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East Devon Local Plan 2020 to 2042

Regulation 19 Publication draft

Representations on behalf of Taylor Wimpey Exeter

28 March 2025

Introduction

CarneySweeney acts for Taylor Wimpey Exeter (Taylor Wimpey) in connection with Land at Ottery Moor Lane (Honi_10).

Taylor Wimpey is active on a number of sites across East Devon both existing and emerging allocations. While specific comments are made about Hon_10 all other comments apply district wide and to are relevant to all sites.

CarneySweeney submit the following representations on behalf of our clients.

Summary of our Representations

These representations focus on the following policies within the draft East Devon Local Plan 2020 to 2042 (draft EDLP):

Site Allocation

- Strategic Policy SD03: Honiton and its development allocations

Policies

- Strategic Policy CC02: Net zero carbon development
- Strategic Policy CC06: Embodied Carbon
- Strategic Policy AR02: Water efficiency
- Strategic Policy HN01: Housing to address needs
- Policy HN04: Accessible and Adaptable Dwellings
- Policy HN05: Self-build and custom build housing
- Policy SE05: Employment and Skills Statements
- Policy DS02: Housing density and efficient use of the land
- Policy TR06: Digital Connectivity
- Strategic Policy PB05: Biodiversity Net Gain
- Strategic Policy PB07: Ecological enhancement and biodiversity in the built environment
- Policy PB08: Tree, hedges and woodland on development sites
- Policy OS02: Sport, recreation, open space provision in association with development



Policy Context for Plan Making

Provisions for plan making are set out within the NPPF and NPPG. Plan makers are required to take account of the following points when preparing their Local Plan:

Under the transitional arrangements of the December 2024 NPPF, the new Local Plan will be considered under the provisions of the December 2023 NPPF.

National Planning Policy Framework (December 2023)

- Paragraph 31 states that “The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be ...focussed tightly on supporting and justifying the policies concerned and take account of relevant market signals.”

- Paragraph 35 identifies the tests of soundness as being:
 - a) Positively prepared: As a minimum, seeking to meet the area’s objectively assessed needs and informed by agreements with other authorities so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with sustainable development.
 - b) Justified: An appropriate strategy based on taking account of reasonable alternatives and proportionate evidence.
 - c) Effective: Deliverable, based on effective joint working on cross-boundary strategic matters, evidenced in a Statement of Common Ground.
 - d) Consistent with national policy.

Site Allocation Comments

Strategic Policy SD03: Honiton and its development allocations proposes to allocate the above site – Land at Ottery Moor Lane, Honiton (Honi_10) – for residential development of 21 new homes to form a small scale development to the northern side of Honiton.

The allocation map is included in full below:



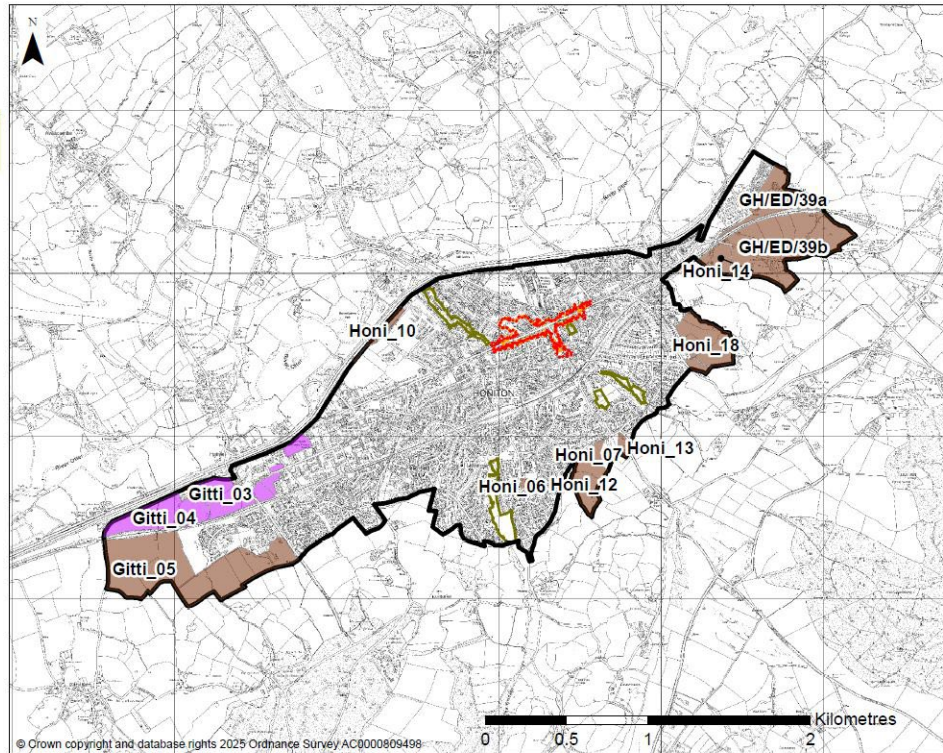
n.b. This inset map has been provided as an additional resource; the definitive version of the Policies Map is the interactive version which can be accessed here: <https://maps.strata.solutions/portal/apps/webappviewer/index.html?appid=8da794a146d94df680ee37c7589e9a1e>

Legend (key policy boundaries shown only)

Site Allocations (SD03)

Type

- Housing
- Employment
- Settlement Boundaries (SP05)
- Town Centre Areas (SE07)
- Primary Shopping Areas (SE07)
- Land of Local Amenity Importance (OL06)



East Devon Local Plan 2020-2042 (Reg 19 Consultation)
inset to Policies Map

Honiton



Taylor Wimpey fully endorses the allocation of site Honi_10.

Honiton is appropriately classified as a Main Centre and has an extensive range of services and facilities such that it has strategic significance as a location for higher levels of future housing development of the scale proposed in the emerging Local Plan.

The site has recently obtained a Committee resolution to approve, subject to a Section 106 agreement, demonstrating it is fully deliverable. The site can make a small but nonetheless important contribution to housing delivery in the early part of the plan period.

Policy Comments

The following section contains general and specific policy comments and follows the order of the draft plan.

Taylor Wimpey fully endorses the aspirations of the draft plan to raise standards and deliver high quality development and good design and the need to assess and mitigate the impacts of development.

However, this is subject to the following caveats:



- All proposed local policies must be justified.
- Potential impacts on viability and deliverability must be properly understood.
- Policies should not seek to unnecessarily replicate the NPPF or Building Regs (or other regulatory regimes).
- Policies should not be drafted in such a way that they hinder or discourage development.
- Where any standards or thresholds are set out there needs to be flexibility built into the policy to take account of site specific, technical feasibility and viability considerations.

General Policy Comments

Local Plan Vision Statement

It is notable that the Vision does not refer to the allocation and delivery of sufficient land to meet housing needs, reflecting section 5 of the Framework and the Written Ministerial Statements of 30 July 2024 (Angela Rayner MP) and 12 December 2024 (Matthew Pennycook MP), which are material considerations.

This indicates that the draft LP places higher priority on environmental considerations than on addressing the national housing crisis. Indeed, many of the policies and provisions reflect this imbalance.

It is considered that the Vision should be re-balanced to acknowledge the need to address the housing crisis by providing a choice of decent housing for all, and this new balance should then be reflected in the policies and provisions of the plan, in accordance with our representations.

Housing Targets / Delivery

Up to 2031/32, the Council indicate a trajectory to deliver 850 dwellings per year on average, with the remaining plan period from 2032/33 onwards to deliver an annual average of 1,070 dwellings per year. Whilst this averages out to provide for the required housing need, it means that for the first part of the plan-period, the LPA will be under-delivering against their identified housing need and more than likely unable to demonstrate a five-year housing land supply within the early parts of the plan-period, as evidenced by Appendix 1 of the Draft Local Plan. This approach appears to be at odds with the Framework, in particular, the requirement to “meet the area’s objectively assessed needs”.

It is, effectively, a workaround, where the LPA will only be delivering 70% of the housing requirement, which would be averaged out by delivery later in the plan period, for the Plan to continue to be assessed against the previous version of the Framework and therefore requiring 80% of the housing requirement to be planned for.

Elsewhere in the Draft Local Plan, notably in Strategic Policy HN02 (Affordable Housing), it is referenced that 35% affordable housing would be a target for windfall development outside settlement boundaries.



This appears at odds with Policy SP06 which restricts development outside settlement boundaries, presenting concerns about the level of contribution that windfall sites will provide to meeting housing need. Paragraph 75 of the Framework is clear that there should be “compelling evidence” that windfall sites will provide a reliable source of supply. The current wording of Policy SP06 does not provide confidence that development on windfall sites will be a reliable source of supply.

In combination, the restrictive nature of Policy SP06, and the reliance of larger sites to deliver the required housing need later in the plan-period cemented by Policy SP02, presents the prospect of a deteriorating housing supply position from the point of adoption within the first half of the plan period. The Framework is clear that planning policies “should identify opportunities for villages to grow and thrive, especially where this will support local services”. The restrictive nature of Policies SP02 and SP06 is at odds with the clear intention of what the Framework is aspiring to achieve. Furthermore, the Framework is clear that strategic policies should provide for objectively assessed needs “as a minimum”.

Viability

The Three Dragons Viability Assessment does not appear to have taken account of the pending Building Safety Levy due to come into effect from Autumn 2026. The rate per sqm in East Devon is currently indicated to be £34.06/sqm so would be £3406 for each 100sqm open market dwelling.

This so would represent a significant additional cost that needs to be taken into account in assessing the viability of the local plan.

CHAPTER	CHAPTER 5. MITIGATING CLIMATE CHANGE
Policy	Strategic Policy CC02: Net zero carbon development
Comment	<p>Part A requires compliance with the Future Homes Standard 2025 or successors or if not implemented, the Future Homes and Buildings Standards 2023.</p> <p>The Written Ministerial Statement dated 13 December 2023 in respect of energy efficiency standards states that:</p> <p><i>The improvement in standards already in force, alongside the ones which are due in 2025, demonstrates the Government’s commitment to ensuring new properties have a much lower impact on the environment in the future. In this context, the Government does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned buildings regulations. The proliferation of multiple, local standards by local authority area can add further costs to building new homes by adding complexity and undermining economies of scale. Any planning policies that propose local energy efficiency standards for buildings that go beyond</i></p>



	<p><i>current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale that ensures:</i></p> <ul style="list-style-type: none"> • <i>That development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework.</i> • <i>The additional requirement is expressed as a percentage uplift of a dwelling’s Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP).</i> <p>Based on current experience the values put in the Three Dragons Viability Assessment for the additional costs associated with achieving Future Homes standards feels too low. However more fundamentally as the government are still consulting on the various options for how Future Homes could be achieved it is impossible to properly cost achieving this at this time. As such the viability impacts of the policy cannot be tested as is required by the above WMS and so the policy should not be retained.</p> <p>The Council should not seek to pre-empt national standards.</p> <p>The policy is also not expressed in such a way that complies with the second bullet.</p> <p>Even if the policy is found sound, it must be applied flexibly where the applicant can demonstrate that meeting the higher standard is not technically feasible in relation to the availability of appropriate local infrastructure, in accordance with the WMS.</p> <p>Part C: New homes to be designed to avoid temperature discomfort. Temperature discomfort is not defined.</p> <p>All major non-residential developments will be required to meet the latest BREEAM “Excellent” standard – the EPC regime for newly constructed commercial buildings is becoming much stricter as we approach 2030. It is not necessary to include this BREEAM requirement if improvements to the sustainability credentials of commercial properties is covered by EPCs.</p>
<p>Requested Amendments</p>	<p>Policy should be deleted.</p>



Policy	Strategic Policy CC06: Embodied Carbon
Comment	<p>While Taylor Wimpey supports consideration of embodied carbon the requirement for all major developments to undertake an embodied carbon assessment appears excessive and unjustified. This should only be required where the particular circumstances of the proposal raise significant embodied carbon issues.</p> <p>The financial implications of this additional requirement on development costs have not been assessed in the Three Dragons Viability Assessment.</p> <p>If this requirement is found sound it would also provide greater clarity if the Policy identified which nationally recognised Whole Life Cycle Carbon Assessment procedure the Council would expect to be completed.</p>
Requested Amendments	Policy to be deleted or amended to refer to justified circumstances and confirm which Whole Life Cycle Carbon Assessment should be completed.

CHAPTER	CHAPTER 7. ADAPTING TO CLIMATE CHANGE
Policy	Strategic Policy AR02: Water efficiency
Comment	<p>Policy AR02 imposes the standard of 110 litres per day per person of water usage. The supporting text refers to the Water Cycle Study, but this has yet to be published. Accordingly, the policy is not based on available evidence.</p> <p>The Written Ministerial Statement of 25 March 2015 states that “The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the National Planning Policy Framework and Planning Guidance.”</p> <p>The PPG states that local planning authorities will need to gather evidence to determine whether there is a need for additional standards in their area and justify setting appropriate policies in their Local Plans (Paragraph: 002 Reference ID: 56-002-20160519).</p> <p>Local planning authorities should consider the impact of using these standards as part of their Local Plan viability assessment (Paragraph: 003 Reference ID: 56-003-20150327).</p> <p>The PPG requires there to be a clear local need (Paragraph: 014 Reference ID: 56-014-20150327). The PPG places the burden of proof on the local planning authority (Paragraph: 015 Reference ID: 56-015-20150327) and identifies the following evidence:</p> <ul style="list-style-type: none"> existing sources of evidence*.



	<ul style="list-style-type: none"> • consultations with the local water and sewerage company, the Environment Agency and catchment partnerships. • consideration of the impact on viability and housing supply of such a requirement. <p>*EA’s Water stressed Areas 2021 classification, water resource management plans produced by water companies and river basin management plans (Paragraph: 016 Reference ID: 56-016-20150327)</p> <p>There is no hard technical evidence to support the stricter standard nor is there any evidence to demonstrate that the Council has considered the impact of this stricter standard on housing supply and scheme viability (noting that the Three Dragons Viability Assessment states this has a de minimis cost).</p>
Requested Amendments	The policy should be deleted.

CHAPTER	CHAPTER 8. MEETING HOUSING NEEDS
Policy	Strategic Policy HN01: Housing to address needs
Comment	<p>While the general aims and objectives of Strategic Policy HN01 are supported, the approach to self and custom build housing (SCB) raises concerns.</p> <p>General aims: E – This section refers to meeting identified local demand for self and custom build (SCB) but Policy HN05 (discussed further below) mandates a blanket requirement of 5% of plots on schemes of 20 or more to be provided as SCB plots. Any requirement for SCB plots should be based on up-to-date needs evidence and a blanket approach does not align with this.</p> <p>Housing mix: D. It is not considered that serviced SCB plots on larger housing developments is the most effective way to meet any identified SCB need (discussed further below).</p>
Requested Amendments	<p>Required change: General aim criteria E – No specific changes requested</p> <p>Housing Mix criteria D – Amend to refer to suitable sites rather than serviced plots of land.</p>
Policy	Policy HN04: Accessible and adaptive housing
Comment	The aim of increasing accessible and adaptable housing is supported and the reference to site suitability and site viability is welcomed but the mandated standards set out in the policy raise serious concerns.



As a starting point any higher standards needs to be evidence, the implications in terms of scheme deliverability and viability need to be properly tested and understood, and there needs to be flexibility.

100% delivery of M4 (2)

This proposal is of significant concern in terms of the implications for site yield, viability, and site suitability:

- Many sites in the district do not have suitable topography to fully meet the M4(2) standards.
- M4 (2) external parking standards, due to the additional space requirements (up to 3.3m wide), has a potentially significant cumulative effect on developable areas affecting site yield and/or street scene quality by increasing hard surfacing and reducing space for street trees/landscaping The additional circulation space required for M4(2) units will, together with the internal room requirements of NDSS (discussed under Strategic Policy DS01), significantly increase the built footprint of each unit thereby reducing development numbers and density.
- For flat blocks this will require lifts which for occupiers and in particular RP's would cause additional maintenance costs burdens.

Further mandating M4 (2) standards on self and custom build plots (discussed further below) would go against the essence of allowing people to design and build their own bespoke home.

5% affordable rent M4 (3) (a) or homeownership M4 (3) (a) or (b)

The provision of a smaller percentage to M4(3) is not as much of a concern, although it is considered any such accommodation should be evidenced.

If such accommodation is to be provided there is strong preference for M4 (3) (a) wheelchair adaptable which can be suitable for all occupiers giving maximum flexibility whereas the specific internal requirements of M4 (3) (b) wheelchair dwellings (for example internal cabinet and worktop heights) is not really suitable for a non-wheelchair user. Provision of affordable M4 (3) (a) or (b) units should be informed by the needs evidence noting that for some wheelchair users often a more bespoke design can be needed.

Viability

With regard to the Three Dragons Viability Assessment while the estimated additional costs for M4(3) appear accurate, the additional costs for M4(2) are disputed – the Viability Assessment gives an additional cost of £1,400 per unit but Taylor Wimpey assert this should be £2,0000 per unit. It is also unclear if these additional costings are just based on the internal costs for the plot or do these



	costs take account of additional levelling/retaining wall works that would be involved in providing level access on uneven sites.
Requested Amendments	A reduced percentage requirement for M4 (2) dwellings would be more acceptable and reasonable and the Viability Assessment needs to be updated for M(2) costs. Flats, 1 bed units, and self and custom build plots should be excluded entirely. M4(3) only where up to date evidence of need.
Policy	Policy HN05: Self-build and custom build housing
Comment	<p>A set out in respect of Strategic Policy HN01: Housing to address need, imposing a mandatory percentage requirement for self and custom build (SCB) plots on larger residential schemes is not considered the right approach:</p> <ul style="list-style-type: none"> • Provision of SCB plots should be based on up to date evidenced need both in terms of numbers and location, rather than imposing a blanket requirement on all sites. The latest Self Build Demand and Supply Monitoring Report from 31/10/23 to 30/10/24 (reported to SPC on 4 February) at para 3.4 identifies that even with a noted decrease in the number of consented plots “the supply meets both the ‘residual’ demand from the 31/10/21-30/10/2022 (3 plots) and covers all the demand from the 31/10/2022-30/10/2023 base period (9 plots), with a surplus of 3 plots.” As the identified need is being met currently without a bespoke SCB policy this does not justify the policy approach now proposed. • If there is local demand the required plot sizes may not be in keeping with rest of the development accounting for local characteristics and density requirements. • If there is local demand the required plot sizes may not be in keeping with rest of the development accounting for local characteristics and density requirements. • Delayed build out of SCB plots by private individuals / separate companies creates considerable logistic and safety issues for developers in terms of construction phasing, safety for plot occupants and established residents, and residential amenity impacts. Leaving plots unfinished for completion for potentially up to 2 years risks considerable disturbance to new residents and ongoing management for developers/management companies. • Providing SCB plots in this way also means more creative solutions for SCB provision do not need to be pursued. It is envisaged that the majority of people wanting to build their own home will not want to be on a modern housing estate limited by plot passports or design codes (noting the requirement of this and Policy DS02). If the need is met by serviced plots on larger schemes this could stifle community led or individual schemes in other locations and stifle design and creativity which are specifically noted as benefits of SCB housing in the policy justification.



	<p>Taylor Wimpey’s view is that larger sites should concentrate on delivering affordable housing, open space, community facilities, etc. which smaller schemes do not provide rather than also being asked to provide SCB plots.</p> <p>There are also concerns with the following policy requirements:</p> <p>B – This may lead SCB plots to need be delivered in early phases where road access is provided which in turn will be more visually prominent. As above visually prominent serviced plots left undeveloped for up to 2 years will have a detrimental visual impact on schemes.</p> <p>C – Specifically requires plot sizes to meet local demand but if there is no local demand this cannot be complied with.</p> <p>Regarding the provision of affordable SCB plots for schemes over 250 dwellings it is not clear how this would be delivered. This also has the potential to reduce the amount of affordable social rent units on a site which currently are the most in need and house the more vulnerable in society.</p> <p>The policy states that schemes over 100 dwellings should use a design code but this conflicts with Policy DS02 which requires design codes on all major schemes or those in environmentally or heritage sensitive locations. There needs to be consistency where Design Codes are required.</p> <p>Finally, the policy states that all plots must be completed within 3 years of the plot purchase. This is not a reasonable requirement as time limits for development commencing are set in the relevant permission and once implemented there is no requirement to complete a scheme. Further the policy does not set out what would happen if it not completed within 3 years from the plot being purchased.</p>
Requested Amendments	<p>While the monitoring evidence suggests the current approach is providing enough SCB plots to meet the identified need if the Council do want to respond more positively. a better and more proactive approach would be for the Council to allocate sites specifically for SCB housing in locations where need and demand is evidenced with reasonable contributions from certain scale developments to be collected towards the delivery of these plots.</p>

CHAPTER	CHAPTER 9. SUPPORTING THE ECONOMY AND TOWN CENTRES
Policy	Policy SE05: Employment and Skills Statements
Comment	<p>The policy refers to adhering to the requirements set out in "relevant guidance published and available online via the Council’s website." We are not clear what guidance is referenced here noting the supporting text at para 9.26 states that “guidance on these plans and statements <i>will</i> be published on the Council’s website” (emphasis added). If the policy requirement is based on existing available</p>



	<p>guidance this needs to be confirmed so it can be reviewed. Conversely if there is no guidance published yet we cannot properly comment on the merits/reasonableness of the policy.</p> <p>Ultimately, any conditions or obligations will need to be broad and flexible enough to be achievable for larger developments to properly implement, as workforce strategies over the course of a number of years can face changing environments.</p>
Requested Amendments	Further clarity required to properly comment.

CHAPTER	CHAPTER 10. HIGH QUALITY DESIGN
Policy	Policy DS02: Housing density and efficient use of the land
Comment	<p>The 1st paragraph of Policy DS02 is supported.</p> <p>However the 2nd paragraph is unrelated to housing density or making efficient use of land. In any event, “...environmentally or heritage sensitive locations...” is not defined and too vague.</p> <p>A requirement for design codes on all major schemes (so 11+ homes) is considered excessive and unreasonable. Design Codes should only be used on large strategic sites where delivery will be phased and the site is in multiple ownership, with development being undertaken by more than one developer.</p>
Requested Amendments	It is considered that the 2 nd paragraph should be deleted.

CHAPTER	CHAPTER 11. SUSTAINABLE TRANSPORT AND COMMUNICATIONS
Policy	Policy TR06: Digital connectivity
Comment	<p>While the provision of digital connectivity to new developments is supported, the mandatory wording of the policy is too restrictive with no flexibility / acknowledgement that provision of digital connectivity is not in the control of developers. There is too much emphasis on the developer and instead should be focussed on them linking into wider plans to increase connectivity in their areas, where practical.</p> <p>As currently worded this policy could also create a prohibition on smaller rural schemes – it is entirely unrealistic to require such schemes to facilitate connections to isolated sites if providers do not have plans for those areas.</p> <p>A more sensible approach would be to ask developers for evidence about connectivity to superfast broadband in the vicinity of any site. Then discussions on whether it is practical and viable to facilitate</p>



	connections can then be had, and this would be dependent on size of development and costs of additional works.
Requested Amendments	Policy should be reworded to require assessment and discussion but not mandating provision.

CHAPTER	CHAPTER 13. OUR OUTSTANDING BIODIVERSITY AND GEODIVERSITY
Policy	Strategic Policy PB05: Biodiversity Net Gain
Comment	<p>The requirement for at least 20% BNG is double the statutory requirement of 10%. It has not been justified in terms of any local evidence demonstrating a significant biodiversity deficit in East Devon or that the mandatory regime is not adequate. Reference is made in the support text to recent evidence suggesting “that a 10% BNG target without species management provides negligible gains” but this evidence is not cited. Reference is also made to the Nature Recovery Deceleration for East Devon committing to exceeding 10% BNG target but this is not set out in this document. As such, it is unjustified and unsound.</p> <p>Those proposals that cannot achieve 20% BNG will be required to submit viability appraisals. These will be costly and time consuming to produce and audit. They will place heavy resource and financial burdens on both applicants and developers and will at the very least delay housing delivery.</p> <p>The land take implication of increasing the BNG requirement does also not appear to have been assessed. For larger residential sites there is a real push to achieve the BNG mitigation on-site, as per the guidance and hierarchy. More land set aside for BNG mitigation will reduce the number of homes achievable on the allocations. While the cost of delivering the BNG mitigation might decrease proportionally, the reduction in units is a crucial element. Has the Council run any assessments on their allocated sites having for example a 5% reduction in unit numbers to account for the additional BNG land? For larger strategic developments like Cranbrook and the second new community has the Council calculated the hectarage of land that would be required to deliver the additional 10% BNG?</p> <p>The viability testing for the proposed 20% increase in the Three Dragons Viability Assessment, which estimates a per unit additional cost of £1,188 for greenfield sites and £321 for brownfield sites, is disputed. These figures are based on the MHCLG BNG Impact Assessment from 2019 but on reviewing this document it gives an estimated figure of £11,000 per offsetting unit which is significantly lower than current offsetting unit prices (which vary depending on the type of habitat but on average are around £25,000 plus per unit) This in turn casts doubt on the robustness of this earlier assessment as a basis for current costings. Taylor Wimpey asserts that the additional costs for achieving 20% BNG would be closer to £3,000 per plot.</p>



	<p>Policy PB05 requires a Biodiversity Statement to be submitted with planning applications. However, the submission requirements can be established through the national and local validation checklist. In any event, the Environment Act 2021 requires the submission of a BNG Plan with planning applications. It is not clear whether this is the same or different to a Biodiversity Gain Statement. The reference to the BS standard is superfluous.</p> <p>A Habitat Management and Monitoring Plan should be secured by planning condition, rather than be required to be submitted with the planning application.</p> <p>It is not clear how “locality” is defined in terms of off-site habitat creation. In any event, off-site BNG does not have to be close to the impact – it can be achieved through the purchase of Government credits or credits from habitat banks, which may or may not be close to the development site.</p> <p>In the final paragraph, should “consummate” be replaced with “commensurate”? This is a moot point because for exempt schemes, the Framework requires <i>a gain</i> to be achieved.</p>
Requested Amendments	This policy should be deleted.
Policy	Policy PB07: Ecological enhancement and biodiversity in the built environment
Comment	<p>The delivery of ecological mitigation for each development proposal should be based on evidence submitted in connection with the relevant planning application rather than a mandatory requirement:</p> <p>C - A blanket requirement for the provision of an integrated bat loft with all major planning applications, without any reference to such a feature being required is not justified. The provision of such feature does give rise to design and management implications and may be hard to deliver on every scheme.</p> <p>E – A mandatory requirement to provide overhanging eaves suitable for nesting house martins in all major development is too prescriptive and would not allow different architectural design approaches, for example more contemporary design may not be suitable but could be fully appropriate for the context.</p>
Requested Amendments	Delete requirements C and E
Policy	Policy PB08: Tree, hedges and woodland on development sites
Comment	Policy PB08 is unduly prescriptive, onerous and unnecessarily repeats the provisions of British Standards. It will also add significant cost to the planning application process while the required details are prepared and submitted.



	<p>Imposing such strict guidelines are so strict about the relationships between buildings and trees, could have an unintended effect of applications proposing to remove more existing trees and instead look to replace them elsewhere on the site which is not the optimal approach.</p> <p>Mandated tree replacement standards, not based on the specific site circumstances or the composition of trees lost, could be particularly onerous if a large number of trees were to be lost on a site for example if a site had significant amounts of ash dieback.</p> <p>Tree protection should be secured by a suitably worded condition, requiring the applicant to submit relevant details post-decision rather than with the planning application.</p> <p>Undertaking assessments of hydro-geology is a complex and challenging science because a site is not an isolated “state” – groundwater on a site is heavily influenced by the surrounding water table and geology.</p> <p>Tree planting and maintenance is a detailed matter and not appropriate to be controlled by a land use planning policy in a local plan.</p>
Requested Amendments	The policy should be significantly simplified retaining only the first five paragraphs.

CHAPTER	CHAPTER 14. OPEN SPACE AND SPORTS AND RECREATION
General Comment	The open space and recreation policies are overly prescriptive and contain a bewildering array of requirements. The sensible approach would be to refer to Fields in Trust standards, but there is no justification for setting the Natural England standards. These standards have not been subject to public consultation, nor has the impact of them on housing delivery been tested. Moreover, they may be challenging to meet in many cases, especially for residential development in excess of 200 – 300 dwellings. It is considered that at most, planning policies should require schemes to have regard to the Natural England standards, taking into account existing local provision (to be identified by councils as part of their evidence base) and local context.
Policy	Policy OS02: Sport, recreation, open space provision in association with development
Comment	<p>The open space typology requirements with reference to Fields in Trust is supported.</p> <p>The additional reference to Natural England’s Green Infrastructure and Accessible Greenspace Standards is not considered necessary. These appear to be meant to be applied at a strategic/district wide level and not individual sites so are not appropriate standards to apply for all applications.</p> <p>The requirement for applicants on schemes over 200 dwellings to undertake their own audit of existing open space and its capacity is unreasonable. It is for the Council to maintain its evidence base,</p>



	<p>against which applicants can design their individual schemes. Developments schemes should only have to meet the needs of their residents, which the typology requirements set out in the policy addresses.</p> <p>It will be challenging for all schemes of more than 300 homes to incorporate all the open space typologies listed in the table, especially formal playing pitches. No evidence has been presented by the Council to justify the effect of this blanket requirement on the delivery of new homes and other scheme elements and ultimately, the effect on viability and the ability to deliver a policy compliant level of affordable housing. Coupled with this is the requirement for playing pitches to be within 1,200m of all dwellings within a scheme. Again, this is where the Council’s quantitative and qualitative evidence should identify opportunities for improvements to existing facilities through commuted sum payments, where on-site formal sports provision is not appropriate.</p> <p><u>Additional requirements for residential developments over 200 dwellings</u></p> <p>These additional requirements for development over 200 (and 300) dwellings are unduly onerous and will be very challenging to achieve. Moreover, they have not been justified and tested against housing delivery and viability criteria. Introducing open space features, above Fields in Trust guidance, would add cost and reduce developable area to overcome deficiencies of the wider area which isn't specific to the proposed development.</p> <p>The requirement for schemes of over 300 dwellings to provide 10 ha of Neighbourhood Accessible Greenspace within 1km of each home may well be a laudable objective but it is simply unrealistic and unachievable. The implication is that applicants will have to purchase an additional 10 ha of land adjoining or near to the site in order to meet the requirement. Policy OS02 has the clear potential to create a ransom in circumstances where an applicant is forced to acquire additional 3rd party land in order to satisfy open space requirements. Planning policies should act in the public and should not serve private interests. As above, no assessment has been undertaken of the effect of this requirement on scheme viability.</p> <p><u>Open space requirements for non-residential use</u></p> <p>The requirements are far too vague and incapable of objective assessment, leading to confusion for applicants.</p> <p>The elements of this policy that have not been justified are unsound and should be deleted.</p>
<p>Requested Amendments</p>	<p>Delete the following parts of the policy:</p> <ul style="list-style-type: none"> • Natural England’s Green Infrastructure and Accessible Greenspace Standards. • The requirement for schemes over 200 to undertake an open space audit. • Additional requirements for schemes over 200.



- Open space requirements for non-residential use.

Viability Assessment

There are a number of specific viability queries identified in the above table, but Taylor Wimpey also challenges the amount allowed for professional fees for larger sites.

The Viability Assessment sets professional fees at 6% of build costs for 101 plus unit schemes but our client asserts this should be closer to 10%, with some larger sites likely requiring significantly higher professional fees.

SUMMARY

The above representations are submitted by CarneySweeney on behalf of Talyor Wimpey.

Site Allocation

Taylor Wimpey strongly supports the allocation of Land at Ottery Moor Lane (Honi-10) for residential development.

Policies

There are a number of policies that impose technical and other standards that while entirely laudable but have not been properly evidenced or justified and as such are, in themselves, unsound. Cumulative these policies could hinder housing delivery by placing undue burdens on developers and landowners and affecting scheme viability.

We ask to be kept informed of next stages of consultation and also that we have an opportunity to participate in any public examination of this document.

In the meantime, should you have any queries please do not hesitate to contact us.

Our Ref – CSE2169

Name – Samantha Thomas - Associate Director

Email –

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