

From: ProgrammeOfficer [mailto:programmeofficer@eastdevon.gov.uk]
Sent: 13 December 2013 11:59
To: David Seaton
Subject: RE: PCL Planning rep 3347 - UNCLASSIFIED:

Hi David

The Inspector has asked me to tell you that the Exeter issue will be addressed in hearing 3 and that we will add Green Wedges to hearing 6.

Kind regards

Amanda

Programme Officer
Telephone 01395 571682

Our Ref DS/PCL/1325
Date 12th December 2013



Programme Officer
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Dear Ms Polley

EAST DEVON LOCAL PLAN: EXAMINATION PROGRAMME

Thank you for your letter dated 04/12/2013. I write to confirm that PCL Planning Limited will attend for those sessions that we are listed. We will, accordingly, provide statements by 10/01/2014.

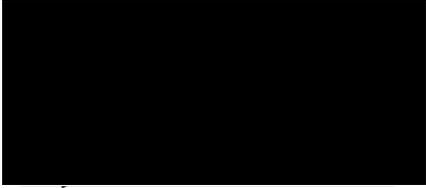
There are two matters that we wish to raise.

Firstly the inter-relationship between the Duty to Co-operate matter (Hearing 1) and Housing (Hearing 3). The Inspector will be aware from our representations of the need to accommodate 'Exeter overspill' needs and that the Council's evidence base does not consider this matter (i.e. the 15,000 figure is derived from meeting the indigenous needs of East Devon, not accommodating the 'Exeter overspill' needs that has been identified [both via the SHMA and the RSS processes]). In our view this raises serious concerns about whether the Council has, in any substantive manner, fulfilled its' duty to co-operate. It seems to us that there is little time during Hearing 3 to consider this matter and we wonder whether it may be more appropriate to consider this aspect of the meeting housing needs at Hearing 1? If so we would request that we are invited to that session.

Secondly, Hearing 6 considers the Natural Environment and Green Space and the balance to be struck in meeting the social and economic needs to coastal communities. It appears to us that it would be appropriate to consider the matter of Green Wedges (Strategy 8) during this session. The validity of the continued use of this local designation is in our view questionable. Green Wedge policy can act as a potential constraint to meeting housing need. In locations, of which there are several in East Devon, where national policy designations already substantially restrict or prevent housing delivery the use of Green Wedge policy as a further constraint prejudices delivery of key housing objectives. In addition the survey base for such this local designation is unclear, and there are inconsistencies in its application. In our view the Green Wedge designation should be removed from the Local Plan. We would ask that the Inspector allows appropriate time within the programme for this matter to be fully explored

I would be grateful if you would raise this with the Inspector.

Kind Regards,



David Seaton, BA (Hons) MRTPI
For PCL Planning Ltd

