

Date: 16 July 2015
Contact number: 01395 572719
Email: mdickins@eastdevon.gov.uk
Direct Fax:
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Mr A Thickett
East Devon Local Plan Inspector
c/o Programme Officer
East Devon District Council
Knowle
Sidmouth
EX10 8HL

East Devon District Council
Knowle, Sidmouth, EX10 8HL
DX 48705 Sidmouth
Tel: 01395 516551
Email: csc@eastdevon.gov.uk
www.facebook.com/eastdevon
www.twitter.com/eastdevon

Dear Mr Thickett

East Devon Local Plan – additional work following hearing sessions in July 2015

At the hearing sessions in July 2015 you set out a number of extra tasks for the Council to complete and also requested a timetable for future work.

Outstanding tasks

To summarise the tasks that we recorded, that need to be undertaken, these are:

1. to provide a schedule of projected affordable housing delivery;
2. to provide an updated overall housing delivery and five year land supply paper, specifically taking into account constraining impacts that might arise on account of meeting the requirement of and delivering mitigation under the Habitat Regulations;
3. to update housing modelling to show requirements arising from use of 2012 household formation rates;
4. to set out a statement of the proposed approach to ensuring that matters relating to
 - i. Habitat Regulation Assessment; and
 - ii. Sustainability Appraisalare appropriately addressed, specifically noting comments of Natural England.

Proposed outputs

In responding to these tasks, and noting their inter-relationships and possible issues that could arise, the intention is that all of the overall work outputs will be delivered to you at the same time. The proposed outputs, in report format, are:

- a) **An overarching report from the Council** – this will set out commentary on the extra work undertaken by the Council and summarise key findings. It will also include details of any policy changes (should these be seen as appropriate) that are proposed by the Council in response to the extra work undertaken. It is proposed that a draft of this summary report,

East Devon – an outstanding place

Chief Executive: Mark R Williams Deputy Chief Executive: Richard Cohen



and the reports detailed below, will be formally considered by Development Management Committee and Full Council.

- b) **A Housing trajectory paper** - Items 1 and 2 (above) will form a single paper that will provide an update on overall housing and affordable housing projected future build rates. This work will need to refer to item 4 which will identify potential constraining factors that might arise from ensuring compliance with the Habitat Regulations.
- c) **Housing requirements update** - Item 3 will form a separate paper and we will be working with Devon County Council and our consultants to produce this. It will provide information on housing needs arising from trend based projections and also 'policy-on' job growth projections using 2012 household formation rates.
- d) **Habitat Regulations Assessment** – we have re-appointed Footprint Ecology to update Habitat Regulation assessment work:
 - i. in respect of ensuring procedural compliance with plan making regulations;
 - ii. to advise on potential further changes to the plan; and
 - iii. to advise further on mitigation delivery.
- e) **Sustainability Appraisal** - we have re-appointed LUC to update Sustainability Appraisal work (incorporating requirements for Strategic Environmental Assessment):
 - i. in respect of ensuring procedural compliance with plan making regulations;
 - ii. to undertake assessment in respect of and to inform and refine any proposed plan changes;
 - iii. to produce a full Sustainability Assessment report in respect of the above.

Timetable for works

We propose the following timetable for the work.

Week No	Dates	Key Tasks
1	13 to 17 July 2015	Formally brief all consultants and Devon County Council on work requirements and formally write to the Inspector.
2	20 to 24 July 2015	Meeting with Footprint Ecology, LUC and Natural England to fully understand and discuss matters and concerns relating to: <ul style="list-style-type: none"> • Habitat Regulations and mitigation delivery; and • Sustainability Assessment issues and requirements.
3	27 to 31 July 2015	Ongoing work on all output tasks.
4	3 to 7 August 2015	Ongoing work on all output tasks.
5	10 to 14 August 2015	Ongoing work on all output tasks.
6	17 to 21 August 2015	Ongoing work on all output tasks.
7	24 to 28 August 2015	Publish reports for Development management Committee (and Council).
8	31 Aug to 4 Sept 2015	

Week No	Dates	Key Tasks
9	7 to 11 Sept 2015	Development Management Committee/Full Council to consider new material and any proposed plan changes. There maybe scope for meetings to be held earlier than week 9.
On/before 11 September 2015		Deliver all reports to the inspector in a format that will allow for public consultation (should this be required) and have systems up and running that will allow for consultation to start.

The above timetable is set out in draft form and we will update on any changes or amendments that may arise. On the basis of the above timetable we would envisage a possible subsequent timetable could, depending on your availability, run along the lines of:

- Mid September 2015 – Inspector invites Council to undertake consultation (assuming you advise us that this is appropriate);
- Consultation, if required, runs for 6 weeks – Mid September 2015 to the end of October 2015;
- Responses to the consultation sent to the Inspector – Early November 2015;
- Reconvened hearing session/s (if required) – Mid/late November 2015;
- Inspector’s report containing main modifications (assuming these are recommended) – Late 2015;
- Consultation on main modifications – early 2016; and
- Plan adoption – early 2016.

Yours sincerely

Matthew Dickins
 Planning Policy Manager