

Meeting Minutes

SHLAA Panel Meeting

Time: 10.00am

Date: 2nd November 2010

Venue: Council Chambers, Town Hall, Tiverton

Attendees:

Liz Pickering (LP) - Mid Devon District Council
Jonathan Guscott (JG) – Mid Devon District Council
Cllr Richard Chesterton (RC) - Mid Devon District Council
Cllr Paul F Williams (PW) - Mid Devon District Council
Lauren Davis (LD) - Mid Devon District Council
Katharine Smith (KS) - ECC
Clare Guthrie (CG) – Natural England
Amanda Newsome (AN) – Natural England
Sarah Griffin (SG) – Sovereign Housing
Ralph Farleigh (RF) - KF Farleigh Ltd
Mike Bailey (MB) – Stevens Homes
Steve Russell (SR) - Devonshire Homes
Pamela Wootton (PW) – Exeter Civic Society
Tim Smith (TS) – FWS Carter and Sons
Ken Scowcroft (KS) – Devon County Council (Highways)
Huw Williams (HW) - Fulfords Land and Planning
Iestyn John (IJ) – Bell Cornwell LLP
Steve Hellier (SH) - Highways Agency

1. Welcome and Introductions

- 1.1. LP welcomed everyone to the meeting and provided health & safety information. Apologies were received from Richard Ayre (Midas), Andrew Gadd (Gadd Properties), Gareth Jones (DCHA), Timothy Garrett (Rendells), Anthony Novis (DCC) and Jane Terry (Bell Cornwell).
2. LP gave an overview of the Panel meetings held on 6th October and 14th October. The minutes of both meetings were agreed, with one amendment to the minutes of the Mid Devon Panel meeting on 14th October, at # 6.5 regarding the improvement scheme for J27.
3. LP referred to the Explanatory Note circulated previously, regarding the decision to move some of the allocated sites from the Allocations & Infrastructure DPD into Years 1-5. LP went over some of the points to be considered:
 - i) Deferral of allocated sites to Year 6 does not comply with PPS3 or the methodology
 - ii) MDDC is further along the LDF process than other partner authorities. With a new allocations DPD in place, some housing delivery from these sites is expected within the next 5 years, as shown in Table 9a.

- iii) Sites with particular constraints have been left in later years, as advised by the Panel on 14th October.
 - iv) The Council considers that expected delivery from allocated sites as shown in the draft report is very conservative compared to the housing trajectory in the adopted DPD and the most recent SHLAA Report published in March 2010. Projected delivery is some 30% lower than was approved by the Panel for the March 2010 report, and the Council considers that further reduction within years 1-5 would be unjustified.
 - v) The newly approved market conditions model should be sufficient in delaying commencement and halving the standard completion rate in years 1-5.
 - vi) The sites proposed for inclusion in years 1-5 are all sites where availability has recently been confirmed. The methodology does not impose additional requirements that the site must be in the hands of a developer or being actively marketed, and this would be unjustified as there is potential for sites to be marketed, sold and consents granted within a 5 year timescale.
 - vii) The Council is now taking a 'development management' approach, seeking to negotiate where necessary and remove obstacles to development. The Council is committed to bringing forward its allocated sites.
- 3.1.** The question was raised as to whether MDDC wishes its housing trajectory to look good, or to be realistic. The Panel raised concern that economic improvement looks unlikely at present, and the recession could be protracted and severe.
 - 3.2.** JG explained that the government's new incentives ie. the new homes bonus, regional growth fund and tax transfer system for businesses could greatly assist with infrastructure provision and bring forward economic and housing development. However, a lot still depends of the money lending market which the government still needs to address. Some members of the Panel expressed doubt that these incentives would make a significant difference to the depressed industry and market.
 - 3.3.** House builders on the Panel discussed the great desire for people to buy homes, but this is impeded by the shortage of mortgages, bank requirements for large deposits from first-time buyers, and this makes it difficult to invest and start work on new sites. In August mortgage borrowing was 10 billion pounds but it is now only 100 million pounds – this offers no confidence for developers.
 - 3.4.** JG referred to the property crash at end of the 1980's when interest rates rose to 16%. Today, the situation is better and demand still outstrips supply. We should take into account new government incentives for economic growth. JG explained that factors such as CIL arrangements and the Localism Bill are not yet fully understood. However, it is reasonable to bring sites forward to 1 – 5 years in the current climate, but reassess delivery as part of an annual update of the five year supply.
 - 3.5.** One Panel Member considered it optimistic to place sites without planning permission into the 1-5 year supply period. It would be better to include these within the 6-10 year period as it is only an assumption that they will come forward earlier. Panel Member stated a preference for a precautionary approach, rather than assuming sites would come forward unless information indicated otherwise.
 - 3.6.** There was some discussion about the two urban extensions allocated in the AI DPD, regarding their viability and policy requirements. LP pointed out that the NW Cullompton site is not included within years 1-5 in the draft SHLAA report as a result of Panel advice, so its delivery is not relevant to this discussion. JG explained that the

master planning meetings that took place in October had positive feedback and a further meeting would take place in January.

- 3.7.** LP referred the Panel to paragraph 5.22 of the methodology, which states that sites wholly compliant with development plan policy (in this case allocated sites) are assumed to come forward within 2 years. There was some discussion regarding the clarity of the wording of this paragraph. JG explained that if the Panel does not agree with the methodology then revisions should be considered, but for now the Panel should apply the methodology as it stands, and accept that some allocated sites will be placed in years 1-5.
- 3.8.** LP suggested that a vote be held, to establish majority opinion on this issue. In summary, available allocated sites were to be retained in years 1-5, except where site-specific constraints and Panel advice deferred them to later years. Delivery would be as shown in Table 9.
- 3.9.** 7 Panel members voted in support of the draft SHLAA report, and 3 Panel members voted against. Therefore, the Mid Devon SHLAA Report for the 2010 Review was duly 'signed off'.
- 4.** Exeter Local Development Framework – update
- i) KS updated the Panel on the current status of the Exeter City Council Core Strategy, which has undergone pre-submission consultation. The aim is to submit to the Secretary of State before Christmas. Examination anticipated April, possible adoption September 2011.
 - ii) Site allocations DPD. ECC will start work on this in early 2011, with consultation perhaps mid 2011, aiming to submit to Secretary of State in early 2012, depending on the outcome of the Core Strategy.
- 5.** Exeter SHLAA 2010 – discussion of the achievability of
- i) Resubmitted sites.
Panel previously considered 70 sites. 45 of these have been resubmitted.

Site	Panel assessment
2. Land off St Andrews Road	Flood Zone 3a. Availability confirmed. Flooding issues can be addressed. Some debate on saleability at proposed yields of 5 units. Panel recommended no change to previous advice – years 6-10.
4. Guide Dogs for the Blind Kennels, Exwick Hill	Yield 16-20d less than standard density due to highways and tree issues. Panel advised no change to previous assessment – years 6-10.
9. 36-38 Well Street	Yield 4-5d. Flats would generate higher yield but applications for flats have been refused. Panel considered achievable in years 1-5.
15. Land bounded by Sidwell Street, Paris St,	Leased till 2023. Relocation being organised. Panel advised not available at present.

Belgrave Rd & Summerland St	
16. Royal West of England School for the Deaf	Panel advised achievable but not until years 6-10
Sites 18a-c, 19 & 20. Alphington sites	Sites are to be a strategic allocation in the Core Strategy. Panel recommended years 6-10, as not yet allocated.
Site 30. Ibstock Brick	DCC Highways advised that access is reliant on land owned by the City Council. Panel recommended years 6-10, but only if access can be guaranteed.
Sites 34-47 (Monkerton/Hill Barton sites)	Sites form most of a strategic allocation in the Submission Core Strategy, with a yield of 2500d for the whole area. Masterplanning has been carried out and an SPD adopted, so information on yields and phasing is now more reliable. Panel advised site should stay in years 6-10, as not allocated in an adopted Core Strategy.
Site 51. Land off Aspen Close	Site is reduced in size compared to last SHLAA. Yield 2-4d but at low density due to TPO trees and elevated position. Panel advised that site should be discounted due to the number of dwellings now falling below threshold for consideration.
Site 54. Land adjacent Exeter Arms Hotel, Rydon Lane	Yield 20-25. Achievable years 1-5.
Site 56. Bishops Court Sand Quarry, Sidmouth Road	Access issues – unsuitable for residential use if access is via Sidmouth Road. The Submission Core Strategy identifies Newcourt, to the south, as a strategic allocation. DCC Highways advise that access could be achieved via Newcourt, over the A379. The Newcourt Masterplan SPD incorporates this access into its proposed layout for the strategic allocation. KS to find out whether the site boundary could be amended to include 3 rd party land to allow for access, in which case it could be years 6-10. Otherwise discount.
Sites 59-63. Newcourt sites	Sites form part of the Newcourt strategic allocation in the Submission Core Strategy. A Masterplan for the area has been prepared and adopted as SPD. Site 53: Access over 3 rd party land that has planning permission. Panel advised all sites should be Years 6-10, as not yet allocated in an adopted Core Strategy..
Site 66b: Land west of the M5, Topsham Road	Panel recommended Years 6-10.

ii) 17 new sites to be considered.

New Site	Panel Assessment
Site 71, Atwells Farm , Exwick Lane	The site is part of a much larger site, the majority of which is in Teignbridge. It is considered strategically unsuitable by the Council. DCC Highways also advised it has insurmountable highways issues. Panel discounted the site.
Site 72: Land off Little Johns Cross Hill Lane	Methodology yields applied. Flood Zone 1 but next to underground reservoir. Panel advised this is not an issue. Adjoining land recently obtained PP. Panel advised that access was more of an issue than flooding. Discounted site on highways access grounds.
Site 73: 17-19 Water Lane	Panel considered unachievable due to insufficient value from new properties.
Sites 74 & 75: Land east and west of Salmonpool Bridge	Unsuitable due to flooding and other reasons (highways access, loss of green infrastructure etc).
Site 76: Marypole Head	Access not within landowner's control and physically problematic. Therefore Panel discounted the site.
Site 77: Pinhoe Quarry	Highways issues – access required from adjoining Ibstock Brick (Site 30), so as not to overload the highway. Potential off-site flooding issues. KS to find out if access through Site 30 could be agreed, in which case Years 6-10..
Site 78: Land adjacent 2 Hill Cottages, Church Hill	Strategically unsuitable at stage A
Site 79: 23 Causey Lane	Close to listed building and TPO trees. Suitable and available but Panel considered not viable/achievable due to central position of the existing dwelling within the site and the desirability of its retention.
Site 80: Bayonne, 497 Pinhoe Road	Small site within the Monkerton / Hill Barton strategic allocation. Panel considered not viable/achievable if it came forward on its own or as part of the masterplanned area, due to small size and yield.
Site 81, The Vines, Gypsy Hill Lane	25-35 yield. Part of the Monkerton/Hill Barton strategic allocation. Panel agreed it is achievable and timing should accord with the Masterplan.
Site 82: Clystview, Hollow Lane	Yield 10-15d. Part of the Monkerton/Hill Barton strategic allocation. Masterplan identifies early delivery, but Panel advised that as the Core Strategy is not yet adopted, it should not be placed any sooner than Years 6-10.
Site 83: Land east of Newcourt House, Old Rydon Lane	Part of the Newcourt strategic allocation. Access issues, but access could be taken through adjoining site. Panel advised years 6-10, as Core Strategy is not yet adopted.

Site 84: Land north of Wessex Close, Topsham	KS explained error on map and that site is considered strategically unsuitable location for the growth of Exeter, as it is part of the Topsham gap. Panel considered site is achievable.
Site 85: Five Acres, Exeter Road, Topsham.	Panel considered achievable but Council would discount on policy grounds.
Site 86: Land south of Rushmore Nursery, Newcourt Rd, Topsham	Same position as above. Achievable according to Panel, but Council will discount as unsuitable.
Site 87: Land opposite Riversmeet House, Riversmeet, Topsham	Flood Zone 3b. Therefore unsuitable.

6. Any Other Business

KS informed the Panel that the draft SHLAA Report should be circulated to the Panel by 23rd November, allowing 2 weeks before an intended sign-off meeting combined with Dartmoor National Park Authority on 7th December 2010.

The Panel's assessment makes the housing land supply appear worse than before.

Meeting closed at 12.30pm, followed by lunch

Exeter Housing Market Area Sub-Region
Strategic Housing Land Availability Assessment

Notes of SHLAA Panel Meeting held at 10.00am on Tuesday 7th December 2010,
Dartmoor National Park Authority Meeting Room, Parke, Bovey Tracey

Attendees:

Steering Group:

Phil Markham	Dartmoor National Park Authority - Chair
Daniel Janota	Dartmoor National Park Authority
David Lillington	Dartmoor National Park Authority
Linda Renshaw	East Devon District Council
Katharine Smith	Exeter City Council

Panel Members:

Mike Bailey	Stevens Homes
Mike Date	Dartmoor National Park Authority (Member)
Ralph Farleigh	K F Farleigh Ltd
Timothy Garratt	Rendells Chagford
Chris Gubby	Devon County Highways
Iestyn John	Bell Cornwell
Stephen Purser	Dartmoor National Park Authority (Member)
Ken Scowcroft	Devon County Highways
Philip Skinner	East Devon District Council (Member)

1. Welcome and Apologies

Apologies were received from: Barry Ennis (Harris McMillan), Cassandra Harrison (South Hams DC), Simon Lee (Natural England), Amanda Newsome (Natural England), John Packer (West Devon BC), Ian Parsons (Highways Agency), Tristan Peat (Teignbridge DC), Steve Russell (Devonshire Homes), Pamela Wotton (Exeter CC Community representative).

2. East Devon SHLAA Report: Sign off

LR apologised for having only circulated the SHLAA Report on the 6th December. Members indicated that more time was needed for consideration and comment.

Action: Panel members to send any comments on the East Devon SHLAA Report to LR by 21 December 2010.

LR informed members that EDDC had appointed consultants to prepare a Strategic Housing Viability Assessment and an inception meeting was to be held on 8th December. With permission, LR would give contact details of the SHLAA Panel to the consultants so that they could conduct interviews on housing market conditions.

LR raised two specific items from the report:

- due to surface water problems on a Feniton site, no yield was shown;
- an additional site had been submitted and this would be circulated to members.

Five year land supply tables were provided. With regard to development at Cranbrook, a planning application was in the process of being determined and there

was some confidence that a start would take place in spring / summer 2011. With this in mind, delivery, starting in year 2011/12, would roll out: 25→50→100→150→225 units. Panel members considered that this was probably over-ambitious but did not seek any amendments to the figures.

PS gave members an overview of the issues over development at Cranbrook. In essence, the grant of PP would have triggered land payments, and the levels of those payments have been under negotiation. However, in order to secure infrastructure moneys, the formal planning determination process has had to commence.

LR noted that the draft 2010 SHLAA Report showed a reduced number of units (14,000) as compared to the 2009 SHLAA figure (20,000). There has been a reduction of 50% in the number of sites coming forward; in large part this represented a greater degree of realism on the part of landowners. The overall figure for SHLAA sites plus extant PPs amounted to 21,000 dwellings. The Core Strategy showed 16,400 dwellings. However, there is a shortage of sites at Exmouth.

3. Exeter SHLAA Report: Sign off

KS apologised to any members who did not get a copy of the draft SHLAA Report. It was acknowledged that there were some fundamental issues between the approach of Exeter CC and the Panel to the figures. In particular, there were divergences on the response to:

- Site 15: Bus & coach station site. Exeter CC considered that as the lease terminated in 2023 it would be acceptable to count contribution from this site at the end of the plan period. MB stressed that the Panel had to be consistent in how it applied the methodology across the entire Exeter HMA area. Other members agreed.

In view of the lease constraints, Panel members did not agree that development of the Exeter bus & coach station site was achievable within the SHLAA time horizon.

- Exmouth Junction (#23) – British Rail would now like this site included. **Panel members were content that this site be included.**
- Ibstock Brick & Pinhoe Quarry – Exeter CC & Devon CC were working to ensure that access could be achieved. Members again stressed the need for consistency, and noted that there is no legal access agreement in place. **In view of the access constraints, Panel members did not agree that figures attributable to development of the Ibstock Brick & Pinhoe Quarry sites should be taken into account in the 2010 SHLAA Report.**
- Site nos. 44, 45 & 63 form part of strategic allocations in the Submission Core Strategy, and Masterplans have been produced for two of them. A planning application has been submitted on site #45.
- **Panel members were content that site #45 be included in the 5-year supply with a start in year 2013/14, and that sites nos. 44 & 63 could be included in years 6-10.**

KS observed that with the loss of the sites noted above, Exeter CC would not be able to demonstrate a 5-year land supply, against Devon Structure Plan and Core Strategy development figures.

KS also referred to disagreement between the Panel and Exeter CC on how development in the landscape buffer between Exeter and Topsham should be considered. The city council was opposed to development in this area, while the Panel felt that the area was suitable.

Panel members indicated that they were not content to sign off the Exeter CC SHLAA Report 2010. However, members would be prepared to agree publication if it was made clear in the narrative and tabulation where there were differences between the Panel's views and those of Exeter CC.

Action: KS to circulate an amended draft SHLAA Report to Panel members during the week beginning 13 December 2010.

4. Dartmoor National Park SHLAA sites (2010 update)

DL sought members' views on a number of sites in the 2009 SHLAA Report where updates were needed:

Site Ref. no.	Address	Change / conclusion
DNP08/001	Bailey's Hey, Chagford	Since DCLG announcement in June 2010, gardens are no longer PDL. Not an overriding policy change. No change to 2009 position.
DNP08/003	Land known as Bellacouch Fields, below Orchard Meadow, Chagford	Archaeological evidence of tin streaming in southernmost field. Net developable area can already account for this factor. No change to 2009 position.
DNP08/011	Edwin Tucker & Sons site, Brewery Meadow, Ashburton	Recent SFRA shows site in flood zone 3a not 3b (flood plain). Site now considered deliverable and developable, at mid-point figure, in years 6-10. (However, will need to pass sequential test.)
DNP08/033	Land at Gratton Lane, Yelverton	Landowner has indicated that adjacent land could be acquired to provide a full splay. There are still concerns over horizontal / vertical alignments of the access and the absence of a footway from the site to village centre. Highways objection is therefore sustained.
DNP08/030 & 031	Land at Meavy – north & south	Archaeological evidence of remains of ancient farmstead, part in N site but majority in S site. Members will consider further when an archaeological report is available.
DNP08/038	Butcher's Field, Mary Tavy	Reconsideration of scope of A386 road frontage to provide an acceptable access. There is insufficient road frontage to provide an adequate splay; the highway objection is sustained. A recent appeal decision on a nearby site confirms this view.
DNP08/052	Longstone Cross, Ashburton	The Panel's views were sought on the suitability of (unsubmitted) land on either side of the submitted site along Roborough Lane. Members considered that development along Roborough Lane involving submitted and unsubmitted sites would enable a more integrated development.

Action; DL to circulate archaeological report on sites DNP08/030 & 031 at Meavy to Panel members when available.

PM and DJ took members through the schedule of submitted 2010 SHLAA sites:

Site Ref. no.	Address	Panel's conclusion
DNP10/055	Land adjacent to Brook Lane, Widecombe in the Moor	Developable and deliverable, at mid-point figure, in years 6-10.
DNP10/056	St Andrews House, West Street, Ashburton	Due to viability concerns (re value of existing use, TPOs, possible need to retain original house for heritage value), not considered suitable or achievable.
DNP10/057	Land at Holne Road, Buckfastleigh	Developable and deliverable, at reduced net area (1ha) due to topographic constraints, in years 6-10
DNP10/058 & DNP10/065	Land at Moorland View, Princetown & land at Moorland View, Princetown (WDBC)	Developable and deliverable, at mid-point figure for combined site area, in years 6-10.
DNP10/059	Land opposite Whiddon Court, Whiddon Down	Site falls at Stage A. However, reconsider in subsequent years should development take place on the existing SHLAA site (DNP08/036), as it will then be adjoining the built up area.
DNP10/060 & DNP10/064	Land R/O Blackabrook Close, Walkhampton & land R/O Blackabrook Cottage, Walkhampton	Site 10/060 is unsuitable as it requires access through site 10/064. Both sites are also unsuitable because of flood risk.
DNP10/061	Land at Townsend Farm, Dunsford	<u>Sub-site A</u> : Very poor access. Not suitable <u>Sub-site B</u> : Some in flood plain but part of the site could be developed. Reduce yield to 30%, years 6-10. <u>Sub-Site C</u> : Village orchard and historic asset within Dunsford. Not suitable.
DNP10/062	Land between Wet and Dry Lane, Christow	Developable and deliverable, at mid-point figure (using DNPA site measurement), in years 6-10.
DNP10/063	Land between Court Street and North Bovey road, Moretonhampstead	Because of poor access along North Bovey road and lack of pedestrian link to Court Street, not suitable.
DNP10/066	Land at Briar Tor, Yelverton	This is a natural extension to the current development at Briar Tor. Developable and deliverable, at mid-point figure, in years 6-10.

DL informed Panel members that a draft Dartmoor NP 2010 SHLAA report would be circulated in the New Year.

5. Any other business

DL informed members that no sites nominated for gypsy and traveller transit accommodation had come forward through the call for sites. There had been a specific reference to this need in the public notice.

The meeting closed at 12.05pm.