

Report to: **Strategic Planning Committee**



Date of Meeting: 30 April 2024

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

East Devon Local Plan further Regulation 18 consultation and update

Report summary:

This report advises of the proposed upcoming and additional East Devon Local Plan consultation under Regulation 18 of the plan making regulations. The report also provides a more general update on local plan work highlighting a number of challenges with local plan production timelines going forward.

A draft local plan was consulted on from November 2022 to January 2023. It was a draft plan and it was recognised that there were some areas that were incomplete and would need engagement before we moved on to the next formal, Regulation 19 stage, of plan making. This report provides summary information on the specific consultation now proposed and includes recommended minor changes to consultation maps showing proposed Coastal Preservation Areas, to now show land within them that was included as development allocation sites in the draft plan.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

1. That committee endorse the showing of draft local plan proposed development sites on the Coastal Preservation Area consultation maps (assuming they are also shown on, and therefore to be consistent with, those on the Green Wedge and Clyst Valley Regional Park consultation maps).
2. That committee agree to consultation being undertaken in accordance with the format set out in this report with delegated authority being given to the Assistant Director - Planning Strategy and Development Management to agree final content of paperwork, and online content, to include minor text changes (from committee drafts) to ensure consistency of approach and correct any clear minor errors.

Reason for recommendation:

To seek agreement of committee for the package of consultation now proposed.

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Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Democracy, Transparency and Communications
- Economy and Assets
- Finance
- Strategic Planning
- Sustainable Homes and Communities
- Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Climate change Low Impact

Risk: Medium Risk;

Links to background information

Links to background documents are contained in the body of this report.

Link to Council Plan

Priorities (check which apply)

- Better homes and communities for all
- A greener East Devon
- A resilient economy

1. Draft Local Plan consultation to date

- 1.1 A [Draft Local Plan Consultation - East Devon](#) under Regulation 18 of [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(legislation.gov.uk\)](#) was consulted on from 7 November 2022 until 15 January 2023. This was a draft plan recognising that feedback received and further evidence gathering and assessment would need to be undertaken and therefore content would be subject to change and refinement.
- 1.2 It was acknowledged in the draft plan that there were, however, a small number of policy subject matters that needed further attention and that there was a need for a further round of consultation before we move on to the Regulation 19 stage of plan making.

2. The subject matters for further consultation

- 2.1 The specific subject matters that are proposed for consultation are summarised below under identified subject sub-headings.

Designated Neighbourhood Area housing requirements

- 2.2 Paragraph 67 of the [National Planning Policy Framework \(publishing.service.gov.uk\)](https://publishing.service.gov.uk) advises that strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.
- 2.3 At Strategic Planning Committee - [Agenda for Strategic Planning Committee on Tuesday, 13th February, 2024, 10.00 am - East Devon](#) it was agreed that consultation take place in accordance with papers presented. Noting further consideration at committee [Agenda for Strategic Planning Committee on Tuesday, 12th March, 2024, 10.00 am - East Devon](#)

Potential additional housing allocations sites

- 2.4 At Strategic Planning Committee - [Agenda for Strategic Planning Committee on Tuesday, 5th March, 2024, 10.00 am - East Devon](#) it was agreed that consultation take place on potential additional housing allocation sites. Most of these sites were of a smaller scale though it is relevant to note that Land at Mosshayne Lane, Pinhoe (east of the M5) is sizeable, with a potential capacity of around 1,000 dwellings. If ultimately allocated in the local plan this site could provide for a substantial element of the overall East Devon housing requirement figure.
- 2.5 It should be noted that at the above committee meeting it was also resolved that EDDC's Housing Service and Assets Service take a further look into the council's available sites to consider for inclusion in the consultation. A request was made, as directed, for further site submissions but none were submitted.

Town centre retail boundaries

- 2.6 At committee [Agenda for Strategic Planning Committee on Tuesday, 5th March, 2024, 10.00 am - East Devon](#) members agreed to consultation on town centre retail boundaries. These will feature in the consultation.

Proposed employment sites for allocation

- 2.7 The draft local plan contained some proposed employment site allocations though there is a need for additional sites. At Strategic Planning Committee - [Agenda for Strategic Planning Committee on Tuesday, 12th March, 2024, 10.00 am - East Devon](#) it was agreed that additional sites be consulted on.

Coastal Preservation Areas

- 2.8 At committee [Agenda for Strategic Planning Committee on Tuesday, 12th March, 2024, 10.00 am - East Devon](#) it was agreed that proposed Coastal Preservation Areas be consulted on. However, there are a number of development allocation sites that featured in the draft local plan that fall within the proposed Coastal Preservation Areas. On the maps that went to committee we did not show these draft plan allocation sites. It is now considered, specifically noting papers and recommendations to committee in

respect of Clyst Valley Regional Park and Green wedges (see below), that these potential allocation sites within the proposed park should be shown in the consultation material.

- 2.9 Showing the potential allocations (and the same applies for the Green Wedges and Clyst Valley Regional Park) will highlight potential policy challenges and conflicts noting the environmental importance of the green/blue designations but also the social and economic importance of accommodating development.
- 2.10 This committee meeting will receive separate individual reports on each of the following matters with a recommendation of public consultation.

Separate reports at this (30 April 2024) committee meeting:

- **Green Wedges, and**
- **Clyst Valley Regional Park**

3. The format of consultation to be undertaken

- 3.1 We will be using the Commonplace software as the online platform for undertaking consultation. Each subject matter listed in the report section above will have its own tile on the software. A tile being the equivalent of a separate short document or report. Each subject matter will have a report in pdf format its own right that will be available on the council web site. We will aim to make the consultation as simple as possible, based around inviting written comment in respect of the Commonplace tile/pdf document being consulted on.
- 3.2 Subject to committee approval we will aim to start the consultation as soon as is practically possible in May and it will run for a six-week period. Our target is to start consultation on or before Friday 3 May 2024 and run it for a six-week period. A start on the 3 May 2024 would lead to a closing date of (9:00am) Monday 17 June 2024. We would aim to provide a feedback on consultation responses in August 2024 (but this will depend on the number of responses received, complexity of matters raised and any other unknown at this stage factors).
- 3.3 The consultation will also be accompanied by a sustainability appraisal document, that specifically references the items being consulted on, on which comments will also be invited. There will be a Commonplace tile and web site pdf copy of this Sustainability Appraisal.

4. Local Plan making timetable and forward plan

- 4.1 With the further Regulation 18 consultation being delayed there will be a need to reconsider the order of the plan making timetable going ahead.

- 4.2 One of the undoubted challenges that will be faced by the Council will be identifying housing and employment allocation sites to meet identified need. In the draft consultation plan we did show a level of provision for housing, which although tight, was just about sufficient to meet then applicable standard method housing number levels with a modest additional headroom built in. But any choices or decision to not take sites forward from the draft Regulation 18 plan to the Regulation 19 plan could adversely impact on our ability to demonstrate sufficient supply, that is unless alternative provision is identified.
- 4.3 Officers continue to work on evidence gathering and assessment work and will continue to bring papers to this committee. We had in previous timetables set out that proposed redrafted chapters of the plan would come to Committee through the coming months. Through discussion with the Local Plan Member Working Group it was considered that it would be better to focus efforts on bringing forward discussion of site allocations and settlement boundaries so that these can be discussed in the early summer. It was felt that this should follow as soon as possible after consideration of the water cycle study. Officers are now looking out how these changes could be accommodated and how best for the committee to consider site allocations. We are also looking out how we can save time within some stages of the timetable such as whether the time set aside for analysing consultation responses following the addendum Reg 18 and Reg 19 consultations could be reduced through the use of new technology such as AI. As a result, it is not possible to present an updated timetable to the committee as this time but a new refreshed timetable will be presented to the next meeting.

Financial implications:

There are no direct financial implication resulting from the report.

Legal implications:

There are no legal implications requiring comment.