

Neighbourhood Plans and the new East Devon Local Plan Discussion Session

Tuesday 25th May 2021

Discussion Notes

The following includes questions asked during the webinar as well as posed in advance by attendees and answers provided by East Devon District Council planning officers. Many of these will be referred to and followed up further as the work progresses on the emerging new Local Plan. The responses constitute informal officer views and comments only, made with the intention of being helpful and constructive, and on the basis of information available at the current time. These views are expressed without prejudice to any officer or Council opinion that may be made at a later date. Officers have not had the opportunity to seek member opinion or views, however, as advertised, the webinar discussion has helped to inform a paper to [Strategic Planning Committee on 22nd June](#) on the emerging new Local Plan and the relationship with neighbourhood plans.

Throughout:

- NP(s) = neighbourhood plan(s)
- LP = Local Plan

No.	Question/Topic	Response
NEW LOCAL PLAN (GENERAL)		
1.	<p>New Local Plan Production Is the procedure likely to be delayed or side tracked by the anticipated planning legislation?</p>	<p>As you will be aware, the government published a Planning White Paper last August (Planning for the Future) which proposes a number of major changes to the planning system, including the process for preparing a local plan and the form that it would take. Detail available at present is limited but a forthcoming Planning Bill following on from this white paper was announced in the Queen's speech in May this year can be seen here (page 61-62): Microsoft Word - Master Lobby Pack v.final.docx (publishing.service.gov.uk).</p> <p>Inevitably these changes are highly controversial and likely to take time to go through further consultation, be turned into legislation and then for guidance to be issued to enable us to implement them. In the meantime, our current local plan is over 5 years old and in need of review. Members weighed up the pro's and con's of progressing a local plan now or waiting and decided to move forward with a new local plan now. This was on the basis that the risks of waiting and our policies not carrying full weight and potentially not maintaining the necessary housing land supply were higher than the risks of progressing and potentially having to revisit some elements of the work to meet the requirements of the new legislation.</p> <p>Fundamentally, whether or not the new local plan timetable is affected by new legislation depends on how quickly that moves forward through parliament. In East Devon, we have set ourselves an ambitious timetable which will hopefully enable us to progress sufficiently to get the new Local Plan through and adopted before the changes take effect, or at least so that we can take advantage of transitional arrangements that will be in place for plans that have progressed to an advanced stage by the time the new legislation comes in.</p>
2.	<p>Political Changes What difference might the change in political administration at EDDC mean for the emerging LP in terms of emphasis?</p>	<p>Difficult to say with any certainty. Members are currently preparing a new Council Plan which will give officers a clear steer on the policy direction of the membership of the Council. It is already very clear that they wish to deliver more affordable housing, especially social housing, and climate</p>

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		<p>crisis is also a key concerns of the new administration and so these are expected to be key themes/priorities for the production of the new LP. Really though we will need to see how discussions with members through Strategic Planning Committee evolve over the year ahead.</p>
3	<p>Impact of Greater Exeter Strategic Plan (GESP) What impact if any will the termination of the Greater Exeter Strategic Plan (GESP) have on the LP/NP going forward?</p>	<p>As GESP itself is finished, it is considered that the greatest impact has been the decision to terminate its development kick-started the review of our own LP. Having got so far with GESP, we are now taking a new direction of travel, and starting afresh with the new Local Plan. However, having said that, we were working on GESP for 3 years and have therefore got a wealth of evidence collected during that time. Much of this will still be useful and relevant for the work on the new LP. This is all still on the GESP website and covers a host of different topics. We will of course still be commissioning and undertaking new evidence as a basis going forward as required.</p>
4	<p>Local Plan - scale Now that Devon is surrounded by unitary councils, or soon will be with the addition of Somerset, is a Local Plan for the east Devon area now too small an area for long term strategic planning?</p>	<p>That is why really we started down the route of doing the Greater Exeter Strategic Plan (GESP) as there was a feeling there was a need for more co-operation between the neighbouring authorities. There used to be the county structure plan and there was going to be at one point a regional spatial strategy. Neither of these exist and there is nothing therefore between the national planning policy framework and the Local Plan, leaving quite a gulf between the two which is not addressed by regional or sub-regional planning. GESP went quite a long way and the evidence gathered for it remains useful, but of course for various reasons this did plan did not come to fruition.</p> <p>There is, however, a <u>non-statutory</u> strategic plan now being developed between the authorities involved in GESP, to provide a framework for strategic growth in the area and tackle some of these strategic issues. The members in East Devon, Mid Devon, Exeter and Teignbridge have all backed the development of this. This will be a lighter touch approach than the GESP would have been. It will not make allocations for sites, but would start to give guidance to LPs on cross-boundary issues – things that we cannot tackle alone, like the climate change agenda, biodiversity, habitat mitigation. This will help with providing co-ordination between the neighbouring authorities at a ‘greater Exeter’ scale.</p>

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		<p>There is a paper going to the Strategic Planning Committee in June about how this plan might come forward, alongside our LP.</p>
5.	<p>Co-operation with Neighbouring Authorities Is there going to be dialogue with adjoining authorities, e.g. Dorset, going forward as this would seem to be important for places like Uplyme which are in the hinterland of towns outside east Devon, and with things like the proposed change coming from Dorset of the AONB to national park status, also covering much of East Devon?</p>	<p>Yes. Under the Duty to Cooperate, we are required to cooperate, and we have on-going dialogue with all of our neighbouring authorities (including Dorset) about planning issues that cross boundaries. We very much recognise there is a need to look & work cross boundary as clearly administrative boundaries don't make sense for many issues, including housing delivery and how we protect our landscapes for example. We can confirm that those conversations are on-going and will continue alongside LP production. There is a report going to June Strategic Planning Committee (22nd June 2021) on Duty to Cooperate and this will look at the scope of the discussions and the issues that need to be addressed.</p> <p>On the national park proposal, naturally, Government has had other priorities over the last year or so, and we have heard nothing further, but this is still sat there in the background, and no doubt this will come back to the table at some point.</p>
6.	<p>Call for Sites Will EDDC be making the sites put forward available for information, and can a notification of this be issued?</p>	<p>Yes. Call for Sites was run alongside the Issues & Options consultation (Jan to March 2021). All of these sites will be published on our website over the next few weeks on an interactive map. This will be found under housing & economic land availability assessment page. The information will be available via this link: Housing and Economic Land Availability Assessment - East Devon</p> <p>(n.b. This only includes sites submitted in 2017 at the moment, which is why this page also makes references to the terminated Greater Exeter Strategic Plan (GESP) which was in its infancy at this point and under which the most recent Housing and Economic Land Availability assessment was produced. Under the Local Plan we are now undertaking a new Housing and Economic Land Availability assessment. Sites in the latest call are not showing here yet - there are some final checks continuing at the moment).</p>

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		<p>We are also taking a report to the June Strategic Planning Committee summarising the Call for Sites exercise and looking at some of those sites. This includes a map of submitted sites: https://democracy.eastdevon.gov.uk/documents/s12817/3.%20HELAA%20site%20submissions.pdf</p>
7.	<p>New Local Plan Format Would it be possible to have large scale plans to go with the new plan as the existing adopted LP are very difficult to read at the small scale?</p>	<p>Requested duly noted. It is our view that the ideal format to allow this would be an interactive map on the website so you can zoom in to whatever scale you need. This would also fit with government direction about planning making better use of digital technology and mapping and to increase accessibility this way.</p>
NEIGHBOURHOOD PLANS – WEIGHT, ROLE AND REVIEW		
8.	<p>Emerging Neighbourhood Plans Given that some NPs are still in the process after many years of hard work, with the emerging LP, what reassurance can we give that this will not all be scuppered?</p>	<p>We are in a similar position with the work on the new LP. Members decided they wanted to press ahead despite the uncertainties in planning, with new planning legislation coming. The Government’s advice to us as a Local Planning Authority supported this, and was not to wait.</p> <p>At this early stage in the new LP process, the sooner that an emerging neighbourhood plan can be in place, the sooner it can start having its full influence on planning decisions in the parish. There will only be an issue with precedence of your NP policies if they end up in conflict with the new Local Plan. If there is no conflict, which may well be the case, they will still carry their full weight alongside the LP in decisions. Also, we will work with you to identify early any possible conflict between emerging and made NPs and the new LP.</p> <p>The decision to proceed has to be weighed-up and decided upon by each community. The further a plan is through the process, the more weight it will carry, but it may well be more of a risk to stop work on an emerging plan, meanwhile planning applications and planning decisions continue to be made. At this stage it is too early to know what the new LP policies will be, and NPs already in the process of production, particularly Regulation 14 stage and beyond, are running quite some way ahead of the new LP. It is likely that a number of NPs can be made later this year, or next, and the new LP is not expected in be in place until early 2024.</p>

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9.	<p>Early indication for NP Review Any early views from the Issues & Options consultation on what subject areas might need revisiting in 'made' NPs?</p>	<p>We are continuing to review all the responses to the Issues & Options consultation questions and taking a paper to the June Strategic Planning Committee. Suggest all NP groups and parishes read this carefully, but think it is currently too early to say which specific subject areas will need revisiting – and also moreover, that this will really depend very much on the individual NP's.</p> <p>We have two new planning officers who are likely to be reviewing NP policies to identify recurring themes and policies which are regularly used in development control. As our strategy progresses they will also identify NP policies which are not in conformity with our emerging policies or have been otherwise superseded.</p>
10.	<p>Implementation/weight Will EDDC issue guidance to town and parish councils as to the applied weight of policies in the current and emerging LP that should be afforded and how likely policies are to remain, be 'tweaked', or to be removed as the Plan preparation progresses?</p>	<p>Firstly, to note that when we consult town and parish councils on planning applications in their area, it is the communities views on the proposal and their local knowledge of the potential impact of the development that we are seeking rather than a detailed assessment of the policy implications.</p> <p>Secondly, it is always a complicated picture when it comes to old policies going out of date and new emerging policies carrying increasing weight as the new LP progresses. Ultimately, the weight to be given will depend on the position at the time of the decision and is ultimately for the decision maker. We would not therefore expect town and parish councils to follow and respond to the local plan policy position as it evolves, but to simply be mindful of the fact it is evolving, and that this will impact our decisions.</p> <p>Our reports are always published on our website alongside the decision and these should explain the weight that has been given to specific issues and policies and hopefully provide an invaluable source of information to town and parish councils to understand how and why decisions have been made.</p>

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		<p>The National Planning Policy Framework sets out in broad terms how much weight will be given to emerging plans/policies. This advises that more weight will be given the more advanced the plan is in the process; the less unresolved objections there are to it; and the closer the alignment of the emerging policies are to national policy. This applies similarly to the weight given to emerging NP policy, and their relationship with both the national and local policy context.</p> <p>We will provide updates, at appropriate milestones, particularly via our website on emerging LP policy and are taking a series of topic papers to our Strategic Planning Committee – all of which will be available on our website:</p> <p><u>Committee details - Strategic Planning Committee - East Devon</u></p>
11.	<p>Reviewing NPs: Views on the timescale for the publication of a reviewed NP in light of the LP published timetable.</p> <p>(a) As NPs have to be in conformity with LPs to meet basic conditions, is it right to assume that no pre-submission plan can be published for consultation until the inspector has published his report and the LP has been adopted in February 2024, given experience in the last LP where the Inspector’s findings were key to content of NPs on housing strategy?</p> <p>(b) That preparatory work on a NP could commence before this i.e. following the submission LP being produced in March 2023, including designated of a NP area if it is to change; working</p>	<p>The first thing to say in general terms is that neighbourhood planning, as with planning policy generally, needs to be seen as an ever-evolving process, and the important role of NPs in bringing communities together to positively and proactively identify and address needs and issues in their community is on-going. We do not wish to halt neighbourhood planning in the district, but it is acknowledged that progressing a NP in the context of an adopted LP and an emerging new one, as well as the shifting national context, is more difficult/complex, and we are here to help offer guidance through this.</p> <p>At this early stage in the development of the new LP, we would suggest that emerging plans can continue to be published, demonstrating general conformity to the current adopted LP, but noting the existing of the work to replace this. As more information becomes available about the overall strategy of the new LP and policies start to be developed, this will need to be considered.</p> <p>For reviewing ‘made’ plans – we would tend to agree this would be sensible to leave until later in the LP process, although it will be a matter for each community to weigh up the pros and cons. Ideally we would suggest that the review of a made NP would take place alongside the Local Plan timetable, with adoption shortly after.</p>

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	<p>groups formed and early discussions on content, conformity, evidence base, local community consultation etc.</p> <p>(c) What point in the LP development would mark a sufficiently stable state for any such review of NPs to start?</p>	<p>We do recognise that there is a significant resource commitment by local volunteers in bringing forward a new or reviewed NP and that none of us want that work to be abortive / have to be repeated, and what you say about the last Local Plan and its eventual requirements for NPs. We would agree that preparatory work can commence earlier, and still minimise this risk</p> <p>In the first instance, NP groups could review their own policies against the latest National Planning Policy Framework (especially if they are amongst the earlier ones) as our emerging LP policies will need to be NPPF compliant (and based on a recent review undertaken, we are aware that that some are not fully aligned). It may therefore be useful to look at the Committee report on this review, as an early indication of which policies we definitely need to replace in the Local Plan:-</p> <p>https://democracy.eastdevon.gov.uk/documents/g1481/Public%20reports%20pack%2020th-Oct-2020%2014.00%20Strategic%20Planning%20Committee.pdf?T=10</p> <p>- See pages 13-16</p>
12.	<p>Review of ‘Made’ NPs</p> <p>What would the likely re-approval process for revised NPs entail and can guidance be provided on when you feel a ‘made’ NP would be subject to a minor modification that does not affect the nature and content of the plan (without consultation, examination and referendum) and when you feel a partial review as opposed to a full review is required (both requiring consultation, examination and possibly a referendum).</p> <p>In particular, if a ‘made’ NP has policies that are in conformity with an emerging Local Plan and merely need its Local Plan and national policy conformity references amended, can</p>	<p>Firstly we would say that there is no legal obligation to review a made NP, and all our made NPs will remain part of the development plan for as long as their stated period (almost universally to 2031) and a material consideration in planning decisions. It is also important to note that it is only where there is conflict between the new LP and a made NP that the most recently adopted Plan takes precedence. There is however also the age of the NP to take into account in deciding the appropriate point to proceed with a review and there is a risk as time moves on of neighbourhood plans being considered out of date by developers and decision makers alike as more recent evidence is presented.</p> <p>We agree that it is possible that a made NP may be in general conformity with the emerging new LP, although, in all cases, we would envisage that a made NP developed in conformity to and with reference to the adopted LP is almost inevitably going to require some degree of modification. As identified, as a minimum this could include out of date policy references, and it will very much depend on the individual plan and the eventual content of the new LP. The more significant any shift or deviation from the current LP strategy, the greater the likely modifications required.</p>

No.	Question/Topic	Response
	<p>you confirm if these changes be made without consultation, examination and referendum? Similarly, if policy justification text that accompanies a policy is in need of update but not the policy itself, can you confirm that this would require examination but not a referendum.</p>	<p>For emerging NPs, the amount of work at review/modification can be mitigated against by both considering the emerging LP strategy & policy, and by avoiding cross reference to, and duplication of, specific policies in the adopted LP, and aligning closely to national policy.</p> <p>Provisions for modifications to a made NP were brought into the NP regulations in 2018, following the NP Act 2017. It is correct that “minor” amendments, that make no material changes to the plan, should be able to be agreed between the parish or town council and ourselves, and we will endeavour to be amenable to this as far as we reasonably can to avoid creating additional work for little or no substantive benefit. However, if the changes go beyond mere corrections to referencing, this is likely to extend beyond the bounds of what can be changed without consultation (Regulation 14 and Regulation 16) and examination.</p> <p>When a modification is “material”, the key consideration as to whether it requires consultation & examination, or consultation, examination and referendum, is whether it can be considered to “change the nature of the plan”. It is for the Qualifying Body (i.e. town or parish council) to make a statement in their Regulation 16 submission to us as to whether the modifications are considered to do this and why/why not. We will then need to do same in our submission to the examiner, and naturally we will aim to work closely/collaboratively with you with aim that we concur in our statements, but ultimately it will be for the examiner to decide.</p> <p>We have yet to go through the process of material modifications to any made plans in East Devon, and there is limited published guidance or case studies available, but essentially, there is a repeat of Regulation 14 and 16, in most cases, where changes are material, consulting on those changes specifically. Once the examiner reaches a view on whether they change the nature of the plan – and if they do – that this must go to referendum, you do have an opportunity at that stage to decide whether or not to proceed.</p> <p>As usual we will cover the costs of the examination, and any referendum, and funds are available from Locality for a NP review (see above), but clearly from the point of review of resources (yours and ours) it would seem unwise to consult on and submit material modifications too early in the</p>

No.	Question/Topic	Response
		<p>process, only to have to repeat, although the risks of having an increasingly out of date NP need to be weighed up in the balance.</p> <p>For reference: Planning Practice Guidance on NP says:</p> <ul style="list-style-type: none"> • Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum. • Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan. • Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.
13.	<p>Resources/Support Depending on the scale of potential change, will additional funding be available and where from? Will support be available to ensure that plans take account of the latest legislation?</p>	<p>Yes.</p> <p>Locality offer additional funding of up to the full £10k now available for new plans for reviewing an existing made plan. They also offer various ‘technical packages’ akin to consultancy support for particular aspects which would be worth considering depending on the extent of the changes you may wish to bring forward.</p> <p>More information can be found on the Locality website: Apply - Locality Neighbourhood Planning</p> <p>We will also offer support – envisaged to be primarily in terms of officer time, and depending on feedback from the webinar session, we will consider running further topic/theme based sessions like this on matters of particular concern or interest, as well as sharing evidence as it becomes available and news on NP/planning matters.</p>

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14.	<p>Implementation/Weight: Given the amount of work carried out by communities in preparing neighbourhood plans and given a process that is laid down in law and involves deep scrutiny by the host local authority and a planning inspector plus endless consultations, both local and further afield, why do local planning authorities continue to override and ignore NP policies?</p>	<p>Understood from the proposer, that this is a general point regarding reports nationally of neighbourhood plans being disregarded, and anecdotal evidence, and not based on any particular experience with a NP in East Devon.</p> <p>We would like to reassure our NP groups that we do appreciate all of the hard work that they put into producing NPs and are committed to giving full and proper weight to the made plans and appropriate weight to emerging plans, proportionate to how far through the process they have progressed. This commitment does not however mean that all decisions will always be in accordance with all of the policies in the relevant NP. There will always be exceptional circumstances that will lead us to make a decision which departs from the NP just as we may depart from our own local plan policies, but these should be the exception. To date we believe this appears to be the case with departures from NP policies being few and far between. However, we want to work with you to continue to monitor this and encourage parish councils and others locally to refer to their NPs in responding to us on consultations on planning applications.</p>
15.	<p>Role of NPs Does EDDC recognise the wider role/value that NPs & neighbourhood planning has beyond their use as a purely statutory planning tool by galvanising communities, setting a vision, identifying and furthering community action & community-led projects (including CLTs), helping to securing funding for delivery etc. How will EDDC support, further, and tap into this to ensure the community voice is not lost, and can EDDC provide clarity on how the role of NPs is seen going forward in East Devon, particularly given the significant level NP activity in the district?</p>	<p>We are, and have always been, very supportive of neighbourhood planning and the important role it can play it galvanising communities and community action, setting a vision and working to address needs and issues, both within the limitations of the remit of statutory planning, but also beyond. Our members are very concerned that we do not disengage and disempower communities who have taken up the opportunity of neighbourhood planning and worked so hard on it, through the development of a replacement LP.</p> <p>As a starting point, following on from the responses to the Issues and Options consultation, which gave a clear message that we must undertake detailed research into our NPs, we are embarking on a review of NPs (made & emerging) to help inform the LP work, as part of the evidence base, and we want to continue to work with you as we move forward.</p> <p>There may be opportunities to work with other sections of the Council, and partner bodies, to deliver some of the actions identified in the NP's and take account of the policies and special designations in other areas of work, for example in managing Council assets.</p>

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16.	<p>Role of NPs</p> <p>How could a NP help the LP to identify sites that are deliverable so that they can be allocated in the LP, and once allocated, how can the NP process contribute to the design code?</p>	<p>If NP group have sites in their area that are deliverable, they can be allocated through the NP. Another route which was open would have been to put sites forward in our Call for Sites which ran from January to March this year, alongside the Issues and Options consultation, and at least one NP group have submitted their sites to this. We will therefore be doing some further work assessing these sites alongside others as part of that process.</p> <p>In terms of design codes, this picks up on what the Government is intending to bring in in terms of design codes on the point of allocation, through the plan to increase clarity and certainty about the expectations. Although we are progressing the emerging Local Plan under the old (current) system, we do support the principle and therefore would want to engage with our communities through the Neighbourhood Planning groups. That may perhaps involve setting up some sort of working group which involves a mix of officers, urban designers, architects, local communities to inform design code process and understand a communities desires/aspirations for a scheme and take those on board. We would be keen to tap into and use the local knowledge that our communities /neighbourhood plan groups, and would envisage NP Groups having a key role in development of design codes, as we move towards more of a design-led system.</p>
17.	<p>Administrative Boundaries (Cranbrook)</p> <p>Given that Cranbrook Town Council has applied for a governance review of its boundaries, what effect might this have on a review of the neighbouring (Rockbeare) plan if that comes forward?</p>	<p>This obviously does need careful consideration and we will need to take this away and come back with further (legal) advice. Initial thoughts are that it is not a requirement for the NP area to follow the administrative boundary. However, with this relating at a made Neighbourhood Plan, clearly the situation could arise here where part of the land in the NP area was taken into an area outside of the control of the Parish Council.</p> <p>We did have the situation previously where Ottery and West Hill became separate parishes during their NP making process. In that case, they continued to work together and produced a joint plan.</p>
THEMES-RELATED (LP & NP)		
HOUSING		

No.	Question/Topic	Response
18.	<p>Housing Delivery What is the current delivery rate on housing per annum?</p>	<p>As it stands, we need to deliver 928 new homes a year to meet the Government's figure from its standard calculator – and that is a big ask for us in East Devon. The delivery rate against varies a lot between years. The last housing monitoring report was for the financial year of 2019/20. 1065 homes were delivered in that period, making it a very productive year and in fact that was the highest ever delivered in a single year. Naturally, in a plan period there are good and bad years, and so in some years we need to be exceeding that target, to allow for shortfall in other years. We have not run the figures yet for this year (2020/21), but we are in the process of doing that to produce a new annual monitoring report that would usually go before our members in august/September time. We expect there to have been a drop off due to the impact of the pandemic but the hope that this will not be critical to us maintaining the level of supply that we need to.</p>
19.	<p>Housing Delivery Do we know how much land there is in land banks which developers have consent for but are sitting on, whilst they wait for property values to increase, as this presumably exacerbates the shortage of housing, or makes it appear as though there is more of an issue with a lack of housing that there actually is?</p>	<p>There is no way of definitely knowing how much / what land is held in land banks as options on sites are not required to be recorded with the Land Registry - and only changes in land ownership and purchase are registered. From land that has been put forward under Call for Sites exercises in recent years it would appear to indicate a likelihood that large areas of the district are held under some kind of option agreement. It does not necessarily help to know this, but there is a lot of land that has been put forward in the latest Call for Sites which we are in the process of assessing for suitability, and this will be taken to our Strategic Planning Committee later in the year.</p> <p>In terms of the impact on the reality/perception of a lack of housing, the answer is probably yes and no. Land banks are not necessarily skewing the picture or holding up development, as developers are often future proofing. Many of these sites may not be available for immediate/short-term delivery, they may not fit with current policies, direction of planning currently but may be able to come into play in the longer term as things change.</p>
20.	<p>Housing Strategy What reassurance can we give that the majority of new housing requirement will not</p>	<p>We are not able to give specific direction or reassurance on this as yet in terms of the new LP as it is too early to say what may/may not be included in the LP strategy, but clearly the distribution of</p>

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	keep being in the west end / Cranbrook expansion?	housing development is a key issue. Members will need to have discussions about this and making decisions on it. Officers and members are both aware of the concerns, particularly of communities adjoining Cranbrook, of the scale of growth that has taken place in such a short space of time and we will certainly be mindful of and consider going forwards. Part of the purpose of the webinar is to start those early conversations with you at the very start of the journey of producing a new Local Plan.
21.	Approach to Housing Will some communities be re-classified to allow housing even though they are designated as unsustainable in the adopted Local Plan?	It is too early to say yet whether this will happen, but we are/will be assessing this as part of the new Local Plan work. We have not yet decided on the strategy yet, including for the villages and we are gathering evidence on services etc. to inform this.
22.	Approach to Housing Do you intend to set housing requirement figures for a designated area, for NPs to decide where housing goes based on an option appraisal, or will you identify the sites if required in the Local Plan?	<p>National planning guidance and policy requires strategic policies to set out housing requirement figures for designated neighbourhood areas. There are questions to be answered about the approach we will take to this in the new LP, what that figure will be and how it will be delivered. We will likely need to allocate some of the larger strategic sites in NP areas but for smaller sites in more rural locations we have two broad options on how sites may be identified:</p> <ol style="list-style-type: none"> 1. Left to Neighbourhood Plans (similar to current Local Plan) or; 2. Allocated through the Local Plan. <p>Both options and have pros and cons and the chosen option will depend very much on the direction of travel of the development strategy. This will be influenced both by members and by evidence work which is ongoing. Whatever happens we are keen to ensure that we do not undermine work undertaken on NPs and we will welcome thoughts on this. We will therefore keep in contact with NP groups and Parish Councils, informed by the feedback from the webinar.</p> <p>If the Local Plan does allocate sites then we will, of course, consult extensively with the community.</p>

No.	Question/Topic	Response
23.	<p>Affordable Housing & Exceptions Sites</p> <p>a. Are EDDC going to designate a percentage for affordable housing in the district and will there be a review a whether delivering affordable housing through exceptions is actually a good model, and can the new LP be stronger on this?</p> <p>b. It would appear that exceptions sites will only work if right to buy is removed – as even if you applies rules such as local connection, the houses are still worth practically market value without restriction</p>	<p>Model for delivery of affordable housing is certainly something we need to look at and keep abreast of Government policy to see wat could help us with this. Certainly, in the earlier days of the adopted Local Plan, exceptions sites were proving to be valuable in delivering affordable housing in rural areas. However, a new approach may be needed as there have been less exception sites coming forward as the plan period has progressed, which indicates we might be exhausted the amount of philanthropic land owners who are willing to bring forward sites through that route. It appears the Government has picked up on this issue, issuing new Planning Practice Guidance just recently on starter homes (discounted market value) regarding bringing these forward on exceptions sites. This would potentially make schemes more viable and could be part of the package to help encourage land owners to bring forward exceptions sites and still enable us to deliver social housing through that route as well.</p> <p>This is true and it is likely part of the reason that starter homes model is being put forward by Government. These are discounted market properties, so they do not deal with a housing association, they are sold directly to the residents with a clause in the deeds of the property that means it has to constantly be sold at that discount, which cuts out the risk of right to buy being initiated. This is however an issue for other tenures and one that needs to be addressed in ensuring affordable housing remains so in perpetuity.</p>
24.	<p>Affordable housing</p> <p>Our experience is that there is a desperate need for affordable housing for local people in small sites and not everyone wants to live in these new big strategic developments, yet in Broadclyst, for example, outside of those developments, there are very limited opportunities to live in truly affordable homes. How will the new LP facilitate this provision, recognising the need to be realistic</p>	<p>The position with regard to the level of affordable housing required differs across the District. It is complicated in Broadclyst by the proximity of Cranbrook, where there is a large supply of affordable housing which is intended to meet the needs of the town and surrounding area.</p> <p>In the adopted LP, the current requirement for 66% affordable housing applies on ‘exception’ sites, which would not normally be granted permission for housing. Elsewhere the requirement is 50%.</p> <p>Exception sites are sites of up to 15 houses permitted as an exception to normal policy, where there is a proven need for affordable housing for local people. As this is the case, the land value is usually lower than for market housing and the 1/3 of the houses which are sold on the open</p>

No.	Question/Topic	Response
	<p>about viability, and be stronger than the current LP has been?</p>	<p>market cross-subsidise the 2/3 which are held as affordable housing in perpetuity. This approach has proved very successful and has recently delivered schemes in Beer, Dalwood and Kilmington.</p> <p>We are investigating the best way to monitor the effectiveness of NP policies and their use in planning decisions and at appeal. This will include monitoring the delivery of affordable and market housing.</p>
25.	<p>Affordable Homes In rural communities more and more young people and having to stay living with their parents, which in turn generates more road traffic, with more cars parked at the property causing congestion etc. Will there be an emphasis in the new LP on starter homes for young people to support them as they grow older and want their own accommodation?</p>	<p>We are always keen to try to provide affordable housing and place a significant emphasis on this at the District Council. We do have an exceptions policy in the current LP which allows affordable housing to be built in the countryside where it wouldn't normally be allowed, as long as there is a local need for it. We produced a local housing needs assessment, published late last year in our Strategic Planning Committee agenda. Please see – 201020bpitem9afinalhousingneedsineastdevonappendix_1orsaug2020.pdf</p> <p>This highlights needs for affordable housing and a range of housing needs that we need to try and meet through the LP process. Members are particularly concerned that the affordable housing products that are coming forward now through Government are for discounted market housing (which discounts market housing in the order of 20%-30%) which does not help to make homes affordable to young people in our local context because of the disparity between houses prices and salaries. Members are therefore keen to see us deliver more traditional social housing that meets the needs of those that really cannot afford housing at current prices. Whilst we cannot say very much at all at this stage about what may or may not be in the new LP, we would expect this to be an aspect we will focus on quite strongly going for all these reasons.</p>
26.	<p>Affordable Homes Barn conversion never seem to generate any affordable homes, why is this?</p>	<p>Generally, these tend to be too small in scale and so do not meet the threshold for when our affordable housing policies kick in (trigger of 10 or more dwellings for an affordable element to be required). Secondly, in terms of costs/viability, barn conversions are typically very costly to do, and it's actually cheaper to build new, so they would be unlikely to be able to afford to deliver affordable housing in any case.</p>

No.	Question/Topic	Response
27.	<p>Role of Neighbourhood Development Orders (NDO's)/ Community Land Trusts (CLT's) What is the envisaged role for these community led models for bringing forward housing – particularly affordable housing - in the new LP, given that NDOs are specifically mentioned in the White Paper and the opportunity for NPs to pick up on sites put forward in the Call for Sites.</p>	<p>Part of the Government’s current proposals are to make more use of those tools to enable a more proactive approach to bringing forward development, and perhaps also removing red tape that sometimes gets in the way of development being delivered. This is something we will need to look at as the work on the new LP progresses. Whilst this is being done under the existing legislation, that does enable development orders. It may be that through the allocation process, members consider that to be a good way of shaping proposals for a particular site and bringing that forward in a more proactive way that simply allocating it. Potentially that route can work quite well, alongside design codes, and it is one we will need to explore.</p> <p>The current LP is quite open to communities bringing forward new development through Community Land Trusts or Local Development Orders where they can be demonstrated to be sustainable. These are typically for exceptions sites – so outside the Built Up Area Boundary where it has community support. It is considered to be a good mechanism for communities to bring forward development in their area and have a real voice in shaping them through the drafting of the Development Order. This route effectively takes them outside of the normal planning process and sets clear parameters for the development – the scale and form of the development – that community wants to see come forward.</p> <p>As Clyst Honiton is the only community currently looking to bring forward development through an NDO route, it will be interesting to see how that progresses, and this might be something we can pick up on at a future session (if we have more like this), by way of sharing that experience and seeing what others could learn from it.</p>
28.	<p>Second Homes Will the new Local Plan recognise and address the issue of second homes which are exacerbating the housing shortage?</p>	<p>We recognise that whilst this is perhaps not a universal issue, it is of concern in particular communities. We do not have much evidence currently about the scale and impact, so we would need to do some further work and investigate what we can do if anything through planning policy given that this is more about people’s ability to purchase a property and there is a limit to what we</p>

No.	Question/Topic	Response
		can do through planning. We will look into this and draw members attention to it, and give some thought to how we might respond to this through the Local Plan process.
29.	<p>Provision for Wildlife How will the Local Plan make Wildlife a priority in its approach to housing provision.</p>	<p>The delayed Environment Bill recognises that biodiversity is important. In line with this, the new Local Plan intends to include a requirement for new development to achieve a 10% biodiversity net gain and is likely to require wildlife provision as part of design. This is something we endeavoured to require in the last Local Plan but at that time there was not enough support in national guidance for the inspector to agree to it.</p> <p>We are not yet at the stage of considering policy content in detail but wildlife and habitat creation and protection are very strong recurring themes in NP's and we would hope to enshrine these in our policies.</p>
SUSTAINABILITY & INFRASTRUCTURE		
30.	<p>Defining sustainable development How will the new LP define and further 'sustainable development' and move on from previous perhaps now out-dated models of delivery e.g. does putting the majority of new homes in new communities close to Exeter meet long term aims around sustainability, can greater support be given for redevelopment of brownfield sites in rural areas etc, given the shift to electric vehicles and to online.</p>	<p>Clearly, the delivery of sustainable growth has to be a key part of the new LP. Many new technologies such as electric vehicles are rapidly changing the world we live in but in planning terms it often comes down to basic principles such as building in the right places that can have the most impact on sustainability. If homes are built within easy walking and cycling distance of schools, work places and other services and facilities then people are more likely to walk and cycle which are by far the most sustainable forms of transport with added benefits for health and wellbeing. It would still seem fundamentally unsustainable to plan growth in a way that involves people making a lot of day to day car journeys and we should avoid it if we can. We cannot assume that everyone will have electric cars and even if they do, their construction involves a lot of carbon and recharging them does as well.</p>
31.	<p>Future Proofing Some emerging plans may not be in full conformity with the existing adopted LP because they are responding to the current</p>	<p>Firstly, emerging NPs will continue to be tested for conformity with the existing adopted Local Plan rather than for conformity with the emerging plan policy, but as the later progresses, the evidence base underpinning it will be a material consideration.</p>

No.	Question/Topic	Response
	<p>issues of the time and looking to the future e.g. on climate change, build standards, affordable housing for local people, promotion and provision for active travel, electric vehicle infrastructure, renewable energy generation etc.</p> <p>How will EDDC be ensuring that the new LP will be robust/strong and forward thinking/innovative on these matters and further aspiration and action from the community level to make a contribution to tackling these 'big issues'? For example, by placing clear requirements on developers that are enforced, making them consider other/better ways of delivering, learning from best practice elsewhere, planning for evolving technology, and recognising that NPs and community-led projects can have an impact on these strategic matters e.g. in designating local green spaces, planting schemes, small scale sustainable housing developments.</p>	<p>The new LP will naturally need to be developed to conform with apply the latest national policy position, taking account of national policy direction and the latest evidence available.</p> <p>There are clearly challenges with the extent of the environmental constraints in East Devon, with internally recognised sites of importance and the vast area covered by AONBs, added to by the uncertainty in the national situation pending the new planning legislation and the tight timescale to which we are working to produce a new Local Plan.</p> <p>Part of the work going forward will involve reflecting on the effectiveness of the current adopted LP strategy/policies, and the review we have undertaken on the alignment of that to national policy, will all inform this. We are also keen to consider out NP base. Ultimately, we will be seeking to ensure we end up with a LP which is fit for purpose and will do its best for east Devon over the plan period, and which makes its contribution to important current big issues in/affecting planning, including those highlighted in the question.</p>
32.	<p>Infrastructure Provision:</p> <p>How will the new Local Plan ensure delivery of strategic networked infrastructure provision e.g. for active travel, between parts/communities of East Devon, beyond the Strategic Growth areas? For example, in Cranbrook you can now pick up an electric</p>	<p>The delivery of infrastructure such as cycle routes is much easier to achieve when it is part of strategic growth where a new development can be planned with such routes included and they can be secured as part of a section 106 agreement from the developers. Outside of such areas, the ability to deliver such infrastructure and the costs associated make it much more difficult. Gaining access to land can be difficult, there can be very limited options in terms of routes and then funding is limited with us having a massive shortfall in funding received from CIL versus what is</p>

No.	Question/Topic	Response
	bike outside the school, cycle on designated route to Exeter etc., but other places are not well linked at all – will they continue to miss out/be isolated because they do not fall with strategic areas of development?	needed to deliver all of the infrastructure that is needed. Unfortunately, it is difficult to see how this would change other than a massive injection of public funding into the delivery of infrastructure.