

Filtered Data Export

Full name: Dee Woods

Organisation (where relevant): Otter Valley Association

Proposal:

8. Meeting Housing Needs

1. To which part of the Meeting Housing Needs chapter does your representation relate?: Paragraph

1(a). Please write down the paragraph, policy or figure number that your representation relates to.:

8.1

1(b). Does your comment relate to one of the changes listed above?: Yes

3. Do you consider that this part of the Meeting Housing Needs chapter is sound?:
No

3(b). If no, please give details of why you consider this part of the Meeting Housing Needs chapter is not sound. Please be as precise as possible.: We estimate that 17,000 new homes are required over the plan period to accommodate population growth, so have to assume that the figure of 20,909, an increase of 30% is to provide for inward net migration from other areas.

The target figure of 20,909 new homes in the period seems to be significantly based on including around 7,000 new homes for inward migration. This doesn't appear to be backed by any data or calculations on historical migration figures. Reviewing the validity of this component, and potentially reducing the total target build if this is not substantiated, could reduce the pressure on building within National Landscape areas. In relation to social and affordable housing the LP states that the overall need for affordable and social housing for East Devon would comprise a total of 11,324 households over the 22-year period 2020-2042, which is equivalent to an average of 515 households per annum. This indicates that almost 1/2 of the demand from now to 2042 is in the 'affordable housing' category - yet the 'aspirational' proposal (P 146 of Local Plan) seems to be about 30-35% of the new builds. And that is just an aspiration. So if fewer houses are built than the required 11,000 affordable homes - and more expensive homes - will there actually be a demand for these homes, and the shortage of appropriate social and affordable housing for existing residents will actually grow worse.

We question the projected housing numbers, as it appears that 11,324 affordable homes are required over the 22 year plan period. That equates to 515 affordable homes needing to be built each year, to cover the existing shortfall. So, more affordable housing should be required, not less than previous Local Plan policy. It is a concern that it has been reduced from 50% in Budleigh Salterton to only 35%. With an above average older population we welcome Policies HN03 and HN04.

Many more small homes are also required for first time buyers, and families who are priced out of the market. Also provision for decent sized gardens for houses is essential as outdoor space is important for wellbeing, and likely to become more so with hotter summers.