

Town and Country Planning Act 1990 – Section 78  
Town and Country Planning (Development Management Procedure) (England) Order 2013  
Town and Country Planning (Inquiries Procedure) (England) Rules 2000

**Appeal by Salter Property Investments Ltd**  
**Land off Spruce Close, Exeter, EX4 9DR**

Against the decision of Exeter City Council to refuse to grant outline planning permission  
for:

***“Outline application for up to 93 residential dwellings (Approval sought  
for details of access only, with scale, layout, appearance and landscaping  
all reserved for future consideration) (Revised Scheme).”***

**Appeal Ref: APP/Y1110/W/22/3292721**

**Statement of Common Ground on Housing Land Supply**

**between**

**Exeter City Council**

**&**

**Salter Property Investments Ltd**

Signed

Date 21/06/2022

**NAME Robin Upton**

On behalf of Exeter City Council

Signed

Date 21/06/2022

**Ben Pycroft (Emery Planning)**

On behalf of Salter Property Investments Ltd

# Statement of Common Ground on Housing Land Supply

## I. Matters of agreement

### *The base date for the 5 year housing land supply calculation*

- I.1. The Council's most recent assessment of 5 year supply is set out in the April 2022 Five Year Housing Land Supply Statement. The base date of this assessment is 1<sup>st</sup> April 2022. Therefore, both parties agree that the relevant 5-year period for the determination of this appeal is 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2027.

### *Housing requirement figure for the 5 year housing land supply calculation*

- I.2. It is agreed that the Exeter Core Strategy (adopted February 2012) is more than five years old and has not been reviewed. Therefore, in accordance with paragraph 74 and footnote 39 of the Framework, it is agreed that the five year housing land supply should be measured against the local housing need calculated using the standard method set out in the Planning Practice Guidance (PPG). It is agreed that this is 650 dwellings per annum.

### *The buffer*

- I.3. It is agreed that the 5% buffer applies.

### *Purpose built student accommodation*

- I.4. For the purposes of this appeal, it is agreed that Purpose Built Student Accommodation (PBSA) should not be included in the Council's deliverable housing land supply.

### *Amendments to the Council's position statement*

- I.5. It is agreed that the following dwellings should be removed from the Council's supply as set out in the April 2022 Five Year Housing Land Supply Statement:
- 83 dwellings at land known as Monkerton Farm (ref: 356b); and
  - 7 dwellings at land at Sandrock (ref: 344).

### *The Council cannot demonstrate a deliverable five year housing land supply*

- I.6. It is agreed that the Council cannot demonstrate a deliverable five year housing land supply in accordance with paragraph 74 of the Framework. The extent of the shortfall is disputed.

## 2. Matters of disagreement

### *The extent of the deliverable Five Year Housing Land Supply*

- 2.1. The Council considers that the five year housing land supply at 1<sup>st</sup> April 2022 is 3,200 dwellings.
- 2.2. The Appellant considers that the five year housing land supply at 1<sup>st</sup> January 2022 is 2,167 dwellings.
- 2.3. The reason for the difference of 1,033 dwellings between the two positions is because the Appellant disputes the inclusion of the following sites in the deliverable five year housing land supply.

<b>LPA reference</b>	<b>Address</b>	<b>Capacity (Net)</b>	<b>LPA 5YHLS</b>	<b>Appellant 5YHLS</b>	<b>Difference</b>
356d	Land east of Cumberland Way	80	80	0	-80
417	Aldens Farm West	116	96	0	-96
408b	The Old Coal Yard, Exmouth Junction (Phase 2)	165	62	0	-62
408c	The Old Coal Yard, Exmouth Junction (Phase 3)	65	62	0	-62
426	Land at Redhills, Exwick Lane	80	62	0	-62
362	Bricknells Bungalow, Old Rydon Lane	57	57	0	-57
328	Land at Pinhoe Quarry, Harrington Lane	370	300	195	-105
415	Land off Bewick Avenue, Topsham	53	53	30	-23
336	102-104 Fore Street	13	13	0	-13
425	Land at corner of Retreat Drive	10	10	0	-10
416	The Harlequin Centre, Paul Street	330	330	0	-330
418	Ambulance Station, Gladstone Road	133	133	0	-133
					<b>-1,033</b>

- 2.4. The Council considers that its five year supply figure of 3,200 dwellings equates to 4 years and 8 months against its requirement and a 5% buffer.
- 2.5. The Appellant considers that its five year supply figure of 2,167 dwellings equates to 3.17 years against its requirement and a 5% buffer.
- 2.6. The respective positions are set out in the following table:

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	<b>Requirement</b>	<b>Council</b>	<b>Appellant</b>
A	Local housing need	650	650
B	Five year requirement (A X 5 years)	3,250	3,250
C	5% buffer (5% of B)	163	163
D	Total supply to be demonstrated (B + C)	3,413	3,413
E	Annual average requirement to be demonstrated (E / 5)	683	683
	<b>Supply</b>		
F	Supply to 31st March 2027	3,200	2,167
G	Supply in years (F/E)	<b>4 years and 8 months</b>	<b>3.17</b>
H	Shortfall against the five year requirement and 5% buffer (D-F)	<b>213</b>	<b>1,246</b>

[ENDS]