

East Devon Local Plan

Update

Presentation - 15 June 2023

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Manager**



We produce planning policy (including the Local Plan) to:

- ❖ Guide;
- ❖ Regulate; and
- ❖ Manage Development

Where, why, how much and what type.

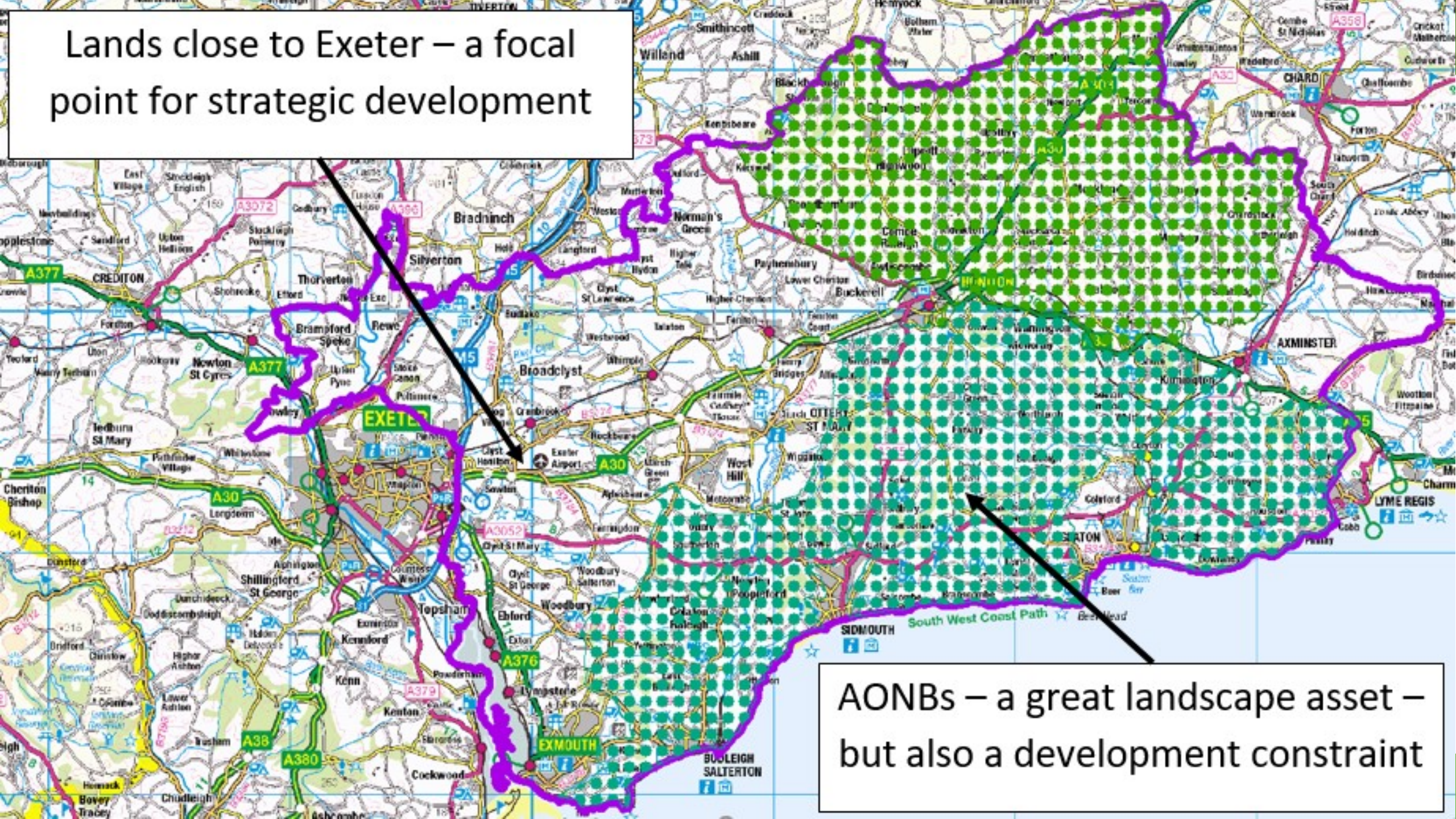
Development should be:

- ❖ Positive in its own right; and, ideally,
- ❖ Collectively add to 'bigger-picture' results.

The absence of a local plan may lead to loss of control.

- ❖ A need for housing – our population is increasing;
- ❖ Affordable housing delivery is especially critical;
- ❖ The nature of employment is changing – new types of spaces for new job types are required;
- ❖ There is increasing emphasis on design quality;
- ❖ There are increasing opportunities to promote biodiversity gain in association with development;
- ❖ There are needs and demands for new services, facilities and infrastructure - planning can help with delivery.

Lands close to Exeter – a focal point for strategic development



AONBs – a great landscape asset – but also a development constraint

- ❖ Focus new development on the western side of the district, including a new town and other major strategic developments.
- ❖ Promote significant development at the Principal Centre of Exmouth and the Main Centres of Axminster, Honiton, Ottery St Mary, Seaton, and Sidmouth.
- ❖ Support development at the Local Centres of Broadclyst, Budleigh Salterton, Colyton, Lympstone, and Woodbury.
- ❖ Allow limited development to meet local needs at the Service Villages (25 better served villages).
- ❖ Elsewhere – countryside – more restricted policy approach.

- ❖ We are part way through producing a new local plan;
- ❖ We have consulted on a draft;
- ❖ We plan to bring feedback to Committee in July 2023;
- ❖ There is further evidence to be gathered;
- ❖ More consultation is required; and ultimately
- ❖ The plan will go before a planning inspector;
after that:
- ❖ We can adopt, if the plan is found sound.

- ❖ Housing need (the overall numbers) is informed by population change on account of births and deaths, in and out migration and households formation rates.
- ❖ The housing numbers to plan for are informed by a Government Standard Methodology (applying the above) but also adding in an extra component that reflects relative housing affordability.
- ❖ The standard methodology currently produces a figure of 910 new homes per year for East Devon. It's down from last year (946).
- ❖ As things stand – it's possible, but very difficult, to challenge the housing number! But things may change - or maybe they won't?

- ❖ The draft plan started with a 20 year X 946 homes per year target – to deliver (at least) 18,920 homes.
- ❖ However, we built in a 10% flexibility headroom factor taking supply levels up to 20,800 (the draft plan actually showed a slightly lower level).
- ❖ But many of these dwellings are already committed to development (have been built, have permission or allocated at Cranbrook).
- ❖ As drafted - new proposed allocations provide for 7,641 new homes.
- ❖ Our housing evidence justifies a level of at least 4,070 affordable homes across the plan period.
- ❖ But we may fall short of providing this number – the draft plan suggests 3,551 may be realistic.

- ❖ In late 2022 Michael Gove indicated there may be more flexibility to determine housing numbers at a local level;
- ❖ But consultation on changes to the NPPF in early 2023 advised the standard methodology remains in place.
- ❖ Across England the Government remain committed to 300,000 per year by the mid 2020s and Labour (appear) to agree.
- ❖ To plan for less housing demonstrating ‘exceptional circumstances’ could be the key test.

- ❖ Around 3,500 people/organisations responded – most through the consultation portal;
- ❖ Portal responses:
 - 60% of respondents were over 55 years old;
 - 94% were local residents;
- ❖ Lots of people challenged housing numbers;
- ❖ Capacity concerns of social, community and physical infrastructure were a reoccurring theme in objections;
- ❖ Housing affordability featured heavily in responses.

- ❖ Nearly all sites allocated in the plan received objections;
- ❖ But some sites received support (including from landowners);
- ❖ New town proposals came in for lots of objections – but also there was also support (incl. from the public);
- ❖ Some new sites have come in through consultation responses.

Strategic Planning Committee, 9 June 2023, resolved that they are to receive a report to cover:

- ❖ Risks associated with not planning for standard method housing numbers:

And

- ❖ Options that Committee may take on board when considering appropriate housing need (capacity constraint considerations)

NOTING, as well and however:

- ❖ We don't know details of legislation or NPPF changes;
- ❖ We will need to do a new plan making timetable.