



**Agenda for Cabinet
Wednesday, 1st April, 2026, 6.00 pm**

Members of Cabinet

Councillors: P Arnott (Chair), S Hawkins, P Hayward,
N Hookway, S Jackson, G Jung, D Ledger, J Loudoun (Vice-
Chair), T Olive and R Jefferies

Venue: Council Chamber, Blackdown House, Honiton

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Tuesday, 24 March 2026

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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](#)

- 1 Minutes of the previous meeting (Pages 4 - 8)
- 2 Apologies
- 3 Declarations of interest
Guidance is available online to Councillors and co-opted members on making [declarations of interest](#)
- 4 Public speaking
Information on [public speaking is available online](#)
- 5 Matters of urgency
Information on [matters of urgency](#) is available online
- 6 Confidential/exempt item(s)
To agree any items to be dealt with after the public (including the Press) have been excluded. There is one item which officers recommend should be dealt with in this way.
- 7 Minutes of Scrutiny Committee held on 5 February 2026 (Pages 9 - 15)
- 8 Minutes of Strategic Planning Committee held on 3 March 2026 (Pages 16 - 27)

Key Matters for Decision

- 9 Towards a Delivery Vehicle for Marlcombe and Wider Growth Corridor (Pages 28 - 40)

- 10 Phear Park and The Green Car Park (Broadclyst) Resurfacing Works - Contract above £100k (Pages 41 - 42)
- 11 Adoption of Exmouth Placemaking Plan and Strategic Outline Business Case (Pages 43 - 46)
- 12 East Devon Local Nature Recovery Plan (Pages 47 - 54)
- 13 Wild About Seaton NLHF Grant Submission (Pages 55 - 59)
- 14 Sidmouth Jacobs Ladder Platform, seawall and slipway repairs (Pages 60 - 62)

Matters for Decision

- 15 **Sidmouth Connaught Gardens emergency cliff works - Standing orders Exemption** (Pages 63 - 66)
- 16 **Woodbury Neighbourhood Plan - Examiner's Report** (Pages 67 - 79)
- 17 **East Devon social media channel approach** (Pages 80 - 84)
- 18 **Forward Plan** (Pages 85 - 96)
- 19 **Local Government (Access to Information) Act 1985 - Exclusion of Press and Public**

The Vice-Chair to move the following:

that under Section 100(A) (4) of the Local Government Act 1972 the public (including the press) be excluded from the meeting as exempt information, of the description set out in the agenda is likely to be disclosed and on balance the public interest is in discussing these items in private session (Part B).

Part B Key Matters for Decision

- 20 District Heating in the West End (Pages 97 - 110)

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[Decision making and equalities](#)

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EAST DEVON DISTRICT COUNCIL**Minutes of the meeting of Cabinet held at Council Chamber, Blackdown House, Honiton on 4 March 2026****Attendance list at end of document**

The meeting started at 6.01 pm and ended at 6.38 pm

160 Minutes of the previous meeting

The minutes of the previous meeting from Cabinet held on 4 February 2026 were agreed.

161 Declarations of interest

Min 168. Sidmouth and East Beach Coastal Defence Scheme - Contract above £100k. Councillor Ian Barlow, Affects Non-registerable Interest, Is a member of Sidmouth TC who are part funders to the scheme.

Min 168. Sidmouth and East Beach Coastal Defence Scheme - Contract above £100k. Councillor John Loudoun, Affects Non-registerable Interest, Is a member of Sidmouth TC who are part funders to the scheme.

162 Public speaking

Cllr Geoff Jung read out a statement on his role as a ward member when presented with planning applications in his ward. His ward included the village of Lympstone which was directly connected to the Exmouth sewage infrastructure. Following the recent planning meeting where he had asked for a Grampian condition on an application for development in Lympstone, an email was received from SWW confirming that they had no concerns about capacity for these connections. Cllr Jung said his dilemma was that the Planning team had asked him not to insist on the Grampian condition because of the SWW assessment, but this went against the evidence he had that there had been 912 spills at Lympstone Combined Sewer Overflows pouring into the Exe Estuary. He was concerned for all councillors facing this dilemma.

163 Matters of urgency

There was one late item dealt with in this way recorded at Minute 172.

164 Confidential/exempt item(s)

There was one item dealt with in this way recorded at Minute 174.

165 Minutes of Overview Committee held on 22 January 2026

Members noted the minutes of the Overview Committee held on 22 January 2026.

166 Minutes of Strata Joint Executive Committee held on 28 January 2026

Members noted the minutes of the Strata Joint Executive Committee held on 28 January 2026.

167 **Minutes of Recycling and Waste Partnership Board held on 28 January 2026**

Members noted the minutes of the Recycling and Waste Partnership Board held on 28 January 2026.

168 **Sidmouth and East Beach Coastal Defence Scheme - Contract above £100k**

Delegated authority was sought to award the Sidmouth and East Beach Coastal Defence Scheme Two Stage Contract involving the detailed design, modelling, consenting & statutory consultation within Stage One, with the option to progress to Stage Two, Construction Phase thereafter.

The Portfolio Holder Environment – Operations wished to thank Tony Burch and Chris Lockyear; advisory members of Sidmouth and East Beach BMP Project Advisory Group, for giving their experienced technical knowledge. The Director of Place thanked Tom Buxton-Smith and his Engineering team as well as South West Flood and Coastal members and wider stakeholders for their ongoing support.

RESOLVED that Cabinet:

Grant delegated authority to the Director of Place in consultation with the Portfolio Holder Environment Operations and Portfolio Holder Finance to award the contract to the preferred supplier.

REASON:

To enable the award of contract to the preferred supplier following completion of the tender exercise. The delegation would allow the contract to be entered without a further Cabinet paper, to ensure programme targets were met.

169 **Mutual Exchange Policy**

The Mutual Exchange Policy was presented which has been reviewed and updated to incorporate any relevant changes in practice, outlining EDDC's approach to managing mutual exchange requests.

RESOLVED that Cabinet:

Approve the updated Mutual Exchange Policy.

REASON:

The Mutual Exchange Policy had been reviewed and updated to incorporate relevant changes.

170 **Temporary Accommodation Procurement and Allocation Policy**

The Temporary Accommodation Procurement and Allocation Policy had been reviewed and updated to incorporate any relevant changes in practice, outlining EDDC's approach towards meeting its responsibilities to provide temporary accommodation to eligible homeless applicants.

RESOLVED that Cabinet:

Approve the updated Temporary Accommodation Procurement and Allocation Policy.

REASON:

The Temporary Accommodation Procurement and Allocation Policy had been reviewed and updated to incorporate relevant changes.

171 **Budget Monitoring Report - Month 10 January**

A summary of the Council's overall financial position for 2025/26 at the end of month ten (31 January 2026) was presented.

Current monitoring indicated that:

- The General Fund Balance was currently projected to be materially in line with budget, therefore, no action was recommended for members consideration.
- The Housing Revenue Account (HRA) budget strategy followed the Sustainability plan which required the restoration of the HRA Balance to £3.1m in £250k annual increments. This was set to be achieved, with any surplus used as an additional contribution to capital to reduce borrowing and the resultant interest burden.
- Capital in both the General Fund and Housing workstreams were significantly below budget expectations resulting in slippage into 2026/27.

RESOLVED that Cabinet:

Note the variances identified as part of the Revenue and Capital Monitoring process up to Month 10.

REASON:

The report updated Members on the overall financial position of the Authority at set periods and included recommendations where corrective action was required for the remainder of the financial year.

172 **Local Government Reorganisation - Consultation Response**

Delegated authority was sought to enable a response to the current consultation on the options for local government reorganisation in Devon to be submitted by the deadline of the 26th March 2026. The response was being developed in conjunction with the other District Councils and would be consistent with the Council's support for the 4-5-1 plus option.

RESOLVED that Cabinet:

Delegated authority to the Chief Executive in consultation with the Portfolio Holder for Council, Corporate and External Engagement to develop the Council's response to the current consultation in relation to local government reorganisation and to submit this by the requisite deadline.

REASON:

To enable the Council to respond to the current consultation on the options for local government reorganisation.

173 **Local Government (Access to Information) Act 1985 - Exclusion of Press and Public**

RESOLVED that Cabinet:

that under Section 100(A) (4) of the Local Government Act 1972 the public (including the press) be excluded from the meeting as exempt information, of the description set out in the agenda is likely to be disclosed and on balance the public interest is in discussing these items in private session (Part B).

174 **Supported Accommodation**

RESOLVED: that the amended recommendations as set out in the report were agreed.

Attendance List

Present:

Portfolio Holders

P Arnott	Leader of the Council
S Hawkins	Portfolio Holder Finance
P Hayward	Portfolio Holder Assets and Economy
N Hookway	Portfolio Holder Culture, Leisure, Sport and Tourism
S Jackson	Portfolio Holder Communications and Democracy
G Jung	Portfolio Holder Environment - Operations
J Loudoun	Deputy Leader & Portfolio Holder Corporate, Council & External Engagement
T Olive	Portfolio Holder Place, Infrastructure & Strategic Planning
R Jefferies	Portfolio Holder Environment - Nature & Climate

Cabinet apologies:

D Ledger	Portfolio Holder Sustainable Homes & Communities
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Also present (for some or all the meeting)

Councillor Aurora Bailey
Councillor Brian Bailey
Councillor Ian Barlow
Councillor Roy Collins
Councillor Marianne Rixson

Also present:

Officers:

Melanie Wellman, Director of Governance (Monitoring Officer)
Amanda Coombes, Democratic Services Officer
Emma Congerton, Assistant Director Statutory Housing
Simon Davey, Director of Finance
Tracy Hendren, Chief Executive
Catrin Stark, Director of Housing and Health
John Symes, Finance Manager
Andrew Wood, Director of Place

Chair

Date:

Recommendations for Cabinet that will resolve in an action being taken:

Scrutiny Committee 5 February 2026

Minute 54 Review of the impact of the ban on use of glyphosate

RECOMMENDATIONS TO CABINET

The Scrutiny Committee recommends to Cabinet that:

1. Streetscene discontinue the use of the hot foam method of treatment and continue to use glyphosate-free alternatives and/or manual methods until the efficiency of recent trials can be established,
2. The Director of Place to consider how the integrated weed management framework can be developed and brought for consideration by the Overview Committee, including consideration of resources and the impact from other services,
3. Councillors/Town and Parishes to continue to report areas of weed growth on pavements and roadsides to Devon County Council.

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Scrutiny Committee held at Council Chamber, Blackdown House, Honiton on 5 February 2026

Attendance list at end of document

The meeting started at 6.00 pm and ended at 8.48 pm

48 Minutes of the previous meeting

The minutes of the previous meeting held on 12 January 2026 were agreed and signed as a true record.

49 Declarations of interest

There were no declarations of interest.

50 Public speaking

Cllr John Loudoun had registered to speak. Cllr Loudoun is a Sidmouth Town Councillor.

Cllr Loudoun referenced the report, section 1 on page 9, which referred to Sidmouth Town Council submitting a report containing images of weeds causing damage along footpaths, pavements and in roadside gutters, and which stated that the Town Council had advocated the reversal of the ban [on the use of glyphosate].

Cllr Loudoun has been a member of Sidmouth Town Council for almost 7 years and according to the Town Clerk, the Town Council's position on the use of glyphosate is that it follows the advice of EDDC on this, and other similar matters. This position remains unaltered.

Cllr Loudoun expressed concern that the report as presented to Scrutiny might lead the Committee's Members to believe that Sidmouth Town Council submitted a report for this review and that it "*advocated the reversal of the ban (on glyphosate)*". It should be made clear that Sidmouth Town Council had not submitted a report and had not advocated the reversal of the ban on glyphosate.

Cllr Loudoun was also concerned that by providing a link to this report and stating that it is "*(from Sidmouth Town Council)*" is misleading as the Town Council has not submitted this, and it is not an official Town Council document. Rather, a Sidmouth Town Councillor drafted and submitted the report for submission to this committee as a personal set of observations.

Cllr Loudoun had spoken to the author of this document and they had authorised him to say –

"I was asked to submit my personal observations. I sent copies to (Councillor) Ian (Barlow) and (Councillor) Mike Goodman) as my local EDDC councillor and Mike as head of scrutiny. If you look carefully at the top in the introduction, I make a clear statement "I am submitting this material as an independent person. These are my opinions based upon an intimate study of the growing problem I have witnessed in the Sid Valley".

Also, for reasons of full disclosure I write I am Vice Chair of STC (Sidmouth Town Council) and a member of the Conservative Party. I am personally not happy at having my contribution labelled as STC and when I saw that I immediately told Hilary (Sidmouth Town Council Chair) of my unhappiness that this had happened”.

I am most concerned that forever anyone accessing and reading this report will read these significant and misleading inaccuracies relating to Sidmouth Town Council.

The Chair thanked Cllr Loudoun for his statement and advised that this would be minuted for the record.

51 **Matters of urgency**

There were no matters of urgency.

52 **Confidential/exempt item(s)**

There were no confidential or exempt items.

53 **Decisions made by Cabinet called in by Members for scrutiny in accordance with the Overview and Scrutiny Procedure Rules**

There were none.

54 **Review of the impact of the ban on use of glyphosate**

The Streetscene Operations Manager introduced the report. EDDC banned the general use of glyphosate in September 2022 based on evidence of environmental damage and public health concerns from the use of glyphosate. At its meeting in September 2025, the Scrutiny Committee agreed to conduct a review into the impact of banning glyphosate and be updated on the trials of various alternatives. The report set out the results of Streetscene’s glyphosate alternative trials and feedback from Councillors in relation to areas where weed growth was a concern. The trials related only for EDDC areas that are managed and maintained by Streetscene. Devon County Council are responsible for all pavements, gutters, roadways, traffic islands etc., in East Devon.

The Streetscene Operations Manager advised the Committee that there is no Council approved policy regarding glyphosate use. Following the ban, the Horticultural Technical Officer had created a weed treatment plan which had been used to inform the report to the Committee.

The report sets out the response from Councillors to the call for evidence on problem areas. The response had been very low, which indicates that there are no major issues with EDDC maintained areas. The problem areas highlighted by Councillors were maintained by Devon County Council.

The report set out the trials of alternatives to glyphosate: vinegar; hot foam.

Responses to questions and discussion included the following points:

- It was noted that other local authorities are currently reviewing their policies on the use of glyphosate;

- It was clarified that EDDC does not have a policy regarding glyphosate use and the report therefore did not cover policy review;
- There should be no issue with the use of spraying weedkiller if used correctly;
- Concern was expressed regarding the Council's use of dicophar and the perception that this was more environmentally friendly than glyphosate;
- The Horticultural Technical Officer clarified that EDDC's decision to ban glyphosate use in 2022 related solely to glyphosate and not to other herbicides or pesticides. The Council therefore continues to use herbicides and pesticides widely across areas such as sports pitches. Dicophar is also widely used by other local authorities on areas such as sports pitches and bowling greens;
- Concern was expressed that, according to the Pesticide Action Network, dicophar is more harmful than glyphosate;
- It was noted that glyphosate kills everything, whereas dicophar is a selective weed killer which does not kill grasses, and so is used on sports pitches;
- Concern was expressed that there is no suitable alternative to dicophar available for use on sports pitches and amenity turf, however, the Council was also using dicophar as a spot treatment for weeds and it was questioned whether this had been trialled by the manufacturer and was therefore certified for uses other than sports pitches and amenity turf;
- In response to a query whether any measurement of the effects on the microbiome under the soil surface was carried out when trialling alternatives such as hot foam, it was noted that, due to capacity, it was not possible to measure impacts below the soil surface;
- Concern was expressed as to the unintended consequences of the initial ban on the use of glyphosate, particularly when alternatives required funding and capacity which was not available;
- It was noted that the public and farmers can use dicophar widely with no training or knowledge, so it may be more appropriate for the Council to use glyphosate selectively as a safer alternative to dicophar, in order to redress the balance following EDDC's ban on its use;
- It was confirmed that Streetscene has licensed operatives to use pesticides and herbicides and PPE is provided and checked regularly;
- Giant Hogweed was a concern and should be treated accordingly;
- The use of dicophar as a spot treatment had not been tested and should not be used by the Council;
- It was vital to understand the impact of all treatments beneath the soil surface in order to make informed decisions;
- Regarding the persistence of dicophar in the soil, the half-life of one of the ingredients was between 6 and 15.1 days;
- Dicophar was used in a very small quantity on a localised bed as a spot treatment during the trial; it was unclear whether other authorities were using dicophar in this way;
- Limited resources should not be used as an excuse to use potentially toxic products;
- Glyphosate was still being used by the Countryside Team to deal with Japanese knotweed;
- Concern was expressed that the Council does not currently have a policy for weed management; this could be referred to the Overview Committee;
- Decline in honey bee colonies and efficiency was of serious concern;
- Exmouth Town Council had invested in a ride on weed-ripper which provided a good alternative for weed management;
- There should be a balance between tidiness and removing wild flowers which are also pollinators;
- It was important for people's well-being to properly maintain certain areas and carefully controlled use of certain products, supported by scientific knowledge, provided a good means to do this.

The Director of Place highlighted the reference in the report to the 'integrated weed management framework' which provides a hierarchy whereby chemicals are only used

as a last resort. It was understood that the Committee was seeking reassurance that this was the case.

The Director of Place would discuss this with Officers in terms of what resources would be required to bring further consideration of the integrated weed management framework to the Overview Committee within a reasonable timescale.

RECOMMENDATIONS

Recommended to Cabinet that:

1. Streetscene discontinue the use of the hot foam method of treatment and continue to use glyphosate-free alternatives and/or manual methods until the efficiency of recent trials can be established,
2. The Director of Place to consider how the integrated weed management framework can be developed and brought for consideration by the Overview Committee, including consideration of resources and the impact from other services,
3. Councillors/Town and Parishes to continue to report areas of weed growth on pavements and roadsides to Devon County Council.

The Chair thanked Officers for their assistance in taking this matter forwards.

55 Climate Change Action Plan review

The Portfolio Holder Environment – Nature and Climate introduced this item and highlighted key achievements over the past year. The Portfolio Holder thanked Officers for their work.

The Assistant Director Environmental Health introduced the report which provided a review of the Climate Change Action Plan, looking at actions achieved and impact on carbon emissions. The Assistant Director provided a presentation which highlighted key points from the report.

It was noted that the Action Plan forming part of the report is an interim Plan which is slightly different from the previous Plan considered by the Committee. The new draft Strategy and Action Plan are currently being produced, and when finished, will be presented at Councillor workshops for members' feedback.

Responses to questions and discussion included the following points:

- Councillor workshops would take place prior to the Strategy and Action Plan going to the Overview Committee and Cabinet to enable members to have input;
- It was noted that the carbon footprint increased in 2023-24, compared with UK figures, due to increased procurement following the covid lockdowns;
- Supporting others, such as repair cafes, is vital and community action has a further reach than the Council can achieve alone;
- The Council promotes community action on the website and through social media;
- Devon County Council has a dedicated officer to promote reuse and recycling throughout communities;
- Encouraging and supporting Councillors, neighbours and community groups, including town and parish councils, to work together to deliver the Strategy will be key to its success going forwards;
- It was noted that scope 3 emissions were hard to measure and it was unlikely that an alternative measuring tool would be introduced before Local Government Reorganisation.

Changing the metric for measuring scope 3 emissions would also require retrospectively amending previous years' figures for accurate comparison;

- Carbon literacy training is on-going and is also now part of the Council's induction training;
- The appointment of the new interim Corporate Lead Programmes and Strategies would ensure that climate change is embedded in every Council project in a consistent way going forwards;
- Increased tree planting would assist with effective carbon capture and flood prevention;
- Hedges are also vital for biodiversity and for flood prevention and, wherever possible, the Council should be working with partners to increase tree and hedgerow planting;
- Reducing the carbon footprint becomes harder over time and it was unlikely that the target would be met;
- Adaptation was also a key factor in dealing with climate change;
- Planning enforcement should be more robust with regard to removal of trees and hedges, and climate action should be embedded across the whole Council so that each part of the Council abides by the commitment to carbon reduction;
- The Council could provide support for community groups by way of advice on governance;
- It was disappointing that local actions on climate change were not supported by Government decisions.

The Chair thanked Officers for attending and for their report.

AGREED

That the Scrutiny Committee complimented the service for their excellent work and progress being made in achieving the actions specified in the Climate Change Action Plan.

56 Work programme 2025 - 2026

The Committee considered the work programme.

Cllr Barlow raised the matter of planning enforcement and information which has been requested by Sidmouth Town Council regarding enforcement action in the town.

It was agreed that a scoping report on planning enforcement be brought to the April Committee meeting.

It was noted that the Overview Committee could also consider Local Government Reorganisation as a means of facilitating discussion among Councillors.

The work programme was agreed.

Attendance List

Councillors present:

I Barlow
K Blakey
A Bruce

O Davey
P Fernley
M Goodman (Chair)
A Hall
V Johns
Y Levine
D Mackinder (Vice-Chair)

Councillors also present (for some or all the meeting)

R Collins
P Faithfull
R Jefferies
G Jung
J Loudoun

Officers in attendance:

Matthew Blythe, Assistant Director Environmental Health
Catherine Causley, Climate Change Officer
Paul Fealey, Horticultural Technical Officer
Sarah Jenkins, Democratic Services Officer
Anita Williams, Principal Solicitor (Deputy Monitoring Officer)
Andrew Wood, Director of Place
Julia Woodbridge, StreetScene Operations Manager
Barry James, Interim Corporate Lead Programmes & Strategies

Councillor apologies:

J Brown
B Collins
M Hall
J Whibley

Chairman

Date:

Recommendation for Cabinet's consideration from the meeting of the Strategic Planning Committee on 3 March 2026

Minute 52: Cranbrook Category 4 Infrastructure Contributions

RECOMMENDATION TO CABINET:

That Strategic Planning Committee recommends to the Cabinet that the 'Mechanism for the allocation of category 4 infrastructure contributions' included at appendix 1, together with the assessment criteria questions at paragraph 16 for use by the council in relation to category 4 infrastructure contributions received from developments in the Cranbrook Plan Area are adopted.

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Strategic Planning Committee held at Council Chamber, Blackdown House, Honiton on 3 March 2026

Attendance list at end of document

The meeting started at 10.01 am and ended at 2.10 pm. The meeting was adjourned at 12.45 pm and reconvened at 1.20 pm.

45 Minutes of the previous meeting

The minutes of the previous meeting held on 6 January 2026 were confirmed as a true record.

46 Declarations of interest

Minute 50. Update on work on production of the East Devon Local Plan. Councillors Brian Bailey, Paula Fernley, Geoff Jung advised lobbying in respect of Exmo_20

Minute 51. East Devon Water Cycle Study
Councillors Geoff Jung advised lobbying in respect the River Otter and sewage.

Minute 52. Cranbrook Category 4 Infrastructure Contributions.
Councillor Jessica Bailey, Other Registerable Interest, Devon County Councillor and a member of Devon & Somerset Fire and Rescue Authority.

Minute 53. Habitat Regulation Non-Infrastructure Contributions.
Councillor Geoff Jung, Affects and prejudicial Non-registerable Interest, Chair of South and East Devon Habitat Regulations Executive Committee.

47 Public speaking

Nigel Humphrey addressed the Committee regarding the draft Local Plan. He reminded Members that he had spoken at the meeting in January, asking them to consider the public's concerns about Exmo_20, which had received over 2,500 objections. He expressed disappointment that these concerns appeared to be disregarded, noting that any alteration to the Local Plan at this stage would be treated as a significant change and therefore not permitted – yet he questioned, there is no clear definition of what constitutes a significant change.

Mr Humphrey also highlighted the absence of a Habitat Regulations Assessment and an air quality mitigation report raising doubts about whether such reports could adequately address the issues associated with Exmo_20 and the Pebblebed Heaths. He further questioned the realism of the spatial strategy, asking why Exmouth was expected to accommodate the highest level of growth when the area has only two access routes, both already operating beyond capacity.

Mr Humphrey urged the Committee to give serious reconsideration to Exmo_20 before it's too late.

Thomas Shillitoe addressed the Committee regarding the draft Local Plan stating that in his view it represented a missed opportunity to resolve significant shortcomings and was therefore unadoptable, being both unsound and unlawful. He formally alleged maladministration in relation to what he described as misleading and unreliable evidence relating to Exmo_20.

He stated that over a year ago there had been no supporting Habitat Regulations Assessment and no mitigation strategy in place and that despite this the Committee were advised that officers were satisfied impacts can be mitigated, a conclusion which Mr Shillitoe argued was unsupported by evidence. He added that as recently as November, qualified professionals working on this matter were still indicating that there may be no option capable of fully mitigating the impacts.

Mr Shillitoe also highlighted additional constraints affecting Exmo_20 that had emerged since the site was selected, most recently the discovery of prehistoric archaeology. He reminded the Committee that, in light of these developments, they had a duty to revisit the site's viability.

John Hamill addressed the Committee regarding the draft Local Plan. He noted that over 18 months, Members had been presented with detailed accounts of procedure breaches, yet Exmo_20 remains within the Plan, despite many Members acknowledging – often 'with a heavy heart' – that it should not be included.

In his view the Council was relying on government housing numbers and requirements as justification, and he suggested that removing the site at this stage was being portrayed as jeopardising the entire Local Plan. He argued that Members had lost sight of the needs and the wishes of the local community and of the significant harm Exmo_20 could cause to the natural and historic environment, the already fragile water and sewage systems and the local road network.

Kerin Hamill addressed the Committee regarding the Local Plan and drew attention to the definition of the word 'consultation' noting that the Oxford dictionary describes it as a process undertaken before a decision is finalised, with the purpose of gathering opinions and advice. She expressed concern that despite the large number of comments submitted for Exmo_20, the Council had not taken them into account, which in her view suggested a degree of arrogance, lack of care and a failure to respect the area's natural landscape.

Mrs Hamill compared Exmo_20 to a housing allocation in Dunkeswell that had not been supported for development on the grounds that it lay within a National Landscape, was poorly located and would erode, detract from and harm the setting of the Conservation Area. She highlighted what she perceived as inconsistency between the decision and the approach taken toward Exmo_20.

She also questioned the need for further housing in the area, noting that many new properties remain empty and others have been unoccupied for years. Mrs Hamill urged Members to show courage in protecting the district's heritage and countryside.

A statement was read out on behalf of Emily Glanfield who contended that the housing figures within the Local Plan were incorrect, inconsistent and based on outdated data. She noted that several supporting documents contained mathematical errors and did not reflect the correct calculation, which she believed to be 924.7 homes per year.

Ms Glanfield explained that pandemic-era housing trends had distorted East Devon's figures, resulting in a number 22% higher than the 2024 figure. She added that if the 2025 data was similar to 2024, the five-year average would fall, meaning current targets were significantly overestimated. She also questioned the increasing headroom figures that East Devon had stated was a requirement from central government. The headroom was originally set at 10%, increased to 13% and expected to shortly rise to 16%. Ms Glanfield argued that headroom should remain at 10% for the first five years.

The statement warned that the Local Plan would commit the district to building on far more land than necessary, raising concerns about food security. She proposed instead 925 homes per year plus 10% for five years, reducing the total requirement from 23,408 to 20,805. Finally, Ms Glanfield encouraged councillors to use existing mechanisms to lower housing targets so that future decision-makers were not constrained.

In response to the statement from Emily Glanfield the Assistant Director – Planning Strategy and Development Services explained the recent change to the standard method for calculating housing need. He noted that this issue had been covered in a report presented at the meeting on 2 September 2025. The report made clear that the calculation changes every year because it is based on the affordability ratio. As a result, the standard method figure had recently gone down, but no alterations were proposed because the figure could rise or fall again in the future.

He also reminded Members about the 80% transition arrangements, stressing that keeping a reasonable level of headroom in the housing numbers would be important if the Council wished to defend its position.

The Chair responded to the allegations made against the Council, by explaining that, should residents believe they have grounds to claim maladministration, they must follow the formal complaints procedure. Through that process, he and the officers would address matters based on evidence, rather than accusations made in the court of public opinion. He also added that, they have the option of pursuing a judicial review if they feel it is necessary.

48 **Matters of urgency**

There were no matters of urgency to discuss.

49 **Confidential/exempt item(s)**

There were no confidential or exempt items to discuss.

50 **Update on work on production of the East Devon Local Plan**

The Committee received a report providing an update on the preparation of the East Devon Local Plan, following the close of the second stage of Regulation 19 consultation on 26 January 2026. Members were advised that approximately 3,200 separate comments had been submitted which included points that had been previously raised and including a significant number of objections to specific site allocations - particularly Exmo_20, which received 1,500 responses. It was noted that a detailed feedback report summarising the consultation responses would be presented at the next meeting.

The Assistant Director – Planning Strategy and Development Services outlined further technical work that still needed to be completed, including:

- West End focussed transport assessment to consider growth impacts around Marlcombe, the M5 and the A30,
- An assessment of Air quality impacts at the Pebblebed Heaths, required to ensure a satisfactory Habitat Regulations Assessment prior to the submission of the Local Plan. This work is being undertaken by independent consultants Ricardo.

The current timetable for preparing the Local Plan is as follows:

- Submission: Spring 2026
- Strategic Planning Committee: May 2026
- Full Council: Early June 2026
- Examination, including Inspector's Hearings: June 2026

The questions raised included:

- Confirmation was requested about whether there remains a requirement to demonstrate a five-year housing land supply and how confident officers are that this can be achieved. The Committee noted that the requirement remains in place and were advised that the latest monitoring report showed the Council currently has a 3.5 year housing supply. Officers confirmed that this will continue to be monitored and that the five-year figure is expected to be demonstrated at the point of adoption.
- Whether additional time will be provided to resolve any outstanding issues with the Plan. It was confirmed that further time could be allowed during the examination period if additional work on the Local Plan was required. It would depend on how the Plan was viewed by the Inspectors and what recommendations they made.
- Further information was sought on how air quality impacts could be addressed on the Pebblebed Heaths. While no definitive mitigation strategy is in place at present, it was advised that the independent consultants Ricardo have identified potential measures, including encouraging the uptake of electric vehicles and exploring changes to farming practices, such as introducing covered digestate storage facilities.
- Clarification was sought about the length of time for the technical work to be completed. The Assistant Director – Planning Strategy and Development Services confirmed that all technical reports must be completed by 12 June 2026 to submit for examination.
- The Chair asked for clarification on what steps could be taken if evidence indicates that the Council does not have a satisfactory mitigation strategy. The Assistant Director – Planning Strategy and Development Services explained that achieving a satisfactory outcome to the Habitat Regulations Assessment is a legal requirement. If this cannot be achieved within the current timeframe, the Council will need to revise the schedule to allow sufficient time to reach compliance. At present, the Council is awaiting the findings from Ricardo, the independent environment consultancy.
- A question was raised about the use of AI and how will the accuracy of AI-generated summaries of residents' input be verified. It was confirmed that AI will be used to assist in producing summaries, and the Committee was reassured that a checking process will be carried out to ensure the summaries are accurate and reflective of the responses received.
- Clarification was sought on whether the Pebblebed Heath mitigation strategy considers planting to encourage stronger vegetation growth along the roadsides to help improve the air quality. It was suggested that such planting could help address pollution impacts at ground level and potentially improve soil nutrient

conditions. Other management measures could include the uptake of electric vehicles

- Clarification was sought regarding the potential status of the Local Plan following Local Government reorganisation. If adopted, the Local Plan will remain in force by the new unitary authority until it is superseded by the next Local Plan, which is reviewed every 5 years.
- A question was asked about the extent to which the Water Cycle Study will influence the overall Local Plan and in response it was confirmed that no changes to the Plan are currently envisaged as a result of the study.
- A question was raised regarding site allocation Exmo_20 and its relationship to the survey on housing needs in Exmouth. It was noted that Exmo_20 does not reflect the survey findings in terms of type and quality of housing identified as needed, which emphasised affordable housing. Concerns were expressed about whether the minimum requirement for affordable housing would be delivered on this site, and why the Council is continuing to pursue Exmo_20. The Chair reminded the Committee that it had previously agreed the affordable housing policy, which provides for 35% affordable housing, comprising 70% shared ownership and 30% social rent.

RESOLVED:

That the contents of the report be noted and the proposed programme of works going forward be endorsed.

51 **East Devon Water Cycle Study**

The East Devon Water Cycle Study report provided the Committee with a summary of the findings of the study and the responses received from the consultation which included the responses from statutory consultees including Natural England and the Environment Agency and how the work should be taken forward. The Committee noted that a final detailed feedback report will be provided at a later meeting.

The Assistant Director – Planning Strategy and Development Services advised that the main findings identified significant issues with wastewater capacity. Several wastewater treatment works, including those at Colyton, Honiton, Fluxton, Feniton, Otterton, Maer Lane and Dunkeswell are projected to exceed or approach their permitted dry weather flow limits post developments and will require upgrades or phased developments.

The Committee noted that particularly serious capacity issues were reported for the Maer Lane and Countess wear treatment works. Significant upgrade works are required at both sites, and a new wastewater treatment works will be needed to accommodate future pressures at Countess wear.

Key recommendations:

- Adopt the lower water efficiency standard of 110 litres/person/day for new development.
- Monitor and strictly regulate new abstractions and wastewater discharges.
- Phase development to match infrastructure upgrades and capacity increases.
- Where new developments are within the scope of the Environmental Impact Assessment (EIAs) Regulations ensure that they include assessment of their impacts on water services and protected habitats.
- Integrate biodiversity-friendly design and restrict development in sensitive coastal and riverine areas.

- Continue stakeholder collaboration (EDDC, SWW, Environment Agency, Natural England) to ensure sustainable growth and environmental protection.

The Assistant Director – Planning Strategy and Development Services referred to the RAG rating table in the report which reflected the significance of the comments received from South West Water, Environment Agency and Natural England. He drew the Committee's attention in particular to the Environment Agency's comments, which raised a number of detailed technical points and provided reassurance that although further work is required, there is no need to make any material changes to the Local Plan.

Feedback has been requested from the consultants, Haskoning, and from South West Water, with the intention of obtaining additional data and information to update and amend the study in order to address the concerns raised.

Questions and points raised included:

- Clarification was sought about why storm overflows and the EDM data did not feature within the report. In response the Assistant Director – Planning Strategy and Development Services stated that these did not feature because the study was based on dry weather flows.
- A question was asked about how the requirement for smart water butts, imposed through Planning Committee, would be enforced. It was noted that monitoring compliance on new developments would be challenging due to limited enforcement capacity, which makes it difficult to carry out checks to ensure installation.
- A question was asked about whether Grampian conditions can be appealed. It was advised that any condition can be appealed and overturned.
- A point was raised about the need to clearly identify which wastewater treatment works are operating ineffectively, as well as those requiring upgrades and the nature of those upgrades.
- A query was raised about conflicting comments from the statutory consultees and how a robust and sound Water Cycle Study can be achieved in light of the differences.
- A point was raised about the insufficient infrastructure available to support water supply for new developments, noting in particular that it is proposed for the new town, Marcombe, to receive its water supply from Wimbleball.
- It was noted that the Environment Agency intends to reduce abstraction from the Otter by 14 million litres a day and questioned whether the Water Cycle Study has been informed of the timing of this change.
- Concern was raised about the Countess wear Sewage Treatment Works, noting that it also serves Exeter and Teignbridge, both of which are accommodating new housing developments. It was highlighted that there is a need for discussions with both authorities to ensure a coordinated approach.
- Concern was raised about the implications of diverting wastewater away from the west end of East Devon, noting that the Exe Estuary is a protected area where no further deterioration of its environment is permitted and South West Water has been very reluctant to provide detailed information.
- A question was raised about how the Council can address its lack of confidence in South West Water and whether the recommendation should be strengthened to reflect this.
- A question was raised about whether the Local Plan could include a policy requiring South West Water to provide evidence on sewage capacity for every new planning application. In response the Assistant Director – Planning Strategy and Development Services confirmed that South West Water is challenged where

its findings do not align with those of the Water Cycle Study and further evidence has been requested in such cases.

- It was noted that the Water Cycle Study should feature prominently within the introductory section of the Local Plan.

In response to comments about the lack of confidence in South West Water and the need for a strengthened recommendation the Chair proposed an amendment to the second recommendation as follows:

That Members note that further work is required with the Environment Agency, Natural England, South West Water and other stakeholders, to:

- i. Agree a common understanding on the current position of East Devon's water infrastructure, particularly in relation to current areas of infrastructure capacity failures and the Environment Agency's responsibility for enforcement, to ensure appropriate environmental safeguards are put in place, and
- ii. Ensure the impacts of the Local Plan on water resources are addressed in line with development coming forward.

RESOLVED:

1. That the Water Cycle Study and comments received through the Regulation 19 Consultation be noted.
2. That Members note that further work is required with the Environment Agency, Natural England, South West Water and other stakeholders, to:
 - i. Agree a common understanding on the current position of East Devon's water infrastructure, particularly in relation to current areas of infrastructure capacity failures and the Environment Agency's responsibility for enforcement, to ensure appropriate environmental safeguards are put in place, and
 - ii. Ensure the impacts of the Local Plan on water resources are addressed in line with development coming forward.

52

Cranbrook Category 4 Infrastructure Contributions

The Assistant Director – Planning Strategy and Development Services presented the report, which sought the Committee's approval for the proposed approach to bidding for, and assessing bids relating to, Category 4 infrastructure necessary for the effective functioning of the expansion areas at Cranbrook.

The assessment criteria will follow the principles of the CIL bidding process, while remaining flexible to reflect the different stages of the projects, its eligibility, its need, value for money and deliverability as outlined in paragraph 16.

It was noted that the process and criteria for Category 4 contributions had been considered and endorsed by the Cranbrook Placemaking Group, and that the recommendation to Cabinet is that the proposed mechanism for allocating Category 4 infrastructure contributions be adopted for use by the Council.

The Chair reminded Members that questions should focus solely on the process for allocating Category 4 infrastructure funds and should not extend to wider issues relating to infrastructure at Cranbrook.

Questions included:

- A query was raised about how the list of projects was determined and the extent of input provided by Cranbrook Town Council. In response it was advised that the projects were set out in the Cranbrook Plan and the town council had a role in the Placemaking Group.
- Further information was required on sustainable transport enhancement. It was advised it could include bus improvements, walking and cycling routes and improvements along London Road for the expansion areas.
- Clarification was sought on the spending process. The Assistant Director – Planning Strategy and Development Services explained the need to balance differing priorities and maintain flexibility between what can be delivered at a given time and the overall priorities.

RESOLVED:

The Committee recommends to the Cabinet that the ‘Mechanism for the allocation of category 4 infrastructure contributions’ included at appendix 1, together with the assessment criteria questions at paragraph 16 for use by the council in relation to category 4 infrastructure contributions received from developments in the Cranbrook Plan Area are adopted.

RECOMMENDED TO CABINET:

The Committee recommends to the Cabinet that the ‘Mechanism for the allocation of category 4 infrastructure contributions’ included at appendix 1, together with the assessment criteria questions at paragraph 16 for use by the council in relation to category 4 infrastructure contributions received from developments in the Cranbrook Plan Area are adopted.

53

Habitat Regulation Non-Infrastructure Contributions

As Councillor Geoff Jung had declared an affects and prejudicial interest for this item, he did not take part in discussions or the vote.

The Assistant Director – Planning Strategy and Development Services presented the report on the Habitat Regulation Non-Infrastructure Contributions, outlining the financial contributions required from residential developments located within 10km of the Exe Estuary and East Devon Pebblebed Heaths. The report related to the Joint Mitigation Strategy agreed between this Council, Exeter City Council and Teignbridge District Council.

Members noted that in order to deliver the joint strategy it was essential to substantially increase the proposed revised non-infrastructure habitat mitigation charges as set out in table 3 paragraph 2.7 of total contribution required from future EDDC dwellings to £790.41 for the Exe Estuary, £804.64 for the Pebblebed Heaths and £825.41 for both.

Questions raised included:

- A query was raised about the need to review these figures on a regular basis to keep up with inflation. It was confirmed these figures would be reviewed regularly, noting that the last review occurred approximately 7 years ago.
- An explanation was requested on the rationale for the slight increase for both the Exe Estuary and Pebblebed Heaths and how will it work in allocating funding. In response the Assistant Director – Planning Strategy and Development Services

advised that as the joint contribution was across both sites it would mean effectively there would be only one payment and gave an example of one SANGS officer doing the work across both sites.

- Clarification was sought on whether this contribution was in addition to site specific contributions and will it apply to all homes across the district. The Assistant Director – Planning Strategy and Development Services explained that the charges only apply to dwellings within 10km of the protected habitats and are in addition to a proportion of CIL which is used to fund the infrastructure elements of the mitigation strategy while these charges relate to the non-infrastructure elements of the strategy.

RESOLVED

That the revised non-infrastructure habitat mitigation contributions as shown in table 3 within the report be adopted and required for all planning applications for residential development within the habitat mitigation zone received after 1 April 2026 be agreed.

54 **Response to Proposed Reforms to the National Planning Policy Framework and Other Changes to the Planning System December 2025**

The Assistant Director – Planning Strategy and Development Services invited Members to consider, for submission, the proposed summary responses to the questions raised in the Government’s consultation on changes to the National Planning Policy Framework (NPPF) and wider reforms to the planning system.

The Assistant Director – Planning Strategy and Development Services highlighted several key proposed changes, including:

- Structural changes to the overall document;
- Specific amendments to policies across chapters, with a clearer distinction between plan-making policies and decision-making policies, intended to improve clarity and reduce misinterpretation when determining planning applications;
- The introduction of national decision-making policies;
- Support for urban densification, including consideration of low-density plots, upward extensions and in-fill developments.
- The introduction of ‘medium sites’, defined as sites delivering 10 to 49 homes or up to 2.5 hectares;
- A stronger emphasis on a ‘predict and provide’ approach to transport planning;
- Measures to secure a more diverse mix of homes, including a mandatory minimum requirement of 10% social rent on major developments
- A national minimum standard of 45% accessible and adaptable homes for new housing;
- Support for development around railway stations with mandatory minimum density requirements.

The Assistant Director – Planning Strategy and Development Services responded to questions and points raised by Members:

- **Q43 (page 63)** – A question was raised about the weight proposed to be given to the reuse of buildings and materials, and whether demolition would be treated as a last resort. Although the Council’s draft response does not specifically reference this issue, it was acknowledged as an important factor in addressing climate change and reducing carbon footprint. It was suggested that additional wording could be included to encourage the Government to strengthen this aspect if Members wished.

- **Chapter 6, Q48 (page 68)** – A request was made to strengthen the response in challenging the target-driven approach to housing need assessment, and to suggest that need should instead be based on the Council’s own assessments. The Assistant Director Planning Strategy and Development Services acknowledged the value of local assessments but noted that, in practice, they often involve significant expenditure on consultants to determine housing need.
- **Q53 (page 70)** – A suggestion was made to challenge the five-year housing land supply requirement, on the basis that it can lead to poor decisions and speculative applications. It was proposed that an additional comment could be included to state that this is not an appropriate mechanism, should Members wish to do so.
- **Land banking** – A query was raised about whether any question within the consultation related to land banking. It was confirmed that no such question appeared to be included.
- **Green wedges** – A query was raised about whether green wedges could be referenced in the Green Belt question to help reinforce their role within planning policy. It was noted that Green Belts are a national designation and carry the highest level of planning protection. While green wedges share some similarities in purpose, they carry significantly less weight when challenged.
- **Focus on urban areas** – It was observed that many of the consultation questions were framed with an urban focus, resulting in the need for the Council’s responses to be caveated.

Members thanked officers for producing a comprehensive report that clearly reflected the views of East Devon District Council.

RESOLVED:

That the contents of the consultation be noted and the responses to each consultation question included in this report be agreed for submission as the Council’s response.

Attendance List

Councillors present:

B Bailey
J Bailey
K Blakey
O Davey
P Faithfull
P Fernley
C Fitzgerald
M Howe (Vice-Chair)
G Jung
Y Levine
T Olive (Chair)
H Parr

Councillors also present (for some or all the meeting)

I Barlow
R Collins

Officers in attendance:

Ed Freeman, Assistant Director Planning Strategy and Development Services
Wendy Harris, Democratic Services Officer

Damian Hunter, Planning Solicitor

Councillor apologies:

P Hayward

B Ingham

D Ledger

Chairman

Date:

Report to: Cabinet

Date of Meeting 1 April 2026

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A



Towards a Delivery Vehicle for Marlcombe and Wider Growth Corridor

Report summary:

The Marlcombe new community is one of twelve locations shortlisted by the New Towns Taskforce in September 2025 and is the key strategic proposal in the Local Plan review. It will grow to accommodate a population of approaching 25,000 people. Despite not being selected as one of the seven high priority location in the current consultation on the New Towns Draft Programme, it is vital that this community is supported by all the requisite infrastructure and services that residents will need. This report puts forward proposals to both strengthen governance arrangements and put in place dedicated delivery capacity with the objective of ensuring that an exemplar development comes forward that both learns the lessons from and is integrated with the wider growth programme.

The report sets out a three-stage model for strengthening governance arrangements that will ultimately culminate in the establishment of a locally-led development corporation. The first stage proposes both the creation of an Interim Growth Board, that will act in an advisory capacity with an independent chair, together with the establishment of a formal joint committee with the County Council. Alongside this a shared delivery team will be formed including resources from both the County Council and Homes England.

Effective governance and place leadership sits at the heart of successful delivery of the growth programme. The proposals in this report are designed to ensure that the ambitious vision for the Marlcombe new community is realised alongside the ongoing development of Cranbrook and bringing forward the large scale delivery of new employment opportunities. Through building strong and enduring partnerships with key stakeholders an integrated and inclusive growth programme can be delivered that supports the achievement of sustainable development and secures lasting benefits for local residents.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That Cabinet;

- Supports the proposed governance structure and formation of the shared delivery team
- Nominates the Portfolio Holder for Place, Infrastructure and Strategic Planning to be the Council's representative on the Interim Growth Board
- Nominates the Leader and the Portfolio Holder for Place, Infrastructure and Strategic Planning to be the Council's representatives on the Joint Committee
- Delegates authority to the Director of Place in consultation with the Director of Governance and Portfolio Holders for Place, Infrastructure and Strategic Planning and Council,

Corporate and External Engagement to finalise the terms of reference for the Interim Growth Board and Joint Committee

- Delegates authority to the Director of Place in consultation with the Director of Governance and Portfolio Holders for Place, Infrastructure and Strategic Planning and Council, Corporate and External Engagement to recruit the Chair for the Interim Growth Board
- Receives further reports regarding the
 - response to the New Towns Draft Programme consultation
 - establishment of a locally-led development corporation as key milestones are reached

Reason for recommendations:

To ensure that effective governance and place leadership arrangements are in place to support the successful delivery of the Marlcombe new community and wider growth corridor.

Officer: Andy Wood, Director of Place, andy.wood@eastdevon.gov.uk , Naomi Harnett, Corporate Lead – Placemaking & Major Projects, naomi.harnett@eastdevon.gov.uk

Portfolio(s) (check which apply):

- Assets and Economy
- Communications and Democracy
- Council, Corporate and External Engagement
- Culture, Leisure, Sport and Tourism
- Environment - Nature and Climate
- Environment - Operational
- Finance
- Place, Infrastructure and Strategic Planning
- Sustainable Homes and Communities

Equalities impact Low Impact

There are no direct equality implications arising from this report. The equality impacts of individual schemes will be considered through the proposed governance arrangements and through the production of detailed Impact Assessments where required.

Climate change Medium Impact. The sustainability credentials of the new community and wider growth programme will need to be carefully considered as part of the ongoing technical work..

Risk: Medium Risk; The establishment of a statutory delivery vehicle such as a development corporation very much aligns with both government policy and the learning from the delivery of Cranbrook but will require substantial technical work and stakeholder engagement to ensure that all procedural requirements are met and that a persuasive case is presented to the Secretary of State.

Links to background information ([Public Pack](#))[Agenda Document for Cabinet, 01/10/2025 18:00](#) item 9 [New Towns Draft Programme - GOV.UK](#)

Link to [Council Plan](#)

Priorities (check which apply)

- A supported and engaged community
- Carbon neutrality and ecological recovery
- Resilient economy that supports local business

1. Background and context

- 1.1 EDDC's Cabinet has to date received a series of reports regarding the development of the Marcombe new community. Most recently, at the October 2025 meeting, this included consideration of the Strategic Outline Business Case for establishing a delivery vehicle. A recurring theme has been the recognition of the need to set an assertive approach to delivery from the outset in order to ensure that the ambitious vision for the new community is translated into practical delivery on the ground thus ensuring that an exemplar development comes forward. As such the delivery vehicle will play a key role in transitioning from house building to town building, ensuring that new homes are supported by the timely delivery of critical infrastructure and that a strong sense of place and community develops from the outset.
- 1.2 The report puts forward recommendations intended to bolster place leadership and ensure careful oversight of the growth programme. This approach aligns with recommendations set out in the Report of the Devon Housing Commission, which describes a 'housing crisis' and an acute shortage of affordable homes for the next generation.
- 1.3 Alongside practical measures to strengthen governance and increase capacity it also has a wider symbolic significance in terms of forging a long term alliance to support the delivery of the wider growth programme for the benefit of local residents. This includes developing wider partnership working and collaboration including with Homes England and MHCLG.
- 1.4 As the delivery vehicle is expected to be overseen jointly by both the Council and Devon County Council, a materially similar report to this will also be considered by the County Council's Cabinet.

2. Vision for Marcombe

- 2.1 The vision for Marcombe is to create a self-sufficient, climate-resilient, and infrastructure-first town. Key pillars of the vision are;
- **Scale and community:** The town is planned to accommodate **10,000 homes**, with a significant target of **40% affordable housing** to support local families and young people.
 - **Infrastructure-first approach:** A Development Corporation will oversee the project to prioritise essential services (such as schools, health centres and wastewater treatment capacity) in step with residential development.
 - **Active travel:** The masterplan uses a "walkable" design where daily needs are met within a short walk or cycle. It aims for **58% internalisation of trips**, meaning most residents will live, work, and shop within the town rather than commuting out.
 - **Local employment:** An additional 40 ha of employment land has been allocated, building on the success of the Enterprise Zone, to help support self-containment.
 - **Connectivity:** Located between the A30 and A3052 (near Exeter Airport), the vision includes two park-and-ride facilities and a goal to double service frequency on the nearby rail lines.
 - **Sustainability & nature:** The town will be integrated with the **Clyst Valley Regional Park**, featuring extensive green corridors, allotments, and zero-carbon energy ambitions (including potential micro-grids and heat recovery).

2.2 Marlcombe sits as part of a wider growth corridor that began development 15 years ago. This is illustrated below;



3. Delivery Vehicle

3.1 Work to refine the proposals for establishing the delivery vehicle, in the form of a locally-led development corporation, has continued over the past six months. This has included consideration of the scope and coverage of the vehicle including the relationship with the ongoing development of Cranbrook and the wider Enterprise Zone area. With a total of around 15,000 new homes and over 500k square meters of new commercial space, this represents one of the largest growth programmes in the South West and is of national significance.

3.2 The work undertaken to date has been progressed jointly with the County Council and alongside close engagement with Homes England and the Ministry of Housing, Communities and Local Government (MHCLG) in the context of Marlcombe being identified as one of the twelve shortlisted locations in the UK Government’s New Towns Programme. The New Towns Taskforce specifically identified Development Corporations (DCs) as the primary and most effective vehicle for delivering the next generation of new towns.

3.3 This report represents the next step in progressing towards the establishment of a statutory delivery vehicle. The report sets out proposals to formalise governance arrangements and to stand up a shared delivery team. This is a precursor to further reports setting out the Outline Business Case for the development corporation and the establishment of an Interim Vehicle which again will need to be considered jointly by the District and County Councils.

4. Economic Impact

4.1 Further work has been undertaken recently to understand the economic impact of the growth programme through the development of an Outline Economic Impact Assessment. This helps to reinforce its significance. The main economic findings of this study are as follows:

- 4,000 new jobs to be created in East Devon by 2042, rising to 12,000 once employment sites are fully developed.
- 7,000 new jobs to be created in the South West by 2042, rising to 25,500 once employment sites are fully developed.
- £262m annual GVA uplift in East Devon by 2042, increasing to £764m once employment sites are fully developed, equivalent to a 20% increase.
- £467m annual GVA uplift for the South West by 2042, increasing to £1.5bn once employment sites are fully developed, equivalent to a 0.8% increase.
- 5,000 annual construction jobs from housing and employment development across the South West up until 2042.
- £294m regional GVA uplift from housing and employment construction up until 2042.
- £114m annual salaries from workers of new employment sites expected by 2042.
- £3.3bn total household income cumulated from new residents up to 2042.

4.2 The large-scale delivery of new homes and jobs creates the potential to tackle deep seated structural challenges such as housing affordability. It can also promote the development of new sectors, including those at the forefront of promoting the transition to a low carbon economy. Through the creation of associated education and training pathways, there is also the potential to ensure that residents can both access and benefit from a wide range of employment opportunities, helping to promote inclusive growth and ensure access to well paid jobs. This approach aligns with the Council's Economic Development Strategy and also builds on the success of existing initiatives such as Building Greater Exeter.

5. Governance arrangements – a three stage model

5.1 The sheer scale and duration of the development programme requires a wide range of partners to come together to help shape and inform the development of investment plans, from public transport services to waste water treatment infrastructure. Marlcombe alone has a gross development value in excess of £2bn including circa £700m of investment in infrastructure being required. Building collaborative advantage will therefore be a key determinant of how successfully Marlcombe and the wider growth programme is implemented.

5.2 It is estimated that it will take 18-24 months to establish a Development Corporation. In order to ensure that the project does not lose momentum during that period, it is proposed to implement a three-stage governance pathway to allow relevant stakeholders to actively engage in the project in a positive way. These are:

- establishment of an **Interim Growth Board** (advisory only), overseen by a **Joint Committee** of East Devon District Council and Devon County Council (executive power, capable of making binding decisions), with a **Shared Delivery Team** to deal with operational matters.
- over the coming months, it is proposed to establish an **Interim Vehicle** (structure to be determined, but likely to be a company owned and overseen by the two Councils) which will take on operational responsibility for the project [(including the Shared Delivery Team)], effectively acting as a “shadow” development corporation.
- finally, once the **Development Corporation** is established, the activities of the Interim Vehicle will be transitioned to the Development Corporation itself.

5.3 The first two stages of this model (ie the Interim Growth Board and Interim Vehicle) are intended to be transitional and will not fetter the future discretion or statutory functions of the Development Corporation once established. The Shared Delivery Team will be responsible for ensuring that all arrangements put in place during prior to the Development Corporation being established will be capable of transferring across to the Development Corporation. This will include the development and maintenance of a Transition Strategy.

5.4 The proposed arrangements reflect recognised best practice for largescale new town delivery by clearly separating advisory leadership, executive decision making, and operational delivery, while preserving flexibility to transition cleanly to a statutory locally led development corporation.

Status of the Interim Growth Board and the Joint Committee

As an advisory body, the Interim Growth Board:

- cannot bind the councils,
- cannot commit expenditure,
- cannot give directions to officers other than via agreed work programmes.

The Joint Committee:

- must have clearly delegated functions,
- must operate within each council's constitutional framework.

The proposed arrangements are considered further below.

Interim Vehicle

Any proposal to establish an Interim Vehicle will be the subject of a separate report to Cabinet. Whilst the detailed structure for the Interim Vehicle is still to be developed, it is proposed that:

- it will be jointly owned initially by East Devon District Council and Devon County Council
- it will operate under a constitution (shareholders' or members' agreement and articles of association) aligned with public law duties; and
- its constitution will anticipate future transfer of ownership/control to the Development Corporation.

Interim Growth Board

In order to further develop and formalise governance arrangements it is proposed to create an Interim Growth Board that will act in advisory capacity, pending the establishment of an Interim Vehicle and, later, a Development Corporation. The purpose of the Board is to;

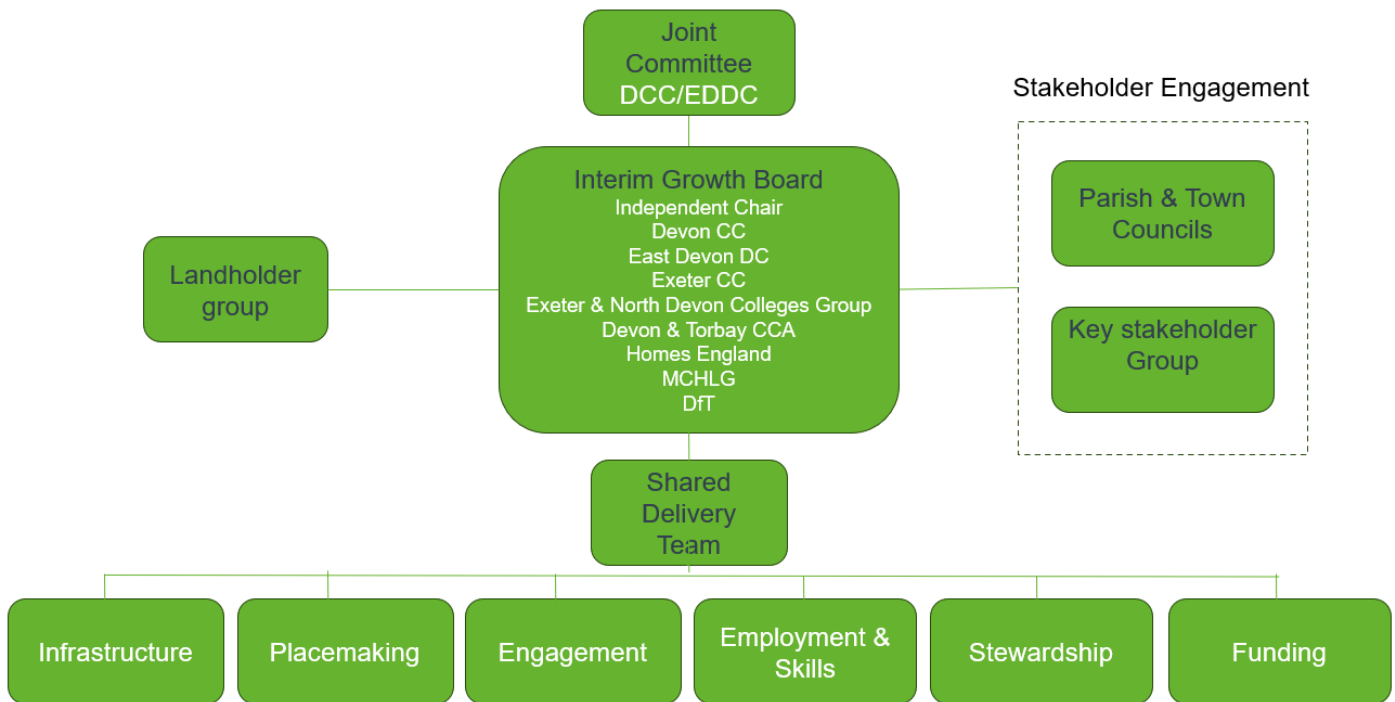
- **Act as the guardian of the vision:** The Growth Board will bring together multiple partners to align housing, employment, and environmental goals to achieve exemplar development across the growth programme.
- **Secure investment and funding:** The Board will help to create a single, unified voice when "bidding" for funding and also assist in influencing and aligning wider investment plans. Furthermore, the Board will help to ensure that funds are carefully deployed and in line with clear priorities.

- **Integrate infrastructure:** A key role for the Board will be to ensure that "infrastructure leads development." Coordination with agencies like National Highways, Network Rail, and utility providers will help to ensure that roads, rail links, and energy networks are planned *before* the first houses are built. Successful placemaking also requires the coordinated delivery of a wide range of supporting infrastructure, from country parks and sports pitches to new shops and schools.
- **Manage risk:** By helping to forge a partnership between the public and private sectors, the Board will help to provide certainty to private investors. Developers are more likely to commit capital if they know exactly where, when and how public funds will be deployed. This will also help to realise wider placemaking ambitions including high quality design.
- **Provide oversight and accountability:** The Board will act in an advisory capacity and provide a forum where local leaders can have oversight of the growth programme, helping to inform decisions around policy and resourcing including monitoring progress with the work programme for the shared delivery team.

5.5 The Interim Growth Board will act strictly in an advisory capacity and will not exercise executive functions, enter into contracts, commit expenditure, or bind the Councils or any future delivery vehicle. The Interim Growth Board will make recommendations to the Joint Committee, which will be the sole body authorised to take binding decisions on behalf of the Councils. Nothing in the interim governance arrangements should prejudice or pre-determine the statutory functions, governance, or decision-making arrangements of the locally-led development corporation once established.

5.6 The proposed governance architecture is set out below. It is anticipated that the Growth Board will include representation from the District, City and County Councils and Devon and Torbay Combined County Authority alongside Homes England, MHCLG and DfT. The inclusion of the Exeter and North Devon Colleges Group will help to ensure a focus on skills development and establishing clear employment pathways including existing initiative such as Building Greater Exeter.

5.7 An independent Chair will be recruited, initially on an interim basis prior to the recruitment of a longer-term chair alongside the appointment of non-executive directors as part of the formation of the interim Growth Vehicle. The Chair will act as an ambassador for the Board, helping to build and develop collaborative strategic partnerships that support and promote the vision including influencing key stakeholders and decision makers. This will be a remunerated role with a salary benchmarked against equivalent roles nationally. The terms of appointment for the Chair will make clear that they owe their duties to the Councils and they will be subject to a tailored code of conduct, aligned to The Seven Principles of Public Life (the "Nolan Principles").



Joint Committee

A further key aspect of the governance proposals is the formation of a formal joint committee with the County Council. The purpose of the committee will be to oversee and drive the delivery of the major development programme including providing strategic and operational governance including supporting planning and infrastructure delivery. It will be able to take binding decisions on behalf of both organisations. This will help to both ensure an integrated approach and speed decision making. The approach is based on the successful South East Devon Habitat Mitigation model.

The Joint Committee will be established under sections 101(5) and 102 of the Local Government Act 1972. It will not be a separate legal entity but rather a joint committee of the participating authorities, exercising only those functions expressly delegated to it which are expected to include;

- monitoring the implementation and effectiveness of the current plans and agree changes where necessary
- securing the cooperation of all stakeholders
- liaising between partner organisations and sharing of best practice
- monitoring of risks, progress, and effectiveness of delivery
- identifying, lobbying for, and securing complementary funds
- establishing and maintaining a financial model that ensures delivery of developments in the designated area
- identifying requirements for refreshing the evidence base used to determine the Planning and Delivery Strategy and Development Plan
- reviewing developer contribution charges.

Decisions taken by the Joint Committee are legally decisions of the constituent authorities.

Stakeholder Engagement

The governance framework provides the opportunity for more structured engagement with key stakeholders. As highlighted above, building a strong partnership is critical to successful delivery. There are a number of challenging aspects to the growth programme, such as the realisation of an ambitious transport strategy and securing significant modal shift to active travel and public transport, that require all relevant partners to collaborate together. The ability to secure win-win outcomes, such as utilising improved park and ride facilities to support the operation of the County Show, which will benefit multiple partners is an example of the type of collaborative advantage that the Board will help to generate.

The governance structure anticipates two main channels for stakeholder engagement. The first is with parish and town councils in the locality. This is an existing forum and the proposals will help to ensure a timely flow of information and to understand and address concerns from local communities. The second is the establishment of a key stakeholder group which is expected to bring together the following organisations;

- South West Water
- Environment Agency
- Natural England
- Live West
- SNG
- Stagecoach
- Exeter Airport
- Sport England
- Integrated Care Board
- National Highways
- Network Rail
- GWR
- South Western Railway
- Active Travel England
- Local Members of Parliament
- Exeter College
- Bicton College
- Devon Agricultural Association
- Exeter Chiefs
- Exeter City Football Club
- Exeter Science Park

It is important to emphasise that the establishment of these two groups will be in addition to ongoing wider public consultation and engagement, for example in relation to the development of key planning documents.

The final aspect of the governance structure is the landholder group. A key point of learning from the delivery of Cranbrook has been that we have been working with house builders rather than town builders. In essence there has been market failure where a commercially-led alone simply will not deliver the type of vibrant, high quality new community to which we all aspire. Having said that the vast majority of the investment that is required to deliver major developments will come from private sources. The ability to forge an effective public/private partnership is therefore a key role for the board. Mechanisms such as the use of revolving infrastructure funds can help to deliver both a commercial benefit, in terms of managing cash flow and sharing risk, whilst also realising key placemaking and community development objectives.

Heads of Terms have been developed with the landholder group and these have been signed in conjunction with the County Council and Combined County Authority. The

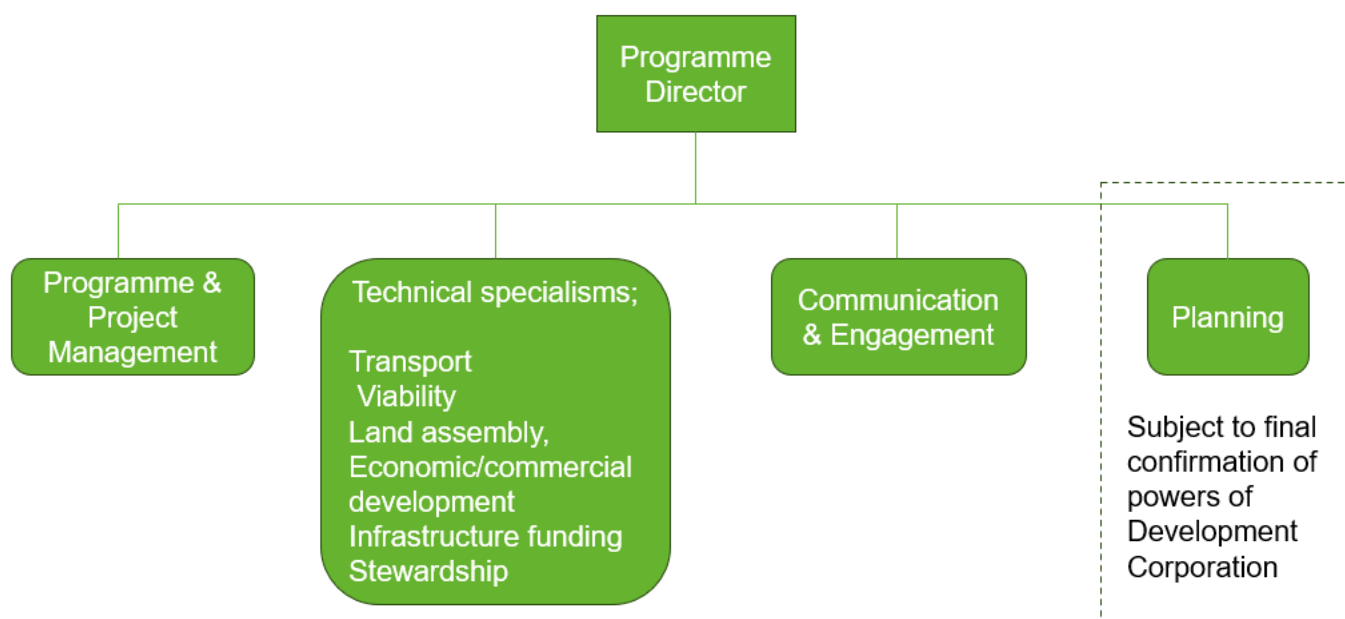
purpose of this is to provide a pathway for the delivery of shared objectives and to support the development of a delivery strategy. The proposed governance structure provides the opportunity to further develop this approach and to continue to forge an effective public/private partnership. This will require ongoing engagement and coordination with the landholder group.

6) Shared Delivery Team

6.1 Delivery of the growth programme is not something that can be left to chance. It demands dedicated capacity over the longer term and requires a wide range of capabilities, from community engagement to funding and project management. A significant part of the rationale for establishing a locally-led development corporation is that it will have a singular focus on the successful delivery of the growth programme and bring dedicated capacity and expertise. With the anticipated start on site for Marlcombe being 2029, it is vital that a range of complex workstreams are progressed to an agreed programme.

6.2 As an initial step towards ensuring that the right capacity is in place, it is proposed that a shared delivery team be formed through seconding staff from the District and County Councils and Homes England. In total this will comprise up to eight full time equivalent (FTE) roles. It is anticipated that these roles will bring together skills and expertise in the following disciplines;

- **Programme and project management expertise** for complex, multi-phase delivery.
- **Technical specialisms** including transport, viability, land assembly, economic/commercial development, infrastructure funding and stewardship, plus the ability to commission work through pre-tendered frameworks.
- **Communication and stakeholder engagement** to help develop strong working relationships



6.3 The delivery team will be accountable to the Growth Board including establishing a work programme. Six initial areas of focus have been identified, ranging from infrastructure delivery through to ongoing stewardship. It is proposed that office space is provided near to site in order to ensure proximity to the growth programme and to help to develop shared purpose.

6.4 Standing up the team now will help to develop a strong alliance between the partner organisations. A key focus for the team will be on ensuring that the vision for the growth area is delivered, including identifying potential barriers and bringing forward associated solutions.

At present there is no specific planning resource within the team. It will be one of the design choices in establishing the Development Corporation as to whether it has planning powers.

6.5 Staff will remain employed by their host authorities, reporting to a single Programme Director, with escalation routes to the Joint Committee only.

7) New Towns Draft Programme

7.1 While Marlcombe was one of the 12 locations originally recommended by the New Towns Taskforce in September 2025, it has not been included in the initial shortlist of seven priority new towns. The government has categorised it as one of six "additional locations" that are deemed "credible development opportunities" but will not be designated as a formal national New Town at this stage. The associated consultation runs until the 19th May.

7.2 This is clearly a disappointing development. Despite its exclusion from the top seven, the national consultation sets the benchmark for Marlcombe's development. To remain a credible candidate for future national status and funding, it must align with the programme's objectives:

- **Scale:** Plans for Marlcombe already align with the 10,000-home goal (initially 8,000, rising to 10,000).
- **Economic Linkages:** Its proximity to the Exeter and East Devon Enterprise Zone (including Skypark and Science Park) is a major factor in maximising the impact of the proposals and ensuring a balance of new homes and employment opportunities.
- **Infrastructure Requirements:** The consultation highlights that Marlcombe faces significant deliverability hurdles, specifically regarding wastewater treatment and transport upgrades, which must be addressed to unlock its full potential.

7.3 Marlcombe can continue as a locally-led strategic project with the possibility of being upgraded to a full New Town status. Negotiations continue with MHCLG and Homes England to ascertain what package of support might be available.

7.4 It is part of the recommendations of this report that the response to the current consultation is reported back to Cabinet. An essential part of the work programme over the next 6 weeks will be to galvanise the support of local partners and stakeholders to respond to the consultation.

8) Budget and Wider Asks of Government

8.1 The Council has made a significant investment over the past four years to develop both the masterplan for Marlcombe and the business case for the associated delivery vehicle. Valuable support has to date also been received from both Homes England and MHCLG. A proposal has been made to the latter for revenue support to continue this work through 2026/2027 with a total expected cost of £2.4m. This is clearly a very substantial sum and at present there is no certainty as to whether all or some of this funding will be forthcoming.

8.2 This creates a dilemma as to how to proceed. There is currently no allowance in the MTFS to progress this work. Given the challenging financial outlook that the Council faces over the next two years, extraordinary measures would need to be taken in order to find the necessary funds, for example through disposing of a high value asset.

8.3 The cost of not proceeding with this work should also be borne in mind. The experience at Cranbrook demonstrates the potential for market failure, where a purely commercial approach does not realise key placemaking objectives and risks an overt focus on house building as opposed to town building. The Council has adopted a more interventionist approach over the past 5 years, particularly to secure the development of the town centre, but this has been at considerable cost.

8.4 There have though been notable successes at Cranbrook, not least the early use of revolving infrastructure funds to overcome a key barrier to delivery, namely high upfront costs, that has helped to accelerate the delivery of key transport and education infrastructure. The funds are repaid on a roof tax basis as homes are sold. The overall effect is to improve cash flow and share risk between the public and private sectors whilst delivering exceptional value for money. It is a current proposal to MHCLG to extend this approach to Marlcombe to again deliver transport and education infrastructure upfront. This is alongside a proposal to extend both the geographical extent and end date for the Exeter and East Devon Enterprise Zone designation. The ability to borrow against ring fenced business rate income is again a powerful and innovative means of providing infrastructure funding that does not rely on grant monies alone.

8.5 Alongside these innovative funding mechanisms there are also a number of non-financial asks of government. This includes for a safeguarding direction to be implemented that will protect the new community from speculative competing or piecemeal development proposals. The ability to harness the convening power of government departments will also help to resolve key delivery issues. These asks accord with the recommendations of the New Towns Taskforce.

9) Local Government Reorganisation

9.1 With the consultation period having ended on the 26th March, the next key stage in relation to progressing proposals for Local Government Reorganisation will be the decision as to which of the five options for establishing a single tier of unitary government moves forward. This is expected in early summer 2026. Regardless of the outcome of this, a key risk is that the process of transitioning to the new authority(s) over the period to April 2028 creates a distraction at a critical point in the wider development programme.

9.2 Establishing both dedicated governance and delivery team arrangements is a means of mitigating this risk. Experience from elsewhere reveals that, together, these maintain a focused approach that continues to ensure progress towards key milestones. More widely it is important that the delivery vehicle is embraced by the forthcoming shadow authority and also fits within, and benefits from, future devolution arrangements.

10) Next Steps

10.1 The proposals put forward in this report represent the next steps in formalising governance and capacity arrangements as a precursor to establishing a dedicated delivery vehicle. There is considerable activity currently ongoing to develop the Outline Business Case (OBC) for the delivery vehicle. This is expected to be an early item of business that will be considered by the Interim Growth Board. The OBC is being developed on the basis of the five case model. The management case will be particularly important in terms of refining governance arrangements and charting a course forward.

10.2 Subject to consideration of the OBC, the next steps are then anticipated to be as follows;

- (1) To establish an Interim Vehicle – this will likely need to be established as a legally constituted company
- (2) Formation of a statutory locally-led development corporation – this will require the formal submission of a proposal to the Secretary of State for Housing, Communities and Local Government jointly by the District and County Councils. This will subsequently require secondary legislation to legally establish the Corporation.

10.3 It is a recommendation of this report that Cabinet receives further reports as these key milestones are reached.

11)Conclusion

11.1 Effective governance and place leadership sits at the heart of successful delivery of the growth programme. The proposals in this report will not only support the ongoing development of Cranbrook but will also help to ensure that Marcombe comes forward as an exemplar development alongside the large scale delivery of new employment opportunities. The formation of the Interim Growth Board will serve to strengthen existing arrangements and forge an enduring partnership moving forward. It will provide oversight of the work of the shared delivery team. Overall these proposals represent an important step towards establishing a statutory development corporation that will ultimately drive the delivery of this nationally significant programme.

Financial implications:

The recommendations in this report can be met within existing budget approvals and external support received to date. There is a pressing need however to determine future funding early in the new financial year 2026/27. As highlighted previously the level of funding required is beyond the financial capacity of this Council, particularly at time when we face a significant funding gap from the implication of the Fairer Funding Review. The report states further reports will be forthcoming and these will need to address the funding position.

Legal implications:

The legal issues are dealt with in the body of this report. Due to the complexity of this project, the Council has secured external legal advice.



Report to: **Cabinet**

Date of Meeting 1 April 2026

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Phear Park and The Green Car Park Resurfacing Works - Contract above £100k

Report summary:

This report is to seek delegated authority to award the Phear Park and The Green Car Park Resurfacing Works to a contractor after undertaking an open tender competition.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That Cabinet grant delegated authority to the Director of Place in consultation with the Portfolio Holder Environment Operations and Portfolio Holder Finance to award the contract to the preferred supplier.

Reason for recommendation:

To enable the Assistant Director to award the contract to the preferred supplier following completion of the open tender competition. The delegation will allow the contract to be entered without a further cabinet paper, to ensure programme targets are met.

Officer: Scott Cumming scott.cumming@eastdevon.gov.uk

Portfolio(s) (check which apply):

- Assets and Economy
- Communications and Democracy
- Council, Corporate and External Engagement
- Culture, Leisure, Sport and Tourism
- Environment - Nature and Climate
- Environment - Operational
- Finance
- Place, Infrastructure and Strategic Planning
- Sustainable Homes and Communities

Equalities impact Low Impact

Climate change Low Impact

Risk: Low Risk

Links to background information

[Link to Council Plan](#)

Priorities (check which apply)

- A supported and engaged community
 - Carbon neutrality and ecological recovery
 - Resilient economy that supports local business
 - Financially secure and improving quality of services
-

Report in full

1. **Contract with a contractor (yet to be appointed) will exceed £100k.**
 - 1.2. The works consist of resurfacing footpaths in Phear Park, Exmouth and The Green Car Park, Broadclyst. This to repair surface degradation that pose a current safety risk to both pedestrian and vehicle users.
 - 1.3. The total budget of works is £145k, which has been secured in previous capital budgets.
 - 1.4. An open tender competition was issued on 11/02/26 via ProContract on Supplying The South West Portal.
 - 1.5. Deadline for tender returns was on 09/03/26 with evaluation to be undertaken and a preferred supplier to be appointed by 13/03/26.
 - 1.6. A standard 8 working day standoff period will be observed with a proposed date of awarding the contract at the start of April.
 - 1.7. To ensure the contract is signed swiftly to enable construction to start soon after the main Easter break, we request delegated authority be given to the Director of Place in consultation with the Portfolio Holder Environment Operations and Portfolio Holder Finance to award the contract to the preferred supplier.

Financial implications:

This work is within an existing approved budget.

Legal implications:

The contract must be procured in accordance with the Council's Contract Procedure Rules.



Report to: Cabinet

Date of Meeting 1 April 2026

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Adoption of Exmouth Placemaking Plan and Strategic Outline Business Case

Report summary:

East Devon District Council has completed the updated Exmouth Town Centre and Seafront Placemaking Plan (EPP) and its accompanying Strategic Outline Business Case (SOBC) following extensive Member, stakeholder and public engagement. A six-week consultation in late 2025 generated strong support for practical improvements to the town centre, seafront and station gateway, with clear priorities emerging around wayfinding, public realm, accessibility and environmental sensitivity. Several earlier large-scale proposals were removed in response to public feedback.

The final EPP and SOBC present a refined, deliverable and community-supported framework for guiding future investment in Exmouth.

Key partners including PETS, Devon County Council and Exmouth Town Council have been asked to endorse the plan, a verbal update on this process will be provided at Cabinet.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That Cabinet :

Adopt the Exmouth Placemaking Plan and the Strategic Outline Business Case.

Reason for recommendation:

The Exmouth Placemaking Plan is a strategic document that provides a framework for future placemaking interventions and has been subject to a thorough consultation process. With the EPP now complete, adoption is required to progress key projects in Exmouth town and seafront.

Officer: Naomi Harnett, Corporate Lead – Major Projects and Programmes naomi.harnett@eastdevon.gov.uk / Marie Ainsworth, Place & Prosperity Officer marie.ainsworth@eastdevon.gov.uk

Portfolio(s) (check which apply):

Assets and Economy

- Communications and Democracy
- Council, Corporate and External Engagement
- Culture, Leisure, Sport and Tourism
- Environment - Nature and Climate
- Environment - Operational
- Finance
- Place, Infrastructure and Strategic Planning
- Sustainable Homes and Communities

Equalities impact Low Impact

Climate change Low Impact

The Exmouth Placemaking Plan seeks to identify changes that contribute to the future climate resilience of Exmouth. Any measures identified in the final document will be reviewed in detail as the measures are implemented.

Risk: Low Risk; The risk has been reviewed for the Exmouth Placemaking Plan (EPP). This is low risk as it is a strategy document. In depth reviews will be undertaken for specific projects emerging from the EPP.

Links to background information [PETS meeting 20th October 2025 Agenda and Minutes Exmouth Placemaking Plan For The Town Centre and the Seafront](#)

[Exmouth Placemaking Plan - Strategic Outline Business Case](#)

Link to [Council Plan](#)

Priorities (check which apply)

- A supported and engaged community
- Carbon neutrality and ecological recovery
- Resilient economy that supports local business
- Financially secure and improving quality of services

1. Background:

East Devon District Council (EDDC) commissioned the Exmouth Town Centre and Seafront Placemaking Plan (EPP) and a Strategic Outline Business Case (SOBC) in 2022 and appointed consultants WSP who completed the first draft by the end of 2023. The draft EPP and SOBC were subject to a public consultation exercise in March 2024, the results of this consultation indicated a mixed response from residents/businesses.

The EDDC steering group, ‘Placemaking Exmouth Town and Seafront’ Group (PETS) recommended that the EPP and SOBC should be refined to reflect the results of the March 2024 public consultation exercise. WSP were commissioned in February 2025 to carry out the review.

WSP completed the review in September 2025. Throughout the process, officers from EDDC, Devon County Council (DDC) and Exmouth Town Council (ETC), along with Members of PETS, EDDC Cabinet and DCC’s Highways and Traffic Orders Committee (HATOC) members group, were engaged to ensure all key stakeholders could contribute to the review

WSP tested the proposed actions under each strategic objective in terms of their deliverability, readiness, ease of implementation and cost, which provided a broad priority list, with the Wayfinding Strategy and the Gateway coming out as the top priorities.

2. Public Engagement:

The final stage of the review involved a community consultation exercise to demonstrate that EDDC had considered public feedback and incorporated appropriate changes.

The public consultation exercise was held online via 'Commonplace' in November and December 2025. In addition to the online consultation, two in person sessions were held on November 12th and the 27th at the Exmouth Pavilion and Exmouth Town Hall.

The methodology for the public consultation used a structured survey, designed to align with each action listed under the plans five Strategic Objectives. Participants were asked to record a response of "agree", or "disagree" for each action. Respondents were then invited to provide optional free-text explaining their views. After the consultation deadline, online and paper responses were collated into a single dataset for analysis.

Summary of public consultation results:

The consultation received 208 responses, showing broad support for practical improvements to Exmouth's town centre, seafront and gateways.

It is worth noting that respondents expressed their gratitude for the removal of several projects outlined in the pre-March 2024 version of the EPP.

Key responses included:

- People prioritised clearer, safer connections between the Station Gateway, Strand and seafront.
- There was strong backing for affordable business space, better wayfinding, improved public realm and sensitive environmental enhancements.
- Transport was also a key area where respondents suggested that shared pedestrian and cycling environments were frequently described as confusing and required improvement, proposals to reduce traffic were supported in principle only where alternatives, such as 'park and ride' was credible and inclusive.
- Respondents frequently commented that car park capacity should not be reduced or removed from key visitor destinations, such as the Pavilion Theatre, although meanwhile uses could be trialled on occasion.

As a result of all the feedback received, the following proposed actions were removed:

- The multi storey car park and leisure centre,
- Pedestrianising Queens Drive to Orcombe Point,
- The Arts and Cultural hub at Foxholes car park,
- Unlocking the Pier Head car park for use as public realm,
- Rationalising traffic movement in the town centre and seafront.

Other general free-text responses included the need for clearer plain English with examples, that accessibility and inclusive access should be a core consideration. Overall, respondents wanted clear, realistic, value-for-money actions to enhance Exmouth's character and everyday

experience. Figure 1 provide an overview of the additional changes to be made to the EPP and SOBC following public consultation.

Figure 1 - Additional changes were made following the final public consultation:	
EPP - concerns	Changes made to EPP & SOBC
Terminology used by professionals not always understood	Glossary added with examples
Not enough mention of sustainability or accessibility	Text added to the appropriate sections to reflect sustainability, accessibility considerations and the need to reduce carbon.
Lack of sensitivity towards the natural environment when describing 'development' opportunities	Text changed to emphasise sensitivity towards development close to protected natural environments
'Update the existing shopfront design guide' considered too simplified	Changed to 'Review and update the existing shopfront design guide. Encourage businesses to incorporate design principles when shopfronts are replaced'
Views expressed at the possible rationalisation of car parking on the seafront	Wording changed to reflect that reviews should not reduce capacity or effect local businesses

3. Stakeholder approval:

Further approval has been sought from:

- Devon County Councils HATOC group 20th March 2026;
- Exmouth Town Council members 23rd March 2026

A verbal update will be provided at Cabinet on the outcome of these meetings.

4. Next Steps:

It is recommended that Cabinet support the adoption of the Exmouth Placemaking Plan. Following Cabinet adoption, the Exmouth Placemaking Plan will move into its delivery phase, subject to available funding and resourcing. Successful implementation will require coordinated working between East Devon District Council, Devon County Council and Exmouth Town Council, supported by clear governance arrangements. PETS will continue to act as the steering group overseeing the development and progression of all projects arising from the plan.

As individual projects come forward, further public engagement will be undertaken to ensure the community remains fully involved in shaping future decisions and that proposals continue to reflect local priorities.

Financial implications:

There are no direct financial implications in the recommendations in this report. Should actions require further funding then a separate report will be required for Cabinet and Council to consider.

Legal implications:

There are no substantive legal issues to add to the report.

Report to: Cabinet



Date of Meeting 1 April 2026

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

East Devon Local Nature Recovery Plan

Report summary:

East Devon DC has provided detailed input into the recently adopted Devon Local Nature Recovery Strategy (LNRS) process under the Environment Act 2021. Devon CC is the identified 'Responsible Authority' for developing this spatial nature recovery Strategy and all of Devon's District Authorities are identified as 'Supporting Authorities' who will help with its implementation through their own Local Nature Recovery Plans. The draft East Devon Local Nature Recovery (LNR) Plan has identified our local priorities that have taken full account of the data and priorities within the Devon LNRS. The actions the Council will need to take will flow from the East Devon LNR Plan once finalised and also be guided by the new responsibilities placed upon local authorities by the Government's Environmental Improvement Plan 2026 and Environment Act 2021 that targets and prioritises our most important and vulnerable habitats and species.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That Cabinet ;

1. To agree to the public consultation of the draft East Devon Local Nature Recovery Plan
2. To note and agree that the draft East Devon Local Nature Recovery Plan will be published on the Council's website to fulfil the Council's statutory Biodiversity Reporting report duty for the period 1st September 2023 – 1st January 2026.

Reason for recommendation:

This will enable East Devon DC to fulfil its role as a Supporting Authority as defined in the Environment Act 2021 and support the delivery of the Devon Local Nature Recovery Strategy. It will also enable East Devon DC to adopt a Local Nature Recovery Plan and Local Habitats Map that will target the improvement of the priority habitats and species identified within the Plan.

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Portfolio(s) (check which apply):

Assets and Economy

- Communications and Democracy
- Council, Corporate and External Engagement
- Culture, Leisure, Sport and Tourism
- Environment - Nature and Climate
- Environment - Operational
- Finance
- Place, Infrastructure and Strategic Planning
- Sustainable Homes and Communities

Equalities impact Low Impact

Climate change Medium Impact

Risk: Low Risk;

Links to background information

[Devon Local Nature Recovery Strategy \(LNRS\) | Devon County Council](#)

[Devon Local Nature Recovery Strategy Cabinet report 3 September 2025](#)

[East Devon Local Nature Recovery Plan 2023-2033](#)

[EDDC Nature Recovery Network Report February 2026](#)

[EDDC Biodiversity Reporting Duty 2023-2025](#)

Link to [Council Plan](#)

Priorities (check which apply)

- A supported and engaged community
- Carbon neutrality and ecological recovery
- Resilient economy that supports local business
- Financially secure and improving quality of services

Report in full

1. [Office for Environmental Protection Report 2026](#)

It is recognised that the UK has both a Climate and Biodiversity crisis – currently the UK is in the bottom 10% globally and worst G7 nation for biodiversity loss. Nature is key to mitigating and adapting to climate change and supporting health and wellbeing. These twin crises present environmental, social and economic impacts and risks.

The Office for Environmental Protection (OEP) was set up after the UK left the EU. It holds the government to account under the Environment Act 2021 which was passed to replace EU law. Its report in January 2026 states:

- The approach taken over the past 70 years has been a focus on nature conservation: this has led to preserving ‘pockets of nature’. However, this approach hasn’t stopped the decline of biodiversity so the priority has shifted towards nature restoration and nature recovery, In the words of the Lawton Report (2010) we need: ‘Bigger, better, more, more joined up’.
- On its current trajectory that the government’s progress towards meeting its targets to protect wildlife in England is failing on the majority of its environmental measures.

- The OEP reported that seven of the ten targets set in the Environment Act 2021 have “little likelihood of being met by 2030” which is the deadline set in legislation.
- The three remaining targets: clean air, reducing the harmful impact of environmental hazards, and improving the beauty of nature – “are only partly on track”.
- Specifically the biodiversity target, which means the stopping of the decline of nationally important protected species (e.g. Red Squirrel) “will likely not be met”. The report says: “Important species continue to decline. The opportunity to effect further change ahead of the 2030 target has now largely passed.”
- The report from the OEP found that out of 59 environmental trends, covering issues such as clean water, air pollution and species abundance, only 24 were improving, while 11 were static, 16 were deteriorating and eight were not assessed owing to a lack of data availability.

2. Nature Recovery Network (NRN)

The Nature Recovery Network (NRN) is a national network of wildlife-rich places, connecting across urban, rural and coastal landscapes, recovering nature at scale, benefiting people and nature.

The work programmes that will flow from both the Devon LNRS and also the East Devon LNR Plan will enable the continuing development of East Devon’s own nature recovery network. This will roll out alongside and where appropriate in collaboration with other partner environmental organisations delivering nature recovery across East Devon. The aims of this approach will follow Nature Recovery Network national guidance:

- Enhances, restores and expands existing wildlife sites.
- Complements and connects sites through wildlife corridors and stepping stones, buffering zones of sustainably managed land.
- Provides ecosystem benefits such as carbon capture, climate resilience, flood management, improved air and water quality, pollination, sustainable resources.
- Enables access to and enjoyment of nature – benefitting health and wellbeing.

The adoption of both the Devon Local Nature Recovery Strategy and the East Devon Local Nature Recovery Plan will provide the framework for the targeting and delivery of nature restoration and better connectedness of fragmented habitats which will in turn support and help declining species to recover.

3. Why is nature recovery important for Local Authorities?

For local authorities, nature recovery links to a range of agendas:

- Addressing the climate and biodiversity emergencies.
- Flood resilience and drought management.
- Mental and physical health and wellbeing.
- Green infrastructure (GI).
- Access to greenspace and nature.
- Energy efficiency.
- Improving air and water quality.
- Providing healthy soil that supports sustainable food production.
- Thriving wildlife, including services like pollination.
- Secure livelihoods and the basis of a healthy economy.
- Place-making.

These are all areas that have been identified within the current Council Plan and also within East Devon’s Climate Change Strategy, Public Health Plan and East Devon Trees, Hedge & Woodland

Strategy as well as the East Devon and Blackdown Hills National Landscape Management Plans and Devon Local Nature Recovery Strategy (LNRS)

4. Role of the Devon Local Nature Recovery Strategy

The Devon Local Nature Recovery Strategy (LNRS) which was approved by Natural England in January 2026 and recently adopted by East Devon DC is a system of spatial strategies for nature, contained in the Environment Act 2021.

- The Devon LNRS has been designed to work closely alongside other measures in the Act. They will, for example, support delivery of mandatory biodiversity net gain (BNG) and provide a focus for the strengthened duty on all public authorities to conserve and enhance biodiversity.
- The Devon LNRS will also work to develop partnerships and to integrate nature into incentives and land management activities across the whole of the county.

All of England's LNRS are designed as tools to drive more coordinated, practical and focussed action to help nature. Each LNRS will, for the area that it covers:

- Agree priorities for nature's recovery.
- Map the most valuable existing areas for nature.
- Map specific proposals for creating or improving habitat for nature and wider environmental goals.

The core purpose of LNRSs is to help reverse an ongoing decline of nature and biodiversity in England. To do this, a key feature of the strategies is that they will identify areas that are already of importance for nature, along with areas that could become of particular importance and where the recovery or enhancement of biodiversity could make a particular contribution to other environmental benefits.

In other words, LNRSs will identify where we should take action for nature's recovery as well as where nature-based solutions can help address wider environmental problems. There are specific initiatives in East Devon where the Devon LNRS will help to deliver long-term solutions, which are identified in the report.

LNRSs are intended to support Local Planning Authorities in preparing Local Plans that conserve and enhance biodiversity and the natural environment. The LNRS provides a spatial evidence base and a set of locally agreed priorities which can help shape policies within a Local Plan. Local Planning Authorities should consider the priorities set out in the Devon LNRS when determining how their Local Plan should contribute to and enhance the local and natural environment.

5. Role of the East Devon DC Local Nature Recovery Plan

Following the adoption of the Devon LNRS (as the Responsible Authority designated by Government to publish its Strategy) the Environment Act 2021 identified second tier Local Authorities to develop their own Local Nature Recovery Plans as a 'Supporting Authority' to help deliver nature recovery targets within its own localities.

The work carried out so far to develop a draft East Devon LNR Plan has:

- Followed the adoption of a 'Nature Recovery Declaration for East Devon' that recognised the crisis nature is facing within our district and now helps to inform all strategic council plans and policy areas.

- Developed a Local (Habitat) Opportunities Map for East Devon (background report EDDC Nature Recovery network report).
- Developed a draft East Local Nature Recovery Plan (background report)
- Now ensured that these two documents are considered and embedded within the Local Plan review work.
- That once finalised the East Devon Local Nature Recovery Plan and Local (Habitat) Opportunities Map links directly to our Biodiversity Net Gain policy and delivers off site mitigation enabling the integration of nature recovery into the planning system.
- We will be working collaboratively with Devon CC (the Responsible Authority) to ensure that the District's priorities are consistent with the Devon LNRS and our wider nature recovery work.

The development of the East Devon LNR Plan is compatible with both the Devon LNRS and Local Plan policy for nature recovery as they will be feeding into each other.

6. The Priority Habitats in East Devon

The East Devon Local Nature Recovery Plan identifies five key habitats for nature recovery mapped to form a 'Nature Recovery Network' (NRN). The NRN was produced using published and repeatable methodology which synergises with National Planning Policy Framework. The detailed methodology and mapping report is provided in the background papers.

The NRN identifies five key habitat types and identifies areas with good coverage of these habitats and areas where habitat creations would contribute towards the Lawton principles of 'Bigger, Better, and More Joined-up'. The habitat types include:

- Lowland Heathland
- Wetlands
- Woodland (and Hedges)
- Species Rich Grassland
- Urban Fabric

7. Nature Recovery work programmes in East Devon

The East Devon Local Nature Recovery Plan will align and complement other existing nature recovery-based plans in the District to ensure there is a joined up and collaborative approach to ensuring nature recovery is being delivered at a wider landscape scale.

National Landscapes

- The two National Landscapes (Blackdown Hills and East Devon) both have Nature Recovery Plans (NRPs) which already prioritise where and how nature recovery can be implemented within the National Landscapes.
- These plans identify targets to achieve the objective of 30% of land in wildlife management by 2030 (a target of the 25 Year Environment Plan).
- They both identify habitats and species which are the focus of the NRPs. In order to achieve the goals of the NRP, a range of mechanisms are proposed to deliver nature recovery:

EDDC Countryside:

Managing 12 nature reserve sites across the district, the team has first hand experience of habitat creation, restoration and maintenance. The majority of East Devon's Local Nature Reserves representing a Priority Habitat for East Devon.

- Heathland restoration has taken place on two sites of denuded habitat
- Species rich meadows have been created on a further site at Knapp Copse.

- Holyford Woods is a woodland LNR which contains 4 hectares of natural regeneration woodland, now in its 20th year – a valuable case study for this highly effective woodland creation method.
- Seaton Marshes is a freshwater grazing marsh with water control features to allow for managed winter flooding and summer grazing.
- Black Hole Marsh is a tidal lagoon created as realignment and flood mitigation scheme on the River Axe and is the only site in Devon to have breeding Avocet.

The Countryside team has partnered in conservation projects such as the Bat Conservation Trust's Saving the Grey Long Eared Bat project to research this extremely rare mammal with a stronghold in East Devon. In this project, the Countryside Team will deliver habitat restoration and management outputs based on hedgerows and wildflower meadows.

The Countryside team holds two Beaver Class Licences to allow them to work on sites with active beaver populations and intervene in instances where wild living beavers are proving to be causing conflict with infrastructure and property. Alongside beaver licences, the team hold protected species licences for bats and dormice for research purposes.

The Countryside team play a significant role in community engagement and education in the district. There is potential for the LNRS/LNR Plan and Countryside Team activities to complement each other

The Countryside team has hosted projects such as Wild Exmouth and has developed direct links into local community groups. These advise and facilitate urban nature recovery, as well as community engagement with nature assets in the wider landscape.

Clyst Valley Regional Park

The Clyst Valley Regional Park masterplan contains detail on species recovery targets and contains an indicative nature recovery network map (which is separate to the ongoing Nature Recovery Network (NRN) mapping being carried out for the LNRS, although is similar in principle).

The Clyst Valley Regional Park aims to generate a pipeline of projects to deliver nature recovery, amongst other benefits. Within this, a focus is placed on community engagement, volunteering, citizen science, engagement with landowners/managers and NGOs, advice to landowners regarding grants and drivers for land use change (BNG delivery investigations).

Triple Axe initiative

The River Axe is designated as a Special Area of Conservation (SAC). The Triple Axe Action Plan (2021-26) contains specific targets for improvements within the Axe catchment. These have the ultimate goal of improving the condition of the River Axe but will achieve this goal through a range of mechanisms which ultimately provide nature recovery.

The Triple Axe is based around three main themes – Farming, Nature and People. The key principles of the Triple Axe Action Plan are:

- A focus on supporting farming businesses to further improve, adapt or transform.
- Involving farmers, their representatives, milk companies and the wider industry, with a focus on business as well as environmental advice.
- Encouraging peer support networks to share best practice and collaborate in practical ways.
- Targeting activity to the sub-catchments that are either most vulnerable or appear to be generating the most impact.

Common themes

Common themes to all of these delivery partners are

- Provision of farming and land management advice, including dissemination of information on grant funding e.g. BNG, Nutrient Neutrality and Farming in Protected Landscapes (FiPL).
- Building relationships with landowners and managers.
- Creation, support and engagement with local community groups, for the purposes of volunteering and citizen science.
- Small scale community funds for projects.

8. Implementing the East Devon Local Nature Recovery Plan

The East Devon LNR Action Plan will be developed in detail once the public consultation has finished and the list of priority habitats and species has been finalised. This will be presented to Cabinet as part of the final version of the East Devon LNR Plan and will clearly set out desired outcomes, timelines, key partners any resource implications and the priority around these.

Initial thinking within the Countryside, Environment & Ecology Service has identified some potential areas to embed within the Action Plan:

- Consider targeting nature recovery actions around the District's six major towns – linking our work on Green Infrastructure with the LNRS/LNR Plan so it will have the most impact, in helping to provide green infrastructure around the main towns, identifying potential wildlife corridors for enhancements so connecting fragmented habitats so benefitting communities and nature.
- Embed the master planning of a second new community around the principles and processes of both LNRS and a GI framework/strategy.
- Deliver specific priority habitat nature recovery targets within the LNRS/LNR Plan – such as the creation of new inter tidal habitat on Sheep's Marsh (Southern extension of the Seaton Wetlands).
- Implement Development Management team training to effect meaningful protection of biodiversity and nature recovery through planning processes.
- Identify species to target through East Devon's Local Habitat Map and Local Nature Recovery Plan for those which present specific opportunities for habitat creation and integration into policy/strategic nature recovery such as curlew consultation zones, Nightjar foraging areas into policy as a HRA measure, barn owl/grey long-eared bat consultation zones etc.
- Embed the LNR Plan within the work of the South East Devon Habitat Regulations Partnership identifying opportunities to help enhance and connect important wildlife areas;

The specific habitat and species priorities that will be targeted for restoration, creation and enhancement will flow from the East Devon LNR Plan. **These would be part of agreed business as usual outputs of the Place Directorate Service Plan 2026-2028 and will be integrated into the workstreams of the Council's Countryside, Environment & Ecology Service.**

9. Summary

The East Devon Local Nature Recovery Plan will help the Council meet its Environment Act 2021 duties and responsibilities as laid out in the report by highlighting and working to restore, enhance and protect the priority habitats and species managed across its Nature Reserves and greenspaces.

This Plan, will also serve as a resource for the new Unitary Authority going forward, guiding local actions to restore wildlife sites and create important wildlife corridors in the District.

Financial implications:

This report does not request additional budget above that already approved. Should the Plan require additional budgets to be approved, although this is not indicated at this stage, then this will be subject to a separate report to Cabinet and Council for consideration

Legal implications:

This Plan is necessary to assist in meeting requirements set out in the Environment Act 2021.



Report to: Cabinet

Date of Meeting 1 April 2026

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Wild About Seaton NLHF Grant Submission

Report summary:

Permission is sought from Cabinet to submit an application to the National Lottery Heritage Fund for one of its Heritage Grants, to support a project entitled Wild About Seaton.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That Cabinet approves the application for funding to National Heritage Lottery Fund for the Wild About Seaton Project

Reason for recommendation:

This gives EDDC the most efficient opportunity to fully fund the extension of Seaton Wetlands into newly acquired land; the creation of Sheeps Marsh intertidal scheme and the provision of access and interpretive infrastructure. To create a discovery trail around the town and provide marketing support to businesses within the town to benefit from this proven tourist driver. To work with the town's museum to update its natural history collection and utilise their exhibits and information in interpretive work throughout the town.

Officer: James Chubb, Countryside Manager

Portfolio(s) (check which apply):

- Assets and Economy
- Communications and Democracy
- Council, Corporate and External Engagement
- Culture, Leisure, Sport and Tourism
- Environment - Nature and Climate
- Environment - Operational
- Finance
- Place, Infrastructure and Strategic Planning
- Sustainable Homes and Communities

Equalities impact Low Impact

Climate change Medium Impact

Risk: Low Risk;

Links to background information <https://wildeastdevon.co.uk/media/ulfoxxdu/wild-about-seaton-masterplan-final.pdf>

[Seaton Marshes Cabinet paper item 37](#)

Link to [Council Plan](#)

Priorities (check which apply)

- A supported and engaged community
- Carbon neutrality and ecological recovery
- Resilient economy that supports local business
- Financially secure and improving quality of services

Report in full

Background:

When permission was granted by East Devon District Council to expand two Local Nature Reserves on the Axe Estuary, with the vision of developing a regionally-significant nature reserve, the future aspirational goal for visitor numbers was set at 70,000 per year.

In 2025 the site's footfall surpassed 124,000 visitors and the reserve still maintained a sense of wildness and welcome.

In March 2025 Environmental Engagement Consultant, Dominic Acland, submitted his report commissioned with funding from the receipts of the sale of Seaton Jurassic building. This commitment to developing one of the underlying strands of the Seaton Jurassic interpretive model "Natural Seaton" was welcomed by co-funders Devon County Council and, while not being pivotal in its agreement to allow for the sale of the building, went a long way to satisfying their need to see the original contribution toward the interpretation centre having a legacy post the sale of the building to a commercial operator.

The report engaged the following stakeholders in its development:

Name	Role	Organisation
Alison Hayward	Project Manager Place & Prosperity	East Devon District Council
Doug Stanton	Projects Manager Place & Prosperity	
Julian Gray	Director	South West Coast Path Association
Tom Sunderland	Undercliff National Nature Reserve Manager	Natural England
Jenny Nunn	Chief Executive Officer	Seaton Tramway
Kate Hind	Natural Environment Officer (Partnerships)	Devon County Council
Sam Scriven	Head of Heritage and Conservation	Jurassic Coast Trust
Sally King	Visitor, Tourism and Access Manager	Dorset National Landscape
Joanna Cairns	Museum Development Officer (Devon)	Museum Development South West
Lesley Clarke	Chair	Axe Vale and District Conservation Society
Laura Hewitt	Curator	Axe Valley Heritage Museum
Peter Thomas	Assistant Curator	

The report was adopted by ELT in April 2025 and published on the EDDC website.

Wild About Seaton

Subsequently the project has identified where to develop habitats, access provision and infrastructure on EDDC land to the south of the lower Axe Estuary, allowing for public access to the nature reserve directly from the town of Seaton.

A nature-themed discovery trail has been developed and proposed which would form a loop starting and finishing in the long stay car park, heading north through the wetlands, moving up to the Tram Depot, through the new development to the seafront, and then up the High Street at The Wave sculpture to the town's Museum.

In October 2025 the partnership submitted an Expression of Interest to NHLF with the aim to put Seaton's natural heritage at the heart of the town's regeneration by:

- Developing Seaton Wetlands as the town's flagship site for nature connection, with a new visitor welcome hub, bird hide and accessible paths leading from the town's main car park, linking to the restored Sheep's Marsh, Salt Plot and Church Plot
- Reconnecting Sheep's Marsh to the Axe estuary to restore 10ha of saltmarsh habitat, & creating 12 Ha of freshwater grazing marsh at Salt Plot
- Supporting Seaton Museum to make its natural history collection more accessible, tell the stories of Seaton's connections with nature over the centuries, and further develop its valued role in the community
- Bringing together local community organisations to organise a programme of activities that engage people with and celebrate Seaton's natural heritage, supporting learning and volunteering
- Working closely with the newly formed Wild About Seaton Partnership to oversee the project, embed it in the community and ensure it meets local needs
- Developing a marketing and interpretation handbook for partners to use in telling the stories of Natural (Wild About) Seaton, and creating marketing strategy for the site and the town
- Creating a team of staff, trainees and volunteers to deliver the project.

The EOI estimated that the total project cost of this three year project would be in the region of £1.5m. This expression of interest was supported by the Lottery and, since then, the partnership has been working up a formal application, again supported by consultant Dominic Acland.

The deadline for application round is May 31st 2026, with a decision being made by August 2026.

A stakeholder group consisting of representatives from the following businesses and organisations was formed and has been working up the project bid:

Name	Organisation
Kate Hind (Stakeholder group Chair)	Devon County Council
Dominic Acland	NHLF Consultant
Carl Northcott	Seaton Chamber
Wendy O'Neil	Seaton Museum & Seaton Tramway volunteer
Rosie Hawkins	East Devon Tourism Network
Lesley Clarke	Chair, Axe Vale & District Conservation Soc
Doug Rudge	AVDCS
Tom Sunderland	Natural England
Paul Wright	Seaton Museum
Steve Waite	Seaton Tramway
Jenny Nunn	Seaton Tramway
Amelia Davies	EDDC Engagement & Participation Officer
Sam Scriven	Principal Officer World Heritage
Dan Wynn	East Devon National Landscape
Laura Hewlett	Seaton Museum
Sally King	Dorset CC
Jo Cairns	Museum Development Officer SW

With Cabinet's authority the full application will request a revised figure of £1.92m with match funding contribution from EDDC and partner organisations of cash and in-kind contributions.

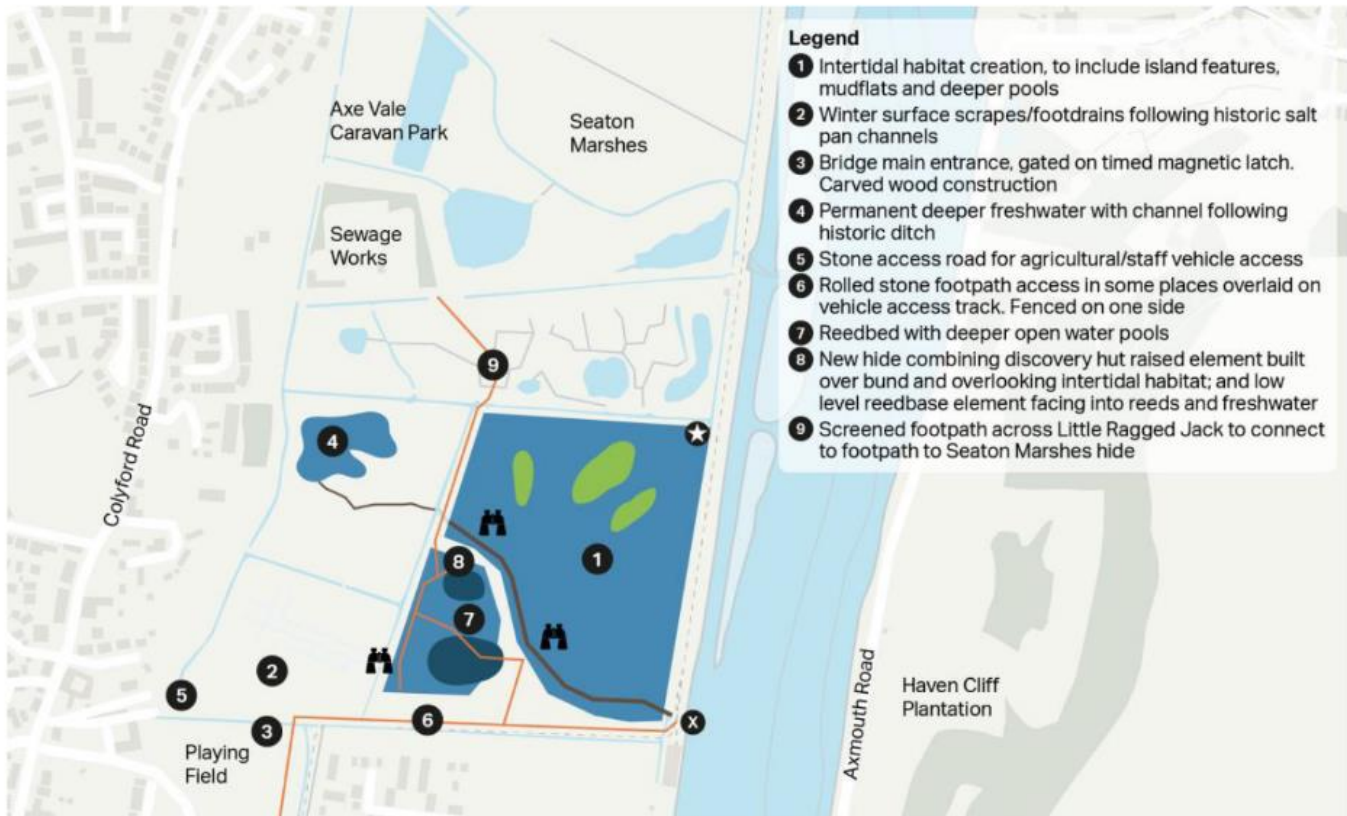
Currently significant match funding has been identified and provisionally committed to the project, inclusive of an in-principal contribution from EDDC's carbon reduction budget of £50,000 as the creation of intertidal mudflats is an extremely efficient model for carbon sequestration.

If successful, remaining match funding will be secured in the development phase of the project and would be sourced from stakeholder commitments to in-kind time and services, cash contributions from partner organisations and volunteer in-kind time.

If successful, the project would be funded for an initial 18 month period in which a project officer and engagement officer would be recruited, funded by the project. These roles would

- continue to develop the project themes
- secure remaining match funding
- secure permissions
- tender and award contracts
- develop a project timeline and timetable for funding drawdown
- work within the local community to garner support and participation in the themes of the project
- Liaise with schools and youth groups to further develop the Wild About Seaton educational outputs

There would then follow a three-year delivery phase of the project, whereby engineering works would be undertaken to create new habitats and infrastructure illustrated below. These would effectively recreate the impact of what is currently thought of as Seaton Wetlands (which are accessed from the informal reserve car park behind Seaton Cemetery), shifting the focus to the south of the site, accessed from the town itself and connecting the Wetlands more strongly to the community.



Entering the nature reserve across a gated bridge, Seaton’s dog-free playground and skatepark areas act as an extant dog exclusion for the reserve which would intend to continue its dog-free status.

The Wild About Seaton Discovery Trail would be an app based map and information system, using technology currently in use at Devon County Council’s Stover Country Park.

Wild About Seaton would develop its own branding and town signage, along with a stand alone website and marketing storybook and training for local businesses to help them maximise their business impacts from the project. Wild About Seaton will be a significant driver of tourist visits, complementing the Jurassic Coast brand and helping secure the economic regeneration of Seaton.

The project would fund the development of the museum’s natural history collection within the museum, and also provide intellectual access to its collection throughout the various outputs of the project, such as the town discovery trail, and the interpretation features throughout the newly created nature reserve and access paths.

Financial implications:

The total project cost for the Wild About Seaton scheme is currently estimated at £1.92m, for which a full application will be submitted to the National Lottery Heritage Fund (NLHF). The application proposes a match-funding requirement to be met through a combination of cash contributions and in-kind support from East Devon District Council (EDDC) and project partners. To date significant match funding has been identified and provisionally committed, including an **in-principle contribution of £50,000 from EDDC’s carbon reduction budget**, reflecting the significant carbon sequestration benefits associated with the creation of intertidal mudflats.

Legal implications:

If the Council is successful in securing the funding, a Grant Agreement will need to be approved by the legal team.



Report to: Cabinet

Date of Meeting 1 April 2026

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Sidmouth Jacobs Ladder Platform, seawall and slipway repairs – Contract above £100k

Report summary:

This report is to seek delegated authority to award the Sidmouth Jacobs Ladder Platform, seawall and slipway repairs to a contractor on the Environment Agency AOMR Framework that EDDC has access to.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That Cabinet grant delegated authority to the Director of Place in consultation with the Portfolio Holder Environment Operations and Portfolio Holder Finance to award the contract to the preferred supplier.

Reason for recommendation:

To enable the Assistant Director to award the contract to the preferred supplier following completion of the tender exercise. The delegation will allow the contract to be entered without a further cabinet paper, to ensure programme targets are met.

Officer: Tom Buxton-Smith tbuxton-smith@eastdevon.gov.uk 01395 571630

Portfolio(s) (check which apply):

- Assets and Economy
- Communications and Democracy
- Council, Corporate and External Engagement
- Culture, Leisure, Sport and Tourism
- Environment - Nature and Climate
- Environment - Operational
- Finance
- Place, Infrastructure and Strategic Planning
- Sustainable Homes and Communities

Equalities impact Low Impact

Climate change High Impact

Risk: High Risk; The seawall and slipway is exposed, and in uneven with lots of steel reinforcement sticking out. Works need to be done ASAP to avoid risk to the public.

Links to background information

Link to [Council Plan](#)

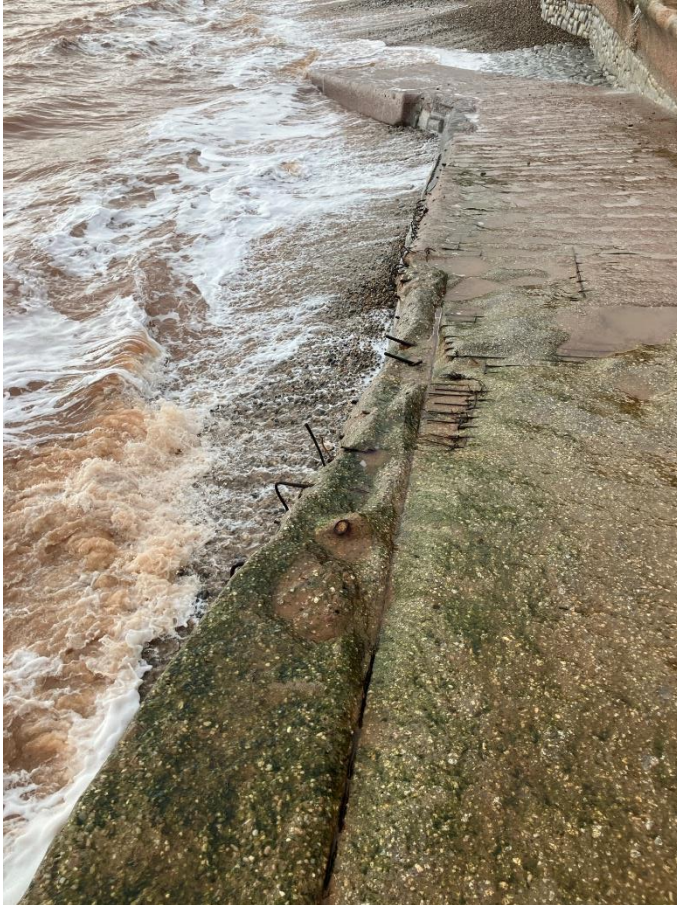
Priorities (check which apply)

- A supported and engaged community
 - Carbon neutrality and ecological recovery
 - Resilient economy that supports local business
 - Financially secure and improving quality of services
-

Report in full

1. **Contract with a contractor (yet to be appointed) will exceed £100k.**
 - 1.2. A framework tender has been started via the Environment Agency's Asset Operation Maintenance and Response Framework (AOMR) which East Devon has successfully entered.
 - 1.3. The aim is to have an appointed contractor in place to start on site soon after the Easter weekend.
 - 1.4. The project is to finish works started in 2022, but abandoned part way through following storms on site which covered the working area up with beach. The beach has now lowered and all the hazards are exposed again. Therefore the works need to be completed as soon as possible prior to the summer season.
 - 1.5. Whilst on site, there is a further project to complete on Sidmouth's main seawall, which was not started in 2022 due to covering of the works area by beach. This is now exposed.
 - 1.6. We have remaining budget from the partially completed works of 2022. This totals £116k
 - 1.7. Due to the inefficiencies of partially completing works, as well as construction inflation, we have secured further funding via the BSCAP of up to £120k in the Coastal Maintenance bid that was approved. For the Jacob's ladder area in isolation this is £48k.
 - 1.8. To ensure the contract is signed swiftly to enable construction to start soon after the main Easter break, we request delegated authority be given to the Director of Place in consultation with the Portfolio Holder Environment Operations and Portfolio Holder Finance to award the contract to the preferred supplier.

2. Photo of exposed damaged wall



Financial implications:

As detailed in the report this covered within existing budgets.

Legal implications:

The proposal in this report is to award a contract through a framework agreement that has been procured in accordance with Procurement legislation and which allows direct awards. This is in compliance with the Council's Contract Standing Orders.

Report to: **Cabinet**



Date of Meeting 1 April 2026

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Sidmouth Connaught Gardens emergency cliff works – Standing orders Exemption

Report summary:

Report to outline issue that's been discovered, the risks of prolonged path closure and seeking cabinet approval to direct award a contract to complete the design and build to secure the cliff.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

1) That Cabinet note a standing orders exemption to appoint John Grimes Associates for the contract for investigation and design of cliff repairs at Connaught gardens, and that Cabinet note a standing orders exemption to appoint an as of yet appointed contractor for the contract for delivering cliff repairs at Connaught gardens

2) That Cabinet agree to delegate authority to the Director of Place in consultation with the Portfolio Holder for Environment and Operations to award the contracts

Reason for recommendation:

Running a procurement will add an additional 2 -3 months before the path can be reopened, which will be during the summer months. The risk of a failure will also remain until it can be fixed.

Officer: Tom Buxton-Smith tbuxton-smith@eastdevon.gov.uk 01395 571630

Portfolio(s) (check which apply):

- Assets and Economy
- Communications and Democracy
- Council, Corporate and External Engagement
- Culture, Leisure, Sport and Tourism
- Environment - Nature and Climate
- Environment - Operational
- Finance
- Place, Infrastructure and Strategic Planning
- Sustainable Homes and Communities

Equalities impact Low Impact

Climate change Medium Impact

Risk: High Risk; Risk of summer impacts on Sidmouth. Risks of cliff fall on public areas

Links to background information

Link to [Council Plan](#)

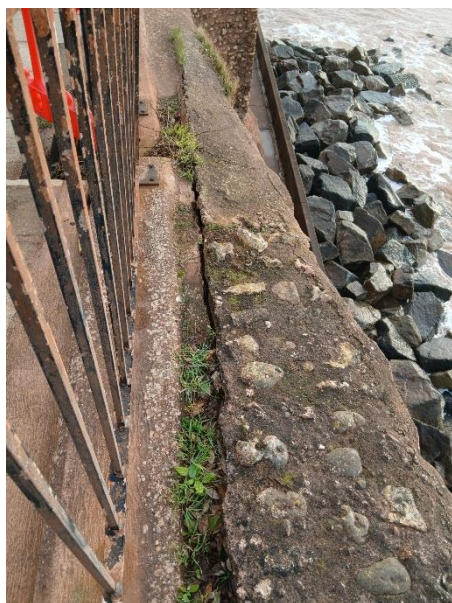
Priorities (check which apply)

- A supported and engaged community
- Carbon neutrality and ecological recovery
- Resilient economy that supports local business
- Financially secure and improving quality of services

Report in full

1. Background

- 1.1. EDDC carries out regular cliff inspections on EDDC owned cliffs where there is a risk to the public either above or below.
- 1.2. On 3rd March 2026 on a routine inspection, large cracks were witnessed behind the old cobblestone retaining wall on top of the Connaught garden cliffs which support a footpath within Connaught garden.
- 1.3. It is the opinion of both the Engineering Project Manager and the specialist cliff inspector that this is dangerous and poses a risk to the public below and above as it could fall at any time
- 1.4. Therefore the Undercliff/millennium walkway remains closed to the public for the foreseeable future as well as a section of the cliff top path within the garden.



- 1.5. The Undercliff/Millennium walkway is a popular path, allowing the only accessible access to Jacobs Ladder beach and its facilities. Alternative access is via the steeply sloped Chine path. Jacobs ladder stairway is also closed awaiting repair. Photos of crack along back of wall on top of cliff

2. Proposal

- 2.1. As this is an old cobblestone retaining wall on top of the cliff that is moving, it is not a simple repair, so ground investigation, and design needs to be carried out before any works can be carried out. we are proposing to direct award investigation and design contract to John Grimes Partnership, inclusive of site supervision

- 2.2. John Grimes Partnership are our cliff inspection supplier having won a successful tender to carry out our routine inspections and minor design works. Our current procurement will not cover this additional work through the existing contract, therefore new contract will be required.
 - 2.3. Procurement from a standing start typically takes 2-3months, and as of yet, we don't have a scope to tender. Assuming a typical tender, investigation and design work would not start until May at the earliest, with a design likely ready in June/July.
 - 2.4. Once a design is produced, we will need to get it priced by a contractor. Standard procurement rules would dictate at least a 1month period of tendering, evaluation, standstill and awarding, however its likely to be 2 months. This is less the three months, as we will have had time to prepare documents ready to tender before the design is produced. Therefore we are proposing to approach at least one suitable contractor for a quotation, and award quickly via a standing orders exemption to allow the path to reopen quickly.
 - 2.5. Should we be able to direct award both the design and construction contracts, works could be completed before the end of June, opening the path up to the public and removing the risk. However should we procure both the design and construction contracts we would be looking at completed works in October/November.
 - 2.6. No frameworks we have access to allow for this specialist work, and if we were to attempt to use them, we would likely be paying a higher price, as the specialist design and construction work would be subcontracted out.
3. Finance
 - 3.1. We currently anticipate the value of both contracts to be £120k
 - 3.2. We have an existing budget for this work, covering cliff works across the district. This is £120k.
4. Risks
 - 4.1. The primary risk is safety to the public. Although EDDC has secured the path as best it can with fences being secured at either end of the area at risk of cliff fall, public may still get in, by jumping over the seawall. Its not feasible to fence the whole path from the sea, as it will involve placing staff below the at risk area, and due to the proximity to the sea, the fencing will need to be re-setted following poor weather. The sooner the risk can be removed by works, the sooner this risk is removed.
 - 4.2. The closure is well signed and as safe as feasible.
 - 4.3. The secondary risk is reputation, and impact on business going forward. The undercliff/millennium walkway provides a popular level walk from Sidmouth Town to Jacobs ladder beach.
 - 4.4. Jacobs ladder area is going to be subject to multiple works over the next few months, with beach hut replacement, seawall works, and pre planned cliff works happening. Therefore the whole area is going to be less desirable to the public due to the noise/disruption of the works for the next few months. However once the other works complete, the public will likely want access to Jacobs Ladder.
 - 4.5. An EDDC concession on Jacobs ladder may be affected by the lack of easy access, which may have implications for rental payments
5. Summary.
 - 5.1. To try to get the path open to the public as soon as possible, we are proposing John Grimes Partnership and an as of yet contractor is directly awarded up to £120k worth of work from an existing budget.
 - 5.2. As this requires a standing orders exemption from Cabinet, this report seeks permission to proactively award this contract.



View up to affected wall length.



Crack developed to rear of wall.



Publicly accessible ground above wall / path immediately above.



View east along defective section of wall.

Image of areas at risk

Financial implications:

The works outlined in this report are covered from within existing budgets but there are financial risks and implications relating to the possible findings of this investigation.

Legal implications:

The contract value falls below the threshold set out in the Procurement Act 2023 and therefore the procurement procedure set out in the Act does not apply. Cabinet therefore has the power to authorise exemptions from the requirement to seek quotations or invite tenders pursuant to the Council's Contract Standing orders Rule 3.1.

The reason for using the exemption in this case are justified due to:

- (i) the potential risk to life or health of members of the public; and
- (ii) the reputational risk to the Council of failing to act promptly to both protect the public and bring the important link between Sidmouth town centre and Jacob's Ladder beach back into operational use.



Report to: Cabinet

Date of Meeting 1 April 2026

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Woodbury Neighbourhood Plan – Examiner’s Report

Report summary:

The purpose of the report is to provide feedback on the outcome of the independent examination of the Woodbury Parish Neighbourhood Plan.

The Examiner has found that with proposed modifications the Plan meets the necessary ‘basic conditions’ and recommends to the District Council that it can go forward to referendum.

In accordance with the relevant legislation, the District Council must now consider its response to the Examiner’s recommendations and satisfy itself that the Plan meets the necessary ‘basic conditions’.

Officers are satisfied that due consideration has been given to the key issues. Overall, Officers recommend acceptance of the examiner’s recommendations and conclusions. If Members agree, a decision notice will be issued recommending the revised Plan to go to local referendum, as the penultimate stage in the plan-making process.

Publishing of this decision will give the Plan significant weight in the determination of planning applications in the Woodbury neighbourhood area and support the community in their endeavours to shape and influence its future growth.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

- (1) That Cabinet agree to endorse the Examiner’s recommendations on the Woodbury Neighbourhood Plan.
- (2) That Cabinet agree a ‘referendum version’ of the Plan be produced (incorporating the Examiner’s modifications with minor amendments for corrections where stated, as set out in Annex 1 of this report) and proceed to referendum, and that a decision notice to this effect be published.
- (3) That Cabinet congratulate Woodbury Parish Council and the Neighbourhood Plan Steering Group on their hard work.

Reason for recommendation:

The legislation requires a decision notice to be produced at this stage in the process. The Plan is the product of significant local consultation and has been recommended to proceed to referendum by the Examiner subject to modifications which are accepted by the Parish Council.

Portfolio(s) (check which apply):

- Assets and Economy
- Communications and Democracy
- Council, Corporate and External Engagement
- Culture, Leisure, Sport and Tourism
- Environment - Nature and Climate
- Environment - Operational
- Finance
- Place, Infrastructure and Strategic Planning
- Sustainable Homes and Communities

Equalities impact Low Impact

Neighbourhood Planning is designed to be inclusive, and extensive consultation is a fundamental requirement. The Neighbourhood Plan has gone through wide consultation with the community and has been advertised in a variety of formats to increase accessibility. All electors are invited to vote in the referendum.

Climate change Low Impact

Risk: Medium Risk; Medium Impact: There is a risk that the Neighbourhood Plan could fail the referendum if a majority of the community vote against it. However, if the Neighbourhood Plan is not recommended for referendum, there is a risk that the community will feel disenfranchised.

Links to background information - these are contained in the body of the report.

Link to [Council Plan](#)

Priorities (check which apply)

- A supported and engaged community
- Carbon neutrality and ecological recovery
- Resilient economy that supports local business
- Financially secure and improving quality of services

Background

- 1.1 Woodbury Parish Council agreed to produce a Neighbourhood Plan in 2013 and East Devon District Council approved the Parish Council as the 'qualifying body' for the preparation of a Neighbourhood Plan for the plan area of Woodbury Parish.
- 1.2 The Woodbury Neighbourhood Plan has now been examined and, subject to modifications, it has been recommended that it proceed to referendum. The Examiner, Andrew Ashcroft, was appointed by East Devon District Council, following consultation with Clyst Honiton Parish Council.
- 1.3 The examination was undertaken on the basis of considering the written material, which forms the Plan, its appendices and accompanying documents, as well as representations received in response to the formal consultations. The Examiner did not consider it necessary to hold a public meeting. The Plan (as submitted for examination) can be seen

on the council web site [Microsoft Word - Neighbourhood Plan](#) as can the Examiner's report [woodbury-parish-neighbourhood-development-plan-examiner-s-report.pdf](#)

- 1.4 The legislation, reflected in the Council's Neighbourhood Planning Protocol, requires the Policy Team to notify Members of the findings and recommendations of the Examiner and how the Council proposes to respond to the recommendations. The agreed response will then be published as a decision notice. The Examiner has recommended a number of modifications to policies within the plan. There are also a number of recommended amendments to plan text and supporting figures.
- 1.5 The modifications are for reasons of clarity/accuracy and to ensure the Plan meet the 'Basic Conditions'. These amendments are summarised and explained in Annex 1 of this report, which will form the basis of the legally required Decision Notice. In the process of considering recommendations, the Examiner consulted with both the Parish and District Council and gave the opportunity for responses to be made to specific questions. The questions and the responses can be viewed on the Clyst Honiton neighbourhood plan information on the EDDC neighbourhood planning webpages [Neighbourhood Plans being produced in East Devon - Woodbury - East Devon](#) where other documents relevant to the Examination can be found.
- 1.6 The Examiner has set out a very useful section on his report title Summary and Conclusions, it advises:

"Summary

- 8.1 *The Plan sets out a range of policies to guide and direct development proposals in the period up to 2031. It is distinctive in addressing a specific set of issues that have been identified and refined by the wider community The Plan includes a range of policies and has a very clear focus on safeguarding the character of the area and safeguarding existing community facilities.*
- 8.2 *Following the independent examination of the Plan, I have concluded that the Woodbury Parish Neighbourhood Development Plan meets the basic conditions for the preparation of a neighbourhood plan subject to a series of recommended modifications.*

Conclusion

- 8.3 *On the basis of the findings in this report, I recommend to East Devon District Council that subject to the incorporation of the modifications set out in this report that the Woodbury Parish Neighbourhood Development Plan should proceed to referendum.*

Other Matters

- 8.4 *I am required to consider whether the referendum area should be extended beyond the neighbourhood area. In my view, the neighbourhood area is entirely appropriate for this purpose and no evidence has been submitted to suggest that this is not the case. I therefore recommend that the Plan should proceed to referendum based on the neighbourhood area as approved on 24 January 2014.*
- 8.5 *I am grateful to everyone who has helped in any way to ensure that this examination has run in a smooth way.*

Andrew Ashcroft

Independent Examiner

24 February 2026"

Response to the Examiner's Recommendations

- 1.7 Under paragraph 12 of the Town and Country Planning Act it is for the Local Planning Authority (EDDC) to consider the recommendations made in the Examiner's report and the reasons for them and decide what action to take in response to each recommendation. The District Council must also itself be satisfied that the Neighbourhood Plan meets the necessary 'Basic Conditions' by:
- having regard to national policies and advice contained in guidance issued by the Secretary of State;
 - contributing to the achievement of sustainable development;
 - being in general conformity with the strategic policies of the Development Plan for the area;
 - not breaching, and being compatible with European Union obligations (as retained and/or incorporated into UK law)
 - is compatible with the European Convention of Human Rights (within the meaning of the Human Rights Act 1998), and;
 - complies with the provisions under section 38A and 38B of the Planning And Compulsory Purchase Act,

Or, that the draft Neighbourhood Plan would do so if modifications were made to it, whether or not recommended by the Examiner, before a referendum is held.

- 1.8 The Neighbourhood Plan regulations go on to state that if
- a) the Local Planning Authority propose to make a decision which differs from that recommended by the Examiner, and
 - b) the reason for the difference is (wholly or partly) as a result of new evidence or a new fact or a different view taken by the authority as to a particular fact, then, the authority must notify prescribed persons of their proposed decision (and reason for it) and invite representations.
- 1.9 The legislation, which is reflected in our protocol, requires the Council to consider and respond to the Examiner's report. Officer assessment is that with the incorporation of the amendments recommended by the Examiner, the Council can be satisfied that the Plan meets the legal requirements. Officers do not consider it to be necessary or appropriate to seek to amend the plan further.
- 1.10 It is recommended that members accept the recommendations of the Examiner's report and agree that a notice to this effect be published.

Next Steps

- 1.11 A revised version of the Plan (known as the 'Referendum Version'), incorporating the recommended changes as set out in Annex 1 to this report, will be made available to view on the Woodbury page of the East Devon District Council website, together with the Decision Notice. As well as incorporating the Examiner's recommended changes and consequential amendments, East Devon District Council Officers will work with the Woodbury Neighbourhood Plan Steering Group to help ensure the accessibility of the plan document. This may require some changes in formatting and layout, together with possible additions of descriptive text ('alt text') for images but will not otherwise amend any part of the plan. Minor corrections e.g. for typing errors will also be agreed between the parties in preparing the Referendum version.

- 1.12 The District Council will be responsible for arranging a referendum where all electors within the Woodbury Neighbourhood Area will be invited to vote on whether the Neighbourhood Plan should be used to make planning decisions in the Plan Area. If more than 50% of those who vote say 'yes', the Neighbourhood Plan will be made and will form part of the Development Plan for East Devon, where it will carry full weight in the planning decision making process.
-

Financial implications:

Central Government funding is available for LPA's for neighbourhood plans. This income covers examination fees and the cost of referendums but also goes towards all other associated costs such as employment, and all other supplies and services. Any residual funds are placed into an earmarked reserve and utilised to cover funding gaps in subsequent years. (AB/19/03/2026)

Legal implications:

As the report identifies, it is a formal requirement for the Cabinet to consider the Examiner's recommendations and satisfy itself that the proposed neighbourhood plan, as modified, meets the prescribed 'Basic Conditions'. The purpose of the report is to satisfy this formal requirement. Assuming Members endorse the Examiners recommendation in accordance with Recommendation 1, then the Local Planning Authority is obliged to publish a notice to this effect, pursuant to the applicable Regulations, and to proceed to a referendum in accordance with Recommendation 2. At this stage there are no other legal observations arising. (DH – 19/03/26 – 002545)

Annex 1: Examiner’s Findings and Officer Responses

A succinct summary of the Examiners considerations (see his full report for full details) and recommended changes to plan policies are set out below. Along with an officer recommendation in response in each case. It should be noted that this annex lists policy wording changes only. The inspector has also made a number of recommended changes to plan text/reasoned justification, the intent is that these changes will also be incorporated into final drafting.

Policy 1: New Housing Developments

Examiner finding:

The examiner considered the policy takes a positive approach and recommended a package of modifications to bring the clarity required by the NPPF and to allow EDDC to be able to apply the policy through the development management process.

Through changes to plan policy the inspector recommended revised wording to read:

“In accordance with thresholds set by Local Plan policy, housing development proposals for multiple dwellings should provide a mix of sizes and types that reflects identified local needs as indicated by the latest Housing Needs Survey, including, where relevant, opportunities for self-build and affordable housing for social rent.

Development proposals should deliver high-quality design which conforms to the local character as set out in the Woodbury Design Guidance document (Appendix C) and is in keeping with the local surrounding area by virtue of an appropriate scale, mass, height, size, layout and density, and the use of appropriate materials.

Development proposals should be in sustainable and accessible locations and have access to regular and reliable public transport, existing footpaths and cycleways enabling reduced dependency on car use whilst also recognising the importance of disabled access.

Development proposals should respond positively to their immediate locality and avoid any adverse environmental impacts. Where an environmental impact is unavoidable, proposals should incorporate appropriate mitigation measures.”

EDDC Officer Comment:

The changes recommended are agreed with, they give greater clarity to the policy.

Policy 2: Retention of Affordable Homes

Examiner finding:

Whilst noting the positive intent/aspirations of policy the Examiner advised that *“I am not satisfied that its intentions are land-use based and can be applied through the development management process.”* He referenced that the occupation of affordable housing is controlled through the provisions of the Housing Acts and/or associated legal agreements. The recommendation is to delete the policy.

EDDC Officer Comment:

The changes recommended are agreed with, noting occupancy matters are addressed through non-planning legislation.

Policy 3: Accessibility of New Development

Examiner finding:

The examiner has highlighted minor concerns in respect of policy wording and recommends “..... *the following modifications are included within the policy to bring the clarity required by the NPPF:*

- *in the first part of the policy include a proportionate element;*
- *in the first part of the policy acknowledge that Transport Assessments are only required for major development proposals; and*
- *ensuring that the second part of the policy is applied in a more general way rather than one focused entirely on works to highways and that the requirement should be applied where it is practicable to do so.”*

Through changes to plan policy the inspector recommended revised wording to read:

“As appropriate to their scale, nature and location, proposals for new housing development should demonstrate how safe access to sustainable transport, including dedicated cycleways, walkways and public transport, have been included in the scheme. In the case of major developments this should be through a Transport Assessment. Woodbury Parish Neighbourhood Plan. Wherever practicable, new housing developments should provide pedestrian access to link up with existing or proposed footpaths, ensuring that the public can walk safely to access local services and facilities and public transport, including where necessary, providing safety measures to enable the safe crossing of roads.”

EDDC Officer Comment:

The changes recommended are agreed with, noting they bring greater clarity.

Policy 4: Assessment of Cumulative Impact

Examiner finding:

The examiner notes the positive intent of policy. On balance, noting specific transport impact considerations applicable to Woodbury, the Examiner recommends “..... *that the policy is recast so that it initially sets out a general requirement for new development within which the substantive element of the policy (as submitted) would then support. The recast policy also ensures that its focus is on highways matters.”*

Through changes to plan policy the Examiner recommends revised wording to read:

“Development proposals should be designed and located so that they can be accommodated within the capacity of the local highway network.

Development proposals of more than ten dwellings within the Parish should be accompanied by an assessment of their impact on the local highway network which takes account of the cumulative

impact of other development that has been granted or is known to be strategically planned within the Parish or adjacent to the parish boundary.

Development proposals that would have a net negative impact on the local highway network will not be supported, unless suitable mitigation measures are included within the associated planning application or an overriding public benefit can be demonstrated.”

EDDC Officer Comment:

The changes recommended are agreed with, noting they place a clear focus on transport related concerns and impacts.

Policy 5: Green Energy Initiatives

Examiner finding:

The Examiner is supportive of the broad sustainability ambitions of policy. In respect of recommended changes to the policy the Examiner advises “..... *modifications will bring the clarity required by the NPPF and allow EDDC to be able to apply its contents through the development management process.*”

Through changes to plan policy the Examiner recommended revised wording to read:

“Development proposals for power generation from renewable and low carbon sources (and associated energy storage) will be supported. Any such facilities should be designed and sited to avoid adverse landscape, visual and environmental impact.

The incorporation of sustainable initiatives within new developments including but not limited to those in paragraph 4.9 of the Plan will be supported.

As appropriate to their scale, nature, and location, and where it is practicable to do so, development proposals should be accessible to sustainable transport.”

EDDC Officer Comment:

The changes recommended are agreed with. Whilst recommended wording changes are limited they do provide greater clarity to policy and its application.

Policy 6: Vehicle Parking Requirements

Examiner finding:

The Examiner is supportive of policy with minor amendments.

Through changes to plan policy the Examiner recommended revised wording to the effect that:

“Replace the opening element of the policy with: ‘Development proposals for a new or enlarged dwelling should meet the following criteria:’

Replace criterion 3 with: ‘Proposals should not result in the loss of off street car parking spaces for existing dwellings where it would lead to on-street parking that would be detrimental to highway safety.’

Throughout the remainder of the policy replace 'must' with 'should' "

EDDC Officer Comment:

The changes recommended are agreed with and they are seen to provide greater clarity in respect of policy and application.

Policy 7: Landscape Character and Enhancement

Examiner finding:

The Examiner was supportive (with some recommended changes) to the first part of policy that seeks to protect and enhance trees and hedges though he expressed concerns around the robustness of the second part and references to local viewpoints when such viewpoints are not specifically and spatially defined in the plan.

Through changes to plan policy the Examiner recommended revised wording to read:

"Development proposals should respond positively to existing trees, Devon banks, and hedges within or adjacent to the development site. Wherever practicable development proposal should incorporate additional vegetation of this type within their overall layout.

Where new landscaping is proposed, native species of local provenance should be used and the siting of trees must take account of their canopy and root development."

EDDC Officer Comment:

The changes recommended are agreed with noting importance of trees and hedges but the difficulty of applying policy of protection to important viewpoints where such viewpoints are not defined in the plan.

Policy 9: Support for wildlife within new developments

Examiner finding:

The examiner finds the policy to be broadly positive though recommends that it is recast in a more proportionate way noting it should not necessarily apply in full to minor and domestic developments.

Through changes to plan policy the Examiner recommended revised wording to read:

"As appropriate to their scale, nature and location, development proposals should make provision for wildlife which:

- incorporates swift bricks;*
- includes bat boxes and barn owl boxes, especially where existing buildings are to be demolished;*
- protects or establishes permeable and ideally planted boundaries that permit the movement of hedgehogs;*
- include solitary bee boxes, bee bricks, and insect houses; and*

- *retains existing and where practicable plant new native trees, shrubs, and hedges to create green corridors for wildlife.*

All such provision of facilities for wildlife should be appropriately located on or adjacent to the development site.”

EDDC Officer Comment:

The changes recommended are agreed with, they are minor in nature and provide greater clarity.

Policy 10: Conservation of Heritage

Examiner finding:

The Examiner notes the intent behind policy but also advises that *“In relation to designated heritage assets the policy does not add to the approach taken in national and local planning policy.”* In respect of reference to non-designated assets the inspector notes that non are specifically listed in the plan and highlights that if/when they are identified applications would be determined against local and national policies.

The Examiner recommends deletion of the policy.

EDDC Officer Comment:

The changes recommended are agreed with, specifically noting the importance attached to, and coverage given, in national and local plan policy to such assets.

Policy 11: Green Spaces

Examiner finding:

The Examiner highlights that the policy does not explicitly define the green spaces it applies to, but rather it is generic in nature. Through recommended changes the Examiner shifts the onus on to objectives of policy as opposed to protecting assets that are not actually spatially defined. Also changes note biodiversity considerations of importance.

Through changes to plan policy the Examiner recommended revised wording to read:

“Development proposals that would enhance the use and accessibility of public and communally used open and green spaces, including village greens, recreation and sports grounds, allotments, and common land will be supported subject to the avoidance of adverse biodiversity impacts. Development proposals that would involve the loss of public and communally used open and green spaces, including village greens, recreation and sports grounds and allotments, or which would detract from the attractiveness and accessibility of such spaces will not be supported unless it is demonstrated that the development:

- *will result in a net increase in the community value of that space or assets, and features on it, or*
- *the proposal involves a replacement for the facility which is of equal or enhanced community value to that of the existing use.”*

EDDC Officer Comment:

The changes recommended are agreed with, they offer greater clarity in respect of interpretation and application of policy, with appropriate safeguards.

Policy 12: Small Business Development

Examiner finding:

The examiner notes his careful consideration given to this plan policy. The examiner advises *“I have considered the first element of the policy carefully. On the one hand, it seeks to safeguard the character and nature on the parish. On the other hand, it takes a very matter-of-fact and prescriptive approach and which does not necessarily have regard to Section 6 of the NPPF. On the balance of the evidence, I am not satisfied that it meets the basic conditions and as such recommend its deletion. In reaching this conclusion I am satisfied that EDDC will be able to address the scale, nature, and location of employment land in its emerging Local Plan.”*

The examiner, however, considers that the second part of the policy has regard to Section 6 of the NPPF and will provide the opportunity for appropriate and sensitive business development and expansion, though with some rewording to make it more directly applicable to development management processes.

Through changes to plan policy the Examiner recommended revised wording to read:

“Development proposals for the extension of existing businesses or the sympathetic conversion of existing buildings to employment use will be supported where the following criteria are met:

- the size of the extension is proportionate to the scale of the premises concerned and can be accommodated within the existing curtilage of the premises;*
- the premises are within accessible locations and would not generate a significant increase in vehicle movement;*
- the proposal would respond positively to safeguarding the amenities of adjoining or nearby residential properties; and*
- a commercial justification for larger business premises can be demonstrated and which cannot be met elsewhere in the vicinity.”*

EDDC Officer Comment:

The changes recommended are agreed with. To meet the basic conditions it is considered the recommended changes are reasonable and appropriate.

Policy 13: Rural Diversification

Examiner finding:

The examiner is supportive of policy but recommends changes to give it a simpler criteria based format, though with explicit reference to highway capacity.

Through changes to plan policy the Examiner recommended revised wording to read:

“Development proposals for the re-use of farm and other rural buildings for business or tourism purposes will be supported where: • the proposed use is small-scale;

- *if on an operational farm, the use is subservient to the farm and its operations;*
- *they respond positively to the surrounding landscape or environment;*
- *they respect the amenities of adjoining or nearby residential occupiers;*
- *they can be accommodated within the local highway network; and*
- *they ensure that buildings are converted to a standard that meets the design guidelines set out in Appendix C.”*

EDDC Officer Comment:

The changes recommended are agreed with, they are seen as appropriate in terms of ensuring application of policy.

Policy 14: Equine Activities

Examiner finding:

In general terms the Examiner considers that the policy takes a positive approach to this matter reflecting the largely rural nature of the neighbourhood area. Modifications are recommended to ensure that the policy provides the clarity required by the NPPF and can be applied.

Through changes to plan policy the Examiner recommended revised wording to read:

“Equestrian development will be supported where it:

- *is of a scale and/or an intensity of equestrian use which will be compatible with the landscape and its special qualities, and demonstrates sensitive design which responds to local character and distinctiveness including location and siting;*
- *is well-related to existing infrastructure including vehicular and field access. Any field shelters should be located adjacent to existing vegetation. Native planting should be provided where existing vegetation is insufficient to screen the building concerned;*
- *re-uses existing buildings on a farm or holding wherever practicable and viable. Covered ménages or arenas should utilise existing agricultural buildings;*
- *locates new buildings, stables, yard areas and facilities adjacent to existing buildings whilst ensuring that they respect the amenities of surrounding properties and uses. Any new buildings should be established as a block, near to existing dwellings or farm buildings from which they will be managed, to improve security, reduced visual impact and minimise the footprint; and*
- *provides new or supplementary native planting, and boundary treatments which are consistent with local character, where appropriate.”*

EDDC Officer Comment:

The changes recommended are agreed with they are seen as reasonable and appropriate.

Policy 15: Loss of community facilities

Examiner finding:

The Examiner considers that the policy has sufficient clarity to be applied by EDDC through the development management process, though with some minor amendments.

Through changes to plan policy the Examiner recommended revised wording to read/to the effect:

“Development proposals which would result in the loss of a community facility will only be supported where one of the following criteria is met:

Replace criterion 1 with: ‘the facility is relocated to, or a better facility is provided, in an equally or more accessible and appropriate building or location;’

Replace criterion 2 with: ‘It can be demonstrated that the facility is no longer needed and there is no reasonable prospect of use in the future;’

EDDC Officer Comment:

The changes recommended are agreed with they are seen as reasonable and appropriate.



Report to: Cabinet

Date of Meeting 1 April 2026

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Social Media channel approach for EDDC

Report summary:

East Devon District Council's communications approach is shaped by its statutory responsibilities to inform, consult, and engage with residents, partners, and businesses. The council must ensure that all publicity remains lawful, objective, cost-effective and politically neutral, while also providing transparent access to information that enables public understanding and scrutiny of local decision-making. Social media plays a central role in delivering timely, accessible communication, particularly during emergencies, and supports the council's duty to reach audiences "where they are." The Corporate Communications team continuously monitors platform performance and sector trends to ensure channels align with both audience needs and organisational requirements.

The council currently operates across five platforms, Facebook, Instagram, LinkedIn, X and YouTube, each serving distinct audiences and functions. Following recent concerns raised by members around our use of X, this report maps out the channel approach taken by the authority and proposals for regular reporting to cabinet.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That Cabinet notes the content of the report

Reason for recommendation:

The report recommends maintaining the existing channel strategy, increasing investment in video capability and training, and continuing to monitor analytical data and industry developments, with bi-annual reporting to Cabinet.

Officer: Chloe Woodman, chloe.woodman@eastdevon.gov.uk

Portfolio(s) (check which apply):

- Assets and Economy
- Communications and Democracy
- Council, Corporate and External Engagement
- Culture, Leisure, Sport and Tourism
- Environment - Nature and Climate
- Environment - Operational
- Finance

- Place, Infrastructure and Strategic Planning
- Sustainable Homes and Communities

Climate change Low

Risk: Low Risk;

Links to background information

Link to [Council Plan](#)

Priorities (check which apply)

- A supported and engaged community
 - Carbon neutrality and ecological recovery
 - Resilient economy that supports local business
 - Financially secure and improving quality of services
-

Report in full

Our responsibilities to Communicate:

1) To provide information to the public

To ensure transparency, accountability and compliance. Our audiences include residents, partners, businesses and other stakeholders. This includes being a trusted source of fact among mis/dis/mal information and ensuring that our communications are accessible to all. It is particularly important in emergency situations.

2) Compliance with the Code of Recommended Practice on Local Authority Publicity

This statutory Code governs how councils may communicate, especially regarding publicity. Councils must ensure publicity is:

- Lawful
- Cost-effective
- Objective
- Even-handed
- Appropriate during periods of heightened political sensitivity (e.g., pre-election periods)
- Compliant with equality duties

The points about remaining “objective” and “even handed” relates to the channels that we use as well as the content. It is our responsibility to be platform agnostic – we do not make political or ethical decisions in which newspapers we gain coverage from, for example. What matters is ensuring the delivery of council messages to those that they need to reach. It is our job to reach audiences “where they are” both on and offline.

3) Duties to engage and consult on local decision making

We have a responsibility to consult and engage with residents – which again makes it important that we utilise the channels and technologies which will reach them

4) Duties to engage and consult on local decision making

The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 clarify executive and non-executive functions. While not communication-specific, they underpin decision-making processes that require publication of reports, notices and decisions so the public

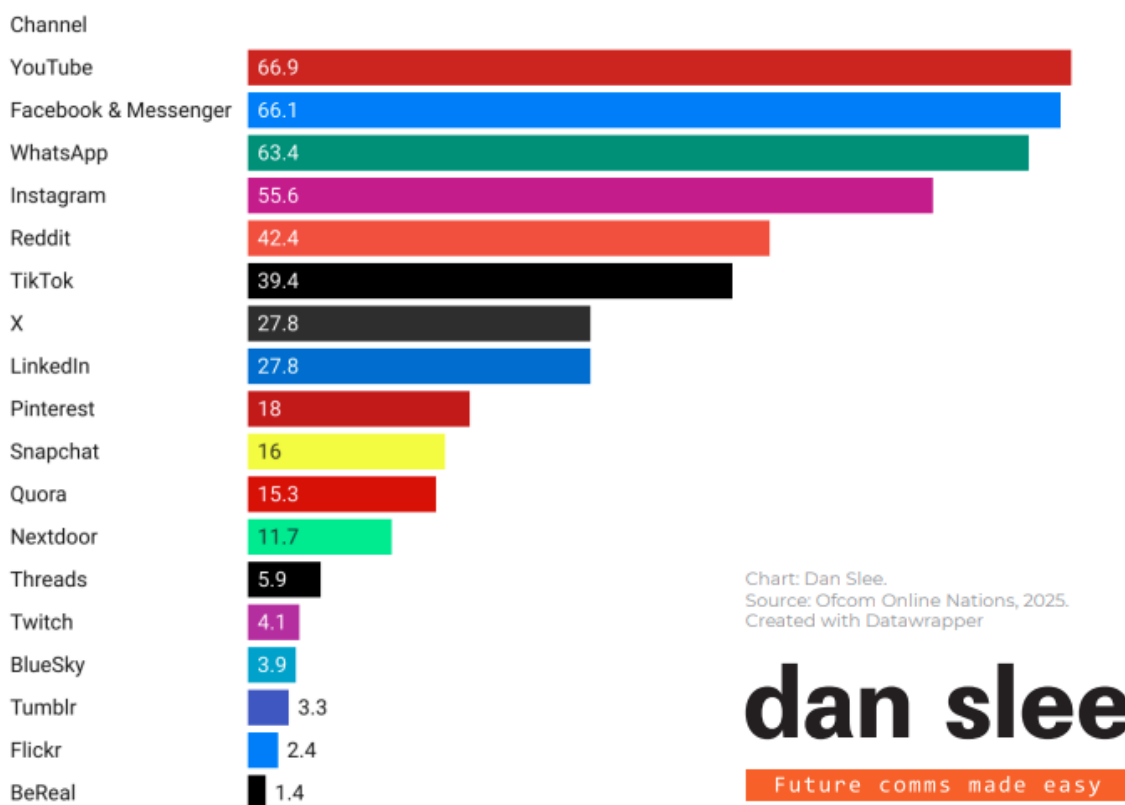
can understand and scrutinise council decisions. This means councils must: publish agendas and minutes, make decisions and supporting information available, provide public access to democratic processes

Social Media

The social media landscape is an ever evolving one. The corporate communications team is therefore always monitoring, evaluating and learning both the channels that we use and the content that performs well on each of them.

A current assessment of social media use can be seen below. We take this and other trend information and overlay it with the needs of our audience, and the needs of the organisation to inform which platforms we use.

Percentage of the UK population aged 18 and above who have used a particular channel in the previous month. Source: Ofcom, 2025.



We can broadly categorise our content into three core pillars:

Inform – to provide clear public messaging about council business, to let residents know when they need to act or to update on key developments across our BAU and project work.

Engage – not only in the traditional sense of engagement and consultation but also to build our audiences by celebrating and representing East Devon so they are with us when we need to deliver critical communication, to develop a two-way communication between us and our residents is vital and is why our customer services team are embedded in our management of incoming enquiries

Share – we are part of a public service ecosystem alongside our blue light services, voluntary sector, charity partners, town and parish councils etc. Being able to share and uplift messaging means that we can all retain ownership of our message, which provides clarity to residents, whilst enabling us to reach our crossover audiences.

Channels – what we use and their benefits

We currently utilise five social media channels: Facebook, Instagram, LinkedIn, YouTube and X.

East Devon District Council social media
(January 1 – December 31 2025 vs 2024)

	Facebook	Instagram	LinkedIn	X	YouTube* (*uses different metrics)
Followers (change in followers over time period in brackets)	13,246 (+1,596)	2,481 (+143)	4,228 (+939)	9,307 (-176)	Subscribers = 1.07k
Post impressions (number of times posts have appeared in users' feeds)	5,590,669 (+3,560,748)	75,609 (+42,886)	164,202 (+68,781)	32,144 (-45,119)	
Total published posts over time period	576 (+77)	144 (+64)	214 (+63)	181 (-76)	

Facebook

The key Facebook audience is most reflective of the largest demographic in East Devon, the over 55s. This is reflected in it being our largest follower count across all platforms. News and locally focussed content perform well. Content is delivered via an algorithm based on the pages that users engage with, not necessarily in a chronological timeline.

Instagram

This is the second “Meta” (Facebook’s parent company) channel that we use. The audience is younger, largely used by the 25 – 45 market. Video content will be optimised and performs well. This platform is also driven by algorithms, not timeline.

LinkedIn

This platform has a very specific audience used, professionals across a range of industries. We use the platform to post recruitment messaging and also when we need to engage with our business community, for example if we are promoting the Enterprise Zone.

X

X has a benefit as a mainly news-based, time-bound channel. We use it sparingly and only when we need coverage for emergency situations or to uplift messaging from partners such as DevonAlert (traffic incidents) or the Met Office (weather events). Engagement peaks for emergency communication and we do not put any advertising spend toward this platform.

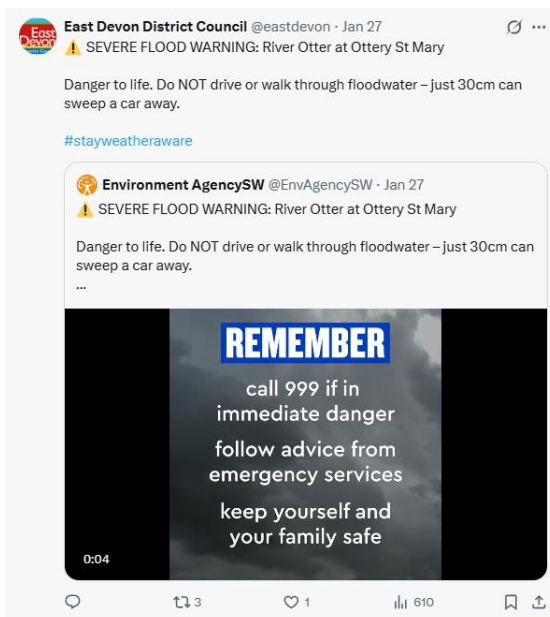
YouTube

YouTube which is an under-utilised platform in our arsenal and is primarily used for delivering our function of enabling access to the democratic process. However, there is a need for us to better equipped to deliver video content, which is a development area for the communications team.

Wider Considerations

There is an ongoing Ofcom investigation of X under the online safety act, instigated by an AI chatbot being used to share deep fake pornographic images. X has taken mitigating actions to their safety protocols as a result and the Ofcom investigation is ongoing. We will remain attuned to this concern and will respond as necessary.

We use X for time limited, safety information – this allows us to maximise for penetration of message when we are in emergency situations or where we have a duty to ensure that our message reaches a wider audience (EG recruitment).



Many of our partner services (Blue Light, Devon Alert, neighbouring authorities) are also sharing time-critical information in this way. Remaining on X allows us to uplift those messages (EG Budleigh Sea swim).

Our current channel strategy is mirrored by our district and County councils locally, as well as many of our public sector partner organisations. We commit to keeping this under constant review and to reporting our engagement statistics and any related actions to cabinet on a bi-annual basis.

Financial implications:

There are no direct financial implications arising from this report.

Legal implications:

There are no substantive legal issues to add to the report.

EAST DEVON DISTRICT COUNCIL

Forward Plan of Key Decisions - For the 4-month period: 1 March 2026 to 30 June 2026

This plan contains all the Key Decisions that the Council's Cabinet expects to make during the 4-month period referred to above. The plan is rolled forward every month.

12.1.1 Key decisions: A "key decision" means an executive decision which is likely:

- (a) to result in the Council incurring expenditure or the making of savings of £100,000 or more; or
- (b) to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the Council's area:
 - (i) In accordance with section 38 of the Local Government Act 2000, in determining the meaning of "significant" regard shall be had to any guidance for the time being issued by the Secretary of State
 - (ii) A decision taker may only make a key decision in accordance with the requirements of the Executive Procedure Rules set out in Part 4 of this Constitution.

A public notice period of 28 clear working days is required when a Key Decision is to be taken by the Council's Cabinet even if the meeting is wholly or partly to be in private.

The Cabinet may only take Key Decisions in accordance with the requirements of the Executive Procedure Rules set out in Part 4 of the Constitution and the Local Authorities (Executive Arrangements) (Meetings and Access to information) (England) Regulations 2012. A minute of each Key Decision is published within 2 days of it having been made. This is available for public inspection on the Council's website <http://www.eastdevon.gov.uk>, and at the Council Offices, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton. The law and the Council's constitution permit urgent Key Decisions to be made without 28 clear days' notice of the proposed decisions having been published provided certain procedures are followed. A decision notice will be published for these in exactly the same way.

This plan also identifies Key Decisions which are to be considered in the private part of the meeting (Part B) and the reason why. Any written representations that a particular decision should be moved to the public part of the meeting (Part A) should be sent to the Democratic Services Team (address as above) as soon as possible. **Members of the public have the opportunity to speak on the relevant decision at the meeting in accordance with the Council's public speaking rules.**

Obtaining documents

Committee reports in respect of Key Decisions include links to the relevant background documents. If a printed copy of all or part of any report or background document is required, please contact Democratic Services (address as above) or by calling 01395 517546.

Members of the public who wish to make any representations or comments concerning any of the Key Decisions referred to in this Forward Plan may do so by writing to the Leader of the Council c/o Democratic Services (as above).

March 2026

Key Decision	Portfolio (Lead Officer)	Documents to be considered before Cabinet take decision	Date of Cabinet meeting	Part A = Public meeting Part B = private meeting [with reasons]
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Use of Climate Change Budget to support Green Loans to Householders	Assistant Director Environmental Health			Part A
Air Quality/Contaminated Land Strategies	Assistant Director Environmental Health			Part A
Anti-Poverty Strategy page 86	Asst Director Revenues, Benefits, CSC, Fraud & Compliance	Outcomes from consultation	1 July 2026	Part A
Formation of an Exmouth Town and Seafront Subgroup	Assistant Director Place Assets & Leisure	Steering Group ToR		Part A
Council Depots Review	Project Manager Place, Assets & Commercialisation			Part B (commercially sensitive)
Exmouth Town Hall	Assistant Director Place Assets & Leisure			Part B (commercially sensitive)
Hayne Lane Masterplan	Assistant Director Place Assets & Leisure	Hayne Lane Masterplan		Part A

Key Decision	Portfolio (Lead Officer)	Documents to be considered before Cabinet take decision	Date of Cabinet meeting	Part A = Public meeting Part B = private
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Strategic Development Review – Exeter Science Park Limited	Director of Place			Part B
Public Toilets Review	Assistant Director Place Assets & Leisure			Part A
Housing Strategy	Director Housing and Health			Part A
Granbrook Category 4 contributions mechanism for allocation and spend	Assistant Director Planning Strategy and Development Management			Part A
Dog Control Enforcement Policy	Assistant Director Environmental Health			Part A
Private Sector Housing Enforcement Policy	Assistant Director Environmental Health			Part A
Supported Housing Services	Assistant Director Statutory Housing Services			Part A

Key Decision	Portfolio (Lead Officer)	Documents to be considered before Cabinet take decision	Date of Cabinet meeting	Part A = Public meeting Part B = private
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Complaint Policy Review	Information Governance Manager & Data Protection Officer			Part A
Response to Local Government Reorganisation Options	Director of Place		6 May 2026	Part A
Procurement of CBRE through the Crown Commercial Services Framework to undertake work in relation to the second new community	Delivery Manager			Part A
Colyford Road and Fosse Way Viability Assessment	Assistant Director Place Assets & Leisure	Colyford Road and Fosse Way Viability Assessment		Part A *possibly some Part B commercially sensitive
Cloakham Lawns Employment Site Viability Assessment	Assistant Director Place Assets & Leisure	Colyford Road and Fosse Way Viability Assessment		Part A *possibly some Part B commercially sensitive

Key Decision	Portfolio (Lead Officer)	Documents to be considered before Cabinet take decision	Date of Cabinet meeting	Part A = Public meeting Part B = private
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Sidmouth and East Beach BMP – Approval to enter design and construction contracts	Assistant Director StreetScene			Part A
Update report on Council Tax Second Homes and Empty Homes Premiums	Assistant Director for Revenues & Benefits		6 May 2026	Part A
page 60 Community Asset Transfer Programme	Interim Director of Place	Programme Initiation Document	6 May 2026	Part B
Clyst Meadows additional land purchase	Assistant Director Countryside, Environment and Ecology		6 May 2026	Part B
Disposal Opportunities	Assistant Director Place, Assets & Leisure			Part B
Phear Park and Higher Brook Meadow play area upgrades	Assistant Director, Streetscene		6 May 2026	Part A

Key Decision	Portfolio (Lead Officer)	Documents to be considered before Cabinet take decision	Date of Cabinet meeting	Part A = Public meeting Part B = private
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Crisis Resilience Fund Policy	Assistant Director for Revenues & Benefits		6 May 2026	Part A
Economic Development Strategy - Year 3 Priorities	Economic Development Manager		6 May 2026	Part A

Key Officer/Portfolio Holder Decisions

Sale of Workshop Site, Exmouth	Estates Surveyor	Part B Portfolio Holder Assets & Economy Decision
Individual property: external and internal repairs and refurbishment	Assistant Director Housing	Part B Officer Decision

Key Decision	Portfolio (Lead Officer)	Documents to be considered before Cabinet take decision	Date of Cabinet meeting	Part A = Public meeting Part B = private
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Discretionary Business Rates Relief Policy for Pub & Live Music Venues, Retail Hospitality Leisure, Supporting Small Business & Eligible Vehicle Charging Points	Assistant Director for Revenues & Benefits	Part A Officer Decision
Individual property: external and internal repairs and refurbishment	Assistant Director Housing	Part B Officer Decision
Individual property: external and internal repairs and refurbishment	Assistant Director Housing	Part B Officer Decision
Procurement Support from Devon County Council – renew 5- year SLA	Director of Finance	Officer Executive Decision
Household Support Fund – Determining groups for targeted support	Assistant Director Customer Services, Revenues & Benefits	Officer key decision

Key Decision	Portfolio (Lead Officer)	Documents to be considered before Cabinet take decision	Date of Cabinet meeting	Part A = Public meeting Part B = private
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Sewerage Treatment Plant Replacement Programme 2025/26	Planned Works & Climate Change Manager	Appointment of contractor. Request for Officer Executive Decision
Bathroom Adaptations to 20 properties	Planned Works & Climate Change Manager	Appointment of contractor. Request for Officer Executive Decision
Bathroom Adaptations to properties ED0322-24	Planned Works & Climate Change Manager	Appointment of contractor. Request for Officer Executive Decision
Structural Repairs & Refurbishment – 33, 35 & 37 Underleys, Beer	Planned Works & Climate Change Manager	Appointment of contractor. Request for Officer Executive Decision
Refurbishment of Flats, Langford Avenue, Honiton	Planned Works & Climate Change Manager	Appointment of contractor. Request for Officer Executive Decision
Refurbishment of 4no. Blocks of Flats, Arcot Park, Sidmouth	Planned Works & Climate Change Manager	Appointment of contractor. Request for Officer Executive Decision

Key Decision	Portfolio (Lead Officer)	Documents to be considered before Cabinet take decision	Date of Cabinet meeting	Part A = Public meeting Part B = private
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Refurbishment & Extension of 1 School Lane, Newton Popleford	Planned Works & Climate Change Manager	Appointment of contractor. Request for Officer Executive Decision
Internal Adaptations to various properties	Planned Works & Climate Change Manager	Appointment of contractor. Request for Officer Executive Decision
LAD 1 Completion – Heating & Fabric Upgrades	Planned Works & Climate Change Manager	Appointment of contractor. Request for Officer Executive Decision
Upgrade of Peazen Flats, Beer	Planned Works & Climate Change Manager	Appointment of contractor. Request for Officer Executive Decision
Internal Adaptations Q2-25	Planned Works & Climate Change Manager	Appointment of contractor. Request for Officer Executive Decision
Radon Testing and Mitigation Contract for the Compliance Department	Compliance Surveyor	Appointment of contractor. Request for Officer Executive Decision

Key Decision	Portfolio (Lead Officer)	Documents to be considered before Cabinet take decision	Date of Cabinet meeting	Part A = Public meeting Part B = private
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Disposal of HRA asset in Axminster	Assistant Director - Programme, Development & Investment	Part B
Disposal of HRA asset in Upottery	Assistant Director - Programme, Development & Investment	Part B

pages 4

Officer Decisions to enter into Contract

Recycling and Waste: - MRF/Baling Plant Refurbishment/Site Compliance - vehicle refurbishment programme	Assistant Director StreetScene	
Seaton Wetlands southern expansion and habitat creation project – HLF bid over £100K	Countryside Manager	EOI by January/Feb 2025 TBC
Radon Testing & Mitigation	Compliance Manager	
Electrical Testing and remedials	Compliance Manager	

Key Decision	Portfolio (Lead Officer)	Documents to be considered before Cabinet take decision	Date of Cabinet meeting	Part A = Public meeting Part B = private
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East Devon National Landscape HLF Open Programmes bid for Landscape Connections project	East Devon NL Manager	EOI Dec 2024	Recycling & Waste – Green Waste Narrow Access Vehicle purchase.	Assistant Director StreetScene	
Phear Park and The Green Resurfacing Works	Assistant Director StreetScene				

Key Decision	Portfolio (Lead Officer)	Documents to be considered before Cabinet take decision	Date of Cabinet meeting	Part A = Public meeting Part B = private
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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted