

Examination of the New East Devon Local Plan 2006-26
Additional Hearing 3
9:30am Wednesday 8 July 2015
Housing

In response to questions raised by the Inspector the Council has produced further evidence relating to housing need. This Hearing will consider that evidence by addressing the following questions:

1. The National Planning Policy Framework (NPPF) advises that Local Plans should '*be drawn up over an appropriate time scale, preferably a 15-year time horizon*'. It is proposed that the Plan period change from 2006 to 2026 to 2013 to 2031.
 - a) Is the proposed change appropriate and is it supported by the new evidence produced by the Council?
 - b) What are the implications, if any, of changing the start date from 2006 to 2013 on meeting any un met need for housing?

2. According to National Planning Practice Guidance (PPG), the starting point when assessing need should be the household projections published by the Department for Communities and Local Government. The latest projections (2012 – 2037) were published in February 2015. The authors of the 2014/15 Strategic Housing Market Assessment (SHMA) admit that the latest projections were not used as they came too late to inform the assessment and that the estimates of need in the SHMA may be higher than would be case had the 2012 based rates been used¹.
 - a) Do the SHMA, the Employment Projections Report² and the East Devon Demographic Scenario 'Policy on' Report³ provide robust and reliable evidence to support the revised housing target of a minimum of 17,100 new homes between 2013 and 2031?
 - b) If, as the SHMA says, the 2012 projections may have led to a lower estimate of need does this matter given that the NPPF seeks to boost the supply of housing and provided the level growth can be satisfactorily accommodated?

3. As submitted Strategy 1 directs about 50% of new homes to the West End, 40% to the seven main towns and 10% to smaller towns and villages. Those percentages are proposed to be deleted and according to the figures in the revised Strategy 2, the distribution would be as follows: West End, 64%, Area centres, 29% and 7% to villages and the rural area. Does this

¹ Exam Doc. PSD2015d, paragraph 8.8.11

² PSD2015e

³ PSD2015f

distribution meet objectively assessed needs, particularly in the smaller towns, villages and the rural areas?

4. As proposed to be changed Strategy 27 would no longer assign housing numbers to small towns and larger villages nor would sites be designated through a Villages Development Plan Document. The provision of new housing in the settlements listed in the revised Strategy 27 would be left to Neighbourhood Plans.
 - a) If the plan does not assign numbers or allocate sites in these settlements (informed by The Small Towns and Villages Development Suitability Assessment 2014⁴) how will the 1,123 dwellings identified for villages and rural areas in Strategy 2 be delivered?
 - b) Without strategic guidance with regard to numbers and distribution from the Local Plan, how will the Council ensure that new housing in small towns and villages meets objectively assessed needs?
5. Assuming the Plan is sound, would it, on adoption make provision for 5 years' worth of supply?
6. As submitted the Local Plan sought to deliver around 15,000 new dwellings between 2006 and 2026 (20 years x 750 pa). That target is now proposed to be around 17,100 between 2013 and 2031 (18 years x 950 pa). Assuming 17,100 is the right number; does the Plan make adequate provision for its delivery?

Participants

East Devon DC
28 Mrs M Hall CPRE
54 Dunkeswell Parish Council
151 Mr T Adams
390 Gittisham Parish Council
668 Mr D Daniel
939 Devonshire Homes Ltd
1969 Cllr R Giles
2062 Persimmon Homes (SW) Ltd
3120 Greendale Investments & Crealy Farms
3207 Wainhomes (South West) Holdings Ltd
3209 East Devon New Community partners
3165 Cllr B Ingham
3215 James Carthy and Company Ltd
3221 Green Party
3278 Seaton Park (Devon) Ltd
3347 Client Group of PCL Planning

⁴ PSD2015i

3450 Eagle One Ltd
3647 Mr M Temple
3743 Natural England
3747 Mr G Cooper
5060 Taylor Wilkinson
5122 The Crown Estate
6151 & 6200 Taylor Wimpey
6162 Gleeson Strategic Land
6186 Mrs C Grigg
6193 Stuart Partners Ltd
6207 Hallan Land Management - Pinhay Estate
6284 Redrow Homes South West
6299 Strategic Land Partnersips
6300 Blue Cedar Homes
6333 Tesco Stores Ltd
6338 Mr C Jenner
6339 Wellbeck Strategic Land LLP & The Combe Estate
6966 Chardstock Parish Council
7178 Mr & Mrs Cann
7180 Lee & Davey