
East Devon Local Plan Regulation 19 (Phase 1)

Strategic Policy SP06: Development Beyond
Settlement Boundaries

Representation by Savills on behalf of Mac Mic Strategic
Land

March 2025

Introduction

1. This representation is submitted by Savills on behalf of Mac Mic Strategic Land (from hereon referred to as 'Mac Mic'). Mac Mic is a strategic land promoter with a strong reputation for delivering planning permissions that lead to high-quality development.
2. Mac Mic has instructed Savills on their behalf to submit a series of representations to the relevant policies of the Regulation 19 Local Plan, including this policy.

Policy SP06

3. Strategic Policy SP06 states definitively that development proposals outside of the existing defined settlement boundaries will not be permitted unless in accordance with specific local or neighbourhood plan policies. In so doing, it effectively assumes that the Local Plan will deliver as hoped by EDDC and that there will be no shortfall in delivery.
4. We can appreciate why EDDC would present the position in these definitive terms, however, there is inevitably some degree of uncertainty in the delivery of allocated and windfall development which it would be prudent to acknowledge and reflect in this policy. To that end, we would recommend that the following additional paragraph is incorporated into the policy:

"If the scale of housing and employment development does not deliver new homes and employment floorspace at the rate anticipated within the Local Plan and the land supply short for engages the presumption in favour of sustainable development, then the local planning authority will work positively and proactively to support development proposals in appropriate and sustainable locations beyond the existing defined settlement boundaries."