

Portfolio Holder Priorities 2013/14
Sustainable Development & Transport
[Now City Development]
Progress report for Scrutiny Economy 16 January 2014

Run the Council well	
1	In partnership with the Portfolio Holder for Environment & Leisure, I will be reviewing the management arrangements for car parking assets that fall within my portfolio to explore whether a single management and enforcement regime can be introduced for all Council car parks to ensure that charging and other policies are consistently and fairly applied.
	Progress: Responsibility for this priority has transferred to the Portfolio Holder for Economy and Culture
2	The management and policy framework for the River & Canal function will be reviewed to ensure that it remains democratically accountable, is fit for purpose and serves the best interests of the Council and the city. As part of this review, I will be asking officers to consider whether the longstanding Harbour Revision Order should be withdrawn.
	Progress: Responsibility for this priority has transferred to the Portfolio Holder for Economy and Culture
3	The Council's in-house Engineering function will be reviewed against the backdrop of the likely future demands on this team, a declining capital programme and the scope for generating income from other internal or external sources.
	Progress: Funding for the posts of Civil Engineer, Lead Architect and Assistant Engineer have been removed from the revenue budget. We currently have a part-time Lead Engineer (Drainage), who is crucial to the progression of the Exeter Flood Defence Scheme, and two Assistant Engineers with one Assistant Engineer vacancy. The current proposal (subject to review over the next six months) is to continue maintaining our basic engineering maintenance function with the four staff referred to above.
4	Our City Development service has a pivotal role to play in delivering the Council's corporate vision. We will implement a systems review of City Development, including Building Control and Land Charges that will achieve our ambition of delivering good development and, in the process, generate high income levels such as through New Homes Bonus, while meeting the desire for greater community involvement.
	Progress: The service has been redesigned, staff formally consulted and 18 new posts job evaluated. Recruitment to the new structure will commence shortly for full implementation by May. The new structure involves a reduction in establishment from about 36 fte in 2013/14 to about 30 fte in the 2014/15 budget. The reduction is likely to be achieved by voluntary redundancies. A separate detailed redesign has been undertaken of Land Charges. More positive development outcomes are being achieved and enhanced customer satisfaction.
Provide great things for me to see, do and visit	
1	Work towards a comprehensive redevelopment of the Bus and Coach Station, including

	retail space, new swimming pool and leisure facilities and new bus and coach station.
	<p>As Members will be aware, the area defined by Sidwell Street, Paris Street and Cheeke Street, which includes the Bus and Coach Station site, represents the most significant redevelopment opportunity in the City Centre.</p> <p>The adopted Exeter Core Strategy identifies the site as suitable for mixed use development including retail. The need for a new Bus Station is also recognised. A set of Development Principles which provide more detailed guidance for the preparation of any development scheme for this area was approved in June 2012.</p> <p>During the last two years the City Council has worked with Land Securities and the Crown Estate to thoroughly explore the feasibility and viability of a comprehensive redevelopment of the wider area. Whilst there continues to be good demand for additional retail and restaurant space in the city, some of which could be met in this location, comprehensive redevelopment of the wider area including the bus depot is proving to be challenging.</p> <p>We will continue to progress plans for the comprehensive redevelopment of the site and continue working with Land Securities and the Crown Estates to bring forward a retail and leisure development. This year the focus will be to conclude the viability work with Land Securities and to determine as land owner the way forward.</p> <p>We will continue to progress with plans to build a new leisure facility, including a swimming pool as a replacement for the existing Pyramids Centre, on the land adjacent to the Paris Street roundabout. Officers are putting in place a funding plan and pushing ahead with plans for appointing a project manager and assembling a project team for the leisure centre. One of the key tasks of the project manager will be the production of the work programme and project plan.</p>
	<p>Progress: the Council and its development partners have identified the basis of a viable scheme for retail and leisure led redevelopment re-providing the bus station. The future of Paris Street and replacement of bus laying-up are significant issues. An Outline planning application is expected Summer 2014.</p> <p>Progress continues with the Council's plans to build a new leisure facility on the Bus Station site adjacent to the Paris Street roundabout. An extensive tendering process is under way to secure an external professional project management consultancy firm. The successful firm will be formally appointed in February 2014 and will thereafter produce and manage the project programme and work plan.</p>
Keep me/my environment safe and healthy	
1	We will continue to work in partnership with the Environment Agency and the County Council to deliver an upgraded flood defence scheme for Exeter. We anticipate the proposed scheme being submitted for formal government project approval this Summer.
	Progress: We have agreed a contribution of £3m and are actively engaged with the Project Board and detailed operational issues. Funding for the project should be approved in February and Phase 1 is due to begin in April 2014. A Lawful Development Certificate has been agreed for Phase 1 works and pre planning application discussions are ongoing on Phase 2.
2	We will continue to drive carbon management through the Low Carbon Task Force and to explore initiatives such as the Energy Company Obligations to reduce the carbon footprint of the City Council, residents and businesses.
	Progress: Devon Energy Company Obligations delivery partner appointed. Council housing stock and Registered Providers can benefit. Three houses in St Thomas to be

	given package of improvements under 'Ready for Retrofit' programme.
Deliver good development	
1	<p>We will work to deliver the average of 600 homes per annum required by the Core Strategy and maintain a five year housing land supply.</p> <p>A key focus will be to bring forward outline and full planning permissions to enable the implementation of the proposed new sustainable communities at Monkerton, Newcourt and Alphington:-</p> <p><u>Monkerton:</u></p> <p>Completion of S106 agreements affecting outline applications for about 1,160 homes and agreement of first reserve matters enabling starts on site, pre-application discussions and submission of further applications by Barratt and Devon County Council, agreement of a mechanism and funding for delivery of Tithebarn Link road and a district heating scheme.</p> <p><u>Newcourt:</u></p> <p>Completion of S106 agreement on Dart land, determination of planning applications for IKEA and Newcourt rail halt, progress early delivery of primary school facilities and firm up location of proposed employment land through the proposed Development Delivery DPD.</p> <p><u>Alphington:</u></p> <p>Adoption of a development brief in partnership with the local community, for delivery of the strategic allocation of up to 500 homes and consideration of an outline planning application. Liaise with Teignbridge District Council to ensure a sustainable development of South West Exeter including an infrastructure delivery plan.</p>
	<p>Progress: About 469 homes are expected to be delivered in 2013/14. The Council's latest SHLAA shows the 600 target should be exceeded in 2015/16. The yield is lower than the average required by the Core Strategy largely due to the slow rate of implementation of large outline consents at Monkerton and Newcourt. Since April 2013, the Council has approved or resolved to approve over 2,000 homes. The Development Delivery DPD identifies further proposed sites for about 1,000 homes.</p> <p>The Strategic Housing Land Availability Assessment has been updated to December. The current supply is 5 years and 3 months.</p> <p><u>Monkerton</u></p> <p>The three outline consents for 1162 homes were issued at the end of November, approval of reserve matters applications have yet to come forward. An outline application for 450 homes has been submitted by Devon County Council and one is imminent for 185 homes by Barratt. A funding mechanism is in place for the Tithebarn link road, it is due to start on site on 2 June. Considerable effort was required to reach the point where Eon and the main developers have a heads of terms agreement on a district heating scheme, this needs to move forward to a master agreement quickly to take advantage of HCA local infrastructure funding.</p> <p><u>Newcourt</u></p> <p>Outline planning approval for the Dart land was issued in October however, the decision has been subject to judicial review. This is being robustly defended requiring staff resources. Heritage Homes has been assisted from pre application discussions to a start on site for a scheme of 40 homes. The implications for delivery of primary schools are being addressed. The Council is about to consider planning applications by IKEA and the Newcourt Railway Station has secured planning approval, agreement on land transfer and funding. It is due to start shortly. The DDDPD identifies the proposed location of the 16 ha of employment land. Pre application discussions have been</p>

	<p>commenced with landowners between the railway line and the M5 motorway.</p> <p><u>Alphington</u></p> <p>A public consultation survey of local residents on issues affecting a development brief in July attracted over 400 responses. These have now been analysed and a further meeting with Alphington Forum was held on 13 January. I envisage that a proposed draft brief will be reported to PMWG and Executive in February. Officers and Members have continued to liaise with Devon and Teignbridge Councils regarding infrastructure issues in South West Exeter, one planning application has been submitted to Teignbridge and another is imminent.</p>
2	<p>We will adopt the St James Neighbourhood Plan following the recent referendum vote in favour.</p>
	<p>Progress: The Exeter St James Neighbourhood Plan was adopted by Council In July following a 92% vote for adoption in the referendum. It was the second adopted neighbourhood Plan in England and the first for an urban area.</p>
3	<p>When made available, we will consider the implications of the Inspector's report on the application for a town/village green at Eastern Fields.</p>
	<p>Progress: The Inspector reported that the use of the land did not meet the legal tests in June. A legal challenge was made in September with leave for judicial review. The case will not be heard until the outcome of a supreme court case in early April, there may be a decision by May or June.</p>
4	<p>We will respond to proposals from local communities for grants from the NHB Local Infrastructure Fund.</p>
	<p>Progress: The 2013/14 allocation of £250,000 has been allocated to twelve separate organisations, with projects ranging from a bicycle refurbishment scheme, through replacement park gates, to new community buildings. Some of the projects we assisted in the previous year have now been completed, including the Mulberry Garden at Exeter Community Centre, and an extension to Topsham Rugby Club.</p>
5	<p>Environmental improvements to Cowick Street and Central Station Yard will be completed this year and we will examine ways of assisting Devon County Council on improvements to Central Library.</p>
	<p>Progress: Cowick Street was substantially completed in September, connection of the information monolith is awaited. Central Station was completed in December, an opening event will be arranged shortly. Devon County Council has agreed to use higher quality yorkstone to surface the area around the entrance to the Central Library following a City Council offer of a £20,000 contribution to the costs. Funding will be sought through the 2014/15 budget process.</p>
6	<p>We will progress implementation of the Council's Green Infrastructure Strategy and expect to have appointed an officer to the Exeter and East Devon Growth Team to lead on green infrastructure. We will establish a governance structure for overseeing progress on green infrastructure.</p>
	<p>Progress: Simon Bates has been appointed as Green Infrastructure Project Manager to the Growth Team he has already been involved in work on Newcourt and the proposed Monkerton ridgeline park. A Green Infrastructure Board has been established and</p>

	agreed terms of reference.
7	We will implement a comprehensive approach to infrastructure planning including a decision on adoption of proposed Community Infrastructure Levy rates and maintain an up to date Infrastructure Delivery Plan. We will work with neighbouring authorities and Devon County Council to address the infrastructure needs of the City.
	Progress: The Inspector who considered the Council's proposals for CIL found the rates sound on 29 August and CIL was implemented from 1 December. Some significant proposed developments that benefited from resolutions to approve needed to be issued before the implementation date. The Infrastructure Delivery Plan is a live document. We continue to work with neighbouring authorities and recently met Teignbridge and Devon at Member level regarding infrastructure issues in the proposed South West Exeter development. The Inspector's report on CIL led to additional work to cease to apply the Council's adopted Affordable Housing SPD (requiring 25% on a 15 home threshold) and to consult on a revised document (relating to 35% and a 3 home threshold with amended advice on mix).
8	Viable proposals for district heating schemes are being developed focussing on the RD&E Hospital and City Centre; with a possible link to the energy from waste incinerator at Marsh Barton. We will respond to Government proposals for allowable solutions.
	Progress: Responses submitted to Government consultations on Allowable Solutions, Housing Standards Review and Independent Heat Customer Protection Scheme. Memorandum of Understanding signed by partners to delivery of district heating to the City. Exeter, Teignbridge and Devon councils have match funded bid for total of £0.5 m to procure an Energy Services Company partner.
9	We will consider representations on the Issues & Options DMDPD and publish a Development Delivery Development Plan Document for public consultation.
	Progress: About 600 representations from about 300 respondents were considered (many relating to Eastern fields) and the DDDPD was agreed by Executive and published for public consultation on 16 December. The current consultation exercise includes four exhibitions. Significant additional work was necessary on the evidence base and supporting documents including an updated Strategic Housing Land Availability Assessment, a revised Development Management Policy Statement to that agreed at the time of adoption of the Core Strategy and a Housing Land Review to meet a commitment given at the Examination. This work will assist the Council to resist inappropriate proposals such as in the hills that form the landscape setting of Exeter.
Maintain the (property) assets of our city	
1	We will complete an update of records of locally important heritage assets.
	Progress: In July, PMWG considered a report on the results of consultation and reassessment of locally important heritage assets. This new list will feed into the final DDDPD.
Help me run a successful business	
1	We will introduce 'pay by phone' parking in all Council car parks to provide greater

	convenience and flexibility to customers wishing to visit and shop in the city.
	Responsibility for this priority has transferred to the Portfolio Holder for Economy and Culture
2	In response to notice given by the County Council to terminate the existing Agency Agreement for civil parking enforcement, we will work with them to introduce more efficient and streamlined arrangements and, subject to financial considerations, will be looking to play a leading role in future provision to ensure that Exeter's residents and businesses continue to have effective and measured parking enforcement that balances the competing needs of the city.
	Responsibility for this priority has transferred to the Portfolio Holder for Economy and Culture
3	Following recent consideration of a petition at Full Council, we will work in partnership with the County Council and representatives of the community in Topsham to explore the available options for alleviating the reported pressures on parking space.
	Responsibility for this priority has transferred to the Portfolio Holder for Economy and Culture
4	We will continue to highlight the potential impact of aviation policies on Exeter Airport and draw attention to the consequences of air passenger duties on regional airlines and airports.
	Progress: The Davies Commission published its interim report on UK airport capacity in December. Differential Air Passenger Duty is not favoured; however the Commission sees a developing role for regional airports in point to point travel.

The City Development service has also responded to significant other demands in the period. These include:

An annual report to PMWG in July that resulted in production and agreement by Executive of a draft amended HMO SPD for public consultation, undertaking public consultation, analysis of comments and recommendations to PMWG and Executive for adoption.

Reporting for determination planning applications by Morrisons and the Police authority at Middlemoor, redesigned schemes at Portland House and Ibstock Brickworks and considering an application for an amended S106 agreement at Pinhoe Quarry.

Responding to University of Exeter expansion plans, including approval of a significant extension and conversion at St Lukes campus.

Leading on establishment of a Devon Design Review Panel that considered schemes for St Thomas Hall and Exeter Cricket Ground at its inaugural meeting.

Councillor Rachel Sutton
Portfolio Holder City Development
January 2014