

Affordable Housing

Supplementary Planning Document

Adoption Statement



In accordance with Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), notice is given that East Devon District Council adopted an Affordable Housing Supplementary Planning Document (SPD) on 25 November 2020.

The accompanying Consultation Statement sets out the representations made in relation to two rounds of public consultation on the SPD, and how they have been taken into account. The resulting modifications made to SPD can be summarised as:

- Simplify references to national policy/guidance to make the document more concise.
- Clarify in several places that the purpose of the document is to provide guidance on implementing Local Plan policies, rather than setting additional policy requirements.
- Delete reference to the Homes England methodology for calculating land values.
- Add reference to national guidance on vacant building credit.
- Delete text requiring applicants to justify the mix within the 30% 'intermediate or other' category.
- Make clear that the Strategic Housing Market Assessment and Devon Home Choice are evidence of need and not policy requirements.
- Clarify overage requirements.
- Allow potential occupants of affordable housing to be sought from a variety of areas simultaneously as a more efficient way of letting/selling these homes.
- A series of changes made to the standard affordable housing s.106 agreement in light of responses received.
- More clearly say that changes to tenure mix will be considered before lowering overall levels of affordable housing, making clear that the tenure mix is a policy target.
- State that larger clusters (more than 10 dwellings) of affordable homes can come forward where necessary and able to promote social cohesion and a mixed and balanced community.
- At strategic sites in the West End, occupants with connections to Exeter should be allowed; whilst sites elsewhere in East Devon can consider those with a connection to the county of Devon, then with adjacent counties.

In accordance with the Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020, the Affordable Housing SPD and this Adoption Statement is available on the council's website at <https://eastdevon.gov.uk/planning/planning-policy/housing-issues/affordable-housing/>

The Consultation Statement, Screening report for Strategic Environmental Assessment and Habitats Regulations, and Equalities Impact Assessment can also be seen on the council's website.

Any person with sufficient interest in the decision to adopt the Affordable Housing Supplementary Planning Document may apply to the High Court for permission to apply for judicial review of the Council's decision to adopt the SPD. Any such application must be made promptly and in any event not later than 3 months after 25 November 2020.