

South West Regional Spatial Strategy

Note 2: Programming of Development Areas

Submission of East Devon New Community Partners

Cranbrook New Community

Introduction

East Devon New Community Partners comprises the following housebuilders and developers: Persimmon Homes (South West) Limited, Redrow Westcountry Limited, Taylor Woodrow Developments Limited, and Hallam Land Management.

The Panel has requested information relating to the major development areas in the south west and this would include Exeter. Specifically information is sought on:

- a) the expected start date
- b) the broad development programme in terms of dwellings per annum and any related assumptions on the number of developers expected to be involved
- c) the implications of any strategic infrastructure components for the programme

Expected Start Date

On 19th December, East Devon District Council resolved to grant outline planning consent for a new community comprising, initially, 2,900 dwellings, subject to the satisfactory completion of detailed strategies that accompany the application, under delegated authority.

With the District Council and County Council, the applicants are working towards the early delivery of the new community. To this end the District Council has received growth area funding for the calendar year 2007/8. It is the intention of the applicants to submit detailed applications/reserved matters applications at the earliest opportunity to allow the commencement of development on the site by the end of 2007. The initial phases, including of the Main Local Route, are in the process of detailed design and a planning application is in the course of preparation. This provides the opportunity to release the growth area funding.

First housing completions are anticipated in 2008.

Development Programme

East Devon New Community Partners has set out an anticipated housing trajectory for the new community based upon the assumption within the submitted RSS, that 6,500 dwellings should be completed in the plan period. In objections to the submitted RSS, East Devon New Community Partners, has argued that the new community should not be constrained to 6,500 dwellings per annum. It is argued that the policy should refer to "at least" 6,500 dwellings, to reflect potential capacity and also the ability to deliver such capacity.

In Table 1, EDNCP sets out an illustrative development programme allowing for the possibility of development beyond 6,500 dwellings and assuming 520 dwellings per annum. The total includes both affordable and private sector completions.

Table 1 – Approximate Housing Completions

	Dwellings
2008 - 2011	1400 - 1580
2012 - 2016	2500
2017 - 2021	2500
2022+	1000+

Strategic Infrastructure

Among a broad range of provisions, the outline planning application for the new community includes provision for:

- a town centre;
- a secondary school site and funding to secure the construction of a school, with provision for expansion to accommodate at least 6,500 dwellings;
- a package of public transport improvements; and
- the construction of the Clyst Honiton Bypass for which permission has been obtained.

The expansion of the new community to at least 6,500 dwellings may be accommodated through provision already made by the County Council for the potential expansion of the secondary school to 1,500 places (sufficient for at least 6,500 dwellings).

Further information on less strategic forms of infrastructure provision planned in relation to the new community will be set out in statements to the Examination.