



Planning, Transportation and Environment

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30 January 2020

Dear Sir/ Madam

Devon County Council Response to the planning policy consultation for the draft affordable housing supplementary planning document.

Thank you for providing the opportunity to comment on this document. This response provides the formal views of Devon County Council. This response is provided in the context of the County Council as a provider of infrastructure, particularly transport and education.

The County Council is aware that the CIL regime in East Devon is currently under review and therefore the way in which infrastructure is funded may become more flexible; combinations of CIL and s106 may be used to fund infrastructure going forward. Irrespective of this context, it is important to note that the impact of affordable housing needs to be mitigated by the development in question either through s106 or CIL.

Following the statement above, the County Council would seek developer funding towards transport improvements from all housing, including affordable units, to be consistent with its approach across the County.

In terms of education, developer funding from all residential development (both market and affordable) is vital to ensure that local, appropriate education provision can be made in a timely manner. Although local policies and criteria exist for identifying people who qualify for affordable housing, such homes are not specifically ring fenced for local families currently living in a specific town or village. In this context, the provision of affordable housing can often lead to the movement of families into a town with children needing to be accommodated in local schools. Such children would otherwise not have been in these schools. Discussions with schools often highlight the potential impact of affordable homes being provided locally with families moving in the school catchment areas and the additional pressure that may be placed on local school places. If appropriate funding is not secured from both market and affordable housing units the delivery of this infrastructure could be jeopardised as additional funding which the County Council may receive from other sources such as the Government may not be sufficient to meet the overall need.

I hope these comments are useful and if you have any questions please do not hesitate in contacting me.

Yours faithfully,



Mike Deaton

Chief Planner