

## MID DEVON LOCAL PLAN REVIEW

### Additional Statement from Persimmon Homes South West in response to the District Council's Housing Land Supply Update

Date: 2<sup>nd</sup> August 2019

#### 1.0 Comment from Persimmon Homes South West (PHSW)

- 1.1 Thank you for the opportunity to comment on the "Housing Land Supply Update" of June 2019.
- 1.2 PHSW notes that the Council are taking a conservative and precautionary approach to the trajectory of housing delivery, and that all four approaches using the Liverpool and Sedgefield methods (with 5% and 20% buffers respectively) indicate a five year housing land supply is available. Whilst PHSW remains concerned that a small number of sites are relied upon within the plan to deliver the expected housing we endorse taking a precautionary approach.
- 1.3 The impact of the Cullompton Town Centre Relief Road (TCRR) upon housing delivery in Cullompton is an important consideration. It is noted that paragraph 2.2 refers to the Council decision (Cabinet) on the 30<sup>th</sup> May 2019 to enter into a grant funding agreement with Homes England to secure £10 million Housing Infrastructure Fund, and states "*For the purposes of the Local Plan Review's housing trajectory it is assumed that the TCRR will be completed by the end of 2023*".
- 1.4 The report to Mid Devon District Council's Cabinet on 30<sup>th</sup> May 2019 states "*The key principles for the funding of the project are set out including the total amount (£8.2m Tiverton and £10m Cullompton) including definitions of the HIF funded infrastructure and the wider project. The latter being the homes that will be unlocked as a result of the infrastructure. The funding is available until 31<sup>st</sup> March 2021 (Cullompton) and 31<sup>st</sup> March 2022 (Tiverton). Start and completion dates are to be included following discussion with Homes England*".
- 1.5 The Cabinet report also refers to the Schedules within the Agreement. Schedule 3 sets out the milestones, key events, and output measures.
- 1.6 **Clarification is sought as to whether the HIF money has to be spent by the dates quoted above, or is available beyond that date.** The reason this clarification is sought is that PHSW experience elsewhere with Homes England/HIF (albeit through the Marginal Viability route) has indicated that funding available had to be spent by the end of March 2021 (in the case referred to, at Axminster, a 12 month extension has been agreed to 2022 for the money to be spent).

There are obvious implications for delivery of the TCRR if a similar approach is taken by Homes England in Cullompton, which not only impacts upon the TCRR itself but also on the trajectory of housing delivery.

- 1.7 With regard to the trajectory of development on PHSW land within the NW Cullompton allocation, subject to a timely and satisfactory conclusion of the planning process units can be delivered in 2020/21. This will accord with the Company's intentions for development of the site.
- 1.8 On a separate note, PHSW look forward to reviewing the Council's response to the Inspector's other comments relating to gypsy and traveller site provision within strategic allocations.

ENDS