

Correspondence from Richard Holman accepted as additional Regulation 16 representation

From: [REDACTED]
Sent: 08 September 2022 16:28
To: Angela King <AKing@eastdevon.gov.uk>
Subject: Fwd: Housing Needs Survey - 2017 - 5 year anniversary

Hi Angela,

I think this is such an important matter that the whole of the neighbourhood plan has been built around data and information that is null and void. Effectively in my opinion the whole exercise of the neighbourhood plan is null and void and I want to see what the examiner has to say on the matter. It is eminently clear from all the legal text I have read that the 5 year period is non negotiable and as such this needs to be addressed by the examiner.

So please send all of my emails to you I have sent today (x4) to the examiner. At least if he has them he can choose what to do with them.

Thank you for all your help.

Richard

From: [REDACTED]
Sent: 08 September 2022 14:33
To: Angela King <AKing@eastdevon.gov.uk>
Subject: Re: Housing Needs Survey - 2017

Hi Angela,

Just an update, this is the wording from the HNA regarding Broadclyst.

Principal Conclusions

The survey identified a need for 16 affordable homes and 27 open market homes in Broadclyst within the next 5 years.

This statement clearly demonstrates this HNA was designed to be only valid for 5 years. We are going to be going into year 6 soon and as such the data broadclyst relied on is null and void and cannot be now relied upon as we go into year 6.

Thank you, Richard

From: [REDACTED]
Sent: 08 September 2022 14:29
To: Angela King <AKing@eastdevon.gov.uk>
Subject: Re: Housing Needs Survey - March 2017 - Out of date

Hi Angela,

Sorry to write a follow up email but I have just noted that the HNA to which you directed me below is dated March 2017, that is about 5 years 6 months old. If this is the case it means that all of the figures and methodology used by the Broadclyst Neighbourhood Plan is either older or at least 5.5 years old.

I have just read on the government website that indeed an authority must at least review and update the needs and assessments prior to the end of a 5 year period to continue to use such old and antiquated data. I have again looked through the Broadclyst website and indeed the EDDC website and I cannot find anywhere this re-assessment or new HNA in existence and this is confirmed by you stating no such document exists.

I personally believe that due to the very important part this document plays in the Broadclyst Parish Councils neighbourhood plan application, then this means that the Neighbourhood plan is null and void. Can you please look into this and reply to me explaining the EDDC's view on this matter.

More importantly than that can you ensure this email is passed directly onto the assessor who is currently overseeing the Regulation Section 16 consultation.

Can you please confirm that this email has been passed to the correct consultant in relation to Reg 16.

Thank you, Richard

From: [REDACTED]
Sent: 08 September 2022 14:07
To: Angela King <AKing@eastdevon.gov.uk>
Subject: Re: Housing Needs Survey - 2017 - 5 year anniversary

Hi Angela,

Is there a date to which the HNA (Housing Need Assessment) which is currently the 2017 document, needs to be replaced or updated? I was under the impression after a 5 year period the HNA needs a replacement document to go forward into the future?

Therefore am I correct in stating that on the 5th anniversary of the acceptance of the 2017 HNA this document becomes null and void?

Thank you, Richard