

Examination of the New East Devon Local Plan 2006-26

Mr M Dickins
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By email only

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Dear Mr Dickins,

I promised last week to provide a list of post submission changes which may have an impact on development viability and the findings of the viability assessments submitted in support of the Local Plan. That list is appended to this letter.

I also said that I would provide examples of monitoring frameworks which may be a useful starting point for the inclusion of a monitoring table in the Local Plan. Below are links to monitoring tables included in the Joint Core Strategy produced by East Hampshire District Council and the South Downs National Park Authority and in North Warwickshire Borough Council's Core Strategy (both of which I am examining). These examinations are ongoing and these schedules are presented as example layouts only and not so much for their specific indicators and triggers although clearly some may be relevant to the policies in the Local Plan.

Yours faithfully

A Thickett

Inspector

Monitoring Frameworks

North Warwickshire Borough Council

https://secure.northwarks.gov.uk/downloads/file/5104/hearing_7-nwbc_response

East Hampshire and South Downs National Park (for monitoring table click on 'proposed Main Modifications')

<http://www.easthants.gov.uk/ehdc/planningpolicy.nsf/webpages/Joint+Core+Strategy:+Main+Modifications>

Potential additional costs introduced by the post submission changes which could have an impact on viability (All page numbers relate to the tracked change version of the Local Plan: CD/SD002)

<u>Policy</u>	<u>Page</u>	<u>Policy Requirement</u>	<u>Potential Added Costs</u>
Strategy 5 Strategy 147 (Strategy 22)	47 154	Mitigate adverse impacts on Exe estuary and Pebblebed Heaths	Mitigation of adverse impacts
Strategy 10	55	Green infrastructure in the West End	Green infrastructure contributions or on site provision
Strategy 12 Development at Cranbrook	61	5. Infrastructure “education provision and other services	Provision of education and other services
Strategy 22 Development at Exmouth	79	5(e). Infrastructure: improved cycle links	Provision of new or improvement of existing cycle routes
		7. SANGS	Provision of SANGS
Strategy 23 Development at Honiton	84	5(e). Infrastructure: improved cycle links	Provision of new or improvement of existing cycle routes
Strategy 30 & paragraph 16.8	111	Opportunities for young people and local businesses	Targeted recruitment, training and supply chain agreements
Strategy 31	113	Live/ work units	Provision of infrastructure etc. for live/work units Compliance with building regulations Impact on sales values
Strategy 38	130	Bat/owl boxes and green roofs, sustainable waste management	Provision of bat and/or owl boxes, green roofs and provision and management of sustainable waste management systems
Strategy 43	140	Introduction of a change which may require development schemes to provide in excess of defined standards.	Provision above the standards set out in Strategy 43
Policy D1	168	5, management of waste in accordance with waste hierarchy	Management of waste in accordance with waste hierarchy
Policy TC9	233	Small scale major development to include charging points for electric cars	Impact of the provision of charging points for electric cars on small scale major developments