

# Summary – EDDC 5yr Land Supply V2.

## Background

1. EDDC have always maintained that they have a 5 Year Land Supply (5YLS).
2. EDDC have always split the 5YLS into two – “West End” (Cranbrook) and “Remainder of East Devon”.
3. The numbers in each are dependent on how you count the supply – ie what criteria are used to include locations. Following the Ottery St Mary Appeal (Inspectors report attached) EDDC have revaluated the 5YLS based on the criteria laid down by the Inspector.
4. Using these new base criteria there is only a 4.07yr supply of building land – split 3.10 to West End and 7.3 to Remaining East Devon. The delays on Cranbrook plus the lack of new permissions are dragging down the index for EDDC as a whole.
5. To rectify the position (and comply with Government Policy) EDDC need to grant a further 2,114 as an absolute minimum.
6. Until this is done developers can claim a lack of 5YLS as a justification for their projects.
7. On Tuesday 5<sup>th</sup> February the Development Management Committee has an item on their Agenda (#7) put forward by the Officers on this matter.

## Agenda Item #7

- a. Recommendation 5. *“Notes the need to grant planning approval for high quality development proposals in appropriate locations, compatible with Council objectives and strategy, to help address land supply shortfall and address the objectives of securing sustainable development.”*
- b. Paragraph 7.1 – *“In the light of the above considerations it is not regarded as appropriate to apply a ‘free-for-all’ or anything goes approach to granting planning permission. But the likelihood must remain (based on the reasoning used by the Inspector at the Ottery St Mary Appeal) that we will, for some time at least, fall below having a five year land supply. Arguments of over-supply or even just having an acceptable supply of land will not therefore be a reasonable factor to use in refusing planning permission.”*
- c. Paragraph 7.2 – *“There are a number of larger planning applications with the Council, or expected soon, that should (in principle) be compatible with the current and emerging objectives of the Council and also the Government sustainable development agenda as set out in the NPPF”*

## My Opinion

- This Agenda Item is appallingly non-detailed.
- The Officers seek ratification of a “Do Nothing” approach.
- If carried EDDC have no defence whatsoever for the 3 major developments on Lypstone’s doorstep. This could result in over 500 new houses on the edge of the village.

## Recommended Actions

Since I(We) are not allowed to speak at this meeting (on this item) our District Councillors are requested to ask the following questions of the Officers:-

- 1) What are the criteria for *“high quality development proposals in appropriate location”*?
- 2) What defence will EDDC put up to a ‘high quality development proposals in an **inappropriate** location’ (ie Lypstone)
- 3) Given b. above *“ Arguments of over-supply or even just having an acceptable supply of land will not therefore be a reasonable factor to use in refusing planning permission”*

what arguments will Officers recommend for the objection to the land around Lympstone.

- 4) Given the Officers statement in above c. Paragraph 7.2 "*There are a number of larger planning applications with the Council, or expected soon*" – name them, detailing the hectares and number of houses likely to contribute to the 5YLS.
- 5) With the result of 4) above:-
  - a. What is the shortfall against the 2,114 target
  - b. What are the Officers proposing to do to overcome this shortfall?
- 6) The 5YLS shortfall is caused by the tardiness of Cranbrook with only 1,851 dwellings approved – this out of a total of 7,000. Why do EDDC not call in land from land owners and developers in this area for planning permission with the aim of granting a further 2,114 permissions?

*Cllr Rob Longhurst*

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