

Examination of the New East Devon Local Plan 2006-26

Hearing 4
09:30 Thursday 13 February 2014

Employment

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. Does the amount of employment provision Plan meet objectively assessed needs?
2. Does the distribution of new employment meet objectively assessed needs?
3. Does the plan make sufficient provision for and create the right conditions for the creation of employment in rural areas?
 - 3a. Why should farmers have to demonstrate a 'genuine need' and who determines whether a need is reasonable? (Policy D7)
 - 3b. Does the requirement for rural buildings to be no longer required for agriculture accord with the National Planning Policy Framework? Would not the re use for employment be a 'diversification use'? (Policy D8a)
 - 3c. What is the justification for the 0.25ha size limit in Policy E5(3)?
4. Will the Plan deliver the quantum of development set out under Strategy 1 and Policy E1?
5. Would the aims of the Plan be more clear and therefore, more effective if the table under Strategy 1 and Policy E1 were combined under one policy?
6. Is Strategy 31 realistic? Is it feasible to link jobs and housing in the way proposed in the Plan? (1 house = 1 job). How will it be achieved?
7. Are the requirements for live/work units and home working realistic, desirable and achievable?
 - 7a. What is a live/work unit, how will it be different from a non live/work unit?
 - 7b. How will provision for home working be incorporated into individual dwellings? What impact will this requirement have on the viability and delivery of new housing?
8. Paragraph 16.14 is a statement of policy not reasoned justification. Does it comply with the regulations regarding the use of CIL and Section 106 agreements?

9. Notwithstanding Q6 above, should paragraphs 16.14, Strategy 32 and paragraphs 24.5, 24.6 and Policy E3 be combined? Is there conflict between Strategy 32 and Policy E3 with regard to the period required for marketing?
10. Will the requirements of Strategy 29 and 30 deter new employers/investors? Would seeking to achieve the aims of these policies through Section 106 agreements comply with Regulation 122 of the Community Infrastructure Levy Regulations 2010?
11. Where is the evidence/what is the justification for the 80% and 10% figures in Policy E7?
12. Should Strategy 17 be modified to specifically state that the expansion of the operational area of Exeter International Airport will be supported?
13. Should the 5ha allocated at Exeter Airport Business Park be defined as a strategic allocation? Should provision be made to further extend the business park later in the plan period?
14. Do Strategy 17 and Strategy 18 set out an effective framework for the development of Exeter International Airport and the business park?

Participants

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