

EXETER CITY COUNCIL

PLANNING MEMBER WORKING GROUP 4 FEBRUARY 2014

EXECUTIVE 4 FEBRUARY 2014

CONSULTATION ON DRAFT DEVELOPMENT BRIEF FOR SOUTH WEST ALPHINGTON

1 PURPOSE OF REPORT

- 1.1 This report has been prepared to seek Members' views on a draft Development Brief for South West Alphington; and to seek Members' approval of arrangements for public consultation on the Development Brief, in advance of its adoption as a Supplementary Planning Document. The Brief relates to the Council's purpose to 'deliver good development'.
- 1.2 The draft Development Brief is attached at Appendix 1.

2 BACKGROUND

- 2.1 Policy CP19 of the Exeter Core Strategy (2006-2026) allocates an area of land to the south west of Alphington (hereafter referred to as 'the site') for the development of around 500 dwellings and associated infrastructure including open space, low and zero carbon measures, enhancements to transport infrastructure and contributions towards educational, social and community facilities.
- 2.2 Following the adoption of the Core Strategy, a group of Alphington residents (the Alphington Village Forum) submitted an ombudsman case, arguing that public consultation undertaken by the City Council during the preparation of the Core Strategy had been insufficient and that, consequently, Alphington residents did not know about the proposed allocation of the site for development. The ombudsman determined in favour of the City Council.
- 2.3 The City Council subsequently decided to produce a Development Brief for the site, to inform the determination of future planning applications. In light of residents' concerns, the City Council has sought to involve Alphington residents in the Brief's production as far as possible. The contents of the draft South West Alphington Development Brief have been informed by:
- a series of five workshops held during 2013/14, attended by City Development Officers from Exeter City Council, Highways and Planning Officers from Devon County Council, Ward Councillors and members of the Alphington Village Forum;
 - the results of a questionnaire delivered to all households in Alphington in July 2013; and
 - a public exhibition at Alphington Village Hall in July 2013.
- 2.4 It is proposed that the Development Brief be subject to wider public consultation, so that it can be adopted as a Supplementary Planning Document and carry weight as a material consideration in the determination of any planning applications made to develop the site.
- 2.5 The site forms part of a larger planned urban extension encompassing adjoining land within Teignbridge District, to the south. Policy SWE1 of the Teignbridge Submission Local Plan (2013-2033) proposes an area of approximately 170 ha adjoining Exeter to be developed for the provision of at least 2,000 new dwellings, employment, a country

park and associated infrastructure. The Inspector's Report on the Local Plan is expected to be published in Spring 2014.

3 CONTENT OF THE DRAFT DEVELOPMENT BRIEF

3.1 Throughout the preparation of the draft Development Brief, the Alphington Village Forum has consistently expressed their concern about the ability of the site to accommodate 500 homes, as stipulated in the Core Strategy. They have pushed for a much lower yield of around 250-300 homes. Officers do not feel this would represent an efficient use of what is ultimately a sustainable site for development, particularly given the need for new housing in the City and the shortage of other suitable and developable sites. However, in view of the Forum's concerns, the draft Development Brief does not stipulate that the site needs to deliver 500 homes. Instead, it indicates a minimum net average density for the site of 30 dwellings per hectare (dph). Recent greenfield housing developments on the edge of Exeter have achieved an average of around 35dph.

3.2 The draft Development Brief also requires:

- the 'island site' on the eastern side of Shillingford Road to be developed as allotments. This is in addition to the standard Exeter Local Plan policy requirement for 10% of the site to be provided by the developer as public open space;
- the provision, as part of the 10% public open space, of a Local Equipped Area for Play on the area of the site to the west of Chudleigh Road and a Neighbourhood Equipped Area for Play (incorporating a Multi-Use Games Area) on the area of the site to the east of Chudleigh Road. This is in response to community concern about the shortage of children's play space in Alphington;
- 0.1 ha of land off Chudleigh Road to be safeguarded for the provision of a new health centre/doctor's surgery;
- a community recycling facility to be provided on-site;
- a mix of house sizes and 35% affordable housing, of which co-operative housing could form an element, and supports the provision of extra care housing as part of any development at the site;
- any development to be designed to an exceptional standard and in a way which integrates with existing development in Alphington whilst creating its own sense of place;
- the noise impact of the nearby A30 to be taken into account in the design of dwellings;
- the setting of of No. 72 Chudleigh Road, which adjoins the site and is a Grade II Listed property to be preserved;
- the archaeological remains contained within the site to be appropriately excavated and recorded;
- existing trees and hedgerows worthy of retention to be incorporated into the development, together with additional planting, particularly along the site boundaries;
- a road layout which limits vehicle speeds to 20 mph, whilst providing for a bus route through the site between Dawlish Road, Chudleigh Road and Shillingford Road;

- financial contributions to be paid through a Section 106 Agreement for three transport-related projects, all of which are essential to the sustainable development of the site in transport terms. The projects comprise a public realm enhancement scheme to calm traffic travelling through Alphington, a new cycle link to Matford and an extension/alterations to the A Bus Service between Alphington and the City Centre; and
- development to be designed so that it can connect in future to a Decentralised Energy Network.

3.3 In addition to the requirements for Section 106 contributions, the draft Development Brief makes it clear that any development on the site will be CIL liable. The amount of CIL that is payable will depend on the number and size mix of the homes proposed by the developer(s).

3.4 The Alphington Village Forum was provided with a copy of the draft Brief in advance of Executive and made a number of proposed amendments immediately prior to the finalisation of the agenda. Appendix 2 lists the main amendments that have been made to the draft Brief and those that are not considered to be appropriate.

4 PUBLIC CONSULTATION

4.1 It is proposed that the draft Development Brief be published for consultation on the Council's website, for a period of 6 weeks. The document and consultation arrangements will also be advertised in the local press, on the Council's Facebook page and on Twitter. All individuals and organisations listed on the City Development consultation database will be contacted directly for their views, either by email or letter. The Alphington Village Forum will be invited to publish the draft Development Brief on their website.

4.2 Comments received during the consultation period will be compiled and considered in a Consultation Statement, which will be published alongside the SPD when it is finally adopted.

4.3 Outline planning application(s) to develop the site are anticipated to be submitted in mid April 2014. Officers consider it important that public consultation on the draft Brief has concluded before any application(s) is submitted.

5 SUSTAINABILITY APPRAISAL AND EQUALITIES IMPACT ASSESSMENT

5.1 A Sustainability Appraisal and Equalities Impact Assessment of the draft Development Brief will be made available in time for the public consultation.

6 ADVICE SOUGHT / RECOMMENDATION

6.1 Planning Member Working Group is requested to support the draft Development Brief as a basis for public consultation.

6.2 Executive is recommended to agree the draft Brief as a basis for public consultation.

6.3 That authority be delegated to the Assistant Director City Development to agree any further minor editorial amendments requires prior to publication.

RICHARD SHORT
ASSISTANT DIRECTOR CITY DEVELOPMENT

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling this report:

None