

Agenda for Strategic Planning Committee Tuesday, 2nd September, 2025, 10.00 am

Members of Strategic Planning Committee

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

Venue: Council Chamber, Blackdown House, Honiton

Contact: Wendy Harris;

01395 517542; email wendy.harris@eastdevon.gov.uk

(or group number 01395 517546)

Friday, 22 August 2025; Reissued: Friday, 29 August 2025



East Devon District Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
EX14 1EJ

DX 48808 HONITON

Tel: 01404 515616

www.eastdevon.gov.uk

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

1 Minutes of the previous meeting (Pages 4 - 13)

Minutes of the Strategic Planning Committee meeting held on 8 July 2025.

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 are no items which officers recommend should be dealt with in this way.

7 Newton Poppleford Settlement Boundary (Pages 14 - 20)

This report follows a resolution at Council on 16 July 2025 where it was resolved that Strategic Planning Committee be asked to reconsider the proposed settlement boundary for Newton Poppleford.

- 8 East Devon Local Plan - consideration of potential plan changes to allocations (Pages 21 - 74)

Public speaking for this item has been limited to no more than 2 speakers on any one site.

The items below will not be considered before 1pm

- 9 East Devon Local Plan - Coastal Change Management Areas (CCMAs) (Pages 75 - 96)

This report sets out information and recommendations in respect of where Coastal Change Management Areas (CCMAs) are defined.

- 10 East Devon Local Plan - Gypsy and Traveller Accommodation (Pages 97 - 104)

This report sets out information and recommendations in respect of the accommodation needs of the gypsy and traveller communities given that one of the sites proposed in the first Regulation 19 plan is no longer considered to be available/suitable for allocation.

- 11 East Devon Local Plan - Duty to Co-operate (Pages 105 - 116)

This report summarises duty to co-operate considerations and highlights the need for continued work in a number of key areas and summarises the current position in each case and identifies key actions needed.

- 12 East Devon Local Plan - policy for wind farms and turbines (Pages 117 - 120)

This report sets out further information on policy options for addressing proposals for wind turbines and wind farms in East Devon.

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

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

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

[Decision making and equalities](#)

For a copy of this agenda in large print, please contact the Democratic Services Team on 01395 517546