

24 March 2014



Local Plan Review Consultation  
Forward Planning  
Mid Devon District Council  
Phoenix House  
Tiverton  
EX16 6PP



Dear Sir or Madam

**Re: Mid Devon Local Plan Review, Options Consultation, January 2014**

I wish to make representations on behalf of Blue Cedar Homes, a private retirement homes specialist operating in the South West of England, to the Mid Devon Local Plan Review, Options Consultation.

Housing – Policy S4

Housing provision for an ageing population is critical and we therefore welcome criterion C of Policy S4. This is especially pertinent given the recent publication of the new Planning Practice Guidance which was published by the Government on 6<sup>th</sup> March 2014. In essence, Plan makers should consider the size, location and quality of dwellings needed in the future for older people in order to allow them to move. In turn, this could free up houses that are under occupied.

As such, the Plan should recognise further the role of providing housing for the elderly. Blue Cedar Homes schemes do respond to this need, as identified in the NPPF and Planning Practice Guide.

Furthermore within the policy, I note that criterion b of Policy S4 sets out the affordable housing threshold. Clearly, this is an important issue for the Local Planning Authority, however any affordable housing policy/reference should acknowledge that where a proposed development addresses a specific local need, such as retirement housing, it may be appropriate to seek an alternative to on site provision, for example a financial contribution.

I trust the above comments can be considered throughout the Local Plan Review. Please will you keep me notified of developments throughout the Local Plan preparation process?

Yours faithfully

**Simon Tofts**  
Planning Manager

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