

East Devon Local Plan

Update Presentation
16 May 2024

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- **National policy**

 - National Planning Policy Framework (NPPF)

 - National Policy Statements

 - Specialist policy such as Gypsy and Traveller guidance

 - Planning Practice Guidance

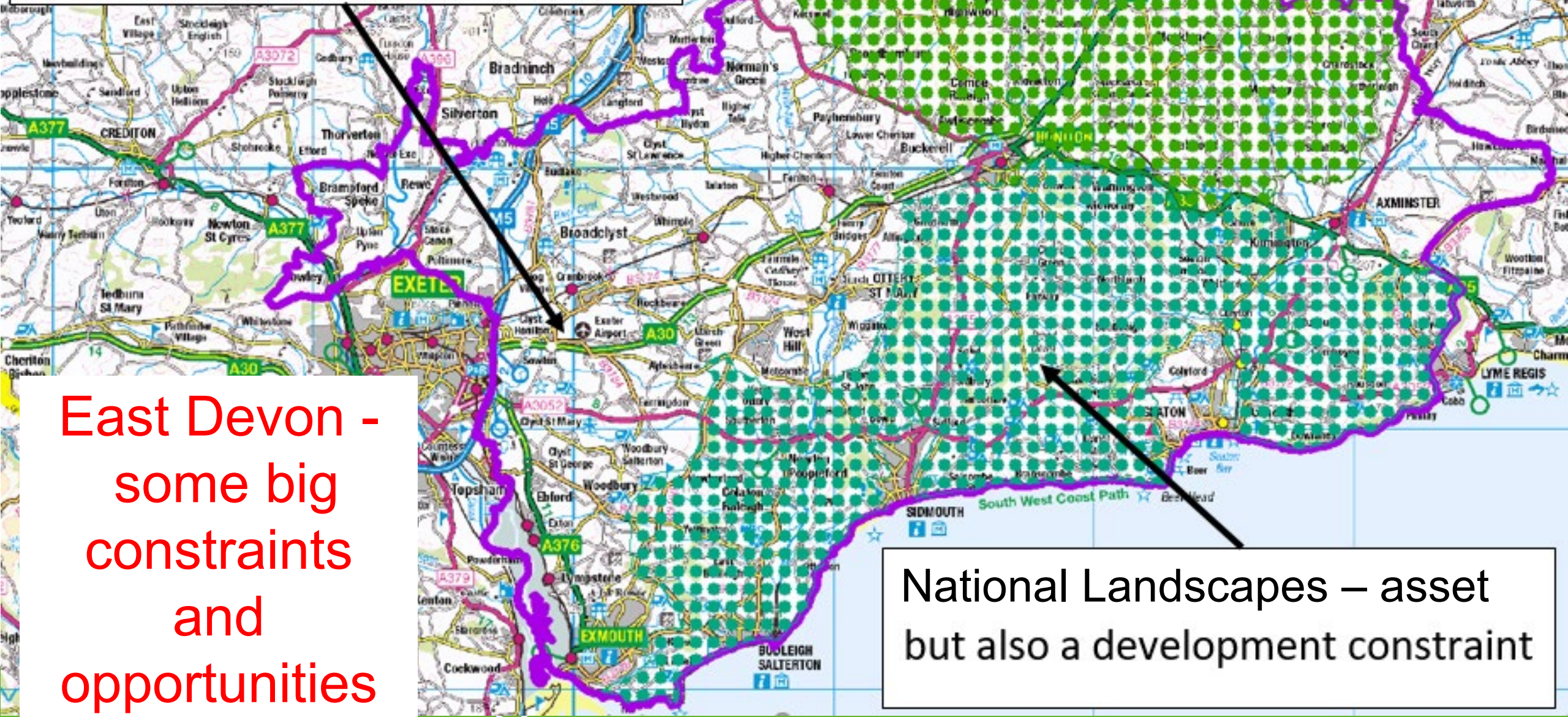
- **Local policy**

 - Development / local plan

- **Neighbourhood policies**

 - Neighbourhood plans

Lands close to Exeter – a focal point for strategic development



East Devon -
some big
constraints
and
opportunities

National Landscapes – asset
but also a development constraint

- ❖ Focus new development on the western side of the district, including a new town and other major strategic developments.
- ❖ Promote significant development at the Principal Centre of Exmouth and the Main Centres of Axminster, Honiton, Ottery St Mary, Seaton, and Sidmouth.
- ❖ Support development at the Local Centres of Broadclyst, Budleigh Salterton, Colyton, Lympstone, and Woodbury.
- ❖ Allow limited development to meet local needs at the Service Villages (25 better served villages).
- ❖ Elsewhere – countryside – more restricted policy approach.

- ❖ Call for development sites – past multiple dates
- ❖ Issues and options – 2021
- ❖ Draft local plan – 2022-23
- ❖ Wider engagement (e.g. these seminars) – ongoing
- ❖ Evidence gathering – ongoing

Upcoming consultation

- ❖ May to June 2024 – selected further draft local plan matters

Subject matter specific (not fully previously addressed):

- ❖ New Housing and Mixed Use Site Allocations
- ❖ New Employment Site Allocations
- ❖ Designated Neighbourhood Area Housing Requirements
- ❖ Clyst Valley Regional Park
- ❖ Town Centre Retail Areas
- ❖ Coastal Preservation Area
- ❖ Green Wedges
- ❖ Sustainability Appraisal

Forward looking timetable



- ❖ Committee to consider redrafted plan chapters and development sites – ongoing until Autumn 2024
- ❖ Current and past consultation to inform thinking
- ❖ Master planning of second new community
- ❖ ‘Final’ Publication Plan (Reg 19) to committee – November 2024
- ❖ Publication Plan consultation - Dec 2024-Jan 2025
- ❖ Submission of Plan for Examination – May 2025
- ❖ Examination through 2025 into 2026
- ❖ Adoption before the end of 2026

It meets Government published deadlines - but a timetable with significant challenges