

Report to: Council

Date of Meeting 15th July 2026

Heading/Title: Local Development Scheme

Cabinet Member(s): Cllr Todd Olive

Director/Assistant Director: Andrew Wood/Ed Freeman

Author and Directorate: Ed Freeman – Place Directorate

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Key decision No

If a Key Decision has it appeared on Forward Plan: N/A

Document classification: Part A Public Document

Exemption applied: None

1. Background

- 1.1 Local plans need to be produced in accordance with and to a timescale set out in a document called a Local Development Scheme (LDS). Looking back to the previous published timescales there will be a small delay in the submission of the East Devon local plan for Examination and this has required a minor change to dates in the LDS, the existing one can be viewed at: [east-devon-lds-october-2025.pdf](#).
- 1.2 The new proposed LDS text forms Appendix 1 to this report. It has been necessary to change the LDS as the Submission of the local plan in (late) Spring 2026 has not been possible. The intent now is that submission will be in October 2026. With a slightly later submission date other plan making dates have been correspondingly pushed back. We would now expect adoption to be in 2028, with adoption potentially being by a successor authority (or authorities) to East Devon District Council.
- 1.3 The new proposed LDS will be considered by Strategic Planning Committee on 14th July 2026 where it is hoped that they will recommend adoption of the LDS to Council. Due to the limited time between the Strategic Planning Committee meeting and Council it is not possible to present the minutes of Strategic Planning Committee to Council until a later date. This separate report is included in the agenda so that the new LDS can be considered sufficiently in advance of Members being asked to consider submission of the

Local Plan later in the year. Members will be verbally updated on the debate at Strategic Planning Committee.

2. Recommendations/Decision

- 2.1 That Council adopt and publish the proposed new East Devon Local Development Scheme.

3. Reasons for Recommendations/Decision

- 3.1 To ensure that Members are aware of changes to the timetable for local plan production.
- 3.2 To comply with legislative requirements to have a published up to date Local Development Scheme.

4. Options

- 4.1 The only alternative option is to not adopt the proposed Local Development Scheme and propose a different timetable for Local Plan production. There are some limited alternatives to the proposed timeline for plan production. It is not feasible to submit the plan earlier than envisaged in the LDS as the workstreams referred to in this report will not be completed in time to achieve this. It is possible to submit the plan for examination later than envisaged but the transitional arrangements that we are working to require submission by the end of the year. Extending the timetable beyond the end of the year would involve revisiting much of the plan and incorporating the housing requirement under the new standard method for calculating housing needs which gives a markedly higher figure involving allocating thousands of additional homes in a revised plan. This is not considered to be an acceptable option.

5. Relevance to Council Plan/priorities

Set out how report links to the Council Plan/priorities:

- ☒ A supported and engaged community that has the right homes in the right places, with appropriate infrastructure
- ☒ A sustainable environment that is moving towards carbon neutrality and which promotes ecological recovery.
- ☒ A vibrant and resilient economy that supports local business, provides local jobs and leads to a reduction in poverty and inequality.
- ☒ A well-managed, financially secure and continuously improving council that delivers quality services

Indicate how the recommendations/decision contributes to the delivery of the Council Plan and its priorities

6. Financial Comments/Implications

6.1 There are no direct financial implications identified within the report. (AB-22/06/2026)

7. Legal Comments/Implications

7.1 There are no direct legal implications identified within the report. (DH-25/06/2026)

8. Risk Implications

Please complete the risk table – further guidance available on the [Intranet](#)

8.1 Set out a short description (narrative) of the Risks that may arise if the proposed decision and related work is not taken.

8.2 Include details of the Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks.

8.3 The risk section should also include the risks for all the options considered.

Activity/ plant/ materials etc	List significant hazards	People at risk	Assessment of Risk			Existing controls e.g. Safety procedures	What further action Is required to control/mitigate the risk?
			*Impact 1-4	*Likeli hood 1-4	Risk Score		
LDS not being updated or meeting legal requirem ents	Local plan production being delayed or the plan failing to meet legal tests and not being able to be adopted.	Anyone with an interest in planning matters in East Devon	3	1	3	Careful consideration to ensure we are compliant with legal requirements.	On-going checking and review of meeting legal requirements in all aspects of local plan making.

Local Plan production being delayed beyond the timescales set out in the LDS	Plan submission being delayed beyond the end of this year and falling outside of the transitional arrangements in the NPPF 2024.	All residents and visitors to East Devon	4	4	12	Production is at an advanced stage such that the plan can be submitted by the end of the year.	Continue to produce the plan in accordance with the timetable set out in the proposed LDS.
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*Impact – Major = 4 Serious = 3 Significant = 2 Minor = 1

*Likelihood – Very Likely = 4 Likely = 3 Unlikely = 2 Remote = 1

9. Equality Implications (Public Sector Equality Duty)

9.1 This relevance assessment aims to analyse gathered information for potential relevance to equality. If a Full Equality Impact Assessment is required ([Equality analysis impact assessment form](#)), include it as an appendix. At the minimum, the following table must be completed.

Scope (Provide an overview, including objectives and desired outcomes)	New Local Development Scheme
Evidence gathered and engagement (List stakeholders consulted and relevant processes, policies, and data sources)	No specific evidence has been gathered to refresh the LDS.
Relevance assessment findings (If relevant to equality, undertake a full EIA or If no relevance to equality, explain why with supporting information)	A full EIA is required: Yes ☐ No ☒ If yes, this assessment has demonstrated relevance to equality with regard to: Please check relevant boxes ☐ Age ☐ Pregnancy and maternity ☐ Disability ☐ Sexual orientation ☐ Race ☐ Gender reassignment ☐ Sex ☐ Marriage or Civil Partnership ☐ Religion or Belief ☐ Armed Forces ☐ Other, e.g. carers, care leavers, low income, rurality/isolation, etc. If no, explain why: The LDS does not, in its own right, have identified potential equalities impacts. The local plan has been subject to EIA – for the latest iteration see: csd-008-rev-2nd-reg-19-eqia.pdf

Relevance ranking	☐ High – Very relevant to protected characteristics ☐ Medium – Somewhat relevant to protected characteristics ☒ Low – Not relevant to protected characteristics
Key findings and impacts	None
Conclusion drawn (<i>i.e No major changes needed; EIA found no negative impact or adjust policy/process to remove identified barriers</i>)	None
Actions (<i>Proposed actions to mitigate negative impacts on identified groups</i>)	None
Signed off by	Ed Freeman

10. HR and Workforce Implications

10.1 No work force implications are identified

11. Community Safety Implications (Crime and Disorder)

11.1 No community safety implications are identified

12. Climate Change Implications

12.1 The LDS, in its own right, is not identified as have climate change implications. Though the local plan itself has potential impacts and offer scope for mitigation. The local plan is supported by a sustainability appraisal that addresses climate matters, for the most recent draft see: eastdevon.gov.uk/media/muvfjubo/csd-003-rev-2nd-reg-19-lp-sa-report-nov-2025.pdf

13. Health & Safety and Health & Wellbeing Implications

13.1 No Health & Safety implications and no Health & Wellbeing Implications are at this stage identified.

14. Procurement and Social Value implications

14.1 No procurement and Social Value implications are identified, at this stage.

Further guidance is provided at the end of the report.

15. Land and Buildings (non-housing)/Asset Management Implications

15.1 No issues or implications are identified.

16. Overview and Scrutiny Committees Comments/Recommendations

16.1 No advice or comment has been sought from these committees.

17. Digital and Data

17.1 No digital and data implications have been identified.

18. Consultation and Engagement

18.1 In drawing up recommendations no consultation or engagement has taken place on the LDS. The local plan has, however, been subject to extensive consultation.

19. Communications

19.1 No PR of comms implications have been identified.

20. Next Steps

20.1 To adopt and publish the new Local Development Scheme and progress work on the Local Plan in accordance with it.

21. Appendices

21.1 Appendix 1 – New Local Development Scheme

22. Background Papers

22.1 Background papers, of relevance, are shown with web links in the report.

Proposed Report Sign Off process

Please make sure you have obtained the relevant sign off and the date completed before submitting your report to Democratic Services.

	Officer Name	Date requested	Date Completed
Legal & Governance	Monitoring Officer or Deputy Monitoring Officer		Required
Finance	Section 151 Officer or Deputy S151 Officer		Required
Communications	communications@eastdevon.gov.uk		If applicable
Digital and Data	digital@eastdevon.gov.uk		If applicable
Engagement	engagement@eastdevon.gov.uk		If applicable
HR	HR Lead		If applicable
Chief Executive	Chief Executive		If applicable
Director	Relevant Director		Required
Assistant Director(s)	Relevant Assistant Director(s)		Required
Cabinet Lead Member(s)	Relevant Lead Member (s)		Required

Executive Leadership Team	ELT	Insert date approved by ELT	Required
Strategic Leadership Team	SLT		If applicable

Appendix 1 – the new LDS

This Appendix sets out the text of the proposed new LDS only. In final published form graphics and paragraph numbers will be added and text formatted to make a visually attractive document. In this respect it will look like the existing LDS. Only very minor text changes have been made to text of the currently published version and to assist readers in respect to noting changes made text proposed for deletion is shown with a ~~strike through~~ and new text to be added is shown as **bold red and underlined**.

East Devon Local Development Scheme – ~~October 2025~~ **July 2026**

The work programme for planning policy production in East Devon

Contact details

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alternative format or language
please phone 01395 516551 or
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Contents

- 1 Introduction
- 2 The stages in Development Plan Document preparation
- 3 The adopted East Devon Local Plan, the Villages Plan and the Cranbrook Plan
- 4 Future Development Plan Documents in East Devon
- 5 Other policy documents identified for production
- 6 Community Infrastructure Levy - Charging Schedule
- 7 Neighbourhood Plans
- 8 Waste and minerals planning and Devon County Council work

1 Introduction

1.1 This East Devon District Council Local Development Scheme (LDS) sets out a programme and timetable for production of future planning policy documents by the Council.

1.2 East Devon District Council has resolved that this new LDS should take effect from ~~15 October 2025~~ **date to be inserted once agreed**. This LDS covers the time period from Summer 2024-2026 through to 2027 **2028**, it is envisaged however that it will be revised and superseded before this end date.

2 The stages in Development Plan Document preparation

2.1 Development Plan Documents (DPDs) sit at the top of the hierarchy of District Council planning policy documents, on adoption they form part of what is defined as the Development Plan. The term 'local plan' is often used interchangeably with DPD and the Council has an adopted plan (which is a DPD) called the 'East Devon Local Plan'.

2.2 DPDs are of fundamental importance in respect of informing prospective developers of the types of development and locations for development that are likely to be appropriate and they are the key policy documents used in determining planning applications. DPDs also inform communities, infrastructure and service providers and other council and wider service providers of development proposals. There are specific legally defined procedural steps that need to be complied with by the Council in order to produce a DPD, some of these are referred to in this LDS, however for a more complete picture see: The Town and

Country Planning (Local Planning) (England) Regulations 2012 (as amended), noting that future changes may be made: <http://www.legislation.gov.uk/ukxi/2012/767/contents>

2.3 In this LDS we set out dates for undertaking key stages in production of any DPD. The stages we report on are summarised below:

- Issues Consultation – this is the starting point where comments on general issues and plan scope are sought. At this stage of plan making potential options and alternatives for development may be identified.
- Draft plan – this is where a draft version of the plan or some other consultation document or documents are produced and feedback is sought.
- Publication – this is the plan that the Council intend to submit for examination. The plan is made available and formal objections and other responses are sought from at this stage. Anyone can comment.
- Submission – the publication plan, the evidence supporting the plan and the formal responses to the plan are submitted to the government who appoint an independent inspector to consider the soundness of the plan. The examination of a plan, carried out by a Planning Inspector, starts at plan submission.
- Examination – as part of the examination process there will typically be hearing sessions at which the Inspector will lead discussion on the contents of the plan, this helps the Inspector prepare their report.
- Adoption – the Council receive a report from the inspector and can then, assuming earlier tasks do not need to be revisited, adopt the plan.

2.4 It is stressed that the above stages are a much-simplified version of what happens in plan making, however they give an overview of plan preparation timelines. Government plan making regulations and legislation (and other guidance) should be reviewed for a complete picture of legislative processes that have to be followed.

3 The adopted East Devon Local Plan, the Villages Plan and the Cranbrook Plan

3.1 There are three existing current East Devon District Council adopted DPDs:

- The existing East Devon Local Plan, covering most policy matters across the district, was adopted on the 28 January 2016.
- An East Devon Villages Plan, adopted on 26 July 2018, has a much more narrowly defined remit of defining Built-up Area Boundaries around selected village settlements and it defines retail policy for Beer and Colyton.
- The Cranbrook Plan covers development matters at the new town and was adopted on 19 October 2022.

3.2 It should be noted that policies in local plans should be reviewed at least every five years to assess whether they need updating, and the reasons for decision should be published. A formal review of the adopted East Devon Local Plan was undertaken in 2020/21.

4 Future Development Plan Documents in East Devon

4.1 This LDS sets out that from now, through to ~~2027~~ **2028**, there will be one further DPD that will be produced by the Council, summary details with dates set against key stages, are set out below. It should be noted that the dates (year and months or season/part of year) provided are based on what we currently know or best estimates, changes over time are, however, possible.

4.2 East Devon Local Plan 2020 to 2042– the expectation is that this plan will address all Development Plan matters, alongside and in many cases in conjunction with the Cranbrook plan for matters Cranbrook, that fall to the responsibility of East Devon District Council. The following is the timetable for production:

- Issues Consultation – completed in January 2021.
- Draft plan – the first consultation was completed in January 2023 and there was further consultation in summer 2024.
- Publication – Regulation 19 consultation:
- Main – was concluded in March 2025.
- Further – projected to start in Autumn 2025.
- Submission – ~~Spring 2026~~ **Autumn 2026**.
- Examination, including Inspector's Hearings – **Examinations starts at Submission in 2026 hearing sessions are expected in 2027**.
- Adoption – ~~2027~~ **2028**.

4.3 The above timetable sets out two stages of Publication consultation. The first was for the full local plan. We did, however, reserve the position to undertake some plan refinement. This was specifically so for the second new community and this relates to evidence relevant to plan policy. The second round of consultation will provide scope to make potential further changes to wider elements of the plan and consult on these.

4.4 It should be noted that the intent is that the new local plan will supersede and replace in its entirety the existing local plan and also the villages Plan. The Cranbrook Plan will remain part of the Development Plan though some policies within it will be superseded by new local plan policies.

5 Other policy documents identified for production

5.1 In addition to DPDs the Council also produce a number of additional policy documents. Of greatest importance in respect of determining planning applications are Supplementary Planning Documents (SPDs). SPDs (or documents of a similar nature that may come in under future reforms to planning legislation) are intended to provide more detail on the use and implementation on policies in DPDs. Procedures for producing SPDs are set out in legislation and regulations and the Council has a protocol for SPD production, see: <https://eastdevon.gov.uk/media/2443645/spd-protocol-adopted-by-spc-20-march-18.pdf>

5.2 SPDs need to go through two stages of consultation but they are not subject to examination and therefore their preparation is shorter and simpler than DPDs; but they do not carry the same weight in decision making.

5.3 The Planning Policy team of the Council may also produce further guidance and advice to support and promote development and promote wider social and environmental objectives. Such guidance will not have the formal status of an SPD but we will often look to follow similar processes in production. Other services of the Council may also provide guidance documents.

6 Community Infrastructure Levy - Charging Schedule

6.1 In East Devon a financial charge, called a Community Infrastructure Levy (CIL), is placed on certain types of new development (most notably new housing) and monies raised are used to help pay for infrastructure that is needed to support development.

6.2 In order to be able to charge CIL the Council had to produce a charging schedule that is supported by financial viability assessment evidence, undertake consultation and take the work to Examination by an independent examiner. In this respect production of the CIL charging schedule follows a similar path to that for DPDs (but under separate legislation). The current charging schedule was approved in 2020 and applied from 1 February 2021. A timetable for production of a new CIL charging regime is to be established. Work is projected to start in ~~2025~~ **2026 or 2027**.

7 Neighbourhood Plans

7.1 Neighbourhood Plans are produced by local communities and in East Devon they are typically produced at the parish level, by parish / town councils. Neighbourhood Plans set out policies and proposals for development and in this respect, they are similar to DPDs and they follow reasonably similar stages in production (but under separate legislation). Once adopted (the technical term is that they are 'made'), they also form part of the Development Plan for the District and are used alongside DPDs, SPDs and other policy documents in the determination of planning applications.

7.2 For more information on Neighbourhood Plans see:
<https://eastdevon.gov.uk/planning/planning-policy/neighbourhood-and-community-plans/>

8 Waste and minerals planning and Devon County Council work

8.1 The responsibility for waste planning and minerals planning in East Devon rests with Devon County Council; they have legal responsibility for producing plans and determining planning applications for these two matters. The County Council adopted a new Devon waste plan in 2014 and adopted a new minerals plan in 2017. For more information see:

<https://www.devon.gov.uk/planning/planning-policies/minerals-and-waste-policy>

8.2 The adopted waste plan and adopted minerals plan are also part of the Development Plan for East Devon.