

Examination of the New East Devon Local Plan 2006-26

Hearing 2

14:00 Tuesday 11 February 2014

Affordable Housing & Lifetime Homes

1. The 2011 Strategic Housing Market Assessment (SHMA) update identifies a significant level of need for affordable housing. To what extent will the Plan meet this need? Should the overall housing target be increased in order to facilitate the provision of more affordable housing?
2. Are the thresholds and targets set out in Strategy 34 realistic in terms of economic viability? Does the viability study take account of the other requirements placed on development through other policies in the Plan?
 - 2a. Is Strategy 34 saying that in the West End only schemes of more than 300 homes will be required to provide affordable housing?
 - 2b. Should 'abutting' in criterion 1 be defined? Would not development outside Built up Area Boundaries, other than that which accords with Strategy 35, conflict with Strategy 7?
 - 2c. Strategy 35 does not limit mixed and affordable housing outside Built up Area Boundaries to sites abutting boundaries. What is the justification for including abutting land in criterion 1?
3. Strategy 35; is the requirement for 66% affordable houses in mixed market and affordable homes schemes viable? Does it take account of the other requirements placed on development through other policies in the Plan? (as required by paragraph 16.26)
 - 3a. Why 15 houses?
 - 3b. Do the totals in Strategy 35 count to those in Strategy 27?
 - 3c. The reasoned justification at para 16.26 says that the policy applies to sites adjacent but outside settlements but Strategy 35 says 'allowed in rural settlements'. Which is it?
 - 3d. Is criterion 3 sufficiently clear? What counts as a family tie and what is meant by near their workplace?
4. With a large proportion of new housing being directed to the West End will the distribution of affordable housing meet the needs of the District?
5. Paragraphs 15.5 to 15.8, 15.18 and 16.22 to 16.24 all address affordable housing and cover similar points. This could cause confusion and have an adverse impact on the effectiveness of the Plan. Why can't these paragraphs be consolidated to sit beside and support Strategy 34?

6. Are the requirements for the provision of life time homes in Strategy 36 realistic in terms of economic viability?
 - 6a. Is it necessary to refer to smallscale major when the policy specifically states that it will apply to schemes of 10 dwellings or more?
 - 6b. According to the evidence base the whole District has high elderly population levels so where will greater proportions and lower thresholds be sought?

7. Are the provisions of Strategy 36 sufficient to secure care and extra care homes in the locations and at the numbers set out? Is the planned provision adequate?

Participants

East Devon DC
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245 Devon County Council
396 Brampford Speke Parish Council
939 Devonshire Homes Ltd
1545 West Hill Residents Association
3207 Wainhomes (South West) Holdings Ltd
3209 East Devon New Community partners
3215 Mr James Carthy
3347 Client Group of PCL Planning
3450 Eagle One Ltd
6105 Mr John Milverton
6128 Blue Cedar Homes Ltd
6162 Gleeson Strategic Land
6193 Stuart Partners Ltd
6294 SW Harp Planning Consortium
6299 Strategic Land Partnerships
6315 Devon & Cornwall Housing (DCH)
6326 Persimmon Homes (SW) Ltd
6333 Tesco Stores Ltd