

# Agenda for Strategic Planning Committee Wednesday, 11th September, 2024, 10.00 am



## Members of Strategic Planning Committee

Councillors: B Bailey, J Bailey, K Blakey, C Brown, B Collins, O Davey, P Fernley, P Hayward, M Howe (Vice-Chair), B Ingham, G Jung, D Ledger, Y Levine, T Olive (Chair) and H Parr

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(or group number 01395 517546)

Monday, 2 September 2024

[www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

This meeting is being recorded for subsequent publication on the Council's website and will be streamed live to the [East Devon District Council Youtube Channel](#).

## Speaking on site allocations – Items 6 & 7

Any individual wishing to speak on a site allocation listed under item 6 & 7 on this agenda, is required to pre-register in advance of the meeting. Public speaking registration will open at 10am on Wednesday, 4 September 2024 and will close at midday on Monday, 9 September 2024. To register, email [democraticservices@eastdevon.gov.uk](mailto:democraticservices@eastdevon.gov.uk) or phone 01395 517546.

Please provide the following information:

- Name and contact number (your name only will be published on a speaker's list 24 hours before the meeting)
- Site reference number (listed in the reports under items 6 & 7)
- Whether you wish to speak in support or against the site allocation (this is limited to a maximum of 2 supporters and 2 objectors, on a first come first served basis)
- Whether you are the landowner or promoter of the site for future development

Any relevant Ward Member(s) and a Town/Parish Council representative will also be required to register to speak. To register, email [democraticservices@eastdevon.gov.uk](mailto:democraticservices@eastdevon.gov.uk) or phone 01395 517546 and provide your name and contact number, and the site reference number.

All speaking on site allocations will be limited to 3 minutes.

1 Apologies

2 Declarations of interest

Guidance is available online to Councillors and co-opted members on making [declarations of interest](#)

3 Public speaking

Information on [public speaking](#) is available online

4 Matters of urgency

Information on [matters of urgency](#) is available online

5 Confidential/exempt item(s)

To agree any items to be dealt with after the public (including the Press) have been excluded. There are no items which officers recommend should be dealt with in this way.

6 Proposed Housing Site Allocations - Sidmouth and surrounding areas (Pages 4 - 18)

This report sets out recommendations for sites to be allocated for development through the new local plan for/at the settlements of:

- Sidmouth
- Sidbury
- Newton Poppleford

a) Sidmouth Site Selection Report (Pages 19 - 102)

b) Sidbury Site Selection Report (Pages 103 - 114)

c) Newton Poppleford Site Selection Report (Pages 115 - 148)

d) Sidmouth and Newton Poppleford Local Plan Member Working Group Note of Discussions (Pages 149 - 151)

**These sites will not be considered before 2pm**

7 Proposed Housing Site Allocations - Seaton and surrounding areas (Pages 152 - 162)

This report sets out recommendations for sites to be allocated for development through the new local plan for/at the settlements of:

- Seaton
- Colyton
- Beer
- Branscombe
- Uplyme

a) Seaton Site Selection Report (Pages 163 - 224)

b) Colyton Site Selection Report (Pages 225 - 251)

c) Beer Site Selection Report (Pages 252 - 267)

d) Branscombe Site Selection Report (Pages 268 - 283)

e) Uplyme Site Selection Report (Pages 284 - 296)

f) Seaton and Surrounds Local Plan Member Working Group Note of Discussions (Pages 297 - 301)

g) Feedback on potential development sites at Seaton and Beer and Green Wedge designations at Seaton, Beer, Colyton and Colyford (Pages 302 - 307)

8 Response to proposed reforms to the National Planning Police Framework and other changes to the planning system (Pages 308 - 336)

Under the Openness of Local Government Bodies Regulations 2014, any members of the public are now allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media). No prior notification is needed but it would be helpful if you could let the democratic services team know you plan to film or record so that any necessary arrangements can be made to provide reasonable facilities for you to report on meetings. This permission does not extend to private meetings or parts of meetings which are not open to the public. You should take all recording and photography equipment with you if a public meeting moves into a session which is not open to the public.

If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You may not make an oral commentary during the meeting. The Chair has the power to control public recording and/or reporting so it does not disrupt the meeting.

Members of the public exercising their right to speak during Public Speaking will be recorded.

[Decision making and equalities](#)

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