

**Panel Note 2 :
Programming of development Areas**

Statement on behalf of Devon County Council

1. Exeter (Area J)

1.1 Overall scale of provision implied by the Submitted RSS

The submitted RSS includes provision for some 6,500 dwellings within Area J (Cranbrook new community) in the period to 2026. The overall scale of provision at Exeter (925 dwellings per annum) represents a significant increase in development as compared to existing adopted Plans (690 dwellings per annum).

1.2 Anticipated start date

Outline planning permission for a new community development of up to 2,900 dwellings was granted by East Devon District Council in December 2006. The adopted Local Plan and planning application both indicate a start date for construction of late 2007 (100 dwellings completed by 2008).

1.3 Development programme to 2026

Provision for what would effectively be the first phases of the new community proposals was included in the Devon Structure Plan (adopted October 2004) which anticipated the development of at least 3,000 dwellings by 2016.

The indicative phasing programme for Cranbrook, as anticipated by the scheme promoters, suggests the following pattern of delivery in order to meet the draft RSS levels of growth :

Period	Dwelling completions
2008 - 2011	1,600
2011 - 2016	2,600
2016 - 2021	2,300
2021 - 2026	0
<i>Total 2007 – 2026</i>	<i>6,500</i>

Assumed Cranbrook delivery programme

1.4 Developer involvement

Four development companies are involved in the current Cranbrook planning application proposals - Hallam Land Management, Persimmon Homes, Redrow and Taylor Woodrow.

1.5 Strategic Infrastructure requirements and programming

Infrastructure assessments undertaken in respect of the proposed development at Cranbrook have resulted in the agreement of an infrastructure investment framework, an agreement entered into by the developers and the Highway Authorities, which sets out a phased programme of investment enabling the delivery of major development proposals to the east of Exeter.

This package of infrastructure will facilitate the development of Skypark (a strategic employment site), a major Inter Modal Freight Terminal, a Science Park, and significant additional terminal capacity at Exeter Airport. The key elements of infrastructure provision agreed are as follows :

Development Provision	Infrastructure Required
2007 / 8 [Phase 1] Initial development at Cranbrook Skypark commencement	Clyst Honiton Bypass (by 500 dwellings) Public transport links to Exeter (from the start of development) Primary school 1 (500 dwellings)
c. 2016 >3,500 dwellings at Cranbrook Skypark (50% or 70,000 sq.m.) Science Park (26,000 sq.m.) IMRFT (Phase 1)	<i>Clyst Honiton Bypass</i> <i>Public transport links to Exeter</i> <i>Primary school 1</i> New rail station (by 800 dwellings) M5 : Junction 29 improvements (by 2010) M5 : Junction 30 improvements (by 2009) HQPT link to Exeter (by 2014) Enhanced heavy rail frequency/capacity (2014) Primary school 2 Secondary school open (>1,000 dwellings)
c. 2026 6,500 dwellings at Cranbrook Skypark (140,000 sq.m.) Science Park (50,000 sq.m.) IMRFT	<i>Clyst Honiton Bypass</i> <i>Public transport links to Exeter</i> <i>Primary school 1</i> <i>New rail station</i> <i>M5 : Junction 29 improvements</i> <i>M5 : Junction 30 improvements</i> <i>HQPT link to Exeter</i> <i>Enhanced heavy rail frequency/capacity</i> <i>Primary school 2</i> <i>Secondary school open</i> Improved E/W capacity at Junction 29 (about 2016) Secondary school fully operational

2. Plymouth (Area of Search R)

1.1 Overall scale of provision implied by the Submitted RSS

The submitted RSS includes provision for some 5,500 dwellings within Area R (Sherford new community) in the period to 2026. The overall scale of provision at Plymouth (1,575 dwellings per annum) represents a significant increase in development as compared to existing adopted Plans (1,000 dwellings per annum).

1.2 Anticipated start date

Planning permission is anticipated to be granted in mid 2007. Development of the Sherford new community is programmed to commence in 2007/8 with the first housing in place during 2009. Initial development during 2008 will focus on infrastructure and the main spine road.

1.3 Development programme to 2026

The development programme being advocated by scheme promoters envisages the following pattern of development :

Period	Dwellings completed
2009 - 2010	700
2011 - 2013	1,600
2014 - 2016	1,700
2017 - 2019	1,500
Total	5,500

Assumed Sherford delivery programme

1.4 Developer involvement

Development at Sherford is being promoted by a specially established company (Redtree) which will oversee the whole of the new community development process. It is not clear at this stage how individual developers will be engaged to deliver the scheme as whole.

1.5 Strategic Infrastructure requirements and programming

A considerable amount of work has been undertaken by the relevant Highway Authorities (Devon, Plymouth and the Highways Agency) in order to identify the infrastructure requirements necessary to enable development at Sherford, and at the Langage employment area, to be achieved. The key requirements and their phasing are set out below.

Development Provision	Infrastructure Required
<p>2007 / 8 Sherford - infrastructure Langage – power station</p>	<p>Spine road (A38 to A379) (by 2009) A38 Park and Ride Phase 1 (by 2009) Primary school 1 (100 dwellings)</p>
<p>c. 2016 Sherford – 4,000 dwellings Langage – 20 ha</p>	<p><i>Spine road (A38 to A379)</i> <i>A38 Park and Ride Phase 1</i> <i>Primary school 1</i> Deep Lane Junction improvements (A38) - Phase 1 (2009) HQPT link to Plymouth Primary school 2 (> 2,300 dwellings) Secondary school (> 1,000 dwellings)</p>
<p>By 2026 Sherford – 5,500 dwellings Langage – 45 ha</p>	<p><i>Spine road (A38 to A379)</i> <i>A38 Park and Ride Phase 1</i> <i>Primary school 1</i> <i>Deep Lane Junction improvements (A38) Phase 1</i> <i>HQPT link to Plymouth</i> <i>Primary school 2</i> <i>Secondary school</i> A38 Park and Ride Phase 2 (post 2016) Deep Lane Junction improvements (A38) - Phase 2 (post 2016) Primary school 3 (> 4,000 dwellings)</p>