

**SHLAA Panel Meeting**  
**Friday 6<sup>th</sup> June 2014, 9.30am**  
**Exe Room, Phoenix House**

Attendees:

Alex Hugo, Barratt Homes  
Mike Bailey, Stevens Homes  
Philip Kerr, Harcourt Kerr  
Rob Finch, Devon and Cornwall Housing Association  
Ralph Farleigh, KF Farleigh Ltd  
Ian Sorenson, Devon County Council  
Jessica Crellen (for Shaun Pettitt), Persimmon Homes SW  
Amy Roberts (for Iestyn John), Bell Cornwall  
Laura Horner, Natural England  
Cllr Richard Chesterton, Mid Devon District Council  
Cllr Polly Colthorpe, Mid Devon District Council  
Dean Titchener, Mid Devon District Council  
Nick Cardnell, Mid Devon District Council

Apologies:

Joanne Fox, Sovereign Housing Association  
Steve Russell, Devonshire Homes  
Iestyn John, Bell Cornwall  
Shaun Pettitt, Persimmon Homes SW  
Sally Parish, Highways Agency  
Andrew Bagnell, Drew Pearce

**1. Welcome, introductions and apologies**

Dean Titchener welcomed the attendees, and gave details of the apologies. Each panel members introduced themselves given some attendees were new.

**2. Minutes of the previous meeting**

The minutes of the previous meeting were considered an accurate reflection of the discussion.

**3. Methodology update**

Dean Titchener provided an update on amendments to the SHLAA methodology, in relation to housing for older people and students, discussed at the previous meeting. Katharine

Smith had undertaken further research on housing for older people and this information was presented at the meeting. Following discussions with two homes in Exeter, it was stated that one had 50% of residents previously living alone (and therefore freeing up a dwelling) and another had 88%. This information (i.e. circa 72%), seemed to back up the earlier research that for every 1.4 bedrooms in a home, 1 dwelling elsewhere is freed up. However, the panel raised concerns that this methodology did still not reflect the difference between a residential home and a nursing home. The types of homes were noted as being different in that residential homes are more likely to free up accommodation than nursing homes, which are not necessarily permanent forms of residence. It was noted that the Government would shortly be bringing out their Housing Flow Reconciliation Form for the year ending 31 March 2014 and that this should set out how housing authorities should include institutional homes in their supply figures. It was agreed that updating this part of the methodology would need to wait until the Government figures are made available.

Separately, Laura Horner raised a number of queries regarding the environmental information as presented in the site appraisals documents. She noted that the methodology required each appraisal to include detail of European wildlife sites in proximity to SHLAA sites, and that this should be considered under 'Stage A'. This was felt to be satisfactory, particularly given that there are no European sites within Mid Devon, however it was felt that many sites of lesser designations, such as County Wildlife Sites, Local Nature Reserves, Priority Habitats etc. had been omitted from the appraisals. This information was available on the Magic website. Dean Titchener confirmed that these designations had been included, as the Council has them mapped locally. In some cases they were in the appraisal under Stage A, rather than B however. It was agreed that the Council would check designations against those on the Magic website to make sure all had been included. A meeting to discuss the issue was also suggested by Natural England, and Dean Titchener agreed to set this up.

**ACTION:** Check SHLAA site appraisal's environmental information against Magic website. Set up meeting between the Forward Planning Team and Natural England.

#### **4. Sites discussion**

Dean Titchener explained that the panel had been sent two booklets of SHLAA site appraisals. These represented a working list of preferred sites prepared by officers for consideration by the panel. They were all sites that had been previously assessed by the panel, but now only the part of the site proposed for allocation was put forward, along with potential policy criteria. It was explained that the final list of preferred sites was likely to be different, as the results of further evidence came to light, whilst elected members had not yet had their opportunity to feed into the process.

Dean Titchener introduced each site, giving a brief summary of the site’s characteristics, the policy criteria proposed and the panel’s previous determination. The panel then discussed each site and determined whether each site was achievable and whether the yield and commencement rate set out was appropriate.

The following decisions were made per site:

**Tiverton, Cullompton and Crediton sites**

<b>Site</b>	<b>Rationale/comments</b>	<b>Decision / Quantity</b>
Tiverton Site 1, Tiverton Eastern Urban Extension	Year 2 start confirmed given part of site has outline consent (subject to two other sites getting consent) for 330 dwellings.	Achievable; 1550 dwellings & 30,000 sqm commercial
Tiverton Site 2, Land between Blundells School and River Lowman	Multiple viability issues raised including flooding, access, multiple landownerships, land remediation. Site only considered likely to come forward if road is needed in conjunction with Hartnoll Farm coming forward or if a smaller site area outside flood zone with single access to point to west (subject to Transport Assessment) considered to be allocated.	Unachievable (except in circumstances noted)
Tiverton Site 4b, Howden Court	No comment. <b>ACTION:</b> Site area incorrect on appraisal – this to be amended to 0.53ha.	Achievable; 10 affordable dwellings
Tiverton Site 6, Palmerston Park	Previously considered unachievable due to site gradient; no change to decision. Site may require alternative woodland planting. Also queried lack of priority habitat info <b>ACTION:</b> check site for environmental designations.	Unachievable
Tiverton Site 7, Roundhill	Year 3 start.	Achievable; 13 affordable dwellings
Tiverton Site 8, Hay Park	Application expected shortly.	Achievable; 13 dwellings.
Tiverton Site 10, Tidcombe Hall	Year 6 start (as proposed as contingency site)	Achievable; 100 dwellings.
Tiverton Site 11, Wynnards Mead	Year 6 start due to availability, low density due to listed buildings and landscape considerations.	Achievable; 70 dwellings
Tiverton Site 12,	Year 3 start.	Achievable; 8 dwellings

Moorhayes Park		
Tiverton Site 18, Phoenix Lane	Year 6 start given complexities of site, i.e. multiple ownerships (though 3 main landholdings), town centre regeneration etc, heritage considerations	Achievable; 60 dwellings, mixed retailing/office /leisure uses
Cullompton Site 1, NW Cullompton	Year 4 start to reflect need for and progress of masterplanning (consultation anticipated to start July 2014).	Achievable; 790 dwellings, 21,000 sqm
Cullompton Site 2, Growen Farm	NE raised concern about Grade 2 agricultural land and need to consider this during preparation of Sustainability Appraisal. Year 4 start as per Site 1	Achievable; 160 dwellings
Cullompton New Site 3 Emmett Lane/Rull Lane	Year 4 start as per Site 1.	Achievable: 200 dwellings
Cullompton Site 5, Ware Park & Footlands	Year 6 start to reflect would come forward after Knowle Lane.	Achievable; 38 dwellings
Cullompton Site 9, Land at Colebrooke	Concern raised regarding quantity of Green Infrastructure/Flood Zones. 2.7ha figure seems high given 4.8ha size of site. <b>ACTION:</b> Check area of flood zone/GI	Achievable only if floodzone/GI is no bigger than 20-30% of site area; 100 dwellings
Cullompton Site 18, East Cullompton	Concern re market capacity, given numbers coming forward in Cullompton. Large infrastructure requirements, which will need external funding. Not to start until Year 11.	Achievable; 2600 dwellings, 32,400 sqm commercial
Cullompton New Site 4, Acklands	Year 6 start to reflect it will only come forward after Knowle Lane.	Achievable; 34
Crediton, Site 1 Wellparks	Year 2 start to reflect planning application now in. <b>ACTION:</b> Check map boundary as not consistent with allocated area	Achievable: 185 dwellings
Crediton Site 2 Cromwells Meadow	Reduced density to 40. Year 3 start.	Achievable; 40 dwellings.
Crediton Site	Year 3 start.	Achievable; 8

4, The Woods Group		dwellings
Crediton Site 5, Pedlerspool	Natural England concern over priority habitat – though this area not proposed for inclusion within site boundary. Planning application due. Year 3 start. <b>ACTION:</b> Amend parish details to state Sandford.	Achievable; 195 dwellings; 21,000 sqm commercial
Crediton Site 6, Sportsfield	Year 6 start given relocation of rugby pitch and SoS approval for disposal.	Achievable; 50 dwellings
Crediton Site 7, Barn Park	Year 3 start.	Achievable; 20 dwellings
Crediton Site 16, Land off Alexandra Close	Year 3 start now confirmed as available.	Achievable; 15 dwellings

### Rural Sites

Site	Rationale/comments	Decision / quantity
Bampton Site 2, Newton Square	Year 3 start.	Achievable; 5 dwellings
Bow Site 1, West of Godfrey Gardens	Year 2 start as has planning permission.	Achievable; 6 affordable dwellings
Bow Site 6, Land adj Hollywell	Year 3 start.	Achievable; 20 dwellings
Bradninch Site 1, Hele Road	Year 3 start.	Achievable; 5 dwellings
Chawleigh Site 1, Barton	Year 3 start.	Achievable; 20 dwellings
Cheriton Bishop Site 5, Land north of Brakes View	Year 3 start.	Achievable; 30 dwellings
Cheriton Fitzpaine Site 2, Land adj primary school	Year 3 start.	Achievable; 26 dwellings

Cheriton Fitzpaine Site 3, Land off Barnhill Close	Year 3 start.	Achievable; 12 dwellings
Copplestone Site 2, The Old Abattoir	Year 3 start.	Achievable; 30 dwellings
Culmstock, Site 1 Linhay Close	Car parking an issue on this road. May need to consider lower density accordingly. Increase site area to include small square adjacent to north west. Increase yield. Year 3 start.	Achievable; 6 dwellings
Culmstock, Site 2 Highfields Hunters Hill	Natural England has concerns about potential landscape impacts on AONB. Also concern about traffic capacity of junction by school and increased likelihood of accidents associated with additional traffic use. <b>ACTION:</b> Ian Sorenson to look at accident record. Year 3 start.	Achievable; 10 dwellings
Halberton, New Site 1, Land adj Fisher's Way	Transport Assessment no longer required (as confirmed by Highways Agency). Year 3 start.	Achievable; 10 dwellings.
Hemyock, New Site 2, Depot	Year 3 start.	Achievable; 8 dwellings
Lapford, New Site 1	Year 3 start.	Achievable; 15 dwellings
Morchard Bishop, Site 1 Greenaway	Year 3 start.	Achievable; 20 dwellings
Newton St Cyres, Site 2, Court Orchard	Year 3 start. <b>ACTION:</b> Investigate possibility of existing school site and adjacent land being used for housing once school relocates.	Achievable; 25 dwellings
Sampford Peverell, New Site 1, Former Tiverton Parkway Hotel	Year 3 start.	Achievable; 10 dwellings
Sandford, Site 1 Fanny's Lane	Year 3 start.	Achievable; 27 dwellings
Silverton, Site 1, Land at Old Butterleigh	Year 3 start.	Achievable; 8 dwellings

Road		
Silverton Site 4, Livinghayes Road	Year 3 start.	Achievable; 8 dwellings
Thorverton, Site 1a, Allotments & paddock	Year 3 start.	Achievable; 11 dwellings
Uffculme Sites 1 & 7 (combined), Harvesters/land west of Uffculme	Year 3 start.	Achievable; 32 dwellings
Willand Sites 3 & 4 combined, Land east of M5 and west of B3181	Year 3 start. <b>ACTION:</b> Compare agricultural land grades between this site and Willand Sites 1 & 2 Quicks Farm	Achievable; 42 dwellings

A SHLAA Report, detailing the decisions of the panel will be produced later in the year and will be circulated to the group. It will form part of the evidence base of the Local Plan and will need to be available by the time the Local Plan consultation begins in the autumn.

### 5. Any other business

Laura Horner gave details of a new bespoke service being offered by Natural England to provide advice on planning issues. It could be useful on larger sites, or where green infrastructure is to be provided, or where there are protected species. It is a chargeable service. Applicants would need to complete a proforma to initiate the service; a contract will be signed between the Natural England and the applicant.

Dean Titchener thanked the panel for their attendance, and confirmed that this is anticipated to be the last Mid Devon SHLAA panel meeting this year.

The meeting closed at 12.30pm.