

Agenda Item 8

Development Management Committee

20 October 2009

JFM



East Devon Local Development Framework Issues and Options Report :

1. Further Consultation on an option for an urban extension to Exeter at Redhayes/Blackhorse, Broadclyst

Summary

This report sets out details of a further public consultation on the East Devon Local Development Framework Core Strategy relating to an additional option for an urban extension to Exeter at Redhayes/Blackhorse and seeks approval of the document for public consultation. The consultation paper is attached to this report.

Recommendations

- 1. Planning for the Future: East Devon District Council Local Development Framework Issues and Options further consultation on an additional option for an urban extension to Exeter at Redhayes/Blackhorse, be approved for public consultation.**
- 2. Karime Hassan, Corporate Director be given delegated authority, in consultation with the Chairman of the Development Management Committee and Broadclyst ward members to agree the publicity and consultation arrangements for the further consultation.**

a) Reasons for Recommendation

In response to question 7.6 in the Issues and Options Report as to whether there were any alternative options for an urban extension to Exeter to those set out in the report landowners/developers put forward areas of land to the east of the M5 in the vicinity of Blackhorse and the proposed Science Park at Redhayes. Since no third parties, including local residents have had the opportunity to comment on this option it is proposed to carry out a focussed consultation exercise in respect of this proposal. This will ensure that the Council can consider all the options for urban extensions to Exeter

on an equal basis in the light of public comments and the formal views of the County Council, Exeter City Council, the Highways Agency and other bodies and organisations.

b) Alternative Options

Not to undertake a further consultation exercise

c) Risk Considerations

The production of core strategies needs to follow the government's principles for community engagement in planning and Planning Policy Statement 12: Local Spatial Planning requires that consultation on the core strategy during the preparation phase of the plan should be proportionate to the scale of the issues involved in the plan. It is the government's view that where a new core strategy is to be produced, particularly where this is to respond to a major change in circumstances (as in the case in East Devon with significant growth proposed in the Regional Spatial Strategy in the District's West End) it will be appropriate to involve the community in considering the options for the strategy before the final document is produced. Not carrying out such consultation could result in legal action delaying document production and/or an Inspector at Examination finding the Core Strategy unsound.

d) Policy and Budgetary Considerations

The Local Development Scheme provides policy and timetable considerations for production of the Core Strategy. This further public consultation exercise is part of the statutory process to produce the Local Development Framework and can be achieved within the current LDF budget.

e) Date for Review of Decision

Feedback on the public consultation will be reported to Committee as soon as this has been analysed.

1.0 Background

Issues and Options Report

1.1 The Local Development Framework Issues and Options report was made available for public consultation between 1 December 2008 and 13 February 2009 with a questionnaire posing a series of questions. Responses were submitted by 478 individuals and organisations. In addition to these responses many respondents submitted supporting representations and documentation. The responses and supporting documentation (saved as pdf files) can be viewed in full on the Council's Planning Policy Consultation Portal on the Council website; <http://eastdevon-consult.limehouse.co.uk/portal>

2.0 Consultation on a further Option for an Urban Extension to Exeter

2.1 The Issues and Options Report set out three urban extension options to accommodate some of the 4000 dwellings the proposed changes to the Regional Spatial Strategy requires to be provided in East Devon within Area of Search 4B adjoining Exeter. These three options were all west of the M5 abutting Pinhoe. One of the questions asked was whether there were any alternative sites for such an urban extension. In response landowners/developers put forward areas of land to the east of the M5 in the vicinity of Blackhorse and the proposed Science Park at Redhayes . Since no third parties, including local residents have had the opportunity to comment on this option is proposed to carry out a focussed consultation exercise in respect of this proposal. This will ensure that the Council can consider all the options on an equal basis in the light of public comments and the formal views of the County Council, Exeter City Council, the Highways Agency and other bodies and organisations.

2.2 The proposed consultation document, which is in a similar format to the Issues and Options Report, is attached.

2.3 The publicity and consultation arrangements for the further consultation will be agreed with the Chairman of the Development Management Committee and the Broadclyst Ward Members.

Legal Implications

Considerations at para.(c) of the report identify the risk of legal challenge in the event of proper consultation not being followed through.

Financial Implications

Any financial implications can be met from the existing budget.

Background Papers

Planning for the Future: East Devon Local Development Framework Issues and Options Report, December 2008

John Maidment

Development Management Committee

Planning Policy Manager

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