

Mid Devon Local Plan Review

Evolution of the Plan Timeline

Plan Preparation Stage/Key Decisions/Dates	Description of Stage and Consultation Activities	Main Published Documents and Evidence Base Documents
<p>Local Plan Review Scoping</p> <p>July – August 2013</p>	<p>Mid Devon District Council prepared a Strategic Housing Land Availability Assessment (SHLAA) and Strategic Commercial Land Availability Assessment (SCLAA) to establish the availability, suitability and achievability of land to meet housing and employment need respectively. A ‘call for sites’ took place in May/June 2013 (housing) and July/August 2013 (employment). The site assessment process which included a SHLAA/SCLAA panel took place during 2013 and 2014.</p> <p>The Scoping Consultation was the first stage of engagement by Mid Devon District Council on the Local Plan Review.</p> <p>The consultation document provided information about Mid Devon, the existing adopted policies and the options for how these might be reviewed. It sought the views of local residents and other key stakeholders on the potential scope and content of the plan.</p> <p>A total of 70 valid representations were received. Many of these expressed preferences for the options in the scoping report.</p> <p>Mid Devon prepared a Sustainability Appraisal (SA) Scoping report in July 2013, at the initial stages of preparing the local plan. This identified the sustainability issues specific to</p>	<p>Local Plan Review Scoping report (2013)</p> <p>Local Plan Review Scoping Report Summary of Responses (July 2013)</p> <p>Sustainability Appraisal Scoping Report</p> <p>SHLAA Report 2013</p> <p>SCLAA Report 2014</p>

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	Mid Devon and provided a framework by which the options put forward for the Local Plan can be analysed for their sustainability impacts.	
Cabinet approved Local Plan Review options Consultation Report 9 January 2014	The Local Plan Review Options Consultation Report was submitted to Cabinet on 9 January 2014 and was agreed for approval for public consultation.	Local Plan Review Options Consultation Report
Local Plan Review Options Consultation 24 January – 24 March 2014	<p>A second stage of consultation was held in 2014. A total of 1201 valid representations were received. Overall the vision, strategic and development management policies was supported. The majority of the responses received focussed on the amount and distribution of development and potential site allocations across the district.</p> <p>In January 2014 an interim Sustainability Appraisal (SA) report was prepared to coincide with the Local Plan options consultation stage. The interim SA assessed the proposed policies and allocations in the Local Plan Options Consultation document, against the sustainability assessment framework developed previously. This assessment included the preferred and alternative options for housing and employment sites brought forward following the SHLAA/SCLAA process. The interim SA helped develop a clearer indication of the preferred sites to be included in the final version of the Local Plan.</p>	Local Plan Review Options Consultation (January 2014) Sustainability Appraisal Options Report (January 2014) Local Plan Review Options Consultation – Summary of Representations
Local Plan Review Proposed Submission submitted to three	The approval process for the Local plan required three separate Cabinet meetings to be held in Crediton, Tiverton	Cabinet Report: Mid Devon Local Plan Review 2013 – 2033 Proposed Submission Policies for

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<p>Cabinet meetings for approval for publication and submission</p> <p>Cabinet: 27 November, 4 December and 11 December 2014.</p> <p>Council: 17 December 2014</p>	<p>and Cullompton and then finally by a full meeting of the Council.</p> <p>Cabinet (27 November) recommended to Council that the policies and proposals for Crediton and the western villages be approved as amended for publication and submission.</p> <p>Cabinet (4 December) recommended to Council that the policies for Development Management and the proposals for Tiverton and central villages be approved as amended for publication and submission.</p> <p>Cabinet (11 December) recommended to Council that the policies and proposals of the Proposed Submission Local Plan be approved for publication and submission and that the SA and draft HRA and other evidence published on the website.</p> <p>Full Council (17 December) approved the policies and proposal of the Proposed Submission Local Plan for publication and submission and that the SA, HRA and other evidence be published alongside for consultation.</p>	<p>the Crediton and West Area</p> <p>Minutes</p> <p>Cabinet Report: Mid Devon Local Plan Review 2013 – 2033 Proposed Submission Policies for Development Management and for the Tiverton and Central Area</p> <p>Minutes</p> <p>Cabinet Report: Mid Devon Local Plan Review 2013 – 2033 Proposed Submission Policies for the Cullompton and the Eastern Area.</p> <p>Minutes</p> <p>Council 17 December Minutes</p>
<p>Local Plan Review Proposed Submission Consultation</p> <p>9 February – 27 April 2015</p>	<p>This third stage of consultation invited people to provide comments on the Local Plan Review. At that time it was intended that once these comments had been considered, the Local Plan would have been submitted to the Planning Inspectorate later that year. However, following the consultation the need for additional technical work was identified in order to ensure that the evidence base would</p>	<p>Local Plan Proposed Submission</p> <p>Sustainability Appraisal Documents: Sustainability Appraisal, Appendix 1 (Review of plans and programmes), Appendix 2 (Part 1 Strategic policies and town allocations), Appendix 2 (Part 2 Villages allocations),</p>

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	<p>be more robust prior to submission.</p> <p>A further iteration of the Sustainability Appraisal (SA) was published in February 2015 to accompany the Local Plan proposed submission consultation. This reviewed the assessments and findings of the Scoping and Interim Reports and identified the potential significant effects resulting from the implementation of the Local Plan.</p>	<p>Appendix 2 and 3 (Part 3 DM policies and undeliverable sites), Non-Technical summary</p>
<p>Council Request for Junction 27 Implications Report</p> <p>27 April 2016</p>	<p>Full Council debated the following motion:</p> <ol style="list-style-type: none"> 1. That the outcomes of the Local Plan Review pre-submission consultation and subsequent technical work together with officer recommendations be considered by Cabinet and Council prior to plan submissions; and 2. That the report of these outcomes include the implications to the local plan of making a major modification to the Local Plan review to allocate land at J27 of the M5 for a leisure/retail/tourism and employment development. <p>The motion was carried (20 for, 19 against – Chairman’s Casting Vote).</p>	<p>Minutes of a Meeting of the Council held on 27 April 2016</p>
<p>Consideration of Junction 27 Implications Report</p>	<p>Full Council debated the Local Plan Review (Junction 27 and any associated housing need) Cabinet Report of 15 September 2016 and resolved to make a major modification to the Local Plan Review to allocate land at Junction 27 of the M5 and two associated additional housing sites at Blundells Road, Tiverton and Higher Town, Sampford Peverell.</p>	<p>Extraordinary Meeting of Council, Thursday 22 September, 2016</p> <p>Special Meeting, Cabinet, Thursday 15 September</p>

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Consideration of proposed modifications to the Local Plan for consultation.	<p>Full Council approved the recommendation of Cabinet that:</p> <ul style="list-style-type: none"> a) Delegated authority be given to the Head of Planning and Regeneration in consultation with the Cabinet Member for Planning and Economic Regeneration to make minor changes both before and after consultation. b) Approval be given to publish the proposed modifications to the Local Plan for consultation. 	<p>Extraordinary Meeting – Local Plan Review, Council, Thursday 1 December 2016.</p> <p>Special Meeting, Cabinet, Monday 21 November 2016</p>
Proposed Submission (incorporating proposed modifications) consultation 2017	<p>The fourth stage of consultation on the Local Plan Review invited people to provide comments on proposed modifications. Since the 2015 consultation there were changes to national guidance and the supporting local plan evidence base. The plan was also updated to reflect the Full Council decision taken on 22 September 2016 to propose an allocation of land at Junction 27 of the M5.</p> <p>A total of 739 representations were received.</p> <p>A further update to the Sustainability Appraisal (SA) was produced for the 2017 consultation to take account of feedback from the 2015 consultation and proposed modifications to the Local Plan.</p>	<p>Local Plan Review Proposed Submission (incorporating proposed modifications)</p> <p>Sustainability Appraisal Addendum</p>
Submission 31 March 2017	Submission of the Mid Devon Local Plan Review to the Secretary of State for Independent Examination.	The complete evidence base for the Mid Devon Local Plan Review submitted as set out in the Core Documents List .
Inspector's initial matters and issues (Policy J27, TIV16 and SP2) 26 June 2017	After the Inspector's initial perusal of the MDLPR and associated documentation it was decided to hold preliminary hearings to deal with Policy J27, and the associated policies TIV16 and SP2, specifically. These	<p>ID01 – Inspector's Guidance Note</p> <p>ID02 - Inspector's Matters and Issues</p> <p>ID03 – Inspector's draft Hearing Programme v1</p>

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	preliminary hearings were due to take place on 26 and 27 September.	
MDDC Adjournment Request September 2017	Mid Devon District Council requested an adjournment of the Local Plan Hearings which were due to be held on 26th and 27th September 2017. This adjournment provided the opportunity for the Council to commission an independent report to review the Sustainability Appraisal (SA) of the proposed plan. The Council considered that this precautionary additional work would benefit the Examination, aid the Inspector's decision making and give additional assurance to all hearing participants and the public that a fair and thorough assessment had been undertaken.	ID04 – MDDC Adjournment Request Letter ID05 - Adjournment Request - Response
Independent Review October 2017	MDDC commissioned LUC in October 2017 to undertake an independent review of the Sustainability Appraisal (SA) update. The review concluded that in LUC's professional judgement, the work carried out and presented in the SAP Update (2018) document (taking into account the amendments MDDC made to the SA Update 2017) is proportionate and appropriate to meet the requirements of the SEA Regulations.	Review of Sustainability Appraisal Update in relation to the main modifications made to the Mid Devon Local Plan Review: Review of Legal Compliance.
Cabinet considered a report providing an update on the Local Plan Review, specifically information on the findings of the review of MDDC's Sustainability Appraisal Update 2017. Cabinet: 9 February 2018	Cabinet reaffirmed its decisions of 22 September 2016 and 1 December 2016 regarding the Mid Devon Local Plan Review (incorporating proposed modifications) and instructed officers to liaise with the Planning Inspector to restart the examination process as quickly as possible; approved the publication of the LUC SA Update Review (2018), the Schedule of Amendments Made to the Sustainability Appraisal Update (2017), the Sustainability Appraisal Update (2018) and the Executive Summary of SA Review Process	Special Meeting of Cabinet, Friday 9th February 2018 Council, Wednesday 21 February 2018.

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Council: 21 February 2018	(2018); and approved a six week period of consultation on the Schedule of Amendments made to the Sustainability Appraisal Update (2017).	
SA consultation 2018 28 February to midnight 11 April 2018	Consultation on the Schedule of Amendments made to the Sustainability Appraisal Update (2017). A six week public consultation was undertaken on the proposed changes to the Sustainability Appraisal. The Council received 32 representations in the consultation period.	SA Update Consultation Documents: Schedule of amendments made to the SA Update 2017 SA Update 2018 (incorporating proposed amendments) LUC SA Update Review 2018 (review of SA by independent consultants) Executive Summary of SA Review process
Submission of SA documents to Inspector	The findings of the Independent Review of the Sustainability Appraisal Update 2017, associated documents and representations received in the period 28 February to 11 April 2018 have been submitted to the Inspector.	SA Consultation Summary Document
Inspector's revised matters and issues (Policy J27, TIV16 and SP2) 1 June 2018	The Inspector confirmed that the preliminary hearings into Policy J27 Land at Junction 27 and associated policies SP2 Higher Town, Sampford Peverell and TIV16 Blundells School, would take place on 20th and 21st September 2018. The Inspector issued revised Matters and Issues (ID02a) and Hearing Programme (ID03a) but did not inviting further hearing statements from the Council or other participants.	ID02a – Inspector's Matters and Issues (version 2) ID03a – Inspector's Hearing Programme (version 2)
Preliminary Hearings	The Preliminary hearings into Policy J27 Land at Junction 27 and associated policies SP2 Higher Town, Sampford Peverell	Further information on the hearings can be found on the Local Plan Review Examination

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20 & 21 September 2018	and TIV16 Blundells School took place on 20 th and 21 st September 2018.	web page .
Inspector's Letter 29 October 2018	Following preliminary hearings in September 2018, the Council received a letter from the Inspector in late October setting out his preliminary conclusions and advising on the next steps for the examination process. The Inspector advised that the Examination should continue to Main Hearings; a series of Matters and Issues and further details on the Main Hearings should be available in early December 2018.	ID08 – Inspector's Letter to Council 29 October 2018