

Update Report

Item 6 – Five Year Housing Land Supply Position

A letter has been received from Martin Hawthorne of WYG Planning Consultancy in regards to this item. WYG act as the planning agent for the applications at items 7(4) & 7(7) of this agenda.

The letter objects to the use of the Liverpool methodology being adopted. It is WYG's view that the Sedgefield methodology was followed by the Planning Inspector in determining the appeal at Cranleigh Road (PINS ref: APP/A1720/W/3156244) leading to a substantial reduction in the Council's 5YHLS position.

The letter continues by emphasising the repeated failure of Welborne to deliver at the Council's predicted rates. Whilst an outline application has been submitted for Welborne there have been numerous objections including those from statutory consultees. As a result WYG consider that the delivery rate of 3,840 dwellings proposed within the emerging Local Plan is overly optimistic and that therefore the 5YHLS position is further reduced significantly.