EDDC - Proposed Post-Publication Changes - Representation Form August 2013

Accession No.	Rep No.
For Council Use Only	For Council Use Only

## East Devon Local Plan - Proposed Post-Publication Changes Representation Form



This form and the accompanying Guidance Note have been designed to help you comment on the Proposed Post-Publication Changes to the East Devon Local Plan (2006-2026).

Please return this form to East Devon District Council by 12 noon on Monday 7 October 2013. Representations received after this time will not be accepted.

## Part A - Personal Details

Please note we cannot accept anonymous responses.

Personal Details	
Title	Ms
First Name	Charlotte
Last Name	Robinson
Job Title (where relevant)	Strategic Planning Manager
Organisation (where relevant)	Welbeck Strategic Land LLP
Address	13 Woodstock Street London
Postcode	W1C 2AG
Tel. No.	
Email Address	
_	

•	
Agent's Details (if	applicable)*
Title	Mr
First Name	Ed
Last Name	Heynes
Job Title (where relevant)	Director
Organisation (where relevant)	Heynes Planning Ltd
Address	Two Acres Under Lane Newmills Launceston Cornwall
Postcode	PL15 8SN
Tel. No.	01566 775307
Emaii Address	ed@heynesplanning.co. uk
Client reference number	

<sup>\*</sup>if an agent is appointed, please fill in your title, name and organisation but the full contact details of the agent must be completed. Please note that where an agent is used the agent will be the point of contact for correspondence.

	Welbeck Strategic Land and the Combe Estate
Please complete for each sheet	

Please indicate whether you wish to be notified of any of the following:

- That the East Devon Local Plan has been submitted for independent examination.
- The publication of the recommendations of any person appointed to carry out an independent examination of the East Devon Local Plan.
- The adoption of the East Devon Local Plan.
- Other planning policy issues.

1	Welbeck Strategic Land and the Combe Estate
Please complete for each sheet	

## Part B - Representation details

Please use a separate form for each representation

1. To which Proposed Post-Publication Change to the Local Plan does this representation relate? Include policy, paragraph or other reference number if appropriate.

(Piease note that a separate form must be completed for each representation)

Proposed Change Number	Change 30 and 31		

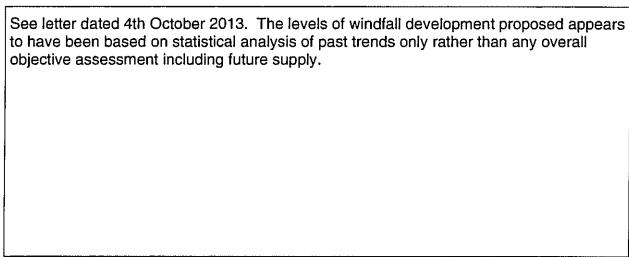
2. Please use the box below to set out why you are supporting or objecting to this part of the plan. If your comment relates to a specific area of land or site if possible please identify it on a map.

Object - See letter dated 4th October 2013.	
	İ
Continue on separate sheet if necessary	

	Welbeck Strategic Land and the Combe Estate
Please complete for each sheet	

## 3. What changes would you suggest should be made to the plan?

it will be helpful if you are able to put forward your suggested revised wording of any policy or text or suggested alternative policy boundary. Please be as precise as possible.



Continue on a separate sheet if necessary

4. The Pian is designed to meet the following tests. If you believe it falls any of them, please tick the box(es) and give your reason(s).

The Plan should be ...

Positively prepared - meeting local needs where possible?

■The plan fails this test because:

The reliance on windfall figures that may be inappropriate in terms of the level of future provision fails to create certainty in terms of the correct amount of housing required to meet future needs. A more positive approach would be to rely on strategic allocated sites which have a greater chance of being delivered.

Justified - when compared to other options?

■The plan fails this test because:

See attached letter dated 4th October 2013. The Council has not provided sufficient evidence to support the windfall allowance figure as identified in the New Local Plan.

Name/Organisation Please complete for each sheet	Welbeck Strategic Land and the Combe Estate
Effective – so that deve	lopment needed can be delivered? nis test because:
Over reliance on wind District are not being r	fall sites could lead to a situation where the housing needs of the net.
Consistent with national	· · · · · ·
while Council's may methey have compelling	ted 4th October 2013. The NPPF makes it clear in para. 48 that take an allowance for windfall sites they should only do so where evidence that such sites have consistently become available in the nce does not exist in this instance.
Legaliy compiiant (follov □The plan fails th	ving proper procedures)? is test because:
N/A	
•	ntation is seeking a change, do you consider it necessary to speak at n in public? (please tick one box only)
Please note this will not	be regarded as a binding decision but will help us in our planning.
If you select No your rep inspector by way of writt	presentation(s) will still be fully considered by the independent Planning en representations.
No, i do not wish	to speak at the examination in public:
Yes, I wish to spe	eak at the examination in public: 🗎

	Welbeck Strategic Land and the Combe Estate	
Please complete for each sheet		

6. If you wish to speak at the examination in public, please outline why you consider this to be necessary:

Given the nature and content of the representation and our representations made on the Plan as a whole it is important to be able to discuss/examine the matters raised with other parties, including the Inspector(s) at the Examination.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the examination.

Please note that your comments and your contact details will be publically available, although your signature, private e-mail address and telephone number will not be visible on our web site.

Signed		

A signature is required by the Planning Inspectorate. If filling in the form electronically it can be an 'electronic signature' by typing in your name in the box. If you provide a handwritten signature we will ensure that it is not published on-line but it will be visible on the paper copies available at our offices and sent to the Inspector.

Date	Ith October 2013	
		<u></u>

Please e-mail the completed form(s) and any additional information to <a href="localplan@eastdevon.gov.uk">localplan@eastdevon.gov.uk</a> or send to Planning Policy at East Devon District Council, The Knowle, Sidmouth, EX10 8HL.