

Benjamin Lucas

From: Robert Young
Sent: 09 August 2019 18:27
To: Tristan Peat
Subject: Fw: Mid Devon Local Plan Review - Council HLS and SA updates

From: Nick Allan
Sent: 07 August 2019 08:29
To: Robert Young; Forward Planning
Cc: Tristan Peat
Subject: RE: Mid Devon Local Plan Review - Council HLS and SA updates

Dear Robert,

Please find my relatively straightforward observations on MDDC's revised Housing Land Supply.

1. I am surprised to see the growing planned over-delivery by MDDC's over the plan period no matter which method of calculation is used. By the end of the period delivery is 9234 (Appendix 1) as opposed to the OAN accepted by the Inspector of 7860.
2. This is despite the further cushion allowed by MDDC's continued non-inclusion of windfall sites (4.2). This non-inclusion continues to be a source of surprise to me as windfall sites have historically made up around 50% of total supply in Mid Devon, and broad development in Mid Devon is much more in line with the feedback from the Council's original scoping work in respect of the Local Plan than the scale of concentration on Cullompton that MDDC has presented.
3. If windfall sites were to be included, the need for mass housing sites on the scale MDDC is planning for would be considerably reduced.
4. The planned delivery of housing in East Cullompton implies delivery of a new motorway junction by 2026/7. This is a brave assumption when the result of the catchment wide environmental study is not expected to be available until 2022, leaving a very tight window to deliver a project of this scale and complexity. It is hard to believe that the study won't throw up significant issues that will compound the difficulty of delivery of the junction and indeed the Garden Village as a whole.
5. The proposed Relief Road makes no meaningful difference to the traffic situation to the east of the motorway and so I would suggest that delivering even 500 houses ahead of a new motorway junction is an error.

Yours,

Nick Allan

From: Robert Young
Sent: 18 July 2019 09:47
To: Forward Planning
Cc: Tristan Peat
Subject: Mid Devon Local Plan Review - Council HLS and SA updates

MID DEVON DISTRICT COUNCIL LOCAL PLAN REVIEW EXAMINATION MAIN HEARINGS

To all Hearing 1 participants

Following the Inspector's Post Hearings Advice Note (ID12), the Council have prepared a draft Housing Land Supply Update (ED20) and a Sustainability Appraisal of the implications of its proposed draft Main Modifications (ED21) in relation to the housing trajectory and the remedies suggested by the Inspector. These documents have been placed on the examination documents web page and are also attached for your convenience.

<https://www.middevon.gov.uk/residents/planning-policy/local-plan-review-examination/examination-documents/>

The Inspector now invites all participants in the Hearing 1 session to comment on these two documents.

If you wish to make any comments, please send them to me before 12:00 midday on Friday 9 August.

The Council will have until Friday 16 August to respond to any comments.

All comments received and the Council's response will then be forwarded to the Inspector for his consideration on how the examination will proceed.

Please let me know if you have any queries.

Regards, Robert Young

Programme Officer

Mid Devon Local Plan Review examination

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