy for growth in the 'West End' of its district;
- the adequacy of infrastructure including the capacity of local roads to accommodate transport generated by the development.

This proposal for 430 homes and other development forms only a part of a potentially much larger development within the 'West End' of East Devon. It is important that this is planned on a comprehensive basis. However, it is recognised that East Devon needs to bring land forward quickly to address a land supply problem.

The City Council previously supported a strategy of concentrating growth at Cranbrook since a larger new settlement would be likely to be more sustainable. However, this approach may not be as effective in ensuring the fast delivery of new homes.

The cumulative impact of the scheme and other existing and approved development in the area has the potential to cause traffic congestion in Pinhoe. Devon County Council will comment on the proposed Park and Change facility, and whether it is appropriate and will deliver reductions in movements through Pinhoe to create capacity for the new development. A copy of the County's previous advice on a similar scheme at Old Park Farm (which is very close to this site) has been requested and will be reported to Members at the Planning Committee meeting.

The application is accompanied by a Sustainability Statement. This indicates that there can be a 31% reduction in site-wide predicted energy demand secured by use of technologies including mini-CHP and air source heat pumps. Dwellings will be built to Code for Sustainable Homes Level 3 and non-domestic buildings to BREEAM 'Good' standard.

NORTHERN AREA WORKING PARTY

Members raised concerns regarding the Park and Change facility, its capacity, how it would operate, levels of services and that a Park and Ride site might be more suitable.

Members noted that this application would be reported to the Planning Committee, and that Officers would seek to obtain further details of the Park and Change site (*note: additional information is now incorporated into this report; see Details of Site/Proposal section above*).

RECOMMENDATION

It is recommended that **NO OBJECTION** in principle is raised to the proposal subject to East Devon District Council taking into account the following, as detailed in the above observations, in its determination of the application:

- The provision of adequate highway infrastructure and sustainable transport measures to ensure that the development, in combination with other existing and approved developments in the area, does not cause unacceptable congestion within the City.
- The advice of the City Council's Assistant Director Environment, which has been provided to East Devon's Planning West team.

Local Government (Access to Information) 1985 (as amended).
Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre, Civic Centre, Paris Street, Exeter: Telephone 01392 265223