

EXETER CITY COUNCIL

**PLANNING MEMBER WORKING GROUP
12 JUNE 2012**

**EXECUTIVE
19 JUNE 2012**

**SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT
DEVELOPMENT PLAN DOCUMENT 'HAVE YOUR SAY' CONSULTATION**

1 PURPOSE OF REPORT

- 1.1 To consider the content of the 'Have Your Say' document and agree its publication for consultation purposes in order to help inform the preparation and content of the Site Allocations and Development Management Development Plan Document (DPD).

2 BACKGROUND

- 2.1 Members will be aware that the Core Strategy has recently been adopted. Members will also be aware that the National Planning Policy Framework (NPPF) published on the 28 March 2012 set out new guidance for the operation of the planning system. A report providing an initial overview of key issues raised by the NPPF was reported to Planning Member Working Group on 3 April 2012.
- 2.2 The NPPF requires Councils to put in place an up to date 'Local Plan' to ensure that the local policies are given weight in the assessment of 'the presumption in favour of sustainable development' as set out in the National Planning Policy Framework (NPPF).
- 2.3 The 'Plan-making' chapter of the NPPF states that:

'Crucially, Local Plans should:

- Allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate
- Identify areas where it may be necessary to limit freedom to change the use of buildings, and support such restrictions with a clear explanation
- Identify land where development would be inappropriate, for instance because of its environmental or historic significance'

These tasks will be fulfilled by the Council's 'Site Allocations and Development Management DPD'. Together with the recently adopted Core Strategy, and any Neighbourhood Plans that come forward, this will constitute the City's 'Local Plan'.

3 WHAT WILL THE SITE ALLOCATIONS AND DEVELOPMENT MANGEMENT DPD DO?

- 3.1 The Site Allocations and Development Management DPD will:

1. Allocate land for development.
2. Designate land for protection, safeguarding, or where specific policies apply.
3. Provide a suite of 'development management' policies that will be used to determine whether planning applications submitted to the Council should be granted permission.
4. Include a Proposals Map that will show allocations and designations.

4 FIRST STAGE IN PREPARATION

- 4.1 The NPPF states that in producing Development Plan Documents (DPDs) Councils should undertake 'early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses'. The 'Have Your Say' document and associated consultation activities is the first stage in producing the Site Allocations and Development Management DPD.
- 4.2 The 'Have Your Say' document has been prepared specifically for the purpose of consultation with local communities and stakeholders. This document identifies issues that need to be addressed and suggests ways in which we could deal with these issues. For each issue preferred policy text is suggested.

5 KEY ISSUES AND SUGGESTED POLICY RESPONSE

- 5.1 The 'Have Your Say' consultation document is attached at Appendix A. Some of the key issues and suggested policy responses, organised under themes identified by the NPPF, are summarised below:

5.2 Allocations and designations

Building a strong, competitive economy – the NPPF requires the identification of 'strategic sites for local and inward investment to match the strategy and meet the anticipated needs over the plan period'. This document proposes allocation of land at Pinhoe (on Eastern Fields), Exeter Business Park and Newcourt for employment purposes.

Promoting sustainable transport - as required by the NPPF land will be safeguarded for key transport infrastructure requirements (for example the proposed railway stations at Matford, Newcourt and Monkerton).

Delivering a wide choice of high quality homes - three Strategic Allocations (Newcourt, Monkerton and South of Alphington) were made in the Core Strategy. However, this document proposes the designation of the Regeneration Areas (at Water Lane and the Grecian Quarter) and the allocation of a number of other sites within the urban area (including Exeter Royal Academy for the Deaf Education, Topsham Road and Exmouth Junction, Prince Charles Road).

Conserving and enhancing the natural environment – as required by the NPPF this document identifies the Valley Parks and Landscape Setting Areas where most forms of development would be inappropriate.

5.3 Development Management Policies

Building a strong competitive economy – the proposed policies protect employment land except where there is no reasonable prospect of it being used for that purpose.

Ensuring the vitality of centres – the proposed policies take a sequential approach to development and aim to maintain the vitality and viability of designated centres.

Promoting sustainable transport – the proposed policies seek to encourage sustainable means of transport and ensure appropriate levels of parking using indicative parking standards that will be set out in the Sustainable Transport Supplementary Planning Document (SPD).

Supporting high quality communications infrastructure – the proposed policy seeks to ensure telecommunications equipment comes forward in a way that minimises adverse impacts.

Delivering a wide choice of quality homes – the proposed policies encourage the re-use of previously developed land providing it is not of high environmental value, but seek to resist inappropriate development of residential gardens where harm to the local area may result.

Requiring good design – the proposed policy sets out general design principles and commits to refusing poor design.

Promoting healthy communities – the proposed policies seek to retain existing facilities for the benefit of the community and to provide appropriate facilities to serve new development.

Meeting the challenge of climate change and flooding – the proposed policies identify local energy networks, set up a Community Energy Fund and prevent infill (windfall) development on unallocated land within Flood Zone 3 unless it contributes to reducing flood risk.

Conserving and enhancing the natural environment – as well as protecting and enhancing valued landscapes the proposed policies seek to provide net biodiversity gains where possible.

Conserving and enhancing the historic environment – the proposed policy requires development to preserve or enhance the historic environment and sets out criteria that need to be met by development affecting the historic environment.

6 NEXT STEPS

- 6.1 Subject to approval by Executive, the 'Have your say' document will be published for consultation for at least six weeks over the Summer 2012. Delegated authority is sought for the Assistant Director City Development in conjunction with the Portfolio Holder for Sustainable Development and Transport to make minor changes to the document prior to publication. Following consultation the representations received will help inform the preparation of the draft 'Site Allocations and Development Management DPD'. The draft document, together with the representations received, will then be reported back to Executive. This will be followed, in due course, by pre-submission representations, submission to the Secretary of State, and public examination by the Planning Inspectorate.

7 ADVICE SOUGHT/RECOMMENDATION

- 7.1 That Planning Member Working Group support the publication of the 'Have your Say' document for consultation.
- 7.2 That Executive agrees the publication of the 'Have your Say' document for consultation and grants delegated power for the Assistant Director City Development in conjunction with the Portfolio Holder for Sustainable Development and Transport to make minor changes to the document prior to publication.

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