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# First Regulation 19 Consultation – East Devon Local Plan – Responses by Chapter

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## 17

**Full name:** Sara Davies

**Organisation (where relevant):** Lymptone Water Quality Group

**Proposal:** 17. Implementation and Monitoring

**1. To which part of the Implementation and Monitoring chapter does your representation relate?:** Paragraph

**1(a). Please write down the paragraph or policy number that your representation relates to.:** 17

**2. Do you consider that this part of the Implementation and Monitoring chapter is legally compliant?:** No

**2(b). If no, please give details of why you consider this part of the Implementation and Monitoring chapter is not legally compliant. Please be as precise as possible.:**

There is no information on implementation, and no plans to monitor any indicators of environmental performance. How can you demonstrate progress in sustainable development? Presumably this lack of sufficient plans for implementation and monitoring should have been identified by the Sustainability Appraisal.

**2(c). Please set out the modification(s) you consider necessary to make this part of the Implementation and Monitoring chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Implementation and Monitoring chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:** Provide an implementation plan, and develop a monitoring plan that includes all key indicators of sustainable development (including environmental indicators).

**3. Do you consider that this part of the Implementation and Monitoring chapter is sound?:** No

**3(b). If no, please give details of why you consider this part of the Implementation and Monitoring chapter is not sound. Please be as precise as possible.:** Insufficient information, as stated above.

**3(c). Please set out the modification(s) you consider necessary to make this part of the Implementation and Monitoring chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Implementation and Monitoring chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:** As stated in 2(c).

**4. Do you consider that this part of the Implementation and Monitoring chapter complies with the duty to cooperate?:** No

**4(b). If no, please give details of why you consider this part of the Implementation and Monitoring chapter fails to comply with the duty to co-operate. Please be as precise as possible.:** The lack of implementation plans and absence of environmental performance indicators indicates a failure to cooperate with other relevant organisations on environmental protection and infrastructure planning.

**5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?:** No, I do not wish to participate in hearing session(s)

**Full name:** Suzanne Hales

**Proposal:** 17. Implementation and Monitoring

**1. To which part of the Implementation and Monitoring chapter does your representation relate?:** Paragraph

**1(a). Please write down the paragraph or policy number that your representation relates to.:** 17

**2. Do you consider that this part of the Implementation and Monitoring chapter is legally compliant?:** No

**2(b). If no, please give details of why you consider this part of the Implementation and Monitoring chapter is not legally compliant. Please be as precise as possible.:**

No enough detail about how design is monitored and implemented, housing should look like surrounding communities. NO MORE CREAM BOXES EVERYWHERE

**2(c). Please set out the modification(s) you consider necessary to make this part of the Implementation and Monitoring chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Implementation and Monitoring chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:** Each development should have a design manager overseeing the construction and landscape. Ensuring quality homes for people to live in .

**3. Do you consider that this part of the Implementation and Monitoring chapter is sound?:** No

**3(b). If no, please give details of why you consider this part of the Implementation and Monitoring chapter is not sound. Please be as precise as possible.:** More detail

**4. Do you consider that this part of the Implementation and Monitoring chapter complies with the duty to cooperate?:** No

**5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?:** No, I do not wish to participate in hearing session(s)

**Full name:** Mrs Margaret Elms

**Proposal:** 17. Implementation and Monitoring

**1. To which part of the Implementation and Monitoring chapter does your representation relate?:** Paragraph

**1(a). Please write down the paragraph or policy number that your representation relates to.:** 17

**2. Do you consider that this part of the Implementation and Monitoring chapter is legally compliant?:** Yes

**3. Do you consider that this part of the Implementation and Monitoring chapter is sound?:** Yes

**3(a). If yes, and you wish to support the soundness of this part of the Implementation and Monitoring chapter, please use this box to set out your comments.:** Clear and fairly concise.

**4. Do you consider that this part of the Implementation and Monitoring chapter complies with the duty to cooperate?:** Yes

**5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?:** No, I do not wish to participate in hearing session(s)

**Full name:** Rachel Danemann

**Organisation (where relevant):** Home Builders Federation (HBF)

**Proposal:** 17. Implementation and Monitoring

**1. To which part of the Implementation and Monitoring chapter does your representation relate?:** Paragraph

**1(a). Please write down the paragraph or policy number that your representation relates to.:** 17

**3. Do you consider that this part of the Implementation and Monitoring chapter is sound?:** No

**3(b). If no, please give details of why you consider this part of the Implementation and Monitoring chapter is not sound. Please be as precise as possible.:** 124.

HBF do not support the inclusion of policies within a Local Plan that merely triggers a review of the Local Plan if monitoring shows housing delivery is not occurring as expected. Such a policy does nothing to address the housing crisis or undersupply of homes. There are other more effective and immediate measures that could be introduced into policy that would enable the Council to address housing under deliver, much more quickly than would be possible through the production of another plan, or plan review.

**3(c). Please set out the modification(s) you consider necessary to make this part of the Implementation and Monitoring chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Implementation and Monitoring chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:** 123.

The Plan should include a more detailed Monitoring Framework which sets out the targets for housing (and other matters) that will be monitored and the triggers for action being taken, and what that action will be. Monitoring is essential to see if the Plan is delivery housing as expected. The monitoring framework is part of the way that the Plan delivers the flexibility is needed, so that the Council is able to respond to any changing circumstances.

125. It is important that houses are brought forward, and the matter addressed as soon as possible, if under delivery is observed. HBF would suggest, as a minimum, explicit reference should be made within the Plan's policy and monitoring framework to the potential to bring forward additional housing supply earlier. As the housing need and requirement figures for the Plan are minimum (not maximum) figures the Council could also specifically identify reserve sites and/or include policies that would allow for additional windfall housing sites that could/would be brought forward sooner to address any under delivery whatever the reason for that under performance. This could

be a shortfall in market housing permissions granted and/or completions, affordable housing permissions granted and/or completions and any failure against the Housing Delivery Test or local plan monitoring.

126. The Plan needs to set out how and when monitoring will be undertaken, and more information is needed on what action(s) will be taken when if monitoring shows under delivery of housing. Not doing so means the plan will be ineffective and therefore unsound.

**Full name:** Kerry Kennell

**Organisation (where relevant):** Ottery St Mary Town Council

**Proposal:** 17. Implementation and Monitoring

**1. To which part of the Implementation and Monitoring chapter does your representation relate?:** Paragraph

**1(a). Please write down the paragraph or policy number that your representation relates to.:** 17

**2. Do you consider that this part of the Implementation and Monitoring chapter is legally compliant?:** No

**2(b). If no, please give details of why you consider this part of the Implementation and Monitoring chapter is not legally compliant. Please be as precise as possible.:**  
All monitoring and no implementation. No solutions to how problems could be solved.

**5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?:** No, I do not wish to participate in hearing session(s)

## 17.1

**Full name:** John Loudoun

**Proposal:** 17. Implementation and Monitoring

**1. To which part of the Implementation and Monitoring chapter does your representation relate?:** Paragraph

**1(a). Please write down the paragraph or policy number that your representation relates to.:** 17.1

**3(b). If no, please give details of why you consider this part of the Implementation and Monitoring chapter is not sound. Please be as precise as possible.:** Chapter 17

The guidance on the consultation document states that the plan should be ‘deliverable not aspirational’. The principle of potential for ‘economic development’ seems to be lacking in planning considerations. The Sidbury business park, seems a case in point, when years after approval, no developer has come forward to purchase and develop the land as a business park. There is a risk that ‘history will repeat’ with plan Sidm\_34. In this case, numerous consultees have expressed concerns about the development, e.g. requiring archaeological digs before commencement, significant upgrading of drainage plans, negative impact on the AONB and the overall adverse nature of the site in a steep sided valley. Not only is there a risk that it will be a challenging site to develop, but that it will not be economical to do so. If approved the Council will no doubt ‘tick off’ 43 houses from their quota. However, this is totally disingenuous, if the land is never actually developed. The Council is delusional about their plan if applications will never result in the building of much needed homes, and should only include in the local plan, those cases that can be considered economically viable.

The definition of what constitutes 'deliverable' should be set out. A discussion of economic viability should be explicitly discussed at local plan stage.

**Full name:** Nathan Price

**Organisation (where relevant):** Tetlow King Planning

**Other party name (if relevant):** South West Housing Association Planning Consortium

**Proposal:** 17. Implementation and Monitoring

**1. To which part of the Implementation and Monitoring chapter does your representation relate?:** Paragraph

**1(a). Please write down the paragraph or policy number that your representation relates to.:** 17.1

**3(b). If no, please give details of why you consider this part of the Implementation and Monitoring chapter is not sound. Please be as precise as possible.:** We would like the Local Plan to acknowledge further the role of Housing Associations in providing affordable housing in East Devon. It would be beneficial to see the Council recognise the role of Housing Associations and encourage developers to have early active engagement with Housing Associations in the preparation of planning proposals. Early engagement enables Housing Associations to have an active role in the planning and design of developments to ensure that the development addresses local housing needs and meets the management requirements of SWHAPC members. It is recommended that the Council adds ‘Collaboration with Registered Providers’ to the delivery mechanisms for Policy H4 in the monitoring section of the draft Local Plan.

We would like to use this opportunity to highlight the successful proven track record that Community Land Trusts (CLTs) have in delivering affordable housing for local people. The Council may find it insightful to know that a number of the SWHAPC Housing Associations have delivered significant levels of affordable housing through partnerships with CLTs across the south of England. Therefore, it would be particularly useful if the Local Plan acknowledges this working relationship in order to encourage commitment in the Local Plan to support CLTs in their choice of sites. The above comments are intended to be constructive, to ensure the policies are found sound at examination. We would like to be consulted on further stages of the above document and other publications by the Council, by email only to [consultation@tetlow-king.co.uk](mailto:consultation@tetlow-king.co.uk); please ensure that the South West Housing Association Planning Consortium is retained on the consultation database, with Tetlow King Planning listed as its agent.

**Full name:** Helene Jessop

**Organisation (where relevant):** RSPB

**Proposal:** 17. Implementation and Monitoring

**1. To which part of the Implementation and Monitoring chapter does your representation relate?:** Paragraph

**1(a). Please write down the paragraph or policy number that your representation relates to.:** 17.1

**3. Do you consider that this part of the Implementation and Monitoring chapter is sound?:** No

**3(b). If no, please give details of why you consider this part of the Implementation and Monitoring chapter is not sound. Please be as precise as possible.:** There is no monitoring proposed here relating to the natural environment, including effectiveness of the yet to be developed and implemented strategy to address nitrogen emissions that already negatively affect heathland, monitoring the effectiveness of SANG provided for new developments and monitoring to ensure that other mitigation measures delivered via the South East Devon European Site Mitigation Strategy continue to be effective for the Exe Estuary and east Devon heathlands as more housing development occurs.

**3(c). Please set out the modification(s) you consider necessary to make this part of the Implementation and Monitoring chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Implementation and Monitoring chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:** The RSPB recommends the Plan including monitoring of effectiveness of actions arising from the yet to be developed strategy for addressing nitrogen deposition on heathlands, and monitoring of the effectiveness of mitigation measures in relation to recreational use of the heathlands SAC/SPA and the Exe Estuary SPA/Ramsar, to inform any changes needed to ensure the integrity of the heaths.

**5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?:** Yes, I wish to participate in hearing session(s)

**6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.:** The RSPB wishes to ensure that the Plan specifically includes a commitment to ensure that pollution monitoring, linked to the yet to be developed strategy to address traffic emissions and nitrogen deposition, is required as part of measuring the success of the Local Plan.



**Full name:** Steve Havers

**Organisation (where relevant):** National Highways

**Proposal:** 17. Implementation and Monitoring

**1. To which part of the Implementation and Monitoring chapter does your representation relate?:** Paragraph

**1(a). Please write down the paragraph or policy number that your representation relates to.:** 17.1

**3. Do you consider that this part of the Implementation and Monitoring chapter is sound?:** No

**3(b). If no, please give details of why you consider this part of the Implementation and Monitoring chapter is not sound. Please be as precise as possible.:** The publication draft plan advises that each policy should outline intended outcomes and how success will be monitored. Various monitoring reports are listed, but there is no reference to ongoing monitoring of the traffic and transport impacts of Local Plan implementation. 60. It is an objective of the Local Plan to promote sustainable transport, and we would therefore strongly recommend that additional reference is made to the monitoring of development Travel Plans and the outcomes of the emerging Greater Exeter Transport Strategy to ensure that the effectiveness of these strategies can be kept under review. Without such monitoring it will not be possible to determine whether the Authority has been successful in delivering increases in sustainable travel or whether further action is required to achieve the shift in travel modes. 61. Given the potential for the Second New Community site to have significant impacts for the SRN, we would also recommend that a comprehensive monitoring strategy be developed for the site to inform the phased build-out of development and parallel implementation of transport infrastructure improvements. Build-out of the development will take place over decades and assessment work to inform infrastructure requirements will need to consider a range of possible future scenarios. It is recommended that comprehensive monitoring of travel demands and transport outcomes should be undertaken to inform and review future development and infrastructure decisions.

## 17.2

**Full name:** Kim Miller

**Organisation (where relevant):** Historic England

**Proposal:** 17. Implementation and Monitoring

**1. To which part of the Implementation and Monitoring chapter does your representation relate?:** Paragraph

**1(a). Please write down the paragraph or policy number that your representation relates to.:** 17.2

**3. Do you consider that this part of the Implementation and Monitoring chapter is sound?:** No

**3(b). If no, please give details of why you consider this part of the Implementation and Monitoring chapter is not sound. Please be as precise as possible.:** We note that rather than including any specific monitoring indicators for heritage, paragraph 17.2 refers in general terms to monitoring of the heritage strategy. We have received a draft of this document and hope to provide comments in due course.

**3(c). Please set out the modification(s) you consider necessary to make this part of the Implementation and Monitoring chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Implementation and Monitoring chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:** Consider including specific monitoring indicators for heritage such as number of assets on the heritage at risk register, and applications granted contrary to heritage policies.