

**Exeter City Council & Mid Devon District Council**

**SHLAA Inception Meeting**

**Wednesday 18 June 2008**

**Mid Devon District Council Offices, Phoenix House, Tiverton**

**PRESENT**

**Council Officers**

Darren Summerfield (Assistant Planning Officer, Mid Devon District Council (DS)); Katharine Lane (Forward Planning Officer, Exeter City Council (KL)); Dave Scott (Forward Planning and Conservation Manager, Mid Devon DC); Simon Thornley (Senior Planning Officer, Mid Devon DC (ST)); Janet Crook (Monitoring Officer, Mid Devon DC); Ann Bennett (Assistant Planning Officer, Mid Devon DC); Debbie Fuller (Assistant Planner, Forward Planning, Exeter City Council); Linda Renshaw (Senior Development Plans Officer, East Devon DC)

Deleted:

**Panel Members**

Gadd Homes); Phillip Kerr (Harcourt Kerr); Tim Smith (Stags); Ralph Farleigh (KF Farleigh Ltd); Emma Geater (GVA Grimley for Highways Agency); Cllr Polly Colthorpe (Mid Devon DC); Cherry Herbert (Environment Agency); Amanda Newsome (Natural England); Steve Panks (Natural England); Dan Salt (Millwood Homes); Gareth Jones (Devon & Cornwall Housing Group); Timothy Garratt (Rendells); Mike Griffin (Barratt Homes); Mike Bailey (Stevens Homes); Tim Watton (Home Builders Federation (HBF)); Pamela Wootton (Exeter Civic Society); Brian Hensley (Devon County Council as highway authority)

**1. APOLOGIES**

- 1.1 Lance Downes: South West Construction  
Cllr Paul Williams: Mid Devon DC

**2. WELCOME & INTRODUCTIONS**

- 2.1 DS welcomed the Panel and thanked them for their continued help and support in the Exeter Sub-Region SHLAA process. Following introductions, the purpose of the Inception meeting was outlined:

- Introduce new panel members to the SHLAA process;
- Provide Panel Members with SHLAA documents relevant to Mid Devon and Exeter, so that site assessments can be undertaken; and
- Address any questions and/or queries.

**3. PRESENTATION OF & DISCUSSION ABOUT THE 'JOINT SHLAA'**

- 3.1 KL & DS gave a presentation on the SHLAA process and joint working arrangements, outlining

- the purpose of SHLAA: a new requirement for all Local Authorities to identify sites with the potential for housing;
- the Panel's role: Government practice guidance emphasises partnership working to increase the robustness of SHLAAs. Hence local authorities of the Exeter

Sub-Regional Housing Market are working to a shared (draft) SHLAA Methodology and have set up a Panel of key stakeholders, their role being to give views on the suitability, availability and achievability of SHLAA sites. Panel Members are asked to adhere to the (draft) SHLAA Panel Constitution and Terms of Reference produced by the partner local authorities and to sign the 'Declaration of Interest' form if necessary.

- 3.2 KL explained that the Methodology and Constitution are still in draft form and should be formalised in the next few weeks. Until then, Exeter and Mid Devon will work to the draft documents.
- 3.3 KL & DS explained that Exeter and Mid Devon are taking slightly different approaches to confidentiality. As Exeter's sites are not yet in the public domain and the Council wishes to avoid raising false public concerns/hopes, the Panel Members were asked and agreed to treat all documents relating to Exeter's SHLAA in confidence until the final report is published. DS outlined Mid Devon's approach to confidentiality. It was explained that the majority of sites under consideration in the SHLAA had already been the subject of public consultation following the publication of the Area DPD Issues & Options reports in July 2007. As a consequence it has not been considered necessary or appropriate for the additional sites in the Mid Devon SHLAA to remain confidential. It was suggested that the 3 site appraisal schedules made available to the Panel will be published on the Council's website. The Panel's views were sought on this approach and no issues were raised. The Panel were reminded that where applicable members would still need to submit 'expressions of interest' to the relevant local authority.
- 3.4 A discussion took place about the issuing of Minutes. It was agreed that, with the exception of the HBF, the Minutes will not attribute particular comments to individual Panel Members/their organisations. It was clarified that minutes of the Panel meetings will remain confidential until both Authorities have published their SHLAA reports.
- 3.5 It was agreed that the Panel would feed back their views on SHLAA sites using the same spreadsheet as has been used for the Teignbridge SHLAA. One spreadsheet will be provided for Exeter SHLAA sites and one for Mid Devon's. Council Officers acknowledged that some Panel Members will be unable to give views on all sites.
- 3.6 Panel Members confirmed that they are happy with the dates and venues arranged for future Exeter and Mid Devon Panel meetings, set to enable both local authorities to complete their SHLAA by the end of the summer. Panel Members expressed a desire that meetings should focus on a discussion of sites although DS advised that brief discussions on procedural matters may sometimes be necessary.
- 3.7 To ensure that Panel Meetings are as productive as possible, it was agreed that:
  - Panel Members will feed back their views on sites to the relevant local authority officer (KL or DS) a few days before the relevant Panel Meeting (see para 3.8 below).
  - Meetings should only discuss sites where Panel Members have not reached a 'majority view' about suitability, availability and achievability. Sites where there is a low response rate from Panel Members will also be discussed. Notwithstanding these guidelines, it was agreed that should any Panel Member wish to bring information concerning a particular site forward for consideration and discussion they can do so.

- KL/DS will email Panel Members to confirm which sites are to be discussed at each Panel Meeting, the day before the meeting. If Panel Members are unable to come to 'fairly swift' agreement on a site at the meeting, this will be recorded as the final Panel view.

3.8 It was agreed that the Panel Meeting on 18 July 2008 will focus on sites in Exeter. Panel Members should therefore focus their attention on assessing and feeding back on Exeter sites before this meeting. Future meetings will look in turn at Mid Devon sites in Creedy Taw, then Culm, then Exe.

**Actions:**

- **KL to email the Draft SHLAA Methodology and Panel Constitution to new Panel Members, for their agreement.**
- **KL to email all Panel Members the spreadsheet for feeding back views on Exeter SHLAA sites, plus a Declaration of Interest form. DS to email a similar spreadsheet and form for Mid Devon's SHLAA sites.**
- **Panel Members to provide feedback on Exeter sites by Monday 14 July 2008.**
- **KL to email Panel Members a list of Exeter sites that will be discussed at the meeting on 18 July, plus an agenda etc, by 17 July.**

**4.0 Exeter SHLAA**

4.1 KL introduced Exeter SHLAA and distributed three documents to the Panel.

4.2 KL explained that the document 'Exeter SHLAA: Policy Context' sets out the policy context for the 2008 Exeter SHLAA, this being the draft policies of the Submission Core Strategy. The City Council considers that the Core Strategy has progressed sufficiently far to adoption for it to form the SHLAA policy context. Also, as the SHLAA will be a key part of the Core Strategy's evidence base, it is important that site assessments are informed by its draft policies. The HBF concurred that it is appropriate for Exeter to use the SHLAA to test its Core Strategy policies. KL advised that the Council intends to submit the Core Strategy to the Secretary of State towards the end of 2008 (n.b. subsequent to the meeting, KL advised the Panel by email that the consultation on the Submission Core Strategy will take place at the end of 2008, with Submission following in early 2009).

4.3 The Panel requested a clear statement on Exeter City Council's position on the Code for Sustainable Homes and other developer contributions policies (including the CIL), which may have an impact upon the achievability of sites.

4.4 A 'Schedule of Sites' and 'Plan of Sites' containing 72 sites were provided, for the Panel to comment on. KL explained that the sites have been identified from the Sources of Sites set out in Table 3 of the Draft Methodology, and a call for sites in Jan/Feb 2008. Proformas have been completed in all cases. KL advised that the Panel could identify further sites, if they are known to be available. She advised that the initial suitability assessments in the Schedule include consultation comments from officers at Exeter City and Devon County Council. The initial availability assessments are based on the advice of the landowner/agent.

4.5 KL explained that minimum and maximum site densities in the Schedule are generally calculated by applying the 'density' and 'net developable area' ratios in paras 5.14 and 5.17 of the draft SHLAA methodology. Where this is not the case, it

is explained in the site assessment. The Panel were invited to give a view on the densities for each site, using the feedback spreadsheet.

**Actions:**

- **KL to provide Panel Members with additional detailed advice on the policy requirements that should be taken into account when assessing site achievability (including the Code for Sustainable Homes and Community Infrastructure Levy).**

**5.0 Mid Devon SHLAA**

- 5.1 DS provided the Panel with a document entitled 'Background Information and Maps', for Mid Devon's SHLAA. He explained that Mid Devon's Core Strategy was adopted in July 2007 and provides a robust policy context for the assessing sites in its SHLAA. The justification for scope of Mid Devon's SHLAA was outlined. It was explained that this has been influenced by the progress the Council have made with the LDF and by the advice contained with the CLG SHLAA guidance. The Council intends to undertake Preferred Option consultation on its Site Allocations DPD towards the end of the summer/early autumn.
- 5.2 DS referred to the Mid Devon SHLAA Site Schedules for the Creedy Taw and Culm areas (a third Schedule for the Exe area is to follow). The three Schedules contain 144 sites for the Panel to give their views on. This includes 19 existing land allocations, 83 housing sites from Issues & Options consultation and 42 sites submitted during a 'call for sites' earlier in 2008. The Creedy Taw and Culm Area sites have all been subject to initial suitability and availability assessments.
- 5.3 The HBF questioned the policy requirements relating to carbon neutrality in para 9.6 of the 'Background Information and Maps'. ST explained that Mid Devon consider these to be reasonable costings and that they will be enshrined in an SPD, to supplement existing Core Strategy policy. The HBF expressed a view that these requirements are unreasonable, because they go beyond those set out in PPS1 and because the SPD is not yet adopted.
- 5.4 ST advised that the Panel will be provided with an additional statement on how to take infrastructure requirements/the CIL into account in the achievability assessments for Mid Devon.
- 5.5 ST confirmed to the Panel that open space developer contributions are spent on providing new and enhancing existing open space.

**Actions:**

- **DS to provide the Panel with an Exe Area Schedule of Sites within the next few weeks.**
- **DS/ST to provide Panel Members with additional detailed advice on the policy requirements that should be taken into account when assessing site achievability (including the Code for Sustainable Homes and Community Infrastructure Levy).**

**6.0 Date and Time of Next Meeting**

- 6.1 Details to the next Panel Meeting are as follows:

- Venue: Bad Homburg Room, Civic Centre, Exeter City Council, Paris Street, Exeter.
- Time: 9.30 – 16.30.
- Lunch will be provided.
- An agenda and parking details will be provided prior to the meeting.
- The meeting will focus on Exeter sites (see para 3.8 above). N.b. please could Panel Members provide feedback to KL on as many sites in Exeter as they are able, before end of play on Monday 14<sup>th</sup> July 2008.

THANKS AND CLOSE

**Exeter City Council & Mid Devon District Council**

**SHLAA Panel Meeting**

**Friday 18 June 2008**

**Exeter City Council Offices, Civic Centre, Exeter**

**PRESENT**

**Council Officers**

Katharine Lane (Forward Planning Officer, Exeter City Council (KL)); Dave Scott (Forward Planning and Conservation Manager, Mid Devon DC); Simon Thornley (Senior Planning Officer, Mid Devon DC (ST)); Debbie Fuller (Assistant Planner, Forward Planning, Exeter City Council); Frank Woolston (Development Plans Officer, East Devon DC); Tristan Peat (Principal Planning, Teignbridge District Council).

**Panel Members**

Tim Smith (Stags); Ralph Farleigh (KF Farleigh Ltd); Jamie Hulland (Faber Maunsell for Highways Agency); Cllr Polly Colthorpe (Mid Devon DC); Steve Panks (Natural England); Alistair Salt (Millwood Homes); Gareth Jones (Devon & Cornwall Housing Group); Timothy Garratt (Rendells); Mike Griffin (Barratt Homes); Mike Bailey (Stevens Homes); Pamela Wootton (Exeter Civic Society); Peter Martin (Devon County Council as highway authority)

**APOLOGIES**

- 1.1 Darren Summerfield: Mid Devon DC  
Cherry Herbert: Environment Agency  
Lance Downes: South West Construction  
Tim Watton: HBF  
Ian Parsons: Highways Agency  
Dan Salt: Millwood Homes  
Brian Hensley: Devon CC as highway authority  
Cllr Paul Williams: Mid Devon DC

**2.0 WELCOME & INTRODUCTIONS**

- 2.1 KL welcomed the Panel.

**3.0 NOTES OF THE LAST MEETING**

- 3.1 Agreed with no amendments.

**4.0 STATE OF THE HOUSING MARKET & IMPLICATIONS FOR THE EXETER HOUSING SUB-REGIONAL SHLAAs**

- 4.1 ST introduced a paper setting out Mid Devon's proposals of whether/how current housing market conditions should be taken into account in the Partner Local Authorities' SHLAAs. The paper identified issues for long term (i.e. for allocations in a DPD) and short term (i.e. the 5 year supply) consideration. In terms of the latter, the paper proposed that the assessment should be based

on a consideration of 'normal' market conditions, as opposed to the current economic climate.

- 4.2 The Panel questioned whether the Planning Inspectorate has given a view on this issue. ST advised that he has asked the opinion of an Inspector, who was unable to give an answer.
- 4.3 TP raised the point that, at the final Panel meeting for Teignbridge DC (6<sup>th</sup> June 2008), the Panel felt that sites should only be included in the 5 year supply if planning permission has already been granted and dwellings are under construction, or where it is known that the site is in the ownership / control of a developer. The partner local authorities questioned this approach as being overly conservative. The Panel acknowledged this to be the case, although advised that the number of sites with planning permission that will actually be developed will be relatively low, for reasons of economic viability (in particular, S106s negotiated before the housing market began to decline). They agreed that that some sites not covered by these provisions could still be developed during years 1-5 and that it would be appropriate to reflect this in the SHLAA.
- 4.4 In conclusion, the Panel advised that market conditions should be reflected in the 5 year supply, as they will have a significant and direct impact upon the achievability of sites. Sites without planning permission that are considered to be suitable but unachievable (unviable) in years 1-5 should be pushed back to later phases of the plan period. If market conditions have improved when the SHLAA is reviewed, it may be possible to bring sites back into the 5 year supply.
- 4.5 The Panel's final recommendations on calculating the 5 year supply are set out below.

Sites with planning permission		
Development status	Suggested model approach for contribution towards the supply of land for housing	Justification / Assumptions
Site currently started with dwellings under construction	The site will contribute towards the supply of deliverable sites in years 1 – 5  Apply half the annual build out rate in years 1-5	Finances are already in place for the development of the site and there is business case to complete construction in order to secure a return on the investment. Therefore it is likely the site will continue to be built out.

<p>Site not yet started</p>	<p><u>Sites of 15 dwellings or more</u></p> <p>60% of <u>sites</u> may not be developed in years 1 - 5.</p> <p>The remaining 40% of <u>sites</u> may be developed in years 1- 5 but at a slower rate of delivery.</p> <p>Apply half the annual build out rate in years 1-5</p> <p>Exception: Where the site is known to be in the ownership / control of a developer and / or where there is a known financial commitment for affordable housing through an RSL, it is likely this site will be developed in years 1 – 5. These sites will be included in the 5 year housing land supply calculation, <u>before</u> 60% of the sites are discounted.</p> <p>The Panel has advised that no development will take place in 2008/9, This is reflected already in the model for calculating commencement and build out rates for SHLAA sites.</p>	<p>Threshold follows PPS3 threshold for affordable housing</p> <p>Due to current economic circumstances there are likely to be difficulties arising for developers to secure finances for the development of the site and for the sale of completed dwellings. The impact of current market conditions may be most acute on consented sites with Section 106 obligations, typically for schemes of 15 dwellings or more where there is a policy requirement for affordable housing. Larger schemes may also be required to provide financial contributions towards infrastructure and community facilities.</p> <p>The assumption is that up to 60% of consented sites may not be developed, particularly where section 106 obligations make development unviable in the current market conditions. It is likely these planning consents will lapse after 3 years. While an upturn in the economy may prompt a new planning consent being obtained in the future, it may take a further year to secure a new planning permission and other consents and there will be lead in time to development of up to two years thereafter (re: model for commencement and build out agreed with the Panel on 22<sup>nd</sup> February 2008).</p> <p>Where sites are in the ownership / control of a developer and / or where funding for affordable housing is in place there is a business case to secure a return on the investment. Therefore it is likely the site will be developed.</p>
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	<p><u>Sites of less than 15 dwellings</u></p> <p>Sites will continue to be developed in years 1 – 5, but with a commencement deferred by one year (e.g to 2009/2010), and with a slower rate of delivery</p> <p>Apply half the annual build out rate in years 1-5</p>	<p>Threshold follows PPS3 threshold for affordable housing</p> <p>Smaller consented sites are less likely to be subject to Section 106 obligations including affordable housing and as such are less likely to be affected by current market conditions. Schemes may also come forward for rent.</p>
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## 5.0 EXETER SHLAA: SITE DISCUSSIONS

5.1 The table below summarises the Panel's views on Exeter's SHLAA sites without planning permission:

<p><b>1. South of Exwick Barton Cottages</b>          Unsuitable.          Achievable (only just), years 1-5.</p>
<p><b>2. Land off St Andrews Road</b>          Unsuitable.          Unachievable.          (n.b. Panel's views were based on the area of the site that is currently available).</p>
<p><b>3. Exwick School</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 1-5.</li> </ul>
<p><b>4. Former Guide Dogs for the Blind Kennels, Exwick Lane</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 6-10, to give time for highways access to be sorted out. Heavily reliant on developer contributions.</li> </ul>
<p><b>5. Foxhayes School</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 1-5.</li> </ul>
<p><b>6. Land at Stoke Road</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 6-10.</li> </ul>
<p><b>7. St David's Station</b></p> <ul style="list-style-type: none"> <li>• Unsuitable for general housing, although has potential for student accommodation.</li> <li>• Unachievable.</li> </ul>
<p><b>8. Harepath, Streatham Rise</b>          Suitable, with yield of 2-5 units.          Achievable in years 1-5.</p>
<p><b>9. 36-38 Well Street</b></p> <ul style="list-style-type: none"> <li>• Suitable, but yield of 4-5 units.</li> <li>• Achievable (on a rental basis) in years 1-5.</li> </ul>
<p><b>10. Land off Tedburn Road</b></p> <ul style="list-style-type: none"> <li>• Unsuitable.</li> <li>• Unachievable.</li> </ul>

<p><b>11. Treetops</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 1-5, if covenant is released (some Panel members believed there is a covenant affecting the site. KL to investigate).</li> </ul>
<p><b>12. Land off Hambeer Lane</b></p> <ul style="list-style-type: none"> <li>• Unsuitable.</li> <li>• Unachievable. Development costs would be very high.</li> </ul>
<p><b>13. Land &amp; Garages at Taunton Close</b></p> <p>Suitable.</p> <p>Achievable in years 1-5, particularly as garage leases are to expire shortly.</p>
<p><b>14. Oaklands Riding School &amp; The Rosary</b></p> <ul style="list-style-type: none"> <li>• Unsuitable (i.e. flood plain and can't achieve adequate highways access. Also an attractive green space at the entrance to the City).</li> <li>• Unachievable.</li> </ul>
<p><b>15. 8 &amp; 10 Church Road, Alphington</b></p> <ul style="list-style-type: none"> <li>• Suitable, but max yield of 9 units.</li> <li>• Achievable in years 11-15 (the margin of achievability will reduce if no.10 has to be retained).</li> </ul>
<p><b>16. Bus &amp; Coach Station Garages, Belgrave Road</b></p> <p>Suitable.</p> <p>Achievable in years 11-15 (if it is available at that time).</p>
<p><b>17. Exeter Royal Academy for Deaf Education, Topsham Road</b></p> <ul style="list-style-type: none"> <li>• Suitable, except for Mount Radford Lawn.</li> <li>• Achievable in years 11-15 (to allow for relocation of the school).</li> </ul>
<p><b>18. Isca House</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Not achievable until years 16+, particularly to give time for significant access issues to be addressed.</li> </ul>
<p><b>19. Land south of Alphington</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 6-10.</li> </ul>
<p><b>20. Land north of Markham Lane</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> </ul> <p>Achievable in years 11-15 (sites 19 &amp; 21 will need to be delivered first, in order to achieve access).</p>
<p><b>21. West of Chudleigh Road</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 6-10.</li> </ul>
<p><b>22. Land at Stoke Hill</b></p> <ul style="list-style-type: none"> <li>• Unsuitable.</li> <li>• Unachievable.</li> </ul>
<p><b>23. Land off Merlin Crescent</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 1-5, particularly as garage leases are to expire shortly.</li> </ul>
<p><b>24. Exmouth Junction</b></p> <p>Suitable (part), with yield of 70-140 units.</p> <p>Achievable, but not until the Stoke Arms junction is sorted out (roundabout is already over-capacity). Therefore years 16+.</p>
<p><b>25. Land adjacent Bennett Square</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 1-5 if access can be achieved. Otherwise unachievable.</li> </ul>

<p><b>26. 35-39 Summer Lane</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Unachievable, as no/minimal financial gain to be had from demolishing the existing dwellings and redeveloping anew.</li> </ul>
<p><b>27. Land at Brook Close</b></p> <ul style="list-style-type: none"> <li>• No consensus on suitability.</li> <li>• Unachievable.</li> </ul>
<p><b>28. Council Yard, Leypark Road</b></p> <ul style="list-style-type: none"> <li>• Suitable, but a yield of 3-5 units.</li> <li>• Achievable in years 1-5.</li> </ul>
<p><b>29. Estuary View, Church Hill</b></p> <p>Unsuitable. Unachievable.</p>
<p><b>30. Land off Cheynegate Lane</b></p> <ul style="list-style-type: none"> <li>• Unsuitable.</li> <li>• Unachievable.</li> </ul>
<p><b>31. Oakfields, Church Lane</b></p> <ul style="list-style-type: none"> <li>• Unsuitable.</li> <li>• Achievable in years 6-10 (if it weren't unsuitable)</li> </ul>
<p><b>32. Ibstock Brick</b></p> <ul style="list-style-type: none"> <li>• Suitable, but yield of 85-280 units (even with mixed use).</li> <li>• Achievable in years 6-10, given the need to address highways access over the railway.</li> </ul>
<p><b>33. West of Pilton Lane</b></p> <p>Suitable. Achievable in years 6-10.</p>
<p><b>34. Land east of Hill Barton Road</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 11-15, alongside other Hill Barton sites.</li> </ul>
<p><b>35. Land at Hill Barton</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 11-15, alongside other Hill Barton sites. General consensus that development should include a rail halt.</li> </ul>
<p><b>36. 102-108 Leypark Road</b></p> <p>Suitable. Unachievable due to land ownership issues and number of dwellings.</p>
<p><b>37. Hill Barton Farm</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 11-15, alongside other Hill Barton sites. Would provide access to a number of neighbouring sites.</li> </ul>
<p><b>38. Land north of Honiton Road</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 11-15, alongside other Hill Barton sites.</li> </ul>
<p><b>39. Land adjacent 3 Pinn Lane</b></p> <ul style="list-style-type: none"> <li>• Unsuitable (no access).</li> <li>• Unachievable.</li> </ul>
<p><b>40. Land north &amp; south of Tithebarn Lane</b></p> <p>Suitable if developed as part of comprehensive development in the Monkerton area, so that access can be achieved. Achievable in years 11-15, in the 2<sup>nd</sup> phase of comprehensive development in the Monkerton area.</p>
<p><b>41. West of the M5</b></p> <ul style="list-style-type: none"> <li>• Suitable if developed as part of comprehensive development in the</li> </ul>

<p>Monkerton area, so that access can be achieved.</p> <ul style="list-style-type: none"> <li>• Achievable in years 11-15, in the 2<sup>nd</sup> phase of comprehensive development in the Monkerton area.</li> </ul>
<p><b>42. Land at Monkerton</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 6-10, in the 1<sup>st</sup> phase of comprehensive development in the Monkerton area, as access is already achievable off the Link Road.</li> </ul>
<p><b>43. North &amp; south of Harts Lane</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 6-10, in the 1<sup>st</sup> phase of comprehensive development in the Monkerton area, as access is already achievable off the Link Road.</li> </ul>
<p><b>44. Land at junction of Tithebarn Lane &amp; Gypsy Lane</b></p> <ul style="list-style-type: none"> <li>• Suitable if developed as part of comprehensive development in the Monkerton area, so that access can be achieved.</li> <li>• Achievable in years 11-15, in the 2<sup>nd</sup> phase of comprehensive development in the Monkerton area.</li> </ul>
<p><b>45. Sandrock Nursery</b></p> <ul style="list-style-type: none"> <li>• Suitable if developed as part of comprehensive development in the Monkerton area, so that access can be achieved.</li> <li>• Achievable in years 11-15, in the 2<sup>nd</sup> phase of comprehensive development in the Monkerton area.</li> </ul>
<p><b>46. Land adjacent Higher Furlong</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 6-10, in the 1<sup>st</sup> phase of comprehensive development in the Monkerton area, as access is already achievable off the Link Road.</li> </ul>
<p><b>47. Hessary</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 6-10, in the 1<sup>st</sup> phase of comprehensive development in the Monkerton area, as access is already achievable off the Link Road.</li> </ul>
<p><b>48. Land south of Gypsy Hill Lane</b></p> <p>Unsuitable. Unachievable.</p>
<p><b>49. Rear of Matworthy &amp; Oakwood</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 1-5.</li> </ul>
<p><b>50. HMS Pellew, Dryden Road</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 6-10.</li> </ul>
<p><b>51. Clinic &amp; Council Yard, Shakespeare Road</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• The clinic has planning permission, so the available site area is reduced to the Council yard only. Development of this part of the site on its own would be unachievable.</li> </ul>
<p><b>52. St Loyes College, Topsham Road</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 1-5.</li> </ul>
<p><b>53. Land at Aspen Close</b></p> <ul style="list-style-type: none"> <li>• Suitable, with yield reduced to 5-10 to better reflect the site's constraints and the density of the surrounding area.</li> <li>• Achievable in years 6-10.</li> </ul>
<p><b>54. Ludwell Gardens, Ludwell Lane</b></p> <ul style="list-style-type: none"> <li>• Unsuitable.</li> <li>• Unachievable.</li> </ul>

<p><b>55. Land north of West of England School, Topsham Road</b></p> <ul style="list-style-type: none"> <li>• Suitable, with yield of 45 dwellings. General from view expressed by Panel that the site doesn't make a significant contribution to the Valley Park's amenity.</li> <li>• Achievable in years 6-10.</li> </ul>
<p><b>56. Land adjacent Exeter Arms Hotel, Rydon Lane</b></p> <p>Suitable. Achievable in years 1-5.</p>
<p><b>57. Car park north of Digby Drive</b></p> <p>Suitable, subject to a replacement Park and Ride being provided. Not available until DCC's lease on the site runs out (99 years), or until a replacement park and ride is provided, if sooner. Achievable in years 6-10, if a replacement park and ride site can be found.</p>
<p><b>58. Land south of Russell Way</b></p> <ul style="list-style-type: none"> <li>• Unsuitable.</li> <li>• Availability is questionable, as ownership is not clear.</li> <li>• Unachievable (overall view is that development would be totally impractical).</li> </ul>
<p><b>59. Land south of the A379</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 6-10.</li> </ul>
<p><b>60. St Bridget Nurseries, Old Rydon Lane</b></p> <ul style="list-style-type: none"> <li>• Site is no longer available and so was not discussed by the Panel.</li> </ul>
<p><b>61. Land at Beech Cottage, Old Rydon Lane</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Southern half of the site is owned by Barratt and so is available, but Beech Cottage itself is in separate and unknown ownership. KL to investigate.</li> <li>• Achievable in years 1-5 (given that Persimmon site has permission etc).</li> </ul>
<p><b>62. Land south of Old Rydon Lane</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 11-15.</li> </ul>
<p><b>63. Bishops Court Quarry</b></p> <ul style="list-style-type: none"> <li>• Unsuitable, even for a mix of employment and residential, primarily due to highways access issues.</li> <li>• Unachievable.</li> </ul>
<p><b>64. Land east of the railway, Old Rydon Lane</b></p> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 6-10.</li> </ul>
<p><b>65. Playing Fields at Wear Barton Road</b></p> <ul style="list-style-type: none"> <li>• Suitable, subject to alternative playing field provision being provided (on-site if necessary). However, reduce yield by 50% to take account of potential playing field provision and pylons.</li> <li>• Available when DCC's lease expires (KL to investigate).</li> <li>• Achievable in years 6-10, if DCC's lease expires by then.</li> </ul>
<p><b>66. Land north of Topsham Road</b></p> <ul style="list-style-type: none"> <li>• Suitable, with a yield of 250 units. General view that only 1/3 of the site is suitable for development primarily due to pylons (cost of putting them under ground would run to around £1M per km, so this is not a realistic option).</li> <li>• Achievable in years 11-15, as there will be significant infrastructure requirements.</li> </ul>
<p><b>67. Garages &amp; land off Newport Road</b></p>

Suitable. Unachievable, due to the need to retain existing open space leaving only a small piece of land that is 'covered' by pylons.
<b>68. Land east &amp; west of the M5</b> <ul style="list-style-type: none"> <li>• Suitable, with maximum yield of 40 units (nothing on the smallest site).</li> <li>• Achievable in years 6-10.</li> </ul>
<b>69. Yeoman's Gardens, Newcourt Road</b> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 11-15.</li> </ul>
<b>70. Land north of Newcourt Road</b> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 11-15.</li> </ul>
<b>71. Land north of Exeter Road</b> <ul style="list-style-type: none"> <li>• Suitable.</li> <li>• Achievable in years 6-10.</li> </ul>
<b>72. Mays Field</b> <ul style="list-style-type: none"> <li>• Unsuitable.</li> <li>• Unachievable.</li> </ul>

### Mid Devon SHLAA

- 6.1 ST provided the Panel with the remaining site documentation for Mid Devon (i.e. Updates to Schedule One & Schedule Two; Schedule Three; and CD). He confirmed that the next SHLAA Panel meeting will focus on sites in the Creedy/Taw area, followed by the Culm then the Exe areas, subject to available time.
- 6.2 ST circulated a paper setting out proposals for how the Panel should assess the achievability of rural affordable housing allocations in Mid Devon. The Panel agreed that, in general, the private developers would not need to assess these sites as they were proposed for affordable housing only.

### Any other business

None raised.

### CLOSE

The next SHLAA Panel Meeting for Mid Devon and Exeter will take place on 14 August 2008, 9.30-16.30, at Mid Devon District Council Offices, Phoenix House, Tiverton.

## CONFIDENTIAL

### Exeter City Council & Mid Devon District Council SHLAA Meeting: Thursday 14<sup>th</sup> August 2008 Tiverton Town Hall

#### **PRESENT**

##### **Council Officers**

Katharine Smith (Forward Planning Officer, Exeter CC); Dave Scott (Forward Planning & Conservation Manager, Mid Devon DC); Simon Thornley (Senior Planning Officer, Mid Devon DC); Ann Bennett (Assistant Planning Officer, Mid Devon DC); Janet Crook (Monitoring Officer, Mid Devon DC).

##### **Panel Members**

Tim Smith (Stags); Ralph Farleigh (KF Farleigh Ltd); Cllr Polly Colthorpe (Mid Devon DC); Mike Griffin (Barratt Homes); Mike Bailey (Stevens Homes); Pamela Wootton (Exeter Civic Society); Brian Hensley (Devon County Highways); Sarah Griffin (Sovereign Housing Group); Cherry Herbert (Environment Agency); Liz Summer (GVA Grimley, for the Highways Agency); Jane Terry (Bell Cornwell); Cllr Paul Williams (Mid Devon DC).

#### **1.0 APOLOGIES & MINUTES OF THE LAST MEETING**

- 1.1 Darren Summerfield: Mid Devon DC  
Steve Panks: Natural England  
Gareth Jones: Devon & Cornwall Housing Group  
Tim Garratt: Rendells  
Philip Kerr: Harcourt Kerr
- 1.2 Minutes of the meeting of 18.06.08 agreed with no amendments.

#### **2.0 DECLARATIONS OF INTEREST**

- 2.1 ST requested Panel members to complete Declaration of Interest forms for any relevant Mid Devon sites and return to him ASAP and/or to declare any interest in sites during the meeting's proceedings.

#### **3.0 EXETER SITES: FURTHER CLARIFICATION**

- 3.1 The Panel agreed to review the conclusions reached at the Panel meeting of 18.07.08. in relation to the following Exeter SHLAA sites, in light of queries raised by the City Council:

##### **Site 6: Land at Stoke Road, Exeter**

- Panel's advice on 18.07.08 was that this is a suitable site for development.
- KS reiterated Council's view that site is unsuitable on grounds of strategic planning policy (the Draft RSS Proposed Changes focuses future development in Exeter within

the existing urban area, together with urban extensions to the east and south (as supported by the Key Diagram). Site 6 would be an urban extension to the north); landscape and access/sustainability grounds. She asked if the Panel would considering revising their view.

- Panel maintained their view that site is suitable, on grounds that sites should not be discounted on the basis of unadopted planning policy.

**Site 11: Treetops, Exwick Road**

- Panel's advice on 18.07.08. was that site is suitable and achievable in Plan years 1-5, subject to confirmation that a possible covenant affecting the site will not prevent development.
- Landowner has confirmed existence of a covenant, established when Treetops (then part of a larger hospital site) was sold to them by the Dept of Health. Covenant requires Treetops to remain as a Day Care centre, so no amenity issues arise with the hospital. As hospital has now been developed for housing, justification for the covenant no longer exists. The landowner will be asking the health authority to lift it. Panel agreed it is highly unlikely therefore that the covenant will prevent the site from coming forward in Plan Years 1-5.

**Site 16: Bus & Coach Station Garage**

- Panel's advice on 18.07.08. was that this site will not be achievable until years 11-15 of the Plan period, primarily on grounds that occupant's lease does not expire until 2023.
- KS advised that discussions between the ECC, landowner and leaseholder are underway to secure an alternative site for the garage. These indicate that the site will be available by 2011/12. Panel agreed that this should be the new date for achievability.

**Site 20: Land north of Markham Lane**

- Panel agreed to revise its advice from 18.07.08 that this site will come forward in Plan years 11-15, instead advising that it will be achievable in years 6-10. This is on grounds that adjoining Sites 19 & 21, on which Site 20 relies for access, could come forward early in Plan years 6-10. Given housing numbers involved, this would still allow Site 20 to come forward during years 6-10.

**Site 24: Exmouth Junction**

- Panel's advice on 18.07.08 was that this site will not be achievable until Plan years 16+, on grounds that it will take considerable time to resolve vehicular access issues.
- KS advised that discussions between ECC and the landowner are already underway. Proposals involve mixed use development, with two access points: one at eastern end of the site, in region of the existing access, second either using the existing access off Mount Pleasant Rd or a new access from Prince Charles Rd to the north (through the allotments). As none of these accesses rely on 3<sup>rd</sup> party land, the issue should be resolved relatively quickly and allow site to come forward as soon as it is available (i.e.2010/11). BH verified ECC's view. The Panel did not feel the site would be achievable as soon as it is available (i.e. Years 1-5) on grounds of the current economic climate and the potential need for substantial decontamination works. However, they agreed that the site will be achievable in Plan years 6-10, provided access can be addressed.

**Site 32: Ibstock Brickworks**

- Panel's advice on 18.07.08 was that this site will be achievable in Plan years 6-10, to give time for highways access issues to be addressed.
- KS asked to Panel to reconsider that the site might come forward in years 1-5, given that

the landowner is keen to move things forward. The Panel maintained their original view.

**Sites 34 (Land east of Hill Barton Road), 35 (Land at Hill Barton), 37 (Hill Barton Farm) & 38 (Land north of Honiton Road)**

- Panel's advice on 18.07.08 was that these sites will be achievable in Plan years 11-15.
- KS advised that the landowners are keen to bring these sites forward and have been in recent discussions with the Council, suggesting that they could come forward in years 6-10. Panel agreed with this.
- Notwithstanding this, KS advised that Site 38 will be allocated for employment use in the Submission Core Strategy and will therefore be given a zero yield for housing in the SHLAA. Panel advised this is not appropriate, as the site is suitable for housing and it is for the Plan process to discount it for residential use.

**Site 51: Clinic & Council Yard, Shakespeare Road**

- SG declared Sovereign Housing's interest in the site.
- On 18.07.08, KS advised that the Clinic has planning permission for conversion to 2 dwellings. Panel advised that development of the Council yard alone is unachievable.
- KS advised that the planning permission was granted when Clinic was in separate ownership to the yard. Both parts of the site are now in the same ownership. The owner has confirmed that the permission will only be implemented if permission is not granted to develop the whole site.
- SG advised that adequate vehicular access can be achieved, but would involve demolishing 1 or 2 existing adjoining dwellings that are also in control of the landowner but not shown on the Site plan. The Panel advised that, subject to access being achievable, the site should come forward in Plan years 1-5.

**Site 55: Land north of West of England School, Topsham Road**

- Panel advice on 18.07.07 was that this site was suitable for development, but based on ECC advice would yield only 45 dwellings due to its location in the Valley Park, the need to retain a green corridor from Ludwell to Newcourt and its biodiversity importance.
- Panel confirmed this advice, but clarified that the 45 dwellings should be located on only a small part of the site, in order to maintain a green corridor and wildlife habitat etc.

**Site 59: Land south of the A379**

- Panel reiterated their view that this is a suitable site for housing, for same reasons as Site 38 above.

**Site 61: Beech Cottage, Old Rydon Lane**

- KS advised that she is still trying to determine whether or not the northern part of this site (Beech Cottage itself) is available. MB advised that Beech Cottage is owned by Pratt Family.

**Site 63: Bishops Court Quarry**

- Panel reiterated advice that this is an unsuitable site for housing, on highways access grounds.

**Site 66: Land north of Topsham Road**

- KS asked Panel to reconsider their 18.07.08 advice that this site will only yield 250 units, with development on 1/3 of its area (the north-western area). She advised that the landowner has proposed mixed use development of the site, including 580-660 new dwellings on 17.3ha (55% of the site area) and is keen to develop. No dwellings would be within 30 meters of the power lines, one of which would be diverted down the edge of the site. Also, Western Power has recently advised ECC that it is possible to develop underneath power lines, which therefore should not be regarded as a major constraint.

- Panel Members generally felt that proximity to power lines can have a significantly negative impact upon the saleability of dwellings, although one Panel member advised that, from recent experience, this is not necessarily the case. The Panel agreed that a level of development in line with the ECC's assessment in the schedule would be achievable on this site.

3.2 CH advised that Site 7 is largely Flood Zone 3 as opposed to 2; and that Flood Zone 3b runs through the centre of Site 30.

3.3 The Panel advised that the viability of brownfield sites during Plan years 1-5 could be vulnerable, given the current economic climate.

3.4 KS advised that an additional site has been submitted for inclusion in the SHLAA, this being the Practice Ground of Exeter Golf and Country Club (to be 'Site 60'). KS explained that there had, as yet, been insufficient time to undertake a suitability assessment of the site. However, the Panel felt they had sufficient knowledge of the site and surrounding area to conclude that it is suitable for development and achievable in Plan years 11-15, to allow for completion of the Newcourt link road and taking into account the 'availability date' given on the site proforma.

#### 4.0 Mid Devon SHLAA: Sites in the Creedy Taw Area

4.1 In relation to the densities and gross/net developable areas that the Partner Authorities apply to their SHLAA sites, the Panel felt that it is not their role to give advice on Policy. If any of the Partner Authorities wish to depart from the standards in the Draft SHLAA Methodology, they should justify why in their individual SHLAAs. ST advised that Mid Devon DC has used a gross/net developable area of no lower than 80% for its SHLAA sites, on grounds of past trends.

4.2 The Panel gave the following advice on Sites in the Creedy Taw Area.

<b>Crediton</b>
<b>CRE7 Red Cross Hill</b>
<ul style="list-style-type: none"> <li>Available, Achievable</li> <li>Years 1-5</li> <li>135 dwellings</li> </ul>
<b>CRE8(i) George Hill</b>
<ul style="list-style-type: none"> <li>Achievable</li> <li>Availability uncertain</li> <li>Years 6-20 if available</li> </ul>
<b>CRE8(iii) Alexandra Close</b>
<ul style="list-style-type: none"> <li>Not Available</li> <li>Achievable</li> </ul>
<b>1 Chapel Down</b>
<ul style="list-style-type: none"> <li>Achievability uncertain</li> <li>Available</li> <li>Years 16-20</li> </ul>
<b>2 Chiddenbrook</b>
<ul style="list-style-type: none"> <li>Available, Achievable</li> </ul>

<ul style="list-style-type: none"> <li>• Years 6 -10</li> </ul>
<b>3 Queen Elizabeth Lower School</b> <ul style="list-style-type: none"> <li>• Not available or achievable as must await uncertain school relocation</li> </ul>
<b>4 Barn Park</b> <ul style="list-style-type: none"> <li>• Not available or achievable, no highway access</li> </ul>
<b>5 The Woods Group</b> <ul style="list-style-type: none"> <li>• Available, Achievable</li> <li>• Potential contamination issue</li> <li>• Years 1-5</li> </ul>
<b>6 Moores</b> <ul style="list-style-type: none"> <li>• Available, Achievable</li> <li>• Years 6-10</li> </ul>
<b>7 Milk Link</b> <ul style="list-style-type: none"> <li>• Not available</li> </ul>
<b>8 Marlins</b> <ul style="list-style-type: none"> <li>• Available, Achievable</li> <li>• Has planning permission for 14</li> </ul>
<b>9 Fair Haven</b> <ul style="list-style-type: none"> <li>• Half not available</li> <li>• Remainder not achievable</li> </ul>
<b>10 Fair Haven</b> <ul style="list-style-type: none"> <li>• Not achievable</li> </ul>
<b>11 Pedlerspool</b> <ul style="list-style-type: none"> <li>• Available, Achievable</li> <li>• Subject to no need for bypass</li> <li>• Years 6 – 15</li> </ul>
<b>12 Cromwells</b> <ul style="list-style-type: none"> <li>• Available, Achievable</li> <li>• Lower Yield due to floodplain</li> <li>• Years 6 -10</li> </ul>
<b>13 Okefield</b> <ul style="list-style-type: none"> <li>• Not achievable</li> </ul>
<b>14 Adjoining Telephone Exchange</b> <ul style="list-style-type: none"> <li>• Telephone Exchange not available</li> <li>• Remainder available, achievable</li> <li>• Has planning permission for 8</li> </ul>
<b>15 Forches And Mount Jocelyn</b> <ul style="list-style-type: none"> <li>• Not achievable</li> </ul>
<b>16 Queen Elizabeth Upper School</b> <ul style="list-style-type: none"> <li>• Not available, as must await uncertain school relocation</li> </ul>
<b>17 Queen Elizabeth Upper School Alexander Road</b> <ul style="list-style-type: none"> <li>• If available separately from remainder of school, years 6-10</li> <li>• Otherwise not available as must await uncertain school relocation</li> </ul>
<b>19 Rugby Club</b> <ul style="list-style-type: none"> <li>• Not available, as no agreed relocation site</li> </ul>
<b>NS1 St Saviours Way</b> <ul style="list-style-type: none"> <li>• Not achievable due to access</li> </ul>
<b>NS2 Higher Road</b> <ul style="list-style-type: none"> <li>• Available, Achievable</li> </ul>

<ul style="list-style-type: none"> <li>• Lower Yield, due to access</li> <li>• Years 5-10</li> </ul>
<b>NS3 Westwood Road</b> <ul style="list-style-type: none"> <li>• Available, Achievable</li> <li>• Years 1-5</li> </ul>
<b>NS4 Forches Cross Playing Field</b> <ul style="list-style-type: none"> <li>• Not available as must await uncertain school relocation</li> </ul>
<b>NS5 Barnfield</b> <ul style="list-style-type: none"> <li>• Not achievable as too steep with poor access</li> </ul>
<b>NS6 Wellparks</b> <ul style="list-style-type: none"> <li>• Available, Achievable</li> <li>• Years 6-10</li> </ul>
<b>Bow</b>
<b>2 East Langford</b> <ul style="list-style-type: none"> <li>• Available, Achievable</li> <li>• Years 1-5</li> </ul>
<b>3 West of Godfrey Gardens</b> <ul style="list-style-type: none"> <li>• Available, Achievable</li> <li>• Years 1-5</li> </ul>
<b>Cheriton Bishop</b>
<b>1 East of School</b> <ul style="list-style-type: none"> <li>• Not available</li> </ul>
<b>2 North West of Village Hall</b> <ul style="list-style-type: none"> <li>• Not available</li> </ul>
<b>Cheriton Fitzpaine</b>
<b>1 East of New School</b> <ul style="list-style-type: none"> <li>• Not available</li> </ul>
<b>2 North of Landboat Cottages</b> <ul style="list-style-type: none"> <li>• Not available</li> </ul>
<b>3 Adjoining School</b> <ul style="list-style-type: none"> <li>• Not available</li> </ul>
<b>4 West of Landboat Cottages</b> <ul style="list-style-type: none"> <li>• Not available</li> </ul>
<b>Copplestone</b>
<b>1 Adjoining Dulings Meadow</b> <ul style="list-style-type: none"> <li>• Not available</li> </ul>
<b>2 North West of School</b> <ul style="list-style-type: none"> <li>• Available, Achievable</li> <li>• Watercourse across north of site</li> <li>• Smaller yield</li> <li>• Years 1-5</li> </ul>
<b>3 North of Sunnymede Estate</b> <ul style="list-style-type: none"> <li>• Available, Achievable</li> <li>• Access requirements will reduce yield</li> <li>• Years 1-5</li> </ul>
<b>4 Extension of Bassetts Close</b> <ul style="list-style-type: none"> <li>• Available, Achievable</li> <li>• Minor watercourse to the east limits yield</li> <li>• Years 1-5</li> </ul>

<b>5 Adjoining School</b>
<ul style="list-style-type: none"> <li>• Not available</li> </ul>
<b>NS1 East of Fernworthy Gardens</b>
<ul style="list-style-type: none"> <li>• Access too difficult</li> <li>• Not achievable</li> </ul>
<b>NS2 Land off Bassetts Close</b>
<ul style="list-style-type: none"> <li>• Larger version of site 2 above</li> <li>• Available, Achievable</li> <li>• Watercourse across north of site</li> <li>• Smaller yield</li> <li>• Years 1-5</li> </ul>
<b>Morchard Bishop</b>
<b>1 Greenaway</b>
<ul style="list-style-type: none"> <li>• Available, Achievable</li> <li>• Years 1-5</li> </ul>
<b>NS1 Polson Hill</b>
<ul style="list-style-type: none"> <li>• Available, Achievable</li> <li>• Years 1-5</li> </ul>
<b>Newton St Cyres</b>
<b>1 Court Orchard</b>
<ul style="list-style-type: none"> <li>• 5% Flood Zone 3</li> <li>• Not available for affordable housing</li> </ul>
<b>Sandford</b>
<b>1 South of Village Hall</b>
<ul style="list-style-type: none"> <li>• Available, Achievable</li> <li>• Years 1-5</li> </ul>
<b>NS1 Adjacent Sandford School</b>
<ul style="list-style-type: none"> <li>• Availability uncertain as in multiple (4?) ownerships</li> </ul>

## 5.0 Sites in the Culm Area

5.1 The Panel gave the following advice on sites in the Culm Area.

<b>Cullompton</b>
<b>CU1 Court Farm</b>
<ul style="list-style-type: none"> <li>• Available, Achievable</li> <li>• Flood Zone is 3b, not 3a</li> <li>• Yield 90</li> <li>• Years 1-5</li> </ul>
<b>CU2 Knowle Lane</b>
<ul style="list-style-type: none"> <li>• Available, Achievable</li> <li>• Yield may reduce due to floodplain</li> <li>• Years 1-5 on current application area</li> <li>• Years 6-10 on remainder</li> </ul>
<b>CU3 Tiverton Road</b>
<ul style="list-style-type: none"> <li>• Available, Achievable</li> <li>• Years 5-10</li> </ul>
<b>CU4 St Andrews Church</b>
<ul style="list-style-type: none"> <li>• Not achievable, access and shape.</li> </ul>
<b>CU5 Exeter Hill</b>

<ul style="list-style-type: none"> <li>• Not available</li> </ul>
<p><b>1 North West Cullompton</b></p> <p><b>NS1 Rull Farm</b></p> <ul style="list-style-type: none"> <li>• Considered together</li> <li>• Available Achievable</li> <li>• Need for comprehensive surface water scheme</li> <li>• 5% Flood Zone 3b</li> <li>• Years 6-15</li> </ul>
<p><b>2 West of Knowle</b></p> <ul style="list-style-type: none"> <li>• Available Achievable</li> <li>• 16% Flood Zone 3b, not 3a</li> <li>• Years 11-15, after distributor road and CU2</li> </ul>
<p><b>3 Colebrook</b></p> <ul style="list-style-type: none"> <li>• Available</li> <li>• Not achievable if required to pay for expensive offsite road</li> <li>• 5% Flood Zone 3b, 1% Flood Zone 2, No 3a</li> <li>• Years 11+ maybe</li> </ul>
<p><b>4 Between Court Farm and Willand Road</b></p> <ul style="list-style-type: none"> <li>• Available Achievable</li> <li>• Northern part (with pp) years 1-5</li> <li>• Southern part years 6-10</li> </ul>
<p><b>5 Higher Orchard</b></p> <ul style="list-style-type: none"> <li>• Not available</li> </ul>
<p><b>6 College Road</b></p> <ul style="list-style-type: none"> <li>• Not available</li> </ul>
<p><b>7 Forge Way</b></p> <ul style="list-style-type: none"> <li>• Worth more as a house then for development</li> <li>• Years 6-10, possibly</li> </ul>
<p><b>8 Shortlands</b></p> <ul style="list-style-type: none"> <li>• Available Achievable</li> <li>• Too small for inclusion</li> </ul>
<p><b>9 Lower Bull Ring</b></p> <ul style="list-style-type: none"> <li>• Available Achievable</li> <li>• Years 6-10 if available</li> </ul>
<p><b>10 Colebrook Lane</b></p> <ul style="list-style-type: none"> <li>• Not available</li> </ul>
<p><b>11 Padbook Park</b></p> <ul style="list-style-type: none"> <li>• Available Achievable</li> <li>• Lower Yield due to floodplain</li> <li>• Years 6-10</li> </ul>
<p><b>12 Exeter Road</b></p> <ul style="list-style-type: none"> <li>• Available Achievable</li> <li>• Some in Years 1-5, remainder years 6-10</li> </ul>
<p><b>NS2 Heron's Bank Farm</b></p> <ul style="list-style-type: none"> <li>• Not Suitable, Not Achievable</li> <li>• 91% Flood Zone 3b, 2% Flood Zone 2</li> </ul>
<p><b>NS3 Merrimeade Farm</b></p> <ul style="list-style-type: none"> <li>• Available Achievable</li> <li>• Years 1-5</li> </ul>
<p><b>NS4 Westbrook, Willand Road</b></p>

<ul style="list-style-type: none"> <li>• Available Achievable</li> <li>• Years 6-10</li> </ul>
<b>NS5 Square Close</b> <ul style="list-style-type: none"> <li>• Not suitable or achievable</li> <li>• Flood Zone 3a</li> <li>• Too small for inclusion</li> </ul>
<b>NS6 Monks Walk</b> <ul style="list-style-type: none"> <li>• Not achievable due to access</li> </ul>
<b>NS7 East Culm Farm</b> <ul style="list-style-type: none"> <li>• Available, achievable in part</li> <li>• Yield 30 off estate road, inadequate access for remainder</li> <li>• Years 6-10</li> </ul>
<b>Culmstock</b>
<b>1 Hunter's Hill</b> <ul style="list-style-type: none"> <li>• Available Achievable</li> <li>• Years 1-5</li> </ul>
<b>2 Linhay Close</b> <ul style="list-style-type: none"> <li>• Available Achievable</li> <li>• Years 1-5</li> </ul>
<b>Hemyock</b>
<b>1 West of Logan Way</b> <ul style="list-style-type: none"> <li>• Minor watercourse on western boundary</li> <li>• Not available</li> </ul>
<b>2 North of East Mead</b> <ul style="list-style-type: none"> <li>• Not available</li> </ul>
<b>NS1 Churchills Farm</b> <ul style="list-style-type: none"> <li>• Available Achievable</li> <li>• Years 1-5</li> </ul>
<b>Kentisbeare</b>
<b>1 South of Village Hall</b> <ul style="list-style-type: none"> <li>• Available Achievable</li> <li>• Years 1-5</li> </ul>
<b>2 Bishops Rise</b> <ul style="list-style-type: none"> <li>• Not available</li> </ul>
<b>3 Silver Park</b> <ul style="list-style-type: none"> <li>• Not available</li> </ul>
<b>Uffculme</b>
<b>NS1 The White House</b> <ul style="list-style-type: none"> <li>• Available Achievable</li> <li>• Years 6-10</li> </ul>
<b>NS2 OS4800</b> <ul style="list-style-type: none"> <li>• Available Achievable</li> <li>• Years 6-10</li> </ul>
<b>NS3 Adjacent B3181</b> <ul style="list-style-type: none"> <li>• Achievable</li> <li>• Not available for affordable housing</li> </ul>
<b>NS4 Bridewell Avenue</b> <ul style="list-style-type: none"> <li>• Achievable</li> <li>• Not available for affordable housing</li> </ul>

<p><b>NS5 Clay Factory</b></p> <ul style="list-style-type: none"> <li>• Available Achievable</li> <li>• Years 1-5</li> </ul>
<p><b>Willand</b></p>
<p><b>1 Willand Moor</b></p> <ul style="list-style-type: none"> <li>• Available Achievable</li> <li>• Years 1-5</li> </ul>
<p><b>2 Meadow Park</b></p> <ul style="list-style-type: none"> <li>• Achievable</li> <li>• Not available for affordable housing</li> </ul>
<p><b>NS1 Willand Service Station</b></p> <ul style="list-style-type: none"> <li>• Not suitable – too far out from village</li> </ul>
<p><b>NS2 Hillcrest</b></p> <ul style="list-style-type: none"> <li>• Not achievable, no access</li> </ul>
<p><b>NS3 Adjacent B3181</b></p> <ul style="list-style-type: none"> <li>• Available Achievable</li> <li>• Years 1-5</li> </ul>
<p><b>NS4 Part Dye House Farm</b></p> <ul style="list-style-type: none"> <li>• Not achievable, no access.</li> </ul>
<p><b>NS5 Silver Street</b></p> <ul style="list-style-type: none"> <li>• Available Achievable</li> <li>• Joint access with NS3, this site developed first</li> <li>• Years 1-5</li> </ul>
<p><b>NS6 Adjacent Maunders Gate</b></p> <ul style="list-style-type: none"> <li>• Not achievable – poor environment for marketing from motorway and railway noise</li> <li>• Maybe years 11-15 depending on market</li> </ul>
<p><b>NS7 Windmill Field</b></p> <ul style="list-style-type: none"> <li>• Not suitable for affordable housing – poor environment from motorway and railway, isolated.</li> </ul>

## 6.0 Any Other Business

6.1 None raised.

Date and time of next meeting:

27 August 2008, 9.30-16.30, Mayoralty Room, Town Hall, St Andrews Street, Tiverton

**Exeter and Mid Devon Strategic Housing Land Availability Assessment  
Notes of Panel Meeting 27<sup>th</sup> August 2008  
Town Hall, Tiverton  
9.30 am**

**Present**

**Council Officers**

Katharine Smith (Forward Planning Officer, Exeter CC); Dave Scott (Forward Planning & Conservation Manager, Mid Devon DC); Simon Thornley (Senior Planning Officer, Mid Devon DC); Ann Bennett (Assistant Planning Officer, Mid Devon DC); Janet Crook (Monitoring Officer, Mid Devon DC).

**Panel Members**

Tim Smith (Stags); Ralph Farleigh (KF Farleigh Ltd); Cllr Polly Colthorpe (Mid Devon DC); Mike Griffin (Barratt Homes); Mike Bailey (Stevens Homes); Pamela Wootton (Exeter Civic Society); Brian Hensley (Devon County Highways); Sarah Griffin (Sovereign Housing Group); Cherry Herbert (Environment Agency); Jamie Hulland (Faber Maunsell for the Highways Agency); Jane Terry (Bell Cornwall); Cllr Paul Williams (Mid Devon DC). Alex Hugo (Barratt Homes), Steve Panks (Natural England), Alistair Salt (Millwood Homes).

**1.0 Exe Area Sites Mid Devon District**

1.1 Paul Williams advised that, as a member of the Planning Committee, any opinions expressed were on the basis that they did not predetermine his view on any planning application before that committee.

1.2 The Panel gave the following advice on the Exe Area sites:

<b>Exe Area</b>
<b>Tiverton</b>
<b>TIV1 Blundells Road</b> Not available, achievable or suitable – flooding
<b>TIV6(iv) Town Hall</b> Available Achievable Recently approved consent for 56 dwellings (subject to 106) 60% Flood Zone 3a, 10% Flood Zone 2 Years 1-5
<b>TIV6(vi) Ford House</b> Only Blundells Garage available Floodplain on part of site reduces yield – 13 Years 1-5
<b>TIV6(vii) Roundhill</b> Available Achievable Years 6-10
<b>TIV6(ix) Hay Park</b> Available Achievable Reduced Yield – 10

Years 6-10
<b>TIV6(x) Hospital</b> Available Achievable Years 6-10
<b>TIV6(xii) St Georges Way</b> Available Achievable Current planning permission for 10
<b>TIV6(xiii) Old Road</b> Available Not achievable, worth more in current use
<b>TIV9 Howden Court</b> Available Achievable The stream has a defined floodplain Yield 30 – 40 dwellings] Years 6-10
<b>TIV10 Farleigh Meadow</b> Available Achievable Reduced Yield to 300 75 units within years 1-5
<b>TIV11 Belmont Hospital</b> Available Achievable Yield 70 Years 1-5
<b>1 Eastern Urban Extension</b> Available Achievability not proven – to be brought back to a later meeting with additional information May require upfront provision of major infrastructure from the public sector
<b>2 Tidcombe</b> Not achievable Land required for bridge (DCC comments) not available 10% Flood Zone 3
<b>3 Old House</b> Not achievable because of Tidcombe Lane requirements
<b>4 Horsden Road</b> Not available
<b>5 Old Road</b> Available Achievable Reduced yield to 10, flood plain Years 6-10
<b>6 Horsden Lane</b> Not available in whole, therefore not achievable
<b>7 Exeter Hill</b> Available Achievable Years 6-10
<b>8 The Avenue</b> Available Achievable Years 1-5
<b>9 Two Moors</b>

Not achievable – existing value and access
<b>10 Brickhouse Lane</b> Not available
<b>11 Norwood Road</b> Not available, Not achievable
<b>12 Belmont Road</b> Not available
<b>13 Castle School</b> Available Achievable Amend site boundaries to reflect more recent submission Years 6-10
<b>14 Barrington Street</b> Only part available Likely non housing development
<b>17 Ashley Rise</b> Not available
<b>18 Howden Court</b> Available Achievable Need to include access point to north Years 6-10
<b>19 Palmerston Park</b> Available Achievable Need to extend boundaries to south to include land for access Years 6-10
<b>20 Wynnards Mead</b> Available Achievable Years 16+
<b>21 Long Drag Hill</b> Not available
<b>NS1 Tidcombe Lane</b> Not achievable due to need for Tidcombe Lane improvements
<b>NS2 Warnicombe</b> Not achievable until after site 1 and/or 2
<b>Bampton</b>
<b>BA3 School Close</b> Available Achievable Years 1-5
<b>1 South of School</b> Available Achievable Years 6-10
<b>2 South Molton Road</b> Available Achievable Years 6-10
<b>3 Bouchier Close</b> Available Achievable Years 6-10
<b>4 Station Road</b> Not available
<b>5 Scout Hut</b>

Not available
<b>6 East of Scout Hut</b> Not available
<b>NS1 Ashleigh Park</b> Available Achievable Site needs extending to include access (front garden adjoining dwelling)
<b>NS2 Rear of Newton Square</b> Available 50% Flood Zone 3b Only a small number (5?) Achievable – flooding and access Need to check access is adopted highway Years 6-10
<b>NS3 West Street</b> Available Needs improved access arising from BA3 and 1 Years 16-20
<b>NS4 Tanyard Field</b> Available Not achievable – 50% Flood Zone 3b
<b>NS5 Birchdown Farm A</b> Available Achievable Years 6-10
<b>NS6 Birchdown Farm B</b> Available Not achievable – slope and access
<b>NS7 Ashleigh Meadow</b> Not achievable
<b>NS8 Part Scotts Quarry</b> Too small to consider
<b>Burlescombe</b>
<b>1 Village Hall</b> Not available for affordable housing
<b>2 Westleigh</b> Not available for affordable housing Sampford Peverell
<b>1 Opposite Parkway Inn</b> Not available for affordable housing
<b>2 Coot Hide</b> Too small
<b>NS1 Morrells Farm</b> Not available for affordable housing
<b>NS2 Rear of Merrimeade</b> Not available for affordable housing
<b>NS5 Mountain Oak Farm</b> Not available for affordable housing
<b>Silverton</b>
<b>1 North of Applemeade</b> Not available – access refused through garages
<b>Thorverton</b>

<b>1 Broadlands</b>
Not available for affordable housing
<b>2 Court Barton</b>
Not available for affordable housing

## **2.0 Any Other Business**

2.1 Exeter City Council may wish to include increased densities on Exeter sites to reflect the recent Proposed Changes contained in the Regional Spatial Strategy. It was agreed that these increased densities could be applied to sites on which the panel had not given specific advice on yield.

## **3.0 Next Meeting**

3.1 The date of the next meeting has not been fixed, and will depend on when final SHLAA documents are to come before the panel for comment, or when the East Devon SHLAA sites are ready for consideration.