

Report to: **Strategic Planning Committee**



Date of Meeting 5 May 2026

Document classification: Part A Public Document

Exemption applied: None

Review date for release Not applicable

East Devon Local Plan – Progress update report

Report summary:

This report provides an update on progress of the East Devon Local Plan. We had hoped that at this committee meeting we would be seeking committee endorsement for Submission for Examination. However, due to ongoing work streams, to include in respect of air quality concerns on the Pebblebed Heaths, the water cycle study and responding to increased traffic impacts on the trunk roads and specifically the M5 Motorway and its junctions this has not been possible. We would advise that we now plan to bring a report to committee later in the year seeking approval for Submission. What we do report on through this committee report, however, is feedback on the 2nd round of Regulation 19 plan consultation.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

- 1 That Strategic Planning Committee note the content of this report to specifically include the intent to bring a further report to this committee, later in 2026, recommending the Submission of the plan for Examination.
- 2 That Strategic Planning Committee note the consultation feedback report on the 2nd stage of Regulation 19 consultation.

Reason for recommendation:

To update on local plan progress and advise on consultation feedback.

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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

There are no specific matters to highlight other than to note that the local plan will, at Submission, be supported by an equalities impact assessment.

Climate change Low Impact

Risk: Low Risk; In reporting for information on local plan progress there are no specific risks considerations to report on/highlight.

Links to background information Links to background documents 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
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1 Introduction

- 1.1 Committee will recall past work and the substantive progress that has been made on the local plan. A summary of past committee meetings is set out in Appendix 1 to this report - East Devon Local Plan – Where are we and how did we get here? Members will see that the committee has met on over 60 occasions to consider aspects of the Local Plan and its evidence base amounting to hundreds of hours of committee time in public session.
- 1.2 Committee will be aware that at this committee meeting the intent was that we would be seeking approval for the plan to be submitted for Examination. Unfortunately, due to the need to complete various ongoing work streams this has not been possible.
- 1.3 As a consequence, we are now proposing that Submission of the plan be delayed until later in 2026. We had previously reported that the transitional arrangements in the National Planning Policy Framework published in December 2024 meant that the plan had to be submitted by June 2026 to benefit from the transitional arrangements. These arrangements included provision to plan for 80% of the housing requirement figure under the new standard method included within that version of the NPPF and the ability to have the plan examined under the previous version of the NPPF. There had been some uncertainty over these provisions in recent months as MHCLG increasingly advised that plans could be submitted under these provisions until the end of 2026. This has now been clarified through publication of regulations under the Levelling-up and Regeneration Act 2023. Under transitional arrangements for plan making we have until 31 December 2026 to submit, but we would very much hope to do so sooner than this.

2 The 2nd round of Regulation 19 consultation

2.1 What we are able to report on is the completion of the 2nd round of Regulation 19 consultation. Committee will be aware that this consultation ran from Friday 28 November 2025 until Monday 26 January 2026 and highlighted changes to the plan from the first round of Regulation 19 consultation.

3 A feedback report for the second stage of Regulation 19 consultation includes the following summary:

The second Regulation 19 consultation on the East Devon Local Plan ran from Friday 28th November 2025 until Monday 26th January 2026 and invited representations on changes made since the previous publication stage. The consultation generated substantial engagement across strategic policies, settlement strategies, site allocations and development management policies.

Although the consultation was intended to focus on amendments made to the draft plan since the previous Regulation 19 stage, the vast majority of respondents chose to comment on the full content of the Local Plan. This broader approach to representations is therefore reflected throughout this report.

- Volume and Focus of Responses – As with the first regulation 19 consultation, the greatest volume of representations related to place based policies, particularly SD01 (Exmouth), which received over 1,700 responses overall. Within this chapter, individual site allocations attracted particularly high levels of engagement. Issues raised focused primarily on environmental constraints, infrastructure capacity, access, and deliverability.
- Housing Strategy - Housing provision remained a key issue across the consultation. SP02 (Levels of future housing development) attracted around 70 responses, with representations focusing on the overall housing requirement, the use of transitional arrangements, the stepped trajectory and reliance on later stage delivery. Related housing policies, including affordable housing, accessibility and self build requirements, also generated a significant number of responses.
- Spatial Strategy and Settlement Hierarchy - SP01 (Spatial Strategy) received around 45 responses, addressing the distribution of growth between the West End, towns and villages, and the role of individual settlements within the hierarchy. While the overall spatial approach attracted support, concerns were raised regarding the scale of growth in certain locations and the classification of specific settlements.
- Infrastructure and Viability - Key issues included water supply and wastewater capacity, transport impacts, health and education provision, and the timing and enforceability of infrastructure delivery. Viability concerns were also raised in relation to affordable housing, climate change policies and biodiversity net gain.
- Environmental Protection - Environmental policies generated sustained interest, particularly flooding, biodiversity, habitats and landscape protection. Flood related policies (AR01 and AR02) received over 20 responses collectively, while PB05 (Biodiversity Net Gain) alone attracted over 30 representations, focused on justification, viability impacts and consistency with national requirements.

- Sustainability Appraisal and Legal Compliance - A number of representations raised concerns with the Sustainability Appraisal, including the assessment of reasonable alternatives, consistency with site selection evidence and the application of mitigation principles.
- Neighbourhood Plans and Community Engagement - Some respondents raised concerns regarding the role of neighbourhood plans within the spatial strategy and the clarity and accessibility of consultation materials, with calls for greater transparency in how representations have informed revisions to the plan.
- Areas of Support - Support was expressed for the plan's overall objectives, including its emphasis on sustainable development, climate action and infrastructure led growth. A number of development management policies received support in principle, particularly those relating to design quality, green infrastructure, heritage and biodiversity protection. Several site allocations were also supported by landowners and developers as deliverable and capable of meeting identified needs.
- Comments on Changes Made to the Plan - A smaller but identifiable proportion of representations commented directly on changes made to the draft Local Plan since the previous Regulation 19 consultation. These comments focused mainly on site deletions or modifications, strengthened policy wording, and clarificatory amendments. Several respondents, including statutory bodies such as Historic England, National Highways and Devon County Council, explicitly supported the removal of individual site allocations where this was considered to address earlier concerns. Elsewhere, statutory consultees noted that revised wording—particularly in relation to heritage, archaeology and infrastructure—had resolved or partially addressed previous objections, while a small number of respondents identified improved clarity where additional wording had been introduced.

3.1 The full feedback report is available at Appendix 1.

3.2 It is highlighted that at the 2nd stage of Regulation 19 consultation we had explicitly sought comment on changes made to the plan since the first stage of consultation. Whilst comments on changes did feature in some representations, from some respondents, there were a great many comments that were not on changes but were in respect of overarching plan content, specifically comments (objections) to a number of sites allocated for development. Even though there were repetitions (to a lesser or greater extent) the feedback report reports on these as well as comments on changes.

3.3 It is not envisaged that further changes to the plan be made at this stage in response to the comments received. The plan has reached a stage of production where comments should and, where previously known, have been considered at earlier stages of plan production. Changes to the plan at this stage would require going back a stage and further consultation. In reality the comments made through the latest consultation should inform the examination of the plan and be considered through that mechanism.

4 On-going evidence and assessment work

4.1 The reason that we are not yet in a position to submit the plan for Examination is that there are still some ongoing evidence and assessment work that need completing. Key tasks and work areas are summarised below.

- 4.2 **West End focussed transport assessment** – given the scale of growth proposed in the West End of the district there has been a long-standing recognition for the need to address traffic congestion matters. Despite the inclusion of a range of sustainable travel measures, and the vision for high levels of internal trips at Marlcombe, traffic modelling shows adverse residual impacts on the road network in the area. There are particular concerns at the M5 and its junctions 29 and 30, the A30 Airport junction, and Clyst St Mary roundabout and the A3052/A376 approach to M5 J30. Technical assessment work has indicated that improvements are required at the A30 Airport junction to access Marlcombe. Work is ongoing, but all parties are confident that it will be possible with some comparatively modest changes/improvements at Junction 30 on the M5 to address congestion concerns for the time span of the local plan, up to 2042 and specifically to accommodate 3,300 dwellings at Marlcombe (as set out in plan policy).
- 4.3 Beyond 2042 and beyond 3,300 homes at Marlcombe will require further assessment and extra work which is ongoing. More significant changes to the physical road infrastructure and/or enhancements to walking, cycling and public transport will be required. Potential transport infrastructure improvements are part of ongoing, regular discussions with National Highways, Devon County Council, adjoining districts in the area, Network Rail, and train operators.
- 4.4 **Marlcombe viability testing** –Consultants have undertaken viability testing at and for Marlcombe to support the local plan and wider viability work. This has been prepared in parallel with an outline business case for the town to support an application for a Development Corporation to oversee and co-ordinate its delivery as previously reported to Cabinet. The work highlights that the previously stated aspiration for 40% affordable housing at the town is not achievable without significant grant funding. In light of this the plan will ultimately need to specify a minimum level of affordable housing (without grant funding) that would be a requirement. Given the advanced stage of plan production this would have to be put forward to the examination as a proposed main modification to the plan. Once the viability work is completed and available it will be reported to the committee with a recommendation for how this change is taken forward.
- 4.5 **Playing pitch and outdoor sports strategy** – on behalf of the Council and partners Strategic Leisure Limited have produced a new Playing pitch and outdoor sports strategy for East Devon. The strategy assesses the quality of existing provision and need for new provision, including in respect of need generated from local plan projected housing development. Whilst this strategy does not have fundamental impacts on the local plan or policy it will form supporting background evidence and also, amongst other matters, provides a policy framework to help secure pitch provision and enhancement against developments coming forward. As a wider corporate strategy this will be reported to the Council's Leisure Delivery Forum and then Cabinet in due course and will then be added to the evidence base to the Local Plan.
- 4.6 **Air quality impacts at the Pebblebed Heaths** – earlier assessment work has indicated that with extra development there will be more petrol and diesel vehicles on roads crossing the Pebblebed Heaths which is designated in the highest tier of wildlife

sites in England. The emissions from extra vehicles diesel and petrol vehicles, in the absence of mitigation, will lead to unacceptable biodiversity impacts.

- 4.7 Initial assessment work indicated the scale of the impacts to be very significant but at the time of writing further modelling work is nearing completion. This work includes revised assumptions including greater levels of electric vehicle uptake and use in-line with more recent national projections. With more electric vehicles (and fewer petrol and diesel) emissions fall and adverse impacts are lower. Initial suggestions from the consultant team are that the projected impacts from development have reduced as a result of this further modelling but at the time of writing officers are awaiting further feedback from the consultant team. A verbal update will be provided at the meeting.
- 4.8 **River Axe nutrient mitigation strategy** – there has been considerable time and effort already put into establishing means and mechanisms to deliver nutrient neutrality in respect of the mitigating impacts that new development would otherwise have on the River Axe Special Area of Conservation. This work has, however, not been pulled fully together into a single mitigation strategy, as needed to support local plan policy. The required new strategy is now nearing completion and will need to be ready by the time of plan submission. It will reflect the strategy set out in a successful bid to government for funding to deliver mitigation projects which has previously been reported to the committee.
- 4.9 **Water Cycle Study** –Further to the report to the committee meeting on the 3rd March officers continue to work with the consultants and the various agencies to agree a common understanding of the position on water infrastructure in the district. As previously reported the plan has been prepared alongside this emerging work and so it has informed the development strategy, and it is not envisaged that any changes to the plan will result from this work. It is however important to have an evidence base on water infrastructure that is agreed particularly with the statutory consultees where possible. A meeting with the consultants and Environment Agency to discuss these issues is arranged for later in the week of the committee meeting having unfortunately been delayed due to the limited availability of EA colleagues. It is hoped that this meeting will enable agreement to be reached on further work needed to complete a final version of the Water Cycle Study and timelines for doing so. Members will be kept advised of progress.
- 4.10 **Habitat Regulations Assessment** – local plans need to be subject to and informed by Habitat Regulation Assessment work. Earlier assessment work had identified specific need for further evaluation in respect of Pebblebed Heaths air quality and the River Axe Nutrient mitigation strategy, though also with some considerations relating to the water cycle study. The satisfactory completion of relevant assessments will allow for finalisation of the Habitat Regulation Assessment work and all being well with enable conclusions to be drawn that outstanding concerns are addressed.

5 Legal considerations in respect of plan submission deadlines

- 5.1 We had been working to a June 2026 as a submission date for the plan as under previous transitional arrangements, noting England is moving from the existing local plan making regime to a new one, there was some concern over possible ambiguity over the deadline to be met. There is, however, now clarity over the Submission deadline being 31 December 2026. Schedule 1, Regulation 4(4) in the [Levelling-up and Regeneration Act 2023 \(Commencement No. 11 and Saving and Transitional Provisions\) Regulations 2026](#) states we can submit the Local Plan by 31 December 2026. This date position is further clarified in paragraph 5.7 of [Explanatory Memorandum to The Town and Country Planning \(Local Planning\) \(England\) Regulations 2026](#) which confirms we have until 31 December 2026.

6 A new Local Development Scheme and conclusions

- 6.1 Whilst we have an absolute deadline to submit we would highlight a preference to do so earlier rather than later and would hope that this is achievable in the summer or autumn of 2026. We will keep committee informed on the progress of work.
- 6.2 We would highlight, however, that our latest [Local Development Scheme](#) (our plan for plan making) was approved in October 2025 and it is now out of date and will need refreshing. Once we have clarity of when submission can be achieved, we will bring a new Local development Scheme to committee for approval.
- 6.3 Assuming a plan submission later in 2026 we would expect adoption to be in 2028. Adoption in 2028, assuming Local Government Reorganisation goes ahead to scheduled timelines, may place the plan in the control of a superseding authority. It is, however, common and standard practice for new authorities coming into existence to carry forward plans from the authorities they supersede.

7 Duty to co-operate update

- 7.1 Members may be aware that the legal 'duty to co-operate' has recently been abolished (when the Town and Country Planning (Local Planning) (England) Regulations 2026 were enacted on 25/03/2026). However, the NPPF stresses the need to maintain effective co-operation throughout plan preparation on cross boundary issues, delivering an appropriate strategy and infrastructure planning. We are therefore continuing to prepare a co-operation statement and statements of common ground with relevant parties to support the submission of the plan and help to demonstrate that it is sound. These will be updated versions of the documents that supported the second Regulation 19 consultation ([CSD-10](#)).
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Financial implications:

There are no direct financial implications identified within the report. (AB-21/04/2026)

Legal implications:

The legal issues have been identified within the report. (DH/002533-23/04/2026)

Appendix 1 - East Devon Local Plan – Where are we and how did we get here?

How did we get here?

Below is a table showing the key reports considered by SPC and the decisions made that have informed production of the Local Plan to date.

| SPC Meeting Date | Hyperlink to agenda | Key reports/decisions (Note- from 7 th Sept 2021 up to and including the 7 th October 2022 meetings were consultative) |
|--------------------------------|---|--|
| 20 th October 2020 | Agenda for Strategic Planning Committee on Tuesday, 20th October, 2020, 2.00 pm - East Devon | <ul style="list-style-type: none"> Members considered a review of the current Local Plan and concluded it is out of date. Agree to commence production of a new Local Plan. Agree to produce a new non-statutory joint strategy with Exeter, Teignbridge and Mid-Devon following the demise of GESP. |
| 15 th December 2020 | Agenda for Strategic Planning Committee on Tuesday, 15th December, 2020, 2.00 pm - East Devon | <ul style="list-style-type: none"> Members agreed to consult on an issues and options document to define scope of the new Local Plan and seek views on key issues and options. Agree approach to site identification and the HELAA process Agree to run a call for sites alongside the Issues and Options consultation in Jan/Feb '21 Agreed scoping report for the sustainability appraisal to also be consulted on. Recommended to cabinet a budget of £300k for work on the new community proposals over next 3 years. |
| 30 th March 2021 | Agenda for Strategic Planning Committee on Tuesday, 30th March, 2021, 2.00 pm - East Devon | <ul style="list-style-type: none"> Members considered an urban capacity study carried out for the larger towns noting that it yielded a supply of only 766 homes (i.e. less than 1 years housing land supply) and that these could come forward as windfall sites. The limited capacity within the existing built up areas was noted as was the need to find land outside of these areas to meet future development needs. |

| SPC Meeting Date | Hyperlink to agenda | Key reports/decisions (Note- from 7 th Sept 2021 up to and including the 7 th October 2022 meetings were consultative) |
|-----------------------------|--|---|
| 27 th April 2021 | Agenda for Strategic Planning Committee on Tuesday, 27th April, 2021, 2.00 pm - East Devon | <ul style="list-style-type: none"> • Members received an initial feedback report on the issues and options consultation. Key findings include: <ul style="list-style-type: none"> -Two thirds of respondents were supportive of the plan objectives -Wide support for net zero carbon requirement -Clear support for housing for all stages of life, jobs growth in all sectors, good design, protecting heritage and natural environment • Members agreed to producing a single Local Plan covering all key policy matters • Agreed objectives for the new Local Plan • Agreed that the Council Plan Vision inform the vision for the new Local Plan • Agreed that site developers and promoters be engaged in plan production through presentations at SPC |
| 22 nd June 2021 | Agenda for Strategic Planning Committee on Tuesday, 22nd June, 2021, 10.00 am - East Devon | <ul style="list-style-type: none"> • Members received details of the sites submitted in the various call for sites up to this point including maps showing their locations. • Members agreed amendments to the HELAA methodology that had previously been agreed under GESP. • Members agreed a topic paper on employment provision that set out current evidence and the further evidence needed as well as a number of key concepts to incorporate into the employment strategy of the plan. • A topic paper on Housing policy matters was agreed that set out the evidence requirements, highlighted key issues and Members agreed to not challenge the government standard method for calculating housing need. • A topic paper considering issues around the distribution of development and the need for |

| SPC Meeting Date | Hyperlink to agenda | Key reports/decisions (Note- from 7 th Sept 2021 up to and including the 7 th October 2022 meetings were consultative) |
|--------------------------------|---|--|
| | | a western quadrant focused approach due to constraints elsewhere was noted. |
| 20 th July 2021 | Agenda for Strategic Planning Committee on Tuesday, 20th July, 2021, 2.00 pm - East Devon | <ul style="list-style-type: none"> Members considered a draft of the Role and Function of Settlement study which set out the 4 tiers of settlements and endorsed its use to inform plan production |
| 7 th September 2021 | Agenda for Strategic Planning Committee on Tuesday, 7th September, 2021, 2.00 pm - East Devon | <ul style="list-style-type: none"> Members agreed a report setting out a structure for the Local Plan and proposing that Members consider a working draft in December 2021. The constitution and role of the HELAA panel was agreed. Members considered a topic paper on town centres and an approach to policies to widen the role of town centres and enhance them. A topic paper on bio-diversity policies and bio-diversity net gain was presented and Members endorsed seeking a net gain of at least 20%. A topic paper on landscape policies was presented and a series of actions and proposed policy principles were endorsed. |
| 5 th October 2021 | Agenda for Strategic Planning Committee on Tuesday, 5th October, 2021, 2.00 pm - East Devon | <ul style="list-style-type: none"> Members endorsed a final draft of the Role and Function of Settlements work including the settlement hierarchy. Members considered a report on principles for drawing settlement boundaries and sought a further report setting out options for a criteria based policy on development adjacent to settlements. A topic paper on the importance of health and considerations was endorsed to inform plan production. Members noted a report on the on-going work to gather evidence and develop policies for sport and recreation. |
| 9 th November 2021 | Agenda for Strategic Planning Committee on | <ul style="list-style-type: none"> A topic paper on coastal change was noted and agreed to inform policy making. |

| SPC Meeting Date | Hyperlink to agenda | Key reports/decisions (Note- from 7 th Sept 2021 up to and including the 7 th October 2022 meetings were consultative) |
|--------------------------------|---|--|
| | Tuesday, 9th November, 2021, 2.00 pm - East Devon | <ul style="list-style-type: none"> • A topic paper on approaches to tackling the climate emergency was noted. |
| 14 th December 2021 | Agenda for Strategic Planning Committee on Tuesday, 14th December, 2021, 9.30 am - East Devon | <ul style="list-style-type: none"> • Members considered a working draft of the Local Plan and provided comments through a series of straw polls. |
| 11 th January 2022 | Agenda for Strategic Planning Committee on Tuesday, 11th January, 2022, 9.30 am - East Devon | <ul style="list-style-type: none"> • Members gave further consideration to a working draft of the Local Plan and provided comments through a series of straw polls. |
| 25 th January 2022 | Agenda for Strategic Planning Committee on Tuesday, 25th January, 2022, 9.30 am - East Devon | <ul style="list-style-type: none"> • Members heard a series of presentations from site developers and promoters of sites that had a mid-range score in officers initial assessment. |
| 26 th January 2022 | Agenda for Strategic Planning Committee on Wednesday, 26th January, 2022, 10.00 am - East Devon | <ul style="list-style-type: none"> • Members heard a series of presentations from site developers and promoters of sites that had a mid-range score in officers initial assessment. |
| 8 th February 2022 | Agenda for Strategic Planning Committee on Tuesday, 8th February, 2022, 9.30 am - East Devon | <ul style="list-style-type: none"> • Members gave further consideration to a working draft of the Local Plan and provided comments through a series of straw polls. |
| 22 nd February 2022 | Agenda for Strategic Planning Committee on Tuesday, 22nd February, 2022, | <ul style="list-style-type: none"> • Members agreed a revised timetable for plan production that would see a draft plan consulted on in Autumn 2022. |

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|----------------------------|--|--|
| | 9.30 am - East Devon | <ul style="list-style-type: none"> Members gave further consideration to a working draft of the Local Plan and provided comments through a series of straw polls. Members noted that there was a significant element of housing need for which suitable sites had not been identified. A series of options for addressing this including strategic growth at tier 4 settlements including Whimble and Feniton were discussed but no favoured option emerged. Members requested that a report on a potential further call for sites be brought to the committee to potentially increase the pool of sites. |
| 8 th March 2022 | Agenda for Strategic Planning Committee on Tuesday, 8th March, 2022, 2.00 pm - East Devon | <ul style="list-style-type: none"> As requested by Members a report including options for expanding the settlement hierarchy was considered but ultimately it was decided not to do so. As requested by Members a report on a further call for sites was considered and endorsed to be carried out in the spring. |
| 5 th April 2022 | Agenda for Strategic Planning Committee on Tuesday, 5th April, 2022, 10.00 am - East Devon | <ul style="list-style-type: none"> Members endorsed a proposed methodology for defining settlement boundaries. |
| 3 rd May 2022 | Agenda for Strategic Planning Committee on Tuesday, 3rd May, 2022, 2.00 pm - East Devon | <ul style="list-style-type: none"> Members received an interim HELAA report including assessment of sites submitted in the 2017 and 2021 call for sites. |
| 12 th July 2022 | Agenda for Strategic Planning Committee on Tuesday, 12th July, 2022, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered an update on plan production and noted the proposed criteria for further site assessment work. Members were advised that around 150 sites had been submitted in the 2022 call for sites but many were resubmissions from previous calls. |

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|---------------------------------|---|---|
| | | <ul style="list-style-type: none"> Members were advised that the additional sites could not be taken to a HELAA panel until August/September with a final HELAA report to come to committee asap after that. |
| 9 th August 2022 | Agenda for Strategic Planning Committee on Tuesday, 9th August, 2022, 9.30 am - East Devon | <ul style="list-style-type: none"> Members heard presentations from developers and site promoters for sites in and around the tier 1 and 2 settlements. Members considered officers assessments of the sites at tier 1 and 2 settlements. These included initial assessments of sites submitted in the Spring 2022 call for sites where appropriate. |
| 6 th September 2022 | Agenda for Strategic Planning Committee on Tuesday, 6th September, 2022, 9.30 am - East Devon | <ul style="list-style-type: none"> Following comments by Members about potential to accommodate more homes on brownfield sites in Exmouth a report was presented which identified the significant constraints of Exmouth town centre particularly flooding which would prevent new homes in these locations. Members gave further consideration to officers assessments of the sites at tier 1 and 2 settlements and endorsed all of the preferred sites and 2nd choice sites for public consultation. |
| 29 th September 2022 | Agenda for Strategic Planning Committee on Thursday, 29th September, 2022, 9.30 am - East Devon | <ul style="list-style-type: none"> Members heard presentations from developers and site promoters for sites in and around the tier 3 and 4 settlements. Members considered officers assessments of the sites at tier 3 and 4 settlements. These included initial assessments of sites submitted in the Spring 2022 call for sites where appropriate. Members endorsed all of the preferred sites and 2nd choice sites for public consultation. |
| 4 th October 2022 | Agenda for Strategic Planning Committee on Tuesday, 4th October, 2022, 9.30 am - East Devon | <ul style="list-style-type: none"> Members agreed a draft consultation strategy with the service lead agreeing to bring a report to the 1st November meeting setting out options and resourcing implications of face to face consultation events. |
| 7 th October 2022 | Agenda for Strategic Planning | <ul style="list-style-type: none"> Members endorsed the draft local plan subject to agreed refinements to be |

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|--------------------------------|--|--|
| | Committee on Friday, 7th October, 2022, 9.30 am - East Devon | <p>presented and other updates to be presented at 1st November SPC.</p> <ul style="list-style-type: none"> Members resolved that consultation would not specify a level of growth in Feniton and Whimble but would instead seek views on the appropriate scale of growth and ask respondents to rank the site options in order of preference. |
| 1 st November 2022 | Agenda for Strategic Planning Committee on Tuesday, 1st November, 2022, 9.30 am - East Devon | <ul style="list-style-type: none"> Members heard presentations from developers and site promoters for sites in the west end of the district. Members considered a report assessing the 3 options for a new community and resolved to consult on this work as part of the draft plan consultation with option 1 identified as a preferred option and options 2 and 3 as alternatives. Members considered a final HELAA report and agreed for this to be published as part of the evidence for the draft plan. Members considered an amended and updated version of the draft Local Plan further to discussion at 7th October meeting and agreed it for consultation as well as agreeing the timescale for the consultation and details of face to face events. |
| 14 th February 2023 | Agenda for Strategic Planning Committee on Tuesday, 14th February, 2023, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered a report on the Economic Development Needs Assessment which details the employment land needs for the district and agreed for this to be used as evidence for the local plan. |
| 7 th March 2023 | Agenda for Strategic Planning Committee on Tuesday, 7th March, 2023, 10.00 am - East Devon | <ul style="list-style-type: none"> Members received an initial feedback report on the draft local plan consultation which highlighted key headlines of comments received through commonplace. Members considered a report on neighbourhood plan area housing requirements highlighting the requirement to give a requirement figure for housing in all neighbourhood plan areas and the options for a methodology to achieve this. |

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|--------------------------------|--|--|
| 9 th June 2023 | Agenda for Strategic Planning Committee on Friday, 9th June, 2023, 10.00 am - East Devon | <ul style="list-style-type: none"> Members received a report setting out the current position on the local plan and future work to be completed. The report also highlighted a change to the Council's housing requirement figure which now stands at 910 homes per year. |
| 21 st July 2023 | Agenda for Strategic Planning Committee on Friday, 21st July, 2023, 10.00 am - East Devon | <ul style="list-style-type: none"> Members reviewed a feedback report on the first Reg 18 consultation on the Local Plan Members resolved that they receive a report on the risks with presenting a case that there are fundamental constraints in the district that mean that it cannot accommodate future housing needs in their entirety. |
| 5 th September 2023 | Agenda for Strategic Planning Committee on Tuesday, 5th September, 2023, 10.00 am - East Devon | <ul style="list-style-type: none"> Members received a report on housing numbers and the issues associated with meeting the requirements of the standard method housing need. The report also considers experience elsewhere and the constraints of the district. Members resolved to continue work on the local plan and provide sufficient housing to meet the government standard method. Members considered a report on the work programme for the new local plan and the implications of the Levelling up and Regeneration Bill in terms of deadlines for plan submission and adoption under the current system. A report on achieving suitable mitigation to deliver nutrient neutrality for developments in the River Axe catchment was considered. An update report on gypsy and traveller provision in the district was considered. A duty to co-operate update was considered. |
| 3 rd October 2023 | Agenda for Strategic Planning Committee on Tuesday, 3rd October, 2023, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered a report on the methodology for designating green wedges in the new Local Plan seeking amendments to the proposed approach to be brought to a future meeting. |
| 31 st October 2023 | Agenda for Strategic Planning Committee on Tuesday, 31st October, 2023, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered an addendum to the consultation feedback report for the Reg 18 consultation. A report on the timetable for plan making a new LDS was presented. Members considered a report on a new vision for the local plan which was deferred for consideration in Jan 2024. |

| SPC Meeting Date | Hyperlink to agenda | Key reports/decisions (Note- from 7 th Sept 2021 up to and including the 7 th October 2022 meetings were consultative) |
|--------------------------------|--|---|
| 5 th December 2023 | Agenda for Strategic Planning Committee on Tuesday, 5th December, 2023, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered an options appraisal for a new community to be allocated in the Local Plan resolving that option 1 was favoured. |
| 9 th January 2024 | Agenda for Strategic Planning Committee on Tuesday, 9th January, 2024, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered and agreed a revised vision for the new Local Plan Members considered an updated timetable for plan production |
| 13 th February 2024 | Agenda for Strategic Planning Committee on Tuesday, 13th February, 2024, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered a report on the designation of Green Wedges but did not agree that these were in accordance with Members wishes and a review of the approach was proposed. A report on designated neighbourhood area housing requirements was considered and Members agreed a preferred approach to this for consultation. |
| 5 th March 2024 | Agenda for Strategic Planning Committee on Tuesday, 5th March, 2024, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered an updated report on the timetable for the local plan. Members considered 13 additional potential housing sites that had been submitted late into the process and agreed some of them for inclusion. Members received a topic paper on town centres, retail and the sequential test An update on the playing pitch strategy was provided. |
| 12 th March 2024 | Agenda for Strategic Planning Committee on Tuesday, 12th March, 2024, 10.00 am - East Devon | <ul style="list-style-type: none"> Members agreed to set up a Local Plan Member Working Group Members considered and agreed potential employment sites for consultation as an addendum Reg 18 consultation Members considered the designated neighbourhood area housing requirements Members considered coastal preservation area policy boundaries for inclusion in the local plan |
| 2 nd April 2024 | Agenda for Strategic Planning Committee on Tuesday, 2nd April, 2024, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered a report on the merits of seeking a green belt designation in the west end of East Devon as previously requested by the committee and agree not to take this forward in this plan. |

| SPC Meeting Date | Hyperlink to agenda | Key reports/decisions (Note- from 7 th Sept 2021 up to and including the 7 th October 2022 meetings were consultative) |
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| 30 th April 2024 | Agenda for Strategic Planning Committee on Tuesday, 30th April, 2024, 10.00 am - East Devon | <ul style="list-style-type: none"> • Members agreed to consult on an addendum Reg 18 consultation covering: <ul style="list-style-type: none"> Ø Designated Neighbourhood Area housing requirements Ø Potential additional housing allocations sites Ø Town centre retail boundaries Ø Proposed employment sites for allocation Ø Coastal Preservation Areas • Members agreed green wedge boundaries to be included in the plan for consultation. • Members agreed proposed changes to the clyst valley regional park for inclusion in the local plan • Members noted the level Strategic Flood Risk Assessment work |
| 4 th June 2024 | Agenda for Strategic Planning Committee on Tuesday, 4th June, 2024, 10.00 am - East Devon | <ul style="list-style-type: none"> • Members agreed an approach to committee consideration of the proposed sites for allocation in the local plan • Members agreed an approach to identifying and considering major developments in the National Landscapes |
| 15 th July 2024 | Agenda for Strategic Planning Committee on Monday, 15th July, 2024, 10.00 am - East Devon | <ul style="list-style-type: none"> • Members considered an updated local plan timetable • Members considered a report on the approach to achieving zero carbon development in the local plan • Members considered the approach to solar and wind farms in the local plan. |
| 6 th August 2024 | Agenda for Strategic Planning Committee on Tuesday, 6th August, 2024, 10.00 am - East Devon | <ul style="list-style-type: none"> • Members considered a report on the implications of planning reforms on the local plan work programme. It was agreed to progress plan production under the proposed transitional arrangements of the draft new NPPF. |
| 3 rd September 2024 | Agenda for Strategic Planning Committee on Tuesday, 3rd September, 2024, 10.00 am - East Devon | <ul style="list-style-type: none"> • Members considered a report on the housing requirement figure for the plan including discussion of an additional 10% supply headroom • Members considered potential site allocations in Exmouth, Lympstone, Woodbury, Exton, Budleigh Salterton, Otterton further to consideration by the working group, |
| 11 th September 2024 | Agenda for Strategic Planning Committee on Wednesday, 11th | <ul style="list-style-type: none"> • Members considered potential site allocation in Sidmouth, Sidbury, Newton Poppleford, Seaton, Colyton, Beer. Branscombe, |

| SPC Meeting Date | Hyperlink to agenda | Key reports/decisions (Note- from 7 th Sept 2021 up to and including the 7 th October 2022 meetings were consultative) |
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| | September, 2024, 10.00 am - East Devon | Uplyme further to consideration by the working group. |
| 20 th September 2024 | Agenda for Strategic Planning Committee on Friday, 20th September, 2024, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered potential site allocation in Honiton, Dunkeswell, Axminster, Kilmington, Musbury, Hawkchurch, Chardstock further to consideration by the working group. |
| 23 rd September 2024 | Agenda for Strategic Planning Committee on Monday, 23rd September, 2024, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered potential site allocation in Ottery St Mary, Tipton St John, West Hill, Payhembury, Plymtree, Broadhembury, Feniton further to consideration by the working group. |
| 1 st October 2024 | Agenda for Strategic Planning Committee on Tuesday, 1st October, 2024, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered potential site allocation in Clyst St Mary, Whimble and employment sites further to consideration by the working group. |
| 9 th October 2024 | Agenda for Strategic Planning Committee on Wednesday, 9th October, 2024, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered redrafts of Chapters of the local plan |
| 23 rd October 2024 | Agenda for Strategic Planning Committee on Wednesday, 23rd October, 2024, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered a report on the status of Upottery and Woodbury Salterton in the settlement Hierarchy as requested by the committee at a previous meeting. Members considered the Gypsy and Traveller Accommodation Assessment. Members considered redrafts of Chapters of the local plan |
| 29 th October 2024 | Agenda for Strategic Planning Committee on Tuesday, 29th October, 2024, 9.00 am - East Devon | <ul style="list-style-type: none"> Members considered a feedback report on the addendum Reg 18 consultation Members reconsidered a number of potential site allocations that had been 'moved on' from at previous meetings. |
| 1 st November 2024 | Agenda for Strategic Planning Committee on Friday, 1st November, 2024, | <ul style="list-style-type: none"> Reconvened from 29th October 2024 to continue to reconsider a number of potential site allocations that had been 'moved on' from at previous meetings. |

| SPC Meeting Date | Hyperlink to agenda | Key reports/decisions (Note- from 7 th Sept 2021 up to and including the 7 th October 2022 meetings were consultative) |
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| | 10.00 am - East Devon | |
| 5 th November 2024 | Agenda for Strategic Planning Committee on Tuesday, 5th November, 2024, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered redrafts of Chapters of the local plan |
| 22 nd November 2024 | Agenda for Strategic Planning Committee on Friday, 22nd November, 2024, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered redrafted policies for the designation of settlement boundaries and an evidence paper setting out the proposed boundaries which were agreed. Members considered redrafts of Chapters of the local plan Members considered a report on initial plan viability work |
| 29 th November 2024 | Agenda for Strategic Planning Committee on Friday, 29th November, 2024, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered a report setting out a proposed approach to reg 19 consultation and a proposed amendment to the Newton Poppleford settlement boundary as requested by Cabinet |
| 11 th December 2024 | Agenda for Strategic Planning Committee on Wednesday, 11th December, 2024, 9.00 am - East Devon | <ul style="list-style-type: none"> Members agreed the approach to the first Reg 19 consultation and some of the proposed content. |
| 4 th February 2025 | Agenda for Strategic Planning Committee on Tuesday, 4th February, 2025, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered a report summarising the changes in the new NPPF published December 2024 and the implications for plan making including the transitional arrangements. Members considered further documents for consultation at Reg 19 A new LDS was considered. |
| 19 th May 2025 | Agenda for Strategic Planning Committee on Monday, 19th May, 2025, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered the joint habitats mitigation strategy 2025-2030 An updated plan timetable was agreed. |
| 8 th July 2025 | Agenda for Strategic Planning Committee on Tuesday, 8th July, 2025, 10.00 am - East Devon | <ul style="list-style-type: none"> Members considered feedback from the first reg 19 consultation A new LDS was considered. |

| SPC Meeting Date | Hyperlink to agenda | Key reports/decisions (Note- from 7 th Sept 2021 up to and including the 7 th October 2022 meetings were consultative) |
|---------------------------------|---|---|
| 2 nd September 2025 | Agenda for Strategic Planning Committee on Tuesday, 2nd September, 2025, 10.00 am - East Devon | <ul style="list-style-type: none"> • Members reconsidered the settlement boundary for Newton Poppleford following a resolution of Council. • Members considered a report on those site allocations that had received the most objections through the Reg 19 consultation and resolved to retain them all apart from Honi_12 • Members considered gypsy and traveller accommodation needs • Members considered the approach to wind farms and turbines |
| 30 th September 2025 | Agenda for Strategic Planning Committee on Tuesday, 30th September, 2025, 10.00 am - East Devon | <ul style="list-style-type: none"> • Members considered a series of documents on Marlcombe new town that would form part of a second reg 19 consultation • Members considered proposed coastal change management areas following revisions to them in light of consultation feedback |
| 25 th November 2025 | Agenda for Strategic Planning Committee on Tuesday, 25th November, 2025, 10.00 am - East Devon | <ul style="list-style-type: none"> • Members agreed documents and the approach to a second reg 19 consultation |
| 3 rd March 2026 | Agenda for Strategic Planning Committee on Tuesday, 3rd March, 2026, 10.00 am - East Devon | <ul style="list-style-type: none"> • Members considered an update report on local plan production following completion of the 2nd Reg 19 consultation. • Members considered the Water Cycle Study and consultation responses to it received from statutory bodies. |