

WHPC Meeting 3rd September 2024

Agenda Item 24/277

Emerging Local Plan + Development Site Allocations

Purpose: To provide an update on the Emerging Local Plan and the upcoming Strategic Planning Committee Meetings (Housing and Employment site allocation decisions).

Background:

The National Planning Policy Framework (NPPF) requires that each local planning authority should prepare a Local Plan for its area. The Local Plan guides decisions on future development proposals and addresses the needs and opportunities of the area. Local Plans usually cover housing, employment and shops and they also identify where development should take place and areas where development should be restricted.

East Devon District Council is preparing a new Local Plan that is expected to ultimately replace the existing Local Plan. The new plan is proposed to cover the period from 2020 to 2040.

The process to update a Local Plan is lengthy and complex. Over recent years, EDDC's work has included several public consultations and a Call for Sites which allows people to identify land that they consider suitable for development for residential and employment purposes.

Housing Targets in local plans are an important factor in determining the number of homes that are built each year.

The new Government's proposed changes to the NPPF are expected to result in a potential 28% uplift in East Devon's housing requirement. These new "rules" are expected to increase the housing requirement figure for East Devon from 893 new homes per annum across the district to 1,146 homes per annum. It also seeks to reintroduce a 5% buffer to this for the purposes of demonstrating a 5-year housing land supply.

However, if EDDC can achieve a very challenging timetable the new Local Plan could be progressed under the existing NPPF "rules" with the current lower Housing Target. This is EDDC's preference. It requires several major workstreams to be completed over the coming months such that a final Draft Plan can be published for public consultation before the end of 2024.

With some urgency, the process is now moving into the decision-making phase of the process. This includes decisions on site allocations for residential development.

Progress of the Emerging Local Plan process is managed via EDDC's Strategic Planning Committee. These meetings are open to the public and are available to view on Youtube (live or catch-up).

During September, additional meetings have been scheduled to enable the Committee to consider Planning Officers' final recommendations regarding site allocations for both housing and employment use. Time will be allocated for public speaking at each meeting.

It is expected that site allocations for West Hill will be considered at the Committee meeting on **Monday 23rd September**. This meeting will consider: Strategic West End Sites, Broadclyst, Clyst St Mary, West Clyst, Whimble (AM) Ottery St Mary, Tipton St John, West Hill, Feniton, Payhembury, Plymtree, Broadhembury (PM).

West Hill Site Allocations

EDDC's public consultation held during November 2022-January 2023 consulted on 18 potential West Hill sites put forward by Landowners. At that time, EDDC's initial assessment rejected most sites and identified two preferred sites for development:

- WH04 Land adjoining Windmill Lane, 26 homes:
A planning application for this site, 23/1143/FUL (34 dwellings) was submitted to EDDC in June 2023. It is currently undecided.
- WH06 Land north and east of Eastfield, 25 homes:
A planning application for this site, 23/0727/MOUT, 30 dwellings, was submitted to EDDC in April 2023. The application was approved with conditions and subject to the completion of a s106 legal agreement

West Hill Parish Council's response to both applications was **OBJECT**.

EDDC Planning Officer's final recommendations on site allocations for West Hill are not yet available but will be published with the EDDC agenda.

West Hill Parish Council has sought to inform residents of the progress of the Emerging Local Plan via its monthly meetings, newsletters, website and drop-in sessions. Resident's feedback has been consistent throughout the process: local infrastructure and services are insufficient to meet the needs of West Hill and East Devon.

For consideration

Does the Parish Council wish to appoint a representative to speak at the Strategic Planning Committee on 23rd September? If yes, to confirm the key messages to be included in the Council's statement.

WHPC Strategic Planning Working Group

27th August 2024