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Via email: jclifford@middevon.gov.uk

8 August 2019

Dear Robert,

MID DEVON LOCAL PLAN REVIEW 2013-2033 – COUNCIL’S RESPONSE TO INSPECTOR’S POST HEARING ADVICE NOTE (ID12) – HOUSING LAND SUPPLY UPDATE (ED20) AND SUSTAINABILITY APPRAISAL OF PROPOSED DRAFT MAIN MODIFICATIONS (ED21).

Thank you for inviting Highways England to comment on the Housing Land Supply Update and Sustainability Appraisal of Proposed Draft Main Modification documents, as referenced above.

These have been produced by Mid Devon District Council in response to the Planning Inspectors Post Hearings Advice Note (ID12), dated 21 May 2019, which raised concerns regarding the timescale for delivery of the strategic infrastructure and the impact of this on the proposed housing trajectory for the Local Plan Review.

Highways England welcomes the modifications proposed by Mid Devon District Council. The changes made to the trajectory do appear to reduce the reliance on the delivery of the major infrastructure schemes in the early phases of the Local Plan.

Over the next few years the level of certainty of delivery of the required infrastructure schemes identified within the Plan (particularly the TCRR and M5 J28 scheme) is likely to change as detailed design, funding and contract procurement develops. With this in mind it may be beneficial to consider the early review of the Local Plan, perhaps with the review being triggered at a point whereby the certainty of scheme delivery is better understood. This would give an opportunity to reconsider the risks of reliance on major scheme delivery for housing land supply and to make further adjustments as appropriate to ensure that concerns, such as those raised by the inspector, do not apply in relation to subsequent housing land supply periods. Policy wording could be incorporated into the plan to provide for this eventuality.

I trust the above is clear, but please do not hesitate to contact me should you wish to discuss the matter further.

Yours faithfully,

Lisa McCaffrey

Lisa McCaffrey

South West Operations – Highways Development Management

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