

East Devon District Council, Blackdown House
Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ

SENT BY EMAIL
LocalPlan@eastdevon.gov.uk.
31/03/25

Dear Planning Policy Team,

EAST DEVON LOCAL PLAN 2020 to 2024: REGULATION 19 PUBLICATION DRAFT, FEB 2025

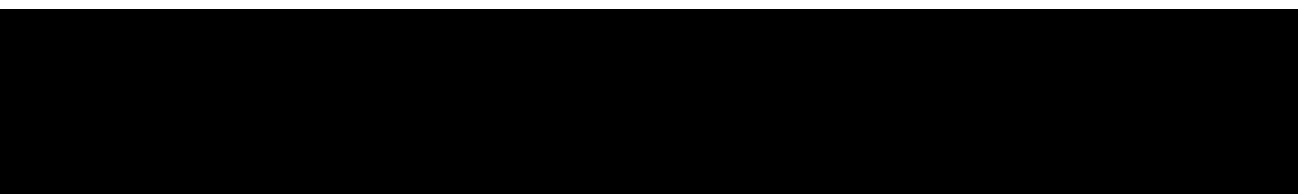
1. Thank you for consulting with the Home Builders Federation (HBF) on the East Devon Local Plan Publication Version (Regulation 19).
2. The HBF is the principal representative body of the house-building industry in England and Wales. Our representations reflect the views of our membership, which includes multi-national PLC's, regional developers and small, local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing.
3. The HBF have not commented on every policy, only those of relevance to our members.

Overarching comments- Concerns about Legal Compliance

Impact of the Dec 2024 revisions to the NPPF

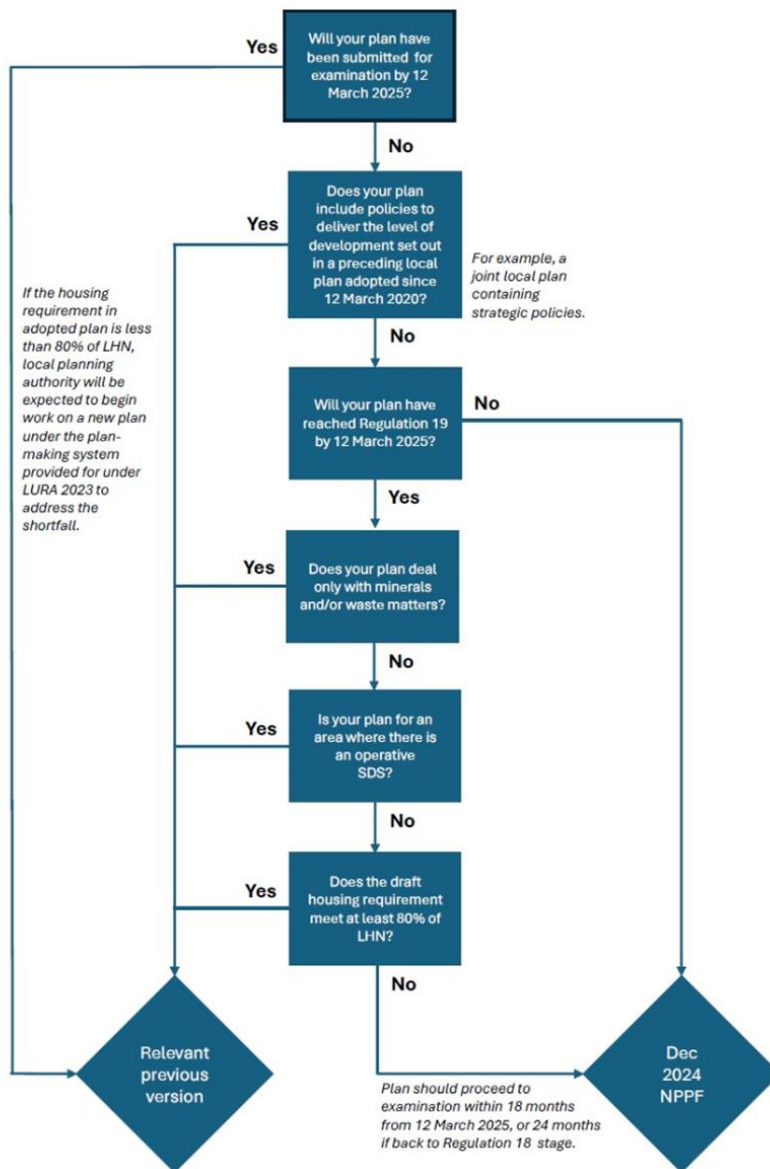
4. The HBF notes a new NPPF including the new standard method for calculating housing need was published alongside the NPPF on 12th Dec 2024. In our view this has implications for the production of the Plan and the policies it contains. The transitional arrangements set out in the NPPF¹ state that *'for the purpose of preparing local plans, the policies in this version of the Framework will apply from 12 March 2025 other than where one or more of the following apply: the plan has reached Regulation 19 (pre-submission stage) on or before 12 March 2025 and its draft housing requirement meets at least 80% of local housing need; [or] the plan has been submitted for examination under Regulation 22 on or before 12 March 2025; [or] the plan includes policies to deliver the level of housing and other development set out in a preceding local plan adopted since 12 March 2020 . . .'*
5. The Government's is clear that its overarching housing policy seeks to deliver 1.5 million new homes over the course of the Parliament and the introduction of the new stock-based standard method is intended to result in a significant uptick in the delivery of new homes. For new housing to be delivered within the Parliament, work to support this increase must start immediately.
6. It is the HBF's understanding that the intention of the 80% allowance in the standard method was for it to be a test to be applied to Plans that were an advanced stage of preparation and were progressing and had already set a housing number. If, for these Plans, the housing figures were less than 80% of the new standard method the Council needed to revisit the housing figures but if was 80% or more, then the benefits of continuing with a plan and getting a plan in place, albeit with lower numbers, outweighed the disbenefits of not having a Plan.

¹ NPPF 2024 paragraph 234



7. However, this is not how East Devon Council is attempting to use the regulations. In this Plan the transitional arrangements are being used to try and justify this new Plan only having to plan for 80% of the standard method. The housing requirement has been derived on this basis; the 80% is how the Council have come up with their housing figure, it is not being used as test being applied to an existing housing figure in a well-advanced Local Plan. HBF do not believe that the way East Devon intends to proceed was the intention of the Government’s transitional arrangements.
8. The Government Response to the proposed reforms to the NPPF and other changes to the Planning system consultation² provides a helpful flow diagram of the transitional arrangements, which is copied below (see Figure 1).

9. **Figure One: Transitional Arrangements Flow Diagram**



² <https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/outcome/government-response-to-the-proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system-consultation#the-future-of-planning-policy-and-plan-making>

10. This clearly sets out that Plans at Reg 19 stage should be meeting **at least 80%** of the standard method, not be planning for 80% of the standard method. Other national policy in the NPPF, PPG and elsewhere is clear that the Government seeks to increase house building, and Plans that are only aiming to deliver 80% of their part of the national requirement cannot be consistent with the wider Government housing policy objectives.
11. It is noted that the flow diagram also clearly set out a timeframe for the progression of a Plan under the transitional arrangements. HBF particularly note that the Plan should proceed to Examination within 18 months of 12 March 2025. In this case however this Reg 19 consultation is not the final version of the Plan as it is intended to be published. As the council acknowledge, a further consultation on the policies relating to the new community in the West End is needed. HBF note that if this was a Preferred Options consultation under Reg 18, which is arguably is, the Council would not be able to benefit from the transitional arrangements and even attempt to make an argument that they can plan for only 80% of the new standard method. In our view this adds further weight to our concerns about the failure of the plan to comply with national policy.
12. The new NPPF therefore provides an important context on the wider Government's objectives around housing, which add further weight to the concerns we have raised about the failure of the East Devon Local Plan fully grasp the challenges of meeting the housing needs and proactively plan to do so. We would suggest that the new requirements and the transitional arrangements underscore that changes are needed to this Plan in relation to housing requirements and its monitoring. In our view such changes will be needed in order for the plan to be found sound.
13. We would ask that the Council fully consider the implications of the new NPPF, the intention of the transitional arrangements, and new standard method on this Plan. In HBF's view, the content of the new NPPF further underlines the importance of the Council taking efforts now to positively plan for the level of housing and infrastructure needed in East Devon, now, and not delay these decisions to sometime in the future. The Government's intentions to meet the housing needs of the nation in full, is very clear, and this is reflected in the transitional arrangements. We would therefore support the Council if they were to choose to take a pause to update their plan to reflect the new housing requirement in full.
14. Both the new (2024), and previous (2023) planning guidance are clear that Local Plans should be proactively planning for their area, which includes helping to address the housing crisis. However, the East Devon Plan is not contributing as much as it could, or should, be to helping to meet this key national housing policy goal. As such the Plan is not doing what it should be to make its contribution to achieving this national policy objective, as such it is currently unsound.

Observations about the Local Development Scheme

15. The Council's own Local Development Scheme³, published in Feb 2025, clearly shows two Reg 19 consultation being planned, one that would start before the March 12 deadline which would be able to utilise the transitional arrangements and one that will occur after that cannot. As such HBF believe that if the Council complies with its own LDS, which is a requirement of the planning regulations, it cannot also seek to proceed under the transitional arrangements.

³ <https://democracy.eastdevon.gov.uk/documents/s26329/5aAppendix1newLDS.pdf>

Concerns about the Plan Period

16. HBF note that page 4 of the consultation document explains “The plan in current draft form covers all local plan matters with the exception of full policy details on the new community proposals. Evidence work, as at early 2025, is ongoing in respect of the new community (see specifically Strategic Policy WS01 in this plan) as well as on other inter-related local plan matters. Once this evidence work is completed, and policy gaps in the plan can be filled in, and further policy refinement undertaken, the second phase of consultation will take place.
17. HBF note that this Plan is intended to cover the period from 1 April 2020 to 31 March 2042. The NPPF states strategic policies should look ahead over a minimum 15-year period from adoption and that where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery.
18. In recognition of the time that it can take to progress a new Local Plan through all its required stages, and the Council’s stated need to undertake a further Reg 19 consultation about matters relating to the new community, HBF consider it is unlikely that that this Plan would be adopted in 2026, and therefore suggests that the Council should consider extending the Plan period to ensure that a 15-year period is provided post adoption of the Plan. It will also be important for the evidence base to be consistent with the Plan Period.

New Information on BNG and LNRs

19. As you may be aware the Government recently⁴ published additional Guidance on how Local Nature Recovery Strategies should be integrated with/feed into Local Plan Making⁵. This guidance adds further weight to the comments we are making in relation to BNG policies in this Plan. We would encourage the Council to review the new guidance and fully consider its implications for this Plan.

Chapter 2: The Vision and Objectives

The Vision and Objectives are not positively prepared and as such the Plan is unsound

20. Objective 3: Meeting future housing needs, seeks to provide high quality new homes to meet people’s needs. In order to be positively prepared HBF believe the Plan should set out its objective to meet the Housing Needs of East Devon in full.

Chapter 3: The Spatial Strategy

Strategic Policy SP01: Spatial strategy

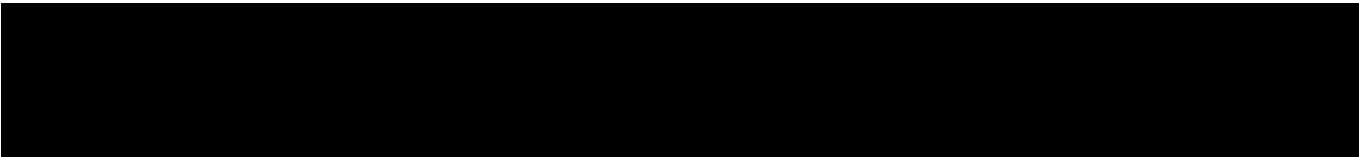
The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

21. HBF does not comment on individual sites, other than to say the Plan should provide for a wide range of deliverable and developable sites across the area in order to provide competition and

⁴ On 19th Feb 2025

⁵ <https://www.gov.uk/guidance/plan-making> and <https://www.gov.uk/guidance/natural-environment#local-nature-recovery-strategies>

choice to ensure that housing needs are met in full. The soundness of strategic and non-strategic site allocations, whether brownfield or greenfield, will be tested in due course at the Local Plan Examination.

22. The spatial strategy seeks to concentrate development in the West End including a proposed new settlement but this is not explicitly mentioned within the wording of the policy. HBF recognises the Council's intention to undertake further consultation on the details of the new settlement. We would however still expect the Plan to set this approach out as a part of the spatial strategy in this policy.
 23. As set out earlier, in our concerns about legal compliance section, in the HBF's view the housing requirement is too low and such additional development will be needed. This will require the allocation of additional sites across East Devon in order for the Plan to be sound.
 24. The spatial strategy of the Plan should also recognise that there may be clusters of villages that provide a range of services for that area within reasonable travelling distance of each other, so villages may need to be grouped together. These areas might be able to sustainably support a substantial level of development but may not have all the services within one particular village.
 25. Similarly, the Plan should recognise that settlements that currently do not have services could expand to include those services if new development is allocated in those areas. The current range of village services should not be used as a basis for only locating development close to existing services, it could in fact also identify where services could be improved through new development. Allocating housing sites in rural areas can also provide opportunities for small sites which are particularly helpful for SME builders.
 26. HBF do not comment on individual sites. We would however expect the spatial strategy to follow a logical hierarchy that provides an appropriate development pattern and supports sustainable development within all market areas. HBF would request that the Plan's approach to the distribution of housing should ensure the availability of a sufficient supply of deliverable and developable land to deliver the housing requirement in full.
 27. HBF also notes that new settlements and large urban extensions can have long lead times. Reliance on one (or more) new settlement(s) and/or urban extension(s) for housing delivery may mean delivery from these sources will occur later on in the Plan period. This increases the importance of the need for a range of other sites to be provided to ensure a Five-Year Land Supply and early delivery of much needed housing. It will be important for policies and allocation in the Plan to provide for a range of housing sites, and as such the site selection methodology needs to reflect this.
 28. Therefore, although HBF do not comment on specific site allocations, we find this policy is unsound because additional housing allocations are required. We are of the view, for the reasons details elsewhere in our representation, and so not repeated here, there need to be more housing allocations. This will necessarily impact on the spatial strategy of the Plan.
 29. HBF would also request that the wording of this policy should clearly set out the different components that make up the housing supply, where it is to be located, and when it will be delivered, in much the same way this issue has been addressed in the policy for Employment Land delivery in Strategic Policy SP04: Employment provision and distribution strategy. This would go some way to addressing our concerns about the lack of clarity of the housing delivery pipeline, sources of supply, and how this links into the Monitoring Framework, which we have raised in relation to other policies in the Plan and the overall approach to housing that the Council is pursuing.
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Strategic Policy SP02: Levels of future housing development

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

30. HBF have significant concerns about the way the Council has arrived at its housing requirement. These are set out more fully in our response to the legal compliance section. In HBF's view the housing requirement is too low and such additional development will be needed. This will require the allocation of additional sites across East Devon in order for the Plan to be sound. HBF also have concerns about the windfall allowance, the stepped trajectory, the 'headroom' allowance, the national requirement for small sites, the role of the new settlement, and how this Plan links to the Cranbrook Plan.

The Housing Requirement and the Standard Method Calculation

31. Para 3.11 of this East Devon new Local Plan Reg 19 consultation says:

"The Local Plan housing provision follows transitional arrangements set out under the December 2024 redraft of the NPPF. The new standard method generates an annual average housing number (at February 2025) of 1,188 dwellings. Providing for 80% of this (para 234 of the December 2024 NPPF) generates the annual average housing level of 950.4 new homes, a 22-year plan requirement of 20,909."

32. In HBF's view, this is simply not correct. The introduction of the new standard method in the Dec 2024 NPPF requires the new standard method figure to be the starting point for setting the housing requirement in a Plan. HBF acknowledge that Plans that have reached the Reg 19 consultation stage before 12 March are able to proceed under the transitional arrangements, however as mentioned earlier, HBF would question if this Plan should be able to benefit from these provisions, and indeed even if it can, whether only planning for 80% of the housing requirement is in fact the intention of the transitional arrangements.
33. The Council acknowledges the requirement for further consultation on the key spatial elements of meeting the housing needs in East Devon, the new settlement, HBF would therefore have expected an Issues and Options type Reg 18 consultation to be followed by a Preferred Options Reg 18, and then a Reg 19 consultation on the final version of the Plan, as it is intended to be submitted for Examination. The fact this is not the intention behind this version of the Plan could be seen as a failure to follow the correct processes and/or an attempt to manipulate the transitional arrangements to get an adopted Plan that does not have to plan for the full housing requirements. HBF strongly suggest that the need for an additional Reg 19 consultation on this Plan, means it has to be considered under the Dec 2024 NPPF in full, not the transitional arrangements, and as such the Plan must plan for the full housing requirement calculated using the new standard method.
34. Indeed, the standard method housing requirement has always been the minimum starting point for setting the housing requirement, and HBF support more housing than the standard method housing requirement in order to support economic growth, deliver more affordable housing, provide a range and type of sites and to support small and medium house builders. HBF would therefore argue that the standard method should be the minimum starting point for establishing the housing requirement for East Devon, and the Council should be considering each of these factors in turn to establish whether or not they justify a higher housing requirement.

35. In para 3.11 the Council acknowledges it has an affordable housing need of 4,477 over the Plan period, which the plan says is “justified by the latest evidence of affordable housing” when set against the housing requirement of 20,909 dwellings (a figure HBF questions), this suggests a need for affordable housing that could justify a higher housing requirement. No mention is made of the need to provide for a range and choice of sites, the need to support economic growth, or the need to support diversification of housebuilding through the allocation of small and medium size sites to support SME builders. Each of these reasons, on their own or in combination, could support the need for a higher housing requirement.

Concern and Lack of clarity about a “Surplus”

36. As HBF do not agree that the housing requirements is sound, and as such we do not believe there is any ‘surplus’ housing being planned for in this Plan. Adding to our concerns about the figures, the explanation for the numbers given in the wording of para 3.11 is confusing and unclear as to how the headroom/surplus of 9.8% has been calculated. It would be more usual for these figures to be clearly explained and set out within the policy wording in a Table, rather than lost in a word salad of the supporting text. This policy needs to include specific reference to the annual monitoring requirement, this is essential for the Plan to be effective, and therefore sound.
37. In para 3.1 the Council says “Providing for 80% of this (para 234 of the December 2024 NPPF) generates the annual average housing level of 950.4 new homes, a 22-year plan requirement of 20,909.” We strongly dispute this is the standard method baseline that should be the starting point for setting the housing the requirement, and other factors would justify the housing requirement that should in any respect be higher than the standard method in East Devon. However, even from an 80% of standard method starting point the Council are still then seemingly doing everything they can to minimise the calculations of the amount of housing that need to be provided for in this Plan, despite the Government’s clear injective to increase housing delivery.
38. HBF believes that in order to be sound and to comply with the requirement for the Plan to include flexibility a surplus of more that 9.8% is needed.

Concerns about Windfall

39. HBF are concerns about the level of the windfall allowance being made in the Plan. HBF are of the view that any allowance for windfall should not be included until the fourth year of a housing trajectory, given the likelihood that dwellings being completed within the next three years will already be known about, as they are likely to need to have already received planning permission to be completed within that timeframe. We also would be supportive of windfall sites being additional to the housing requirements, providing further choice and flexibility in the market.

Stepped trajectory

40. HBF are also concerned that the stepped trajectory does not reflect the Government’s clear national drive for an immediate uptick in housing delivery. Whilst we appreciate and agree with the challenges of delivering a large-scale new community (see our comments later on) and as such it is reasonable to assume delivery of completed housing units will not occur until later in the plan period, relying on this approach will not deliver the housing East Devon needs in the short and medium term.

Small sites

41. HBF note the national policy requirement around the need for Small Sites. The NPPF requires Local Plans to identify land to accommodate at least 10% of the housing requirement on sites no larger than one hectare, unless there are strong reasons why this cannot be achieved. HBF has undertaken extensive consultation with its small developer members. One of the chief obstacles for small developers is that funding is extremely difficult to secure without a full, detailed, and implementable planning permission. Securing an implementable planning permission is extremely difficult if small sites are not allocated. Without implementable consents lenders are uneasy about making finance available or the repayment fees and interest rates they set will be very high. Small developers, consequently, need to invest a lot of money and time up-front in the risky business of trying to secure an allocation and a planning permission, and this is money that many small developers do not have.
42. Therefore, the Council should set out in the Plan's policies and evidence base to set out how the plan will deliver 10% of homes on sites of less than one hectare, as required by paragraph 73 of the 2024 NPPF. Indeed, the HBF would advocate that a higher percentage of small sites are allocated if possible. Such sites are important for encouraging the growth in SME housebuilders who will tend to develop these sites but rarely see the benefits that arise from the allocation of sites in a local plan. Up until the 1980s, small developers once accounted for the construction of half of all homes built in this country resulting in greater variety of product, more competition, and faster build-out rates. Since then, the number of small companies has fallen by 80%.
43. HBF have been unable to find within the evidence base any analysis of how the small site requirement will be delivered within this Plan. This information needs to be provided and HBF may wish to comment on it once it has been. HBF also note that support for small and medium builders need not be limited to only small sites of less than 1Ha. SMEs also deliver on other types of non-strategic sites (for example up to 100 units). The inclusion of additional non-strategic allocations would expand the range of choice in the market, and (possibly most importantly), be of a scale that can come forward and making a contribution to housing numbers earlier in the plan period.

The role of Cranbrook

44. HBF, and the consultation document, recognise that Cranbrook new community benefits from its own Cranbrook Plan. Para 1.4 of this consultation document explains that "The adopted Cranbrook Plan remains part of the Development Plan and is the primary plan for determining planning applications at Cranbrook. However, many policies in this new local plan will also apply within the Cranbrook Plan area and should be applied alongside Cranbrook Plan policies which will remain in place as part of the Development Plan".
45. Despite this recognition the Plan, and this policy in particular, remains unclear about how the housing delivery at Cranbrook, which already has permission(s) will contribute to the delivery of the delivery of the housing requirement in East Devon. We would request that the housing trajectory specifically identifies Cranbrook development as a particular source of supply. This will be important for monitoring as indicates under-delivery of housing in Cranbrook this would necessitate a different response under the plan, monitor, manage approach, that say for example an under-delivery of housing in the villages, or a particular town.
46. HBF would also note that in relation to employment needs within the Plan it is important to recognise the interrelationship between homes and jobs, both whilst under construction and once occupied as people's homes.

The Importance of the role of the New Settlement within this Plan

47. The NPPF encourages plans to look 30 years into the future when setting a long-term vision for their area. Strategic policies should look ahead over a minimum 15-year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. The NPPF also confirms that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements. Where larger-scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery
48. We note the Council intention to develop a new settlement as one of the keys ways it will meet its housing need. HBF has no objections in principle to bring forward a second new community in East Devon, which is supported by the NPPF. However, it is important to recognise the potential for there to be a significant lead in time for first homes to come forward on new developments of this scale and the Council's housing trajectory will need to carefully consider appropriate lead in times and delivery rates for the new community. It can take many years if not decades for a new settlement to be delivered, and the suggestion that houses would be completed and able to make an early contribution to the housing land supply of this plan is ambitious if the decision on how to progress a new settlement was made now.
49. In addition, deferring further policy on the new community the decision until a further Reg 19 limits opportunities for engagement at this stage and creates uncertainty, especially as it is such a key part of the spatial strategy and delivering the housing requirement, two key strategic elements of this Plan. This includes decision on the potential delivery vehicle for the new community which we understand includes the potential to consider the use of a Local or New Town Development Corporation – the complexities of bringing forward development under such a delivery vehicle means that the new community would be highly unlikely to be able to make provision for development in the timescales anticipated by the plan (and required to meet the urgent need for new housing and other development in the plan area). Careful consideration of appropriate lead in times and delivery rates will be needed but it is likely that additional sites in other locations will also need to be allocated to meet the resulting increased housing requirement elsewhere.
50. The Plan should more clearly acknowledge that the new community will take time for it to be worked up and developed. Securing outline and detailed planning permission takes time, and the development still needs to be built out. East Devon has direct experience of the time scales involved and resources needed to deliver new communities, gained from its experience of facilitating the delivery of Cranbrook. Although the failure of this 'Publication Version' of the Plan to fully address this issue has been acknowledged and will be addressed by further consultation on this issue. These do suggest the Plan, at this stage is not ready for submission to PINS, as would be expected at a Reg 19 consultation.

Concerns about the Housing Trajectory in Appendix One

51. HBF welcomes the inclusion of a housing trajectory within the Plan, as this is essential for the effective monitoring of the Plan. However, the Appendix One housing trajectory is currently insufficient. In order to enable effective monitoring and to demonstrate the 5 Year Land supply on adoption of the Plan the Housing Trajectory should be expanded to show a minimum the site-by-site, year-by-

year breakdown of housing delivery over the plan period. This must also then link into the Monitoring Framework for this Plan.

52. As mentioned earlier, in order to enable effective there is a need to split out delivery from Cranbrook and delivery of the sets of the housing requirement.
53. The trajectory also clearly illustrates and underlines our concerns about the phasing of the housing requirement over the plan period with the majority of the housing being delivered later in the Plan period. This conflicts with the overarching national policy approach of seeking to increase house building in the short and medium term.
54. The housing trajectory should also be clear how much of the housing requirement is to be delivered through Neighbourhood Plans. As neighbourhood planning is an entirely voluntary activity and as such is outside of the control of the Council, HBF do not believe housing delivered through Neighbourhood Plans is a reliable enough source of supply to contribute to the Housing Land Supply Position, and they should be viewed as providing additional capacity.
55. Overall, therefore HBF do not believe the housing requirement or the housing land supply is sound, for all the reasons listed above, and the Council need to fundamentally revisit the Plan. The need for the Plan to be considered under the new Dev 2024 NPPF, and not the transitional arrangements, fundamentally increases the starting point for the housing requirement considerations which HBF would then argue need to be higher for the reasons set out above. In our view this means the Plan needs to be wholly revisited to include a higher housing requirement and additional housing allocations. We cannot see how our concerns, which are so fundamental, could be addressed through the EIP process by suggested Main Modifications.

Strategic Policy SP03: Housing requirement by Designated Neighbourhood Area

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

56. As neighbourhood planning is an entirely voluntary activity and as such is outside of the control of the Council, HBF do not believe housing delivered through Neighbourhood Plans is a reliable enough source of supply to contribute to the Housing Land Supply Position, and they should be viewed as providing additional capacity.

Strategic Policy SP07: Delivery of infrastructure

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

57. It must also be noted that Section 106 contributions can only be sought to ensure a development mitigates its own impact. They cannot be required to address existing shortfalls. It will therefore be essential for the Council to have robust and up-to-date evidence around any s106 contributions being sought for infrastructure, play space provision, open space provision and playing pitches and such like and calculate any developer contributions arising at the time a planning application is made.
58. The policy wording should therefore be amended to include wording that explicitly states an assessment of provision will be undertaken at the time of an application to ensure any requests for s106

contributions remain evidenced and justified. Any reference to the adopted SPD must be removed from the policy.

Strategic Policy SP08: Phased Delivery of Infrastructure and Services

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

59. It is unclear from the policy wording how a developer would show compliance with the policy, particularly for sites are being developed by different developers. The policy is therefore ineffective and unsound.

Chapter 6: Mitigating Climate Change

Strategic Policy CC01: Climate emergency

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

60. The proposed wording suggests that the Council is seeking to move away from the carbon reduction methods set out in Part L of the Building Regulations. HBF supports the Council in seeking to minimise carbon emissions and reduce heat and power demand through energy efficient design. However, the HBF does not consider that the Council setting its own standards is the appropriate method to achieve these outcomes.
61. Whilst the ambitious and aspirational aim to achieve zero carbon is lauded, the HBF is concerned that the Council is adding to the complexity of policy, regulations and standards that housebuilders are already expected to comply with. The key to success is standardisation and avoidance of individual Councils specifying their own policy approach, which undermines economies of scale for product manufacturers, suppliers and developers. The impact of this requirement along with others in this Plan may have considerable viability implication and may lead to the non-delivery homes and needs to be fully considered within the Viability Assessment.
62. HBF would caution against policies that seek to go further and faster than national legislation and policy changes, which would lead to the creation of a patchwork of differing local policies which could inadvertently undermine the delivery of the wider environmental objectives the Council is seeking and create unnecessary delays to much needed new housing.
63. HBF would highlight the latest publication 'Future Homes, One Plan Building a generation of high quality, affordable and sustainable homes and communities, together' https://irp.cdn-web-site.com/bdbb2d99/files/uploaded/Future%20Homes%20One%20Plan_Future%20Homes%20Hub%20Prospectus-%20FINAL%20WEB.pdf.
64. This was published in Nov 2023 and highlights what actions are needed to support the delivery of sustainable homes.
65. In particular HBF, would highlight 'Issue 9. The Partnership Imperative' on page 15 which states in the Local Government section that "Local planning requirements must align with the overall plan for improving performance standards at national level. For example, avoiding divergence of local energy

standards that make it harder to accelerate improvement in standards at national level, and avoiding conflict between local planning conditions and new requirements of building regulations.”

66. The government has also provided further advice for local authorities through the Written Ministerial Statement which says “the Government does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned buildings regulations. The proliferation of multiple, local standards by local authority area can add further costs to building new homes by adding complexity and undermining economies of scale.” See <https://questions-statements.parliament.uk/written-statements/detail/2023-12-13/HCWS123>
67. To be consistent with national policy, HBF request the Council rely on the Building Regulations process as the way to manage improving energy efficiency standards and as such no policy on this issue is needed in the Local Plan.

Strategic Policy CC02: Net-zero carbon development

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

68. It would appear that the Council have sought to move away from the carbon reduction methods set out in Part L of the Building Regulations. Whilst HBF is working through the Future Homes Hub to help ensure the Future Homes Standard is deliverable, there is a need to consider both the standard and the timing of its introduction. The Government’s timescale for its introduction has been subject to considerable thought and discussion amongst key stakeholders including industry partners- house builders and their supply chains. HBF cannot support policies that seek to go further and faster than the results of the carefully considered and researched plans.
69. Therefore, although HBF supports the Council in seeking to minimise carbon emissions and reduce heat and power demand through energy efficient design we do not consider that the Council setting its own standards, or timeframe for the introduction of these standards is the appropriate method to achieve these outcomes. Whilst the ambitious and aspirational aim to achieve zero carbon is lauded, the HBF is concerned that the Council is adding to the complexity of policy, regulations and standards that housebuilders are already expected to comply with. The key to success is standardisation and avoidance of individual Councils specifying their own policy approach, which undermines economies of scale for product manufacturers, suppliers and developers.
70. HBF acknowledges that Section 19 (1A) of the Planning and Compulsory Purchase Act 2004 outlines that development plan documents must (taken as a whole) include policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. The NPPF looks for all plans to take a proactive approach to mitigating and adapting to climate change. However, PPG refers to the Planning and Energy Act 2008, the Deregulation Act 2015, and the Written Ministerial Statement (March 2015) and states that policies in relation to energy performance standards should not be used to set conditions on planning permissions with requirements above the equivalent of the energy requirement of Level 4 of the Code for Sustainable Homes.
71. The impact of this requirement along with others in this Plan may have considerable viability implications and may lead to the non-delivery of homes and needs to be fully considered within the Viability Assessment.

72. HBF does not consider that the Council has provided the justification for why East Devon requires a policy above the requirements and/or timescales set out nationally in the building regulations requirements.

Strategic Policy CC05: Heat networks

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

73. Heat networks are one aspect of the path towards decarbonising heat, however currently the predominant technology for district-sized communal heating networks is gas combined heat and power (CHP) plants. Over 90% of district networks are gas fired. As 2050 approaches, meeting the Government's climate target of reducing greenhouse gas emissions to net zero will require a transition from gas-fired networks to renewable or low carbon alternatives such as large heat pumps, hydrogen or waste-heat recovery but at the moment one of the major reasons why heat network projects do not install such technologies is because of the up-front capital cost. The Council should be aware that for the foreseeable future it will remain uneconomic for most heat networks to install low-carbon technologies.
74. Furthermore, some heat network consumers do not have comparable levels of satisfaction as consumers on gas and electricity networks, and they pay a higher price. Currently, there are no sector specific protections for heat network consumers, unlike for people on other utilities such as gas, electricity or water. A consumer living in a building serviced by a heat network does not have the same opportunities to switch supplier as they would for most gas and electricity supplies. All heat network domestic consumers should have ready access to information about their heat network, a good quality of service, fair and transparently priced heating and a redress option should things go wrong. Research by the Competition and Markets Authority (CMA) found that a significant proportion of suppliers and managing agents do not provide pre-transaction documents, or what is provided contains limited information, particularly on the on-going costs of heat networks and poor transparency regarding heating bills, including their calculation, limits consumers' ability to challenge their heat suppliers reinforcing a perception that prices are unjustified. The monopolistic nature of heat networks means that future price regulation is required to protect domestic consumers.
75. The CMA have concluded that "a statutory framework should be set up that underpins the regulation of all heat networks." They recommended that "the regulatory framework should be designed to ensure that all heat network customers are adequately protected. At a minimum, they should be given a comparable level of protection to gas and electricity in the regulated energy sector." The Government's latest consultation on heating networks proposes a regulatory framework that would give Ofgem oversight and enforcement powers across quality of service, provision of information and pricing arrangements for all domestic heat network consumers. The policy requirement should therefore be deleted. Therefore, HBF do not believe this policy requirement is justified, and it would not be effective, it should therefore be deleted.
76. To be consistent with national policy, HBF request the Council rely on the Building Regulations process as the way to manage improving energy efficiency standards and as such no policy on this issue is needed in the Local Plan. HBF considers it would be appropriate to make reference to the Future Homes Standard and the Building Regulations as the appropriate standards for development. The Council will also be aware that the Future Homes and Buildings Standards: 2023 consultation covered Part L (conservation of fuel and power), Part F (ventilation) and Part O (overheating).

Strategic Policy CC06: Embodied carbon

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

77. This policy required major development to undertake an Embodied Carbon Assessment , reaching a range of targets as set out in the policy. HBF considers that if the Council is to introduce a policy in relation to embodied carbon it will have to closely consider how it will be monitored and what the implications are for the preparation of any assessment, particularly in relation to how easily accessible any data is, and that it will have to take into consideration that much of the responsibility for emissions will lie in areas outside of the control of the homebuilding industry, including material extraction and transportation, occupation and maintenance, demolition and disposal. The Council will also have to consider how the policy will interact with other policies for example in relation to energy efficiency or resilience to heat, as well as the viability and delivery of development.
78. HBF considers that if this policy were to be introduced then the Council should provide a transitional period to give the industry time to adjust to the requirements and for the supply chain to be updated or amended as required.

Chapter 7: Adapting to Climate Change

Strategic Policy AR01: Flooding

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

79. To be effective it should be clearer how this policy links into BNG, particularly the potential development of off-site BNG units.

Strategic Policy AR02: Water efficiency

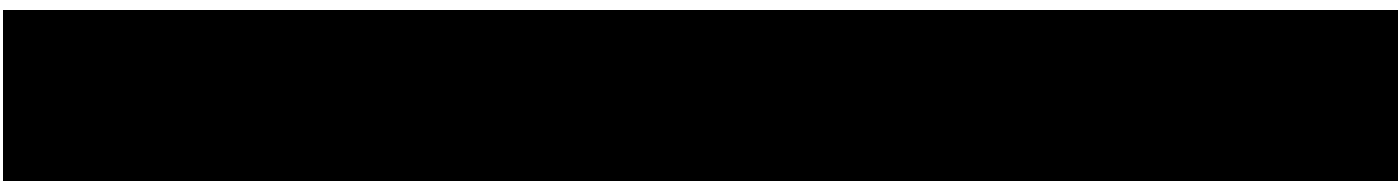
The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

80. The policy seeks to require development to ensure an estimated water consumption of no more than 110 litres/person/day. HBF do not believe such a policy is needed in the Local Plan because current Part G Building Regulations require 125 litres per day, and house builders are frequently delivering 115-110 litres per day which means the house building industry is already improving upon the regulations. There is no need for Local Plan policies to repeat Building Regulations and it is in fact unhelpful to do so as Building Regulations may change during the course of the plan period. This policy should be deleted.

Chapter 8: Meeting Housing Needs

Strategic Policy HN01: Housing to address needs

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy



81. HBF have been unable to find the whole plan viability assessment for this Plan. We also can find no reference made to it within the Plan. This document is important to help understand the effectiveness justification or deliverability of this Plan. It is therefore not possible for us to comment fully on the justification and effectiveness of this plan, and its ability to deliver the range of housing indicated in this policy. For example, the viability of older persons housing, build to rent, student accommodation, first time buyer housing or family housing will be different. Similarly different forms of affordable housing have a different impact on viability.
82. The whole plan viability assessment is an essential part of the evidence base that tests whether the range of the policies in the plan as a whole make development unviable. To be most useful HBF suggest viability appraisals should be used in an iterative manner to test different policy combinations. HBF suggest that the whole plan viability assessment should be produced in tandem with the different stages of plan-making and not relegated to something prepared after the Reg 19 version of the plan has already been consulted on.
83. In relation to the effectiveness and soundness of this particular policy HBF would observe that some of our members are finding it difficult to find a housing association partner for their affordable housing. This is national problem, that the Government has attempted to address through the establishment of a 'clearing house' to help match affordable housing units with affordable housing providers. To date this is having a very minimal impact with only about 800 affordable homes listed nationally. It is therefore very important for the Plan to recognise the challenges facing the affordable housing sector and the impact this may have on delivering affordable housing of different types and tenures.

Strategic Policy HN02: Affordable housing

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

84. As mentioned in response to Policy HN01: Housing to address needs, without the whole plan viability appraisal the Plan has not justified its policies or shown them to be effective, and the Plan is therefore unsound.
85. It will be important for the delivery of the Plan that where necessary the policies in the Plan to allow for flexibility on viability issues. HBF question would question the robustness of any Local Plan Viability Assessment which failed to fully consider the wide range of challenges and additional costs and increasing regulations facing developers at this time.
86. For example, HBF information suggests that complying with the current new part L is costing £3500 per plot. The Future Homes Standard Part L in 2025 is anticipated to cost up to £7500+ per plot. There will also be the addition of the Building Safety Levy that is coming in pay for cladding. This will be a per plot basis around the UK, and the figures were published only this week. For East Devon they are £ 17.03 per square metre for brownfield land and £ 34.06 psm for greenfield.
87. Other factors that need to be taken into account include increasing costs of materials and labour due to inflation and the costs of mandatory BNG, which are still emerging as the off-site market is yet to be established. HBF members are reporting costs of £20-30k per off-site BNG unit. Although the initial price of statutory credits is now known this national fallback option has been deliberately highly priced to discourage their use. Whilst this intention is understandable, at present the lack of functioning local markets for off-site credits causes viability problems because HBF members

experience to date suggests that any scheme that needed to rely on statutory credits would become unviable.

88. As the development of older persons housing is different for a number of reasons, including in particular the need for communal space, there to consider the viability of older person's housing differently. The Council's own viability appraisal should acknowledge this factor and model older persons (age restricted) housing separately from the consideration of market and affordable homes.
89. Whole Plan viability testing is an important part of the plan-making process. However, as noted in PPG (ID: 10-003-20180724) assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable, and therefore flexibility in the amount of affordable housing sought may be needed to deal with site specific issues.
90. At a very basic level viability can be improved by reducing costs or increasing values. Sometimes, therefore changing the type of affordable housing provided can help to improve viability of a specific site, and the plan should recognise this. In this example a change of the percentages of different types of affordable housing provided, such as allowing more discounted sale affordable housing, but the headline figure of how much affordable housing is provided would remain the same. This is another reason why flexibility within the Affordable Housing policy is needed.

Strategic Policy HN03: Housing to meet the needs of older people

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

91. HBF suggest this policy needs to be updated to reflect the range of innovations in this sector, and as mentioned above we have concerned about the lack of evidence of viability, and the additional costs and additional regulation which are impacting on the viability and deliverability of new housing, including that for older people.

Strategic Policy Policy HN04: Accessible and adaptable Housing

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

92. HBF do not support the need for any policies in Local Plan that repeat Building Regulations. The Building Regulation regime is separate from the planning process, and considerable changes to Building Reg are underway. This is the appropriate forum for Building Regs to be reviewed.
 93. However, we do note that the requirements to meet Part M4(2) will be superseded by changes to residential Building Regulations. The Government response to 'Raising accessibility standards for new homes' states that the Government proposes to mandate the current M4(2) requirement in Building Regulations as a minimum for all new homes, with M4(1) applying in exceptional circumstances. This will be subject to a further consultation on the technical details and will be implemented in due course through the Building Regulations. There therefore no need for a Local Plan policy on this issue as this issue is already adequately addressed through Building Regulations.
 94. There is also a need to consider the costs of delivering the policy requiring housing to M4(2) and the requirements for accessible and adaptable dwellings policy which references M4(3). A clearly distinction needs to be made in the policy between M4(3)a wheelchair adaptable housing and M4(3)b
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wheelchair accessible housing. The whole plan viability assessment should be explicit on what costs it has been applying when considering M4(3)a or M4(3)b as the latter can only be sought on affordable housing where the Council has nominations and is considerably more expensive than the former. Evidence from HBF members and supported at several EIPs by housing staff from different Councils suggest M4(3)b is ten times more expensive than M(4)3a.

Strategic Policy H N05: Self-build and custom build housing

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

95. HBF does not consider that requiring major developments to provide for self-builders is appropriate. Instead, the HBF advocates for self and custom-build policies that encourage self and custom-build development by setting out where it will be supported in principle. HBF considers that Councils can play a key role in facilitating the provision of land as set in the PPG. This could be done, for example, by using the Councils' own land for such purposes and/or allocating sites specifically for self and custom-build home builders- although this would need to be done through discussion and negotiation with landowners.
96. It is considered unlikely that the provision of self and custom build plots on new housing developments can be co-ordinated with the development of the wider site. At any one time, there are often multiple contractors and large machinery operating on-site from both a practical and health and safety perspective, it is difficult to envisage the development of single plots by individuals operating alongside this construction activity.
97. However, if a self-build policy is pursued, HBF highlight that if demand for plots is not realised, it is important that plots should not be left empty to the detriment of neighbouring properties or the whole development. The Plan should set out the timescale for reversion of these plots to the original housebuilder, which should be as short as possible from the commencement of development because the consequential delay in developing those plots presents further practical difficulties in terms of co-ordinating their development with construction activity on the wider site. There are even greater logistical problems created if the original housebuilder has completed the development and is forced to return to site to build out plots which have not been sold to self and custom builders. HBF would therefore suggest that any unsold plots should revert to the original developer after a maximum six-month marketing period.

Chapter 10. High Quality Design

Strategic Policy DS01: Design and local distinctiveness

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

98. In this policy wording the Council the Council is seeking to give Local Plan status to the existing SPD which is not appropriate. Planning policy must be made through the Local Plan process. This is subject to mandatory requirements for public consultation and independent scrutiny through the Examination process.
 99. If the Council wish to provide additional advice on the interpretation of this policy, this should be done through a Supplementary Planning Document, which is prepared and consulted on after the
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Local Plan policy has been adopted. It cannot be done through trying to give Local Plan policies status to an existing SPD, especially as the existing SPD hangs from the adopted policies in the Local Plan, which will be replaced when this new Local Plan is adopted.

100. The reference to the SPD should therefore be removed from the policy. If the Council wish to prepare an SPD on this subject, this could be referenced in the supporting text.

Policy DS02: Housing density and efficient use of land

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

101. It is not appropriate for the Local Plan to include a policy requiring compliance with an as yet unwritten policy or design Code that the Council may decide to produce at some point in the future. The Plan must provide certainty. As such any reference to Guidance should be in supporting text. As the supporting justification explains, the NPPF already includes national policies on design. We therefore question the appropriateness of this policy, which seems to add nothing and is not clear on how a developer would comply with it.

Policy DS04: Green and blue Infrastructure

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

102. To be effective this policy needs to be clearer on how it relates to mandatory BNG, particularly in relation to stacking.

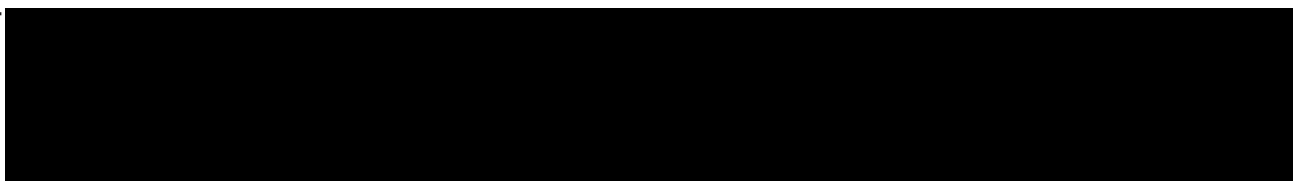
Chapter 12. Our Outstanding Landscape

Policy OL05: Green wedges

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

103. For the Plan to be deliverable the policy should be clear that development of, and to support, biodiversity net gain units within Green Wedges is acceptable. As we said in our response to the East Devon Further Draft Local Plan Consultation back in June 2024 "HBF do not comment on individual site allocations and would therefore not wish to comment on the individual boundaries of Green Wedges. However, HBF would highlight that the proposed wording of the Green Wedge policy may have an unintended consequence of hampering off-site BNG or SANGS delivery within Green Wedges, which may be suitable for such uses." We are unclear if and how the comments made in response to the June 2024 consultation have been considered and responded to and how they have informed this version of the Plan

104. HBF continues to suggest the current proposed wording is not comprehensive enough and needs expanding to say more on what development is acceptable in Green Wedges. For example, the digging of ponds and other earth works, the development of footpaths or public access gates may require planning permission.



Chapter 13: Our Outstanding Biodiversity and Geodiversity**Strategic Policy PB05: Biodiversity Net Gain**

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

105. HBF note the introduction of Biodiversity Net Gain which came in for large sites on Feb 12th 2024, and for small sites from 2nd April 2024. It will be important that this policy fully reflects all the new legislation, national policy and the new DLUHC and DEFRA guidance to ensure it fully reflects it
106. HBF has been involved in a significant amount of work, being led by the Future Homes Hub, on BNG preparedness for some time, including feeding into the BNG Planning Practice Guidance from DLUHC and the DEFRA BNG Guidance. HBF note that this represents a lot of new information that the Council will need work through and consider the implications of, in order to ensure that any policy on Biodiversity Net Gain policy complies with the latest policy and guidance now it has been published. It should also be noted that the PPG is clear that there is no need for individual Local Plans to repeat national BNG guidance.
107. HBF therefore suggest that significantly more information, assessments and analysis around BNG, and Viability (for BNG and viability more generally) is needed to support the new East Devon Local Plan.
108. It is the HBF's opinion that the Council should not deviate from the Government's requirement for 10% biodiversity net gain as set out in the Environment Act. The Plan should provide certainty for developers and a clear BNG policy with a fixed 10% figure. There is not an option of seeking less than 10% BNG but it is HBF's position that we need to get 10% BNG working properly before looking to go any further.
109. There are significant additional costs associated with biodiversity gain, which will need to be fully accounted for in the Council's viability assessment. It is important that BNG does not prevent, delay or reduce housing delivery. Although the national policies requiring 10% BNG cannot be subject to site specific viability discussions, any policy requirements over 10% can be. The Plan should make this position clear.
110. It is also important to note that for large and complex sites where the development is phased, the guidance is clear that the 10% must be delivered at the end of the development, and this may not result in 10% BNG on each phase. Additional advice on phased development has been provided in the new BNG PPG.
111. The costs of BNG should have been considered as part of the whole plan viability assessment and should be specified as a single specific item, not combined into a generic s106 costs item. There are significant additional costs associated with biodiversity net gain, which should be fully accounted for in the Council's viability assessment, some of which are still unknown at this time. It is important that BNG does not prevent, delay or reduce housing delivery. The costs relate both the financial costs and also land take- which will impact on densities achievable if BNG is provided on site.

112. As this is still a new policy area and the market for off-site provision, and statutory credits are not yet known, any figure used for BNG costs will need to be kept under review as BNG implementation progresses and a greater understanding of actual costs become available. The Whole Plan Viability Assessment should have clearly set out how it considered the implications of mandatory BNG and how it was arrived at using the most up to date BNG costs information available.
113. HBF would also request that the Local Plan allocation policies fully consider the issue of delivering against the new BNG requirements. This should include undertaking an assessment of the baseline to support the allocation to enable an understanding the BNG requirements for a site to be allocated and the impact this may have on viability and other policy requirements and considerations. It will be important to understand the BNG costs of mandatory BNG as this is non-negotiable and as such may impact on the viability of the site and its ability to deliver against other policy requirements such as affordable housing or other s106 asks.
114. HBF also notes that there seems to be significant potential for confusion around environmental hierarchy, and suggest particular care is needed to avoid any confusion between the well-established mitigation hierarchy and the new BNG hierarchy. There is need for the policy wording and/or supporting text to be clearer about the differentiation between the mitigation hierarchy (which seeks to avoid harm in the first place, then mitigate and only then compensate it in relation to protected habitats) and the BNG delivery hierarchy (which prioritises on-site BNG delivery, then off-site units and finally allows for statutory credits). There seems to be significant potential for confusion between the two difference hierarchies. HBF therefore suggest that the Council should take particular care to explain how the requirements of the two-part BNG hierarchy work in different ways and that they seek to achieve different aims.
115. Reference should also be made within the Plan to the small sites metric. This is intended to be a less complex statutory metric that can be used to set out how 10% BNG will be secured on small sites. It can only be used for on-site BNG delivery. The national mandatory 10% BNG policy applies to small sites from April 2024.
116. The new DEFRA and DHLUC guidance is clear that going beyond the mandatory 10% requires evidence and there is a need to show that this will not impact viability. HBF agree that there is no evidence to support a higher figure in Coventry. However, the introduction of mandatory BNG is significant new requirement and it will be important for the viability implications of this new policy is considered in the whole plan viability assessment on the Coventry Local Plan. It will be important to understand if this non-negotiable national policy requirement has any knock-on implications for other policy areas 'asks', notably the amount of affordable housing that can be delivered.
117. The BNG and supporting text therefore needs updating to reflect the timeframes for the development of the LNRS for Devon. BNG also impacts on the density of housing schemes that can be provided, as land used for on-site BNG is not available for housing.
118. HBF request the policy and supporting text are updated to properly reflect how BNG is being implemented in practice, and the viability assessment will also need to include up-to-date BNG costs which reflect the true costs in terms of land take, financial costs and impact on time in bringing schemes forward.

119. We also note that Mandatory BNG could apply to some new applications in Cranbrook, as currently drafted the Plan is silent on how this issue will be addressed in that area, and as such is also unsound for this reason.

Strategic Policy PB06: Local Nature Recovery Strategy and Nature Recovery Network

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

120. The wording of this policy conflicts with how BNG is intended to work in practice, see comments in repose to policy PB4: Biodiversity Net Gain. It is possible under national BNG policy for off-sites units to be purchased outside of the District, or even County, and the metric already considers this issue in its calculations.

PB07: Ecological enhancement and biodiversity in the built environment

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

121. The policy needs to be clear how it links to mandatory BNG.

Policy PB08: Tree, hedges and woodland on development sites

The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy

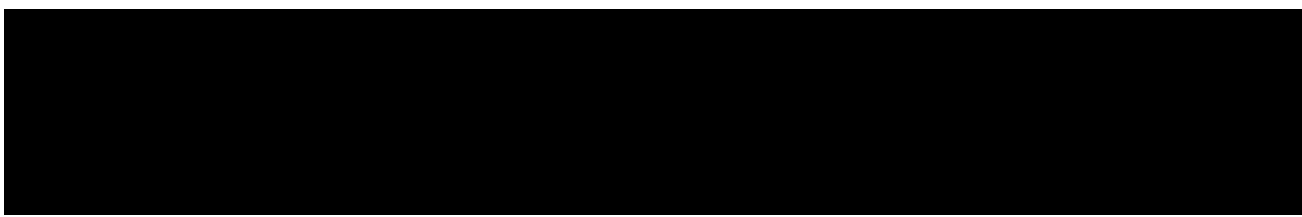
122. The policy needs to be clear how it links to mandatory BNG.

Chapter 17. Implementation and Monitoring

123. The Plan should include a more detailed Monitoring Framework which sets out the targets for housing (and other matters) that will be monitored and the triggers for action being taken, and what that action will be. Monitoring is essential to see if the Plan is delivery housing as expected. The monitoring framework is part of the way that the Plan delivers the flexibility is needed, so that the Council is able to respond to any changing circumstances.

124. HBF do not support the inclusion of policies within a Local Plan that merely triggers a review of the Local Plan if monitoring shows housing delivery is not occurring as expected. Such a policy does nothing to address the housing crisis or undersupply of homes. There are other more effective and immediate measures that could be introduced into policy that would enable the Council to address housing under deliver, much more quickly than would be possible through the production of another plan, or plan review.

125. It is important that houses are brought forward, and the matter addressed as soon as possible, if under delivery is observed. HBF would suggest, as a minimum, explicit reference should be made within the Plan's policy and monitoring framework to the potential to bring forward additional housing supply earlier. As the housing need and requirement figures for the Plan are mini-



mum (not maximum) figures the Council could also specifically identify reserve sites and/or include policies that would allow for additional windfall housing sites that could/would be brought forward sooner to address any under delivery whatever the reason for that under performance. This could be a shortfall in market housing permissions granted and/or completions, affordable housing permissions granted and/or completions and any failure against the Housing Delivery Test or local plan monitoring.

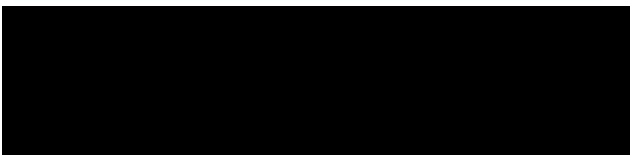
126. The Plan needs to set out how and when monitoring will be undertaken, and more information is needed on what action(s) will be taken when if monitoring shows under delivery of housing. Not doing so means the plan will be ineffective and therefore unsound.

Future Engagement

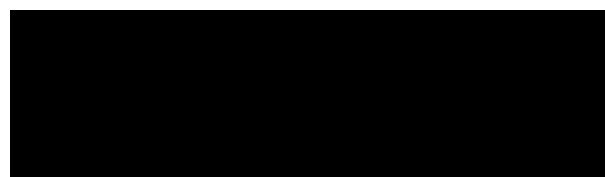
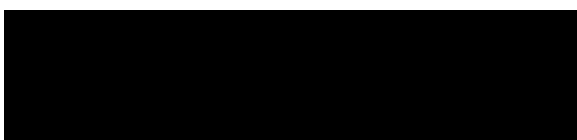
127. I trust that the Council will find these comments useful as it continues to progress its Local Plan. I would be happy to discuss these issues in greater detail or assist in facilitating discussions with the wider house building industry.

128. The HBF would like to be kept informed of all forthcoming consultations upon the Local Plan and associated documents. Please use the contact details provided below for future correspondence.

Yours sincerely,



Rachel Danemann MRTPI CIHCM AssocRICS
Planning Manager – Local Plans (Midlands and South West)
Home Builders Federation



Home Builders Federation

HBF House, 27 Broadwall, London SE1 9PL
T: 0207 960 1600 | E: info@hbf.co.uk | hbf.co.uk

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