



# **East Devon Local Development Scheme**

**Work Programme for Planning Policy Production for 2017 to 2020**

**January 2017**



## **1 Introduction**

- 1.1 The Local Development Scheme (LDS) of East Devon District Council sets out a programme and timetable for production of future planning policy documents. For full details of consultation arrangements for both Planning Policy work and Development Management (specifically in respect of processing and determination of planning applications) please see the Statement of Community Involvement (SCI), this refers to policy documents that cover parts or all of East Devon only:

<http://eastdevon.gov.uk/media/344008/statement-of-community-involvement-2013.pdf>

A separate SCI, shared by East Devon District Council, Exeter City Council, Mid Devon District Council and Teignbridge District Council has also to be approved and is specifically concerned with production of the Greater Exeter Strategic Plan, see:

<https://www.gesp.org.uk/>

- 1.2 The Council has resolved that this new LDS should take effect from 23 February 2017. This LDS covers the time period from 2017 through to 2020, it is envisaged however that it will be revised and superseded before this end date.

## **2 The Adopted East Devon Local Plan**

- 2.1 The East Devon Local Plan, covering most policy matters across the District, was adopted on the 28 January 2016. It covers the 18 year period from 2011 to 2031. Policy documents in this LDS will be written within the context of the policy of the adopted East Devon Local Plan though noting that there is the intent to produce the Greater Exeter Strategic Plan (see below).

## **3 Future Development Plan Documents in East Devon**

- 3.1 Development Plan Documents (DPDs) sit at the top of the hierarchy of District Council planning policy documents. The term 'local plan' is used interchangeably with DPD; although the Council has an adopted plan (which is a DPD) called the 'East Devon Local Plan' the use of the wording 'local plan' should also be taken to include all other DPDs as well. 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 document used in determining planning applications. There are specific legally defined procedural steps that need to be complied with

in order to produce a DPD, some of these are referred to in this LDS, however for a full complete picture see: The Town and Country Planning (Local Planning) (England) Regulations 2013, at:

[http://www.legislation.gov.uk/uksi/2012/767/pdfs/uksi\\_20120767\\_en.pdf](http://www.legislation.gov.uk/uksi/2012/767/pdfs/uksi_20120767_en.pdf)

3.2 This LDS sets out that there will, from 2017 to 2020, be four extra DPDs that will be produced, these are:

a) **Greater Exeter Strategic Plan** – the following planning authorities:

- East Devon District Council;
- Exeter City Council;
- Mid Devon District Council; and
- Teignbridge District Council.

have agreed to produce a strategic level plan for the greater Exeter area – this, amongst other matters, will set out over-arching policy for the scale and distribution of development and will include large scale strategic allocations. Greater detail on more localised policy will be set out in separate, East Devon specific, planning policy documents. In due course, but not detailed in this LDS, is the expectation of a new District wide local plan that will follow on after GESP production. The DPDs listed below are of relevance to locations or specific subject matter in East Devon.

b) **Villages Plan** – this plan will be specifically concerned with development issues and boundaries in and around key villages of East Devon and town of Colyton it will also address Greendale and Hill Barton Business Parks. For more information see:

<http://eastdevon.gov.uk/planning/planning-policy/villages-plan/>

c) **Gypsy and Traveller Development Plan** – this plan will identify the permanent and transit housing needs of the gypsy and traveller community, allocate sites to meet this need and provide policy guidance on site development. This plan will not be produced if sufficient and appropriate gypsy and travellers sites come forward through other plans or are otherwise provided or developed. For more information see:

<http://eastdevon.gov.uk/planning/planning-policy/gypsy-and-traveller-plan/>

- d) **Cranbrook Development Plan** – this plan will allocate development sites and establish policy to enable the new town of Cranbrook to expand to provide around 8,000 homes and associated social, community, employment and environmental facilities. For more information see:

<http://eastdevon.gov.uk/planning/planning-policy/cranbrook-plan/>

## 4 Waste and Minerals Planning

- 4.1 It should be noted that 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. The County Council adopted a new Devon Waste Plan in 2014:

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

and adopted a minerals Plan in 2004:

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

A new Devon Minerals Plan was submitted for Examination in 2016:

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

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

## 5 Programme for Development Plan Documents Production

- 5.1 Tables 1, below, sets out the proposed programme for DPD production. For full details of consultation on DPD plan preparation please refer to the SCIs. It is stressed that information relating to Government plan making regulations is provided as a guide only and for a complete record, specifically in respect of legal defined processes, legislation and regulations (as may be updated or amended at any point in time) should be consulted.

**Table 1 - Timetable for Development Plan Document Production – Key Stages Only Are Shown**

Plan and Key Stages (Plan making regulation numbers in brackets)	2017												2018												2019												2020																														
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec																			
<b>East Devon Villages Plan</b>	Note that a series of stages on the villages plan were completed prior to the start of 2017																																																																		
Consideration of representations on draft plan	■																																																																		
Committee approval for publication consultation		■																																																																	
Publication consultation & representations (19 & 20)			■	■																																																															
Council approval sought to submit						■																																																													
Submission and Examination (22 & 24)							■	■	■																																																										
Oral hearing sessions (if required) (24)									■																																																										
Receipt of Inspectors report (25)											■																																																								
Main Modification consultation (if required)													■	■																																																					
Committee approval and Adoption (26)															■																																																				
<b>Cranbrook Plan</b>	Note that a series of stages on the Cranbrook plan were completed prior to the start of 2017																																																																		
Consideration of representations on issues report	■	■	■																																																																
Committee approval for draft plan consultation				■																																																															
Consultation on draft plan					■	■																																																													
Consider draft plan consultation responses						■	■	■																																																											
Committee approval for publication consultation									■																																																										
Publication consultation & representations (19 & 20)											■	■																																																							
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Plan and Key Stages (Plan making regulation numbers in brackets)	2017												2018												2019												2020											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
<b>Gypsy and Travellers Plan</b>	<b>Note that the Gypsy and Traveller plan will only be produced if other means to secure sites are not forthcoming</b>																																															
Plan preparation (18)	■																																															
Committee approval for draft plan consultation													■																																			
Consultation on draft plan													■ ■																																			
Consider draft plan consultation responses													■ ■ ■																																			
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Council approval sought to submit													■ ■ ■ ■ ■ ■																																			
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Oral hearing sessions (if required) (24)													■ ■ ■ ■ ■ ■ ■ ■																																			
Receipt of Inspectors report (25)													■ ■ ■ ■ ■ ■ ■ ■ ■																																			
Main Modification consultation (if required)													■ ■ ■ ■ ■ ■ ■ ■ ■ ■																																			
Committee approval and Adoption (26)													■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■																																			
<b>Greater Exeter Strategic Plan</b>	<b>Note that the timetable and stages for the GESP are common to all the joint partner authorities</b>																																															
Plan preparation (18)																																																
Committee approval for Issues report consultation	■																																															
Consultation on issues report	■ ■ ■																																															
Committee consider draft GESP plan													■																																			
Consultation on draft GESP plan													■ ■ ■ ■																																			
Publication of proposed submission plan (19 & 20)													■ ■ ■ ■ ■																																			
Submission of plan to Inspectorate (22 & 24)													■ ■ ■ ■ ■ ■ ■																																			
Examination hearings for plan (24)													■ ■ ■ ■ ■ ■ ■ ■ ■																																			
Post Examination modifications consultation													■ ■ ■ ■ ■ ■ ■ ■ ■ ■																																			
Adoption of GESP (26)													■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■																																			

## 6 Supplementary Planning Documents and Other Planning Policy Documents

- 6.1 In addition to DPDs we will also produce Supplementary Planning Documents (SPDs). These SPDs are simpler in nature and in production process, they provide extra guidance on development and will assist with and encourage sustainable development.
- 6.2 Details of SPDs that are planned to be produced as well as other planning policy related documents are set out in Table 2. It is stressed that this is not, and is not intended to be, a definitive list of supplementary plans that may be produced but it does give a guide that is of current relevance.
- 6.3 Legislation and regulation relating to SPD production is also set out in The Town and Country Planning (Local Planning) (England) Regulations 2013, specifically Regulations 11 to 16.
- 6.4 As a minimum, noting the need to comply with legislative requirements:
- SPDs will need to be produced in draft and approved by the council for public consultation;
  - consultation will need to run for at least four weeks (though typically we will aim for at least six weeks);
  - be formally adopted by the Council, where appropriate with amendments from consultation added; and
  - adoption will need to be supported with a formal adoption statement.
- 6.5 In addition the Council will produce additional policy documents or guidance that may not be in the form of a DPD or SPD (it may not have met legal tests of production to qualify) but it will be approved or adopted by the Council to help inform decision making and as such could constitute a material consideration in the determination of planning applications. Some of the documents listed in Table 2 may have this non-SPD status.



**Table 2 – Production Schedule for Supplementary Planning Document and Other Guidance**

It should be noted that the schedule below sets out some of the documents that the Council may produce. It is provided for guidance purposes only and should not be regarded as a definitive list of all or any documents that will be produced. Over the period from 2017 to 2020 the expectation is that additional guidance will also be produced.

<b>Guidance</b>	<b>Commentary</b>	<b>Time Scale</b>
Developer Contributions and Planning Obligations	This SPD will set out guidance on the types of developer contribution that will be sought and the relationship between Section 106 agreements and the Community Infrastructure Levy.	Initial consultation has taken place and adoption is expected in 2017.
Gypsy and Traveller Site Layout and Design	The SPD will set out guidance on gypsy and traveller site layout and site design issues.	Initial consultation has taken place and adoption is expected in early 2017.
Green Infrastructure Strategy for East Devon towns	This SPD will set out guidance for Green Infrastructure provision across East Devon – but especially in respect of the towns of the District (with the exception of Cranbrook which will have its own detailed policy).	This guidance is likely to be produced after 2017.
Beer Quarry – Bats Guidance	The East Devon AONB team are leading on production of this SPD which will set out detailed guidance in respect to protected bats and potential adverse impacts that could arise from development.	The expectation is of consultation and adoption in 2017.
East Devon Local Heritage List	This SPD will establish ground rules for determining how assets will be assessed in respect of their appropriateness for inclusion on the Local Heritage List.	The expectation is of consultation and adoption in 2017.
East Devon Design Guide	This design guide will cover the whole of East Devon and will be particularly applicable to larger sites and schemes.	This guidance is likely to be produced after 2017.
Householder Design Guidance	This guidance is to be used by the householder team at the council and will set out guidance on design approaches and standards that can be appropriate.	The expectation is of consultation and adoption in 2017.
Site Specific Design Guidance and Development Briefs.	As need arises guidance and briefs will be produced to support delivery and development of allocated and identified development sites.	Ongoing through 2017 to 2020.
Coastal Change Management Areas	This work will look at coastal change issues with a view to production of future policy (such policy may need to feature in a DPD).	Ongoing through 2017 and may extend beyond this time period.

Guidance	Commentary	Time Scale
Honiton Sports Pitch Strategy	This work will identify a preferred approach to delivering the sports pitch needs of Honiton. Two rounds of consultation have taken place and a final strategy is in the process of being produced.	The expectation is of adoption in early 2017.
Exmouth Sports Pitch Strategy	This work will identify a preferred approach to delivering the sports pitch needs of Exmouth. Initial consultation has taken place and further evaluation and engagement will take place in 2017.	Ongoing into 2017 with expected adoption in 2017 or 2018.
Affordable Housing SPD	This guidance will set out more detailed information in respect of affordable housing provision, potentially to include in respect of starter homes, shared ownership and rented properties as well as issues around location, size and mix and reference to links to and roles of Community Land Trusts and Housing Associations.	Ongoing into 2017 with expected adoption in 2017 or 2018.
Built Environment Heritage Strategy	This strategy will set out our broad approach to, and priorities for, built heritage conservation.	Ongoing into 2017 with expected adoption in 2017 or 2018.
Self Build Register Policy	The Council has an existing self build register and the expectation is of a need for future policy or guidance to promote self build development and clarify the role of the Council in respect of site promotion and potential provision.	Ongoing into 2017 with expected adoption in 2017 or 2018.

## 7 Neighbourhood Plans

- 7.1 Many parish groups and Parish Council's in East Devon are actively involved in Neighbourhood Plan production. Neighbourhood Plans are produced by the local community for their local area and they can include planning policies and also community related actions/proposals. The Planning Policy team at the District Council provide active support to local communities but it is stressed that whilst the District Council ultimately adopt Neighbourhood Plans, and they become part of the Development Plan for the District, the responsibility for plan production rests with the neighbourhood group preparing the plan.
- 7.2 More information on Neighbourhood Plan making can be viewed on the District Council web site at:  
<http://eastdevon.gov.uk/planning/neighbourhood-and-community-plans/>

## 8 Community Infrastructure Levy

- 8.1 East Devon District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule; charges were applied from 1 September 2016. CIL provides a means to secure monies from development to help support provision of infrastructure. The CIL Charging Schedule is not a DPD but production ran in parallel with Local Plan production and monies collected will support implementation of proposals in the Local Plan and other DPDs. For more information on the charging schedule and relevant charges see:  
<http://eastdevon.gov.uk/planning/planning-policy/infrastructure-provision-and-community-infrastructure-levy/>
- 8.2 In early 2017 work will start on preparation of a revised CIL charging schedule.

**Planning Policy Section  
East Devon District Council  
Council Offices, Knowle,  
Sidmouth  
EX10 8HL**

**Email: [planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk)**

**Website: <http://eastdevon.gov.uk/planning/planning-policy/>**