

REGIONAL SPATIAL STRATEGY FOR THE SOUTH WEST
EXAMINATION IN PUBLIC
RESPONSE TO PANEL NOTE NO.2 CONCERNING PROGRAMMING OF
DEVELOPMENT AREAS
AREA OF SEARCH L: NORTH EAST TAUNTON
PREPARED ON BEHALF OF
PERSIMMON HOMES AND REDROW HOMES (464B)

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1 INTRODUCTION

- 1.1 This note has been prepared on behalf of Persimmon Homes and Redrow Homes who are, together, promoting the development of a sustainable mixed use urban extension at North East Taunton. They control a substantial tract of land within Area of Search L.
- 1.2 It deals with the three questions posed in Panel Note no.2, namely:
- the expected start date;
 - the broad development programme; and
 - the implications of strategic infrastructure.
- 1.3 In addition, sensitivity testing has also been undertaken and is set out in *Appendix 1*.

2 EXPECTED START DATE

- 2.1 In assessing the expected start date regard must be had to the implications of the plan-led system in accordance with PPS1 and the timescale associated with plan preparation. This Paper is predicated on the urban extension at North East Taunton being brought forward in the context of the Regional Spatial Strategy and the Taunton Deane Local Development Framework. Accordingly a number of assumptions must be made about this emerging development plan framework, the planning application process and furthermore the development process. These are explained as follows:
- 2.2 **The Final Issuing of RSS:** Regional Spatial Strategy will be issued in its final form by the Secretary of State within 12 months of receipt of the Panel's Report (ie Autumn 2008). This is a similar timescale to that of RPG10 and it is the anticipated timescale for the East of England Plan which is at more advanced stage than the South West.
- 2.3 **Area Action Plan:** Work on the required Area Action Plan can commence ahead of the RSS being issued in its final form as the Panel will have adjudicated on the need for an urban extension at Taunton and the suitability of Area of Search L prior to this. Moreover, its conformity with the existing Strategy of RPG10 also lends support in the regard.
- 2.4 Overleaf, the timeline for production of the Urban Extension Area Action Plan has been reproduced from Taunton Deane Borough Council's Local Development Scheme. It should be noted that this is in contrast to the Implementation Plan produced at the time of the Draft RSS (Appendix 1, page 77) which identifies Issues and Options consultation from February to August 2007 and adoption in April 2009. As no work has commenced in relation to the AAP specifically, save for the published Urban Extension Study, the Implementation Plan's timeline is not considered achievable and is not relevant to assessing the delivery programme.

Pre-production/survey/consultancy phase/Period of preparation, including early stakeholder and Community engagement	May – Sep 2008
Consultation on issues and options Reg 25	Oct-Nov 2008
Drafting Preferred Option Reg 26	Apr-Jun 2009
Pre-submission consultation on preferred options and proposals	Sep-Oct 2009
Submission to the Secretary of State Reg 28	Jun-Jul 2010
Pre Examination Meeting	Dec 2010
Examination	Mar 2011
Receipt of Inspectors binding Report	July 2011
Estimated date for adoption	Dec 2011

Source: Table 4.5 Urban Extension Area Action Plan Timetable; Taunton Deane Borough Council Local Development Scheme 2006

- 2.5 The Local Development Scheme also refers to a Supplementary Planning Document for the Urban Extension; the purpose of which is to provide detailed design guidance for the implementation of identified urban extensions. Its defined timeline is as follows:

Early stakeholder and Community engagement	May-Nov 2008
Develop draft document, incl. sustainability appraisal	Sep 2009-Apr 2010
Consultation on draft SPD	Jun-Jul 2010
Estimated date for adoption	Oct 2011

Source: Table 4.13 Urban Extension SPD Timetable; Taunton Deane Borough Council Local Development Scheme 2006

- 2.6 On the basis of these published timescales, it is apparent that a framework for consideration of development proposals at the Urban Extension will be in place by the end of 2011.
- 2.7 **Planning Permission:** An outline planning application will be submitted by the developers to enable determination shortly following adoption of the Area Action Plan. It is envisaged that planning permission will be in place by the end of 2012.
- 2.8 **Commencement on Site:** As a rule of thumb a period of 18 months to 2 years between the grant of outline permission and commencement on site is an

appropriate allowance. This allows for discharge of conditions, approval of reserved matters and pre commencement works. Development will therefore commence during 2014.

2.9 **First Completions:** First completions normally occur 6 months after commencement of development; 2014/2015.

2.10 These timescales are summarised below.

<i>RSS Issued in Final Form</i>	<i>Autumn 2008</i>
<i>Public Consultation and scheme preparation</i>	<i>2009 - 2010</i>
<i>Planning Application Submitted (in accordance with Submission AAP)</i>	<i>2010</i>
<i>Estimated date for adoption of AAP</i>	<i>Dec 2011</i>
<i>Outline Planning Permission Granted</i>	<i>By end 2012</i>
<i>Commencement on Site</i>	<i>During 2014</i>
<i>First Completions</i>	<i>2014/2015</i>

2.11 In preparing this timeline, regard has been had to the objective of the strategic and local planning authorities to secure development of the town centre sites in the first instance and also the development of the allocated sites in the Local Plan, including Monkton Heathfield.

2.12 **Monkton Heathfield:** The current Local Plan allocates land at Monkton Heathfield for a mixed use urban extension. Considerable work has been undertaken both by the Borough Council and the developers in bringing forward this scheme, including the preparation of a development brief. An outline application for the current mixed use proposal was submitted in early 2006 and it is anticipated that this will be considered by the Council in the spring of 2007. Much of the detail of the application has been settled and consideration of the Transport Assessment is the only significant outstanding matter at the present time. During this intervening period much work has been undertaken in considering the planning obligation requirements and preparation of the legal agreement is at an advanced stage. The developers expect the application to be considered by committee in the spring of 2007 and

in view of the work undertaken to date, finalising the legal agreement will not delay the grant of planning permission. It can be assumed the planning permission will be granted at the latest in summer 2007.

2.13 The technical assessments undertaken as part of the Environmental Impact Assessment process have facilitated a great number of likely pre-commencement conditions to be addressed. Material progress has also been made on the design codes which will enable prompt submission of Reserved Matters Applications.

2.14 Allowing for discharge of conditions, approval of reserved matters, likely pre-commencement works and initial engineering works which includes construction of the 'southern relief road', first completions are likely to be achieved by the end of 2008. This accords with the date assumed by Taunton Deane Borough Council in its Housing Trajectory. Assuming that the site, which has a capacity of 900 dwellings, will be developed by a number of housebuilders, (two of whom are the applicants), it is realistic to assume that development of this site will be complete by 2011/2012. Clearly it will be beneficial if a co-ordinated transition to development at the urban extension can be achieved to assist the developers commercially and to provide continuity of supply.

3 DEVELOPMENT PROGRAMME

- 3.1 It is anticipated that the residential element of the site will be undertaken by a number of housebuilders as is ordinarily the case with large sites. These will include both national and regional housebuilders and it is assumed that some 6 developers will be involved in the development of the site. In addition Housing Associations will also be involved in the site's development.
- 3.2 Development rates are ordinarily low at the start of the housebuilding process and output increases over a number of years. As a general indication, the normal assumption is that each housing outlet on a site can deliver some 50 dwellings per annum. Factors which affect this include the mix of accommodation and the number of flats/apartments provided on a scheme, market conditions generally, the strength of demand and the constraint imposed by the planning system on housing supply and alternative sites.
- 3.3 In this context, and based on the housing requirement in the Draft RSS, the following table illustrates the anticipated build programme for North East Taunton:

Year	No. of completions	Cumulative completions
2014/15	75	75
2015/16	175	250
2016/17	275	525
2017/18	300	825
2018/19	350	1175
2019/20	400	1575
2020/21	450	2025
2021/22	450	2475
2022/23	400	2875
2023/24	200	3075

3.4 This demonstrates that the 3000 dwellings referred to in the Draft RSS for North East Taunton can be provided within the Plan period. These figures include both market housing and affordable housing. On the basis of the current Local Plan policy would contribute approximately 35% of per annum completions.

4 KEY INFRASTRUCTURE

- 4.1 Much work has been undertaken over a number of years by the Strategic and Local Planning Authorities in assessing options for the future growth of Taunton, *inter alia* the Terence O'Rourke Urban Extensions Study and the Baker Associates Taunton Sub-Regional Strategy.
- 4.2 In bringing forward these proposals, the Strategic Planning Authority have engaged with statutory consultees to establish at an early stage their views of an urban extension at North East Taunton and to identify constraints.
- 4.3 The various assessments and investigations undertaken as part of those exercises and processes have concluded that there are no strategic constraints that preclude development at North East Taunton.
- 4.4 The principal infrastructure requirements will include the implementation of a public transport strategy including on line route upgrades and off site highway improvements. The works in relation to this are currently the subject of assessment through the Taunton Transport Strategy Review 2 ('TTSR2') and detailed information in relation to this will be available at the time of the EIP. In particular, this work is seeking to address the concerns of the Highway Agency.
- 4.5 Utility services infrastructure improvements can be undertaken in a phased manner and do not represent a constraint on the timing of the implementation of development. These largely relate to relocation or diversion of services and local upgrades.
- 4.6 Opportunities to make forward provision of infrastructure capacity associated with drainage requirements as part of the Monkton Heathfield engineering works are being investigated.

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APPENDIX 1: SENSITIVITY TESTING

- A1. In order to assess the sensitivity of this development programme two alternative scenarios have been explored:
- the submission of an early application in early 2008 predicated upon confirmation of the suitability of North East Taunton by the Panel, pre application consultation with the Regional Assembly (Planning and Compulsory Purchase Act 2004, Section 3(6)) and its determination by the Secretary of State utilising call-in powers (Scenario 1)
 - a delay, either by reason of an extended LDF process or in the determination of the planning application, thus restricting first completions until 2017 (Scenario 2).
- A2. The timescales associated with these two scenarios are recorded overleaf. This testing illustrates that an early release would achieve completions at an earlier date and would facilitate the achievement of a higher overall level of development than currently anticipated in the Draft RSS. However it also illustrates that in the event of a delayed release of the site its housing allocation can still be substantially delivered by 2026.

Scenario 1: Submission of an early planning application

Submission of Planning Application	Early 2008
Statutory Period for Determination	Summer 2008
Secretary of State Call In	Summer 2008
RSS Issued in Final Form	Autumn 2008
Inquiry	Winter 2008
Secretary of State Decision	Winter 2009
Commencement on Site	Early 2012
First Completions	Summer 2012

Year	No. of completions	Cumulative Completions
2012/13	75	75
2013/14	175	250
2014/15	275	525
2015/16	300	825
2016/17	350	1175
2017/18	400	1575
2018/19	450	2025
2019/20	450	2475
2020/21	400	2875
2021/22	400	3275
2022/23	400	3675
2023/24	300	3975
2024/25	200	4175
2025/26	150	4325

Scenario 2: Delay in commencement of development

<i>RSS Issued in Final Form</i>	<i>Autumn 2008</i>
<i>Outline Planning Permission Granted</i>	<i>By end 2014</i>
<i>Commencement on Site</i>	<i>During 2016</i>
<i>First Completions</i>	<i>2017</i>

Year	No. of completions	Cumulative completions
2017/18	75	75
2018/19	175	250
2019/20	275	525
2020/21	300	825
2021/22	350	1175
2022/23	400	1575
2023/24	450	2025
2024/25	450	2475
2025/26	400	2875
2026/27	400	3275