

Examination of the New East Devon Local Plan 2006-26

Hearing 3

09:30 Wednesday 12 February 2014

Housing

The National Planning Policy Framework (NPPF) requires plans to be positively prepared and based on a strategy which meets objectively assessed needs; for the strategy to be deliverable and to be the most appropriate having considered reasonable alternatives.

1. The NPPF advises that Local Plans should *'be drawn up over an appropriate time scale, preferably a 15-year time horizon'*. The Plan period runs from 2006 to 2026 and, if it is found sound and adopted in 2014 would give it a life of 12 years. Should the plan period be extended and if so to what year?
2. According to the emerging National Planning Practice Guidance (NPPG), the starting point when assessing need should be the household projections published by the Department for Communities and Local Government. The 2007 Strategic Housing Market Assessment (SHMA) is 6 years old and cannot be considered to be up to date. Do the 2011 Roger Tym & Partners Report (CD/HSG002) and the 2011 SHMA update (CD/HSG020) provide a robust and full assessment of the District's housing needs?
3. The County Council's Housing Demand paper (CD/HSG023) bases its assessment on demand not need which, according to the paper (paragraph 5.1.1) *'is partially determined by housing supply but also the availability of finance'*. According to the NPPG an objective assessment of need should be based on facts and unbiased evidence and should not be influenced by things such as housing supply. Nor is the availability of finance an indicator of need, rather a constraint on the ability to form new households. In light of the above, what weight should be given to the Housing Demand paper?
4. Strategy 1 makes provision for 15,000 new homes between 2006 and 2026, is this sufficient to meet objectively assessed needs?
5. Strategy 1 envisages that 50% of new housing will be built in the West End, 40% in the 7 main towns and 10% elsewhere. Does this distribution meet objectively assessed needs, particularly in the smaller towns, villages and the rural areas?
6. Assuming 15,000 is the right number; does the Plan make adequate provision for its delivery?
 - 6a. Are the annual build rate figures for the West End realistic? Will 7,455 dwellings be delivered at the West End by 2026?
 - 6b. Is the Housing Trajectory in the Plan realistic?

7. Assuming the Plan is sound, would it, on adoption make provision for 5 years worth of supply? Should the buffer be 5% or 20%? (NPPF paragraph 47).
8. Why can't Strategy 2 and Policy H1 be combined as one policy?
9. Will the Plan deliver a range of house types to meet the needs of the District and in particular it's aging population?
10. Policy H2 requires developers to make at least 10% of plots available for sale to small builders or individuals or groups who wish to build their own homes.
 - 10a. Does this apply to sites of 15 dwellings or more or sites over 0.5ha?
 - 10b. Is it right that developers should be forced to dispose of their holdings to competitors? How would this be achieved?

Participants

East Devon DC
 28 Mrs M Hall CPRE
 55 Rockbeare Parish Council
 118 & 3278 Seaton Park (Devon) Ltd
 245 Devon County Council
 390 Gittisham Parish Council
 939 Devonshire Homes Ltd
 1002 Cllr Claire Wright
 1930 Cllr Derek Button
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 2062 & 6328 Persimmon Homes (SW) Ltd
 3120 Greendale Investments & Crealy Farms
 3188 Mr David Boyle
 3207 Wainhomes (South West) Holdings Ltd
 3209 East Devon New Community partners
 3221 Green Party
 3347 Client Group of PCL Planning
 3450 Eagle One Ltd
 3647 Mr Michael Temple
 4021 Clinton Devon Estates
 6125 Dr John Withrington – represented by Cllr Susie Bond
 6151 & 6200 Taylor Wimpey
 6162 Gleeson Strategic Land
 6193 Stuart Partners Ltd
 6207 Pinhay Estate
 6284 Redrow Homes South West
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 6294 SW Harp Planning Consortium
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 6333 Tesco Stores Ltd
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