

Report from EDDC Cllr Peter Faithfull for September OSMTC meeting:

At the Strategic Planning meeting of 6th August three important subjects were discussed.

Devon Housing Commission Report.

The report includes a number of recommendations for planning reforms. These include:-

A county-wide recruitment and shared use of staff;

a more joined up approach to housing provision across the Combined County Authority area, similar to the abandoned Greater Exeter area;

that the Devon Housing Task Force play a special role in Local Plans across the district, similar to the previously proposed Greater Exeter Strategic Plan;

That local planning authorities should be permitted to recover the full cost of processing planning applications;

That planning applications should have tighter timetables for completion;

More flexibility with CIL and s106 money;

Forcing of developers to pay for land at prices that allow for appropriate affordable housing, rather than claiming viability to reduce the affordable element of developments;

Set levels of homes for elderly residents;

Greater use of exception sites in rural communities;

Infrastructure Funding Statement

There is considerable amounts of CIL and s106 money waiting to be spent. For Ottery as of 31 March 2023 the sum was 22,373.53

Proposed reforms to the NPPF

It was agreed at the SPC meeting that East Devon would fast track the Local Plan so as to benefit from the opportunity to work to the lower target of 946 homes per year rather than the higher figure of 1,146 homes per year set by the new, proposals following the General Election. This will require a Regulation 19 document to be published within 1 month of the new NPPF. The new NPPF is expected to be published soon after the end of the present consultation period.

Kind regards

Peter