

Mid Devon Local Development Scheme 2008

In force from 8th September 2008

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1. Introduction

1.1 The Local Development Scheme provides interested people and organisations with the Council's project plan for the preparation of Development Plan Documents. It describes the current planning documents relevant to the area, the progress made so far in preparing these, and the future preparation timetable. This is the third Local Development Scheme produced by the Council, and has been approved by the Secretary of State, in consultation with the Planning Inspectorate.

1.2 The forward planning process is undergoing change, arising from the Planning and Compulsory Purchase Act 2004 with further amendments expected as a result of the Planning Bill currently in Parliament. A description of the system is set out in the next section.

1.3 As the planning process is changing, this Local Development Scheme continues to provide for a transition from one process to another. This involves "saving" the existing policy documents such as the Mid Devon Local Plan First Alteration and the Devon Structure Plan, and then indicating how they will be replaced in the ensuing years. The Council is sequentially replacing the adopted district wide Local Plan with a series of Development Plan Documents which together make up the Local Development Framework for the area. Similarly, the Structure Plan for Devon will be replaced by a new Regional Spatial Strategy prepared by the Regional Planning Body. It is expected that the whole changeover process will be completed by 2012.

1.4 Note that a small area of Dartmoor National Park is contained within Mid Devon, for which the National Park Authority is the planning authority. Accordingly, no documents contained within this LDF apply to that small area.

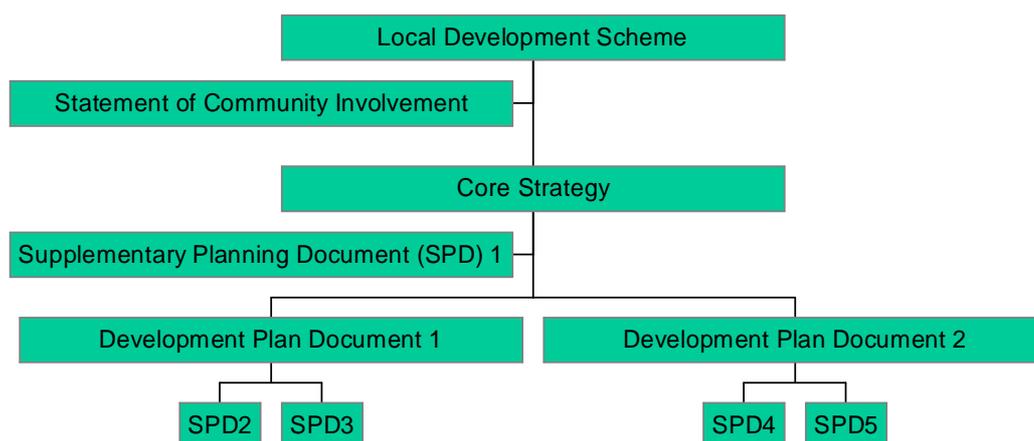
2. Outline of the Development Plan system

2.1 This section outlines the new development planning system, in order to help people to understand the implications of the proposals contained within this Local Development Scheme.

2.2 The means by which planning policies in an area will be expressed is through a portfolio of separate but linked planning documents known as a Local Development Framework. This will replace the contents of the Local Plan.

2.3 The Local Development Framework (LDF) will include a Core Strategy, setting out general objectives, policies and targets for the area. It will also include a number of other Development Plan Documents (DPDs) which each cover a particular subject, settlement or area, and provide more detailed guidance than the Core Strategy. The two other documents which must be contained within the LDF are the Local Development Scheme (LDS) ie this document, and the Statement of Community Involvement (SCI). The SCI sets out the consultation and participation methods and procedures for each of the documents within the LDF. Finally, Supplementary Planning Documents (SPDs) set out more detail for certain issues and sites where it is considered necessary.

2.4 The diagram below sets out generally how the documents in an LDF interrelate.



2.5 There are a number of acronyms used within the new system, some of which are explained below.

- LDF - Local Development Framework – the bundle of documents (LDDs) which together make up the planning policies for the District.
- LDS - Local Development Scheme – this document, setting out the content and timing of LDF preparation.
- SCI - Statement of Community Involvement – the policies and procedures for consultation on the LDF and planning applications.
- DPD - Development Plan Document – any document contained within the LDF which has primary status for planning applications.
- SPD - Supplementary Planning Document – documents within the LDF providing detailed guidance on specific subjects and sites, which are a material planning consideration.

- LDD - Local Development Document – any document contained within the LDF, including DPDs and SPDs.

2.6 The documents must go through a number of stages from initial evidence gathering and public consultation before they are adopted. In the case of DPDs (including the Core Strategy) an independent examination is held, after which the Inspector gives a binding recommendation. In the case of SPDs there is no independent examination and the council adopts after considering objections and representations.

2.7 All LDDs with the exception of the SCI must be subject to Sustainability Appraisal and Strategic Environmental Assessment. This is integral to document preparation as a means of assessing their social, environmental and economic effects. It will help to ensure documents are soundly based and contribute to the reasoned justification of policies.

3. Background and External Influences

3.1 Mid Devon District Council is a rural district. Only three settlements have a population above 3000, being Tiverton (18,400), Cullompton (7,800) and Crediton (6,800). Less than half of the 69,900 population lives in one of these three market towns. With a total area of 914 square kilometres, Mid Devon falls into the "sparsely populated" category of authorities (with a population density of 76 per square km).

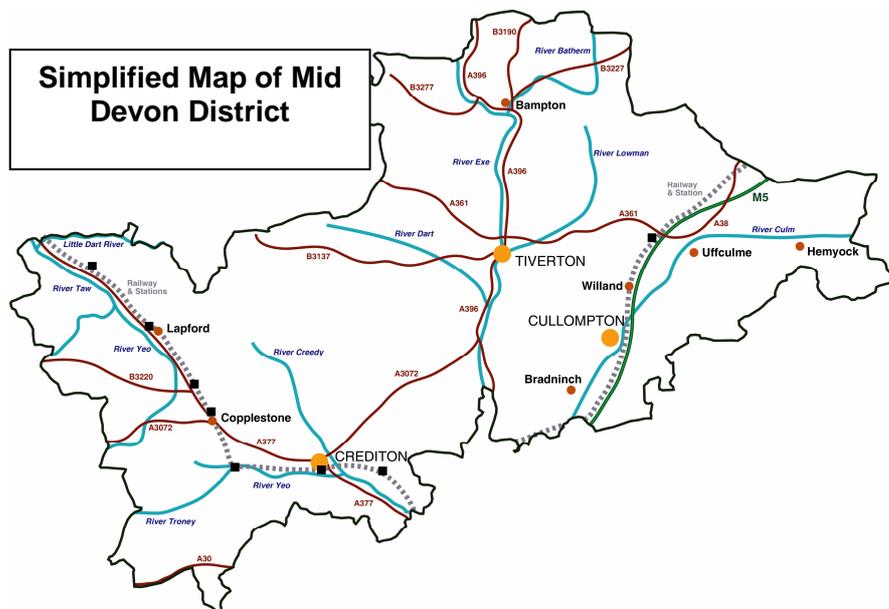
3.2 The Mid Devon landscape is characterised by hills and valleys, with little level ground outside the narrow river floodplains. It is extremely attractive, including part of the Blackdown Hills Area of Outstanding Natural Beauty (AONB) and adjoining the Exmoor and Dartmoor National Parks (but see the comment above relating to the Dartmoor National Park).

3.3 The historic environment of Mid Devon is also very rich, with almost 2,500 Listed Buildings, 50 Conservation Areas and 53 Scheduled Monuments within its borders.

3.4 Development levels in Mid Devon are relatively low, to reflect this rural character and the strategy of urban concentration set out in Regional Spatial Strategy. The adopted Structure Plan sets a target of 390 housing completions per year up to 2016. This is being reviewed through the Regional Spatial Strategy, the latest version of which indicates a lower 370 dwellings per year. Some of this will be provided by existing planning consents, and there are undeveloped allocations in the Local Plan which are expected to contribute.

3.5 The key planning priorities are environmental protection, housing affordability, both in the rural areas and the market towns and measures to promote economic development in all parts of the district.

3.6 The following sections set out the proposed contents of the Local Development Framework.



4. Adopted Documents currently in force.

Devon Structure Plan (2016 end date)

Adopted October 2004.

4.1 The Structure Plan policies provide a development strategy, including development levels for Devon, including Mid Devon. They have been saved by the Secretary of State, and will continue to have effect until formally superseded by the Regional Spatial Strategy.

Mid Devon Local Plan First Alteration (2011 end date)

Adopted July 2006.

4.2 The Mid Devon Local Plan First Alteration contains planning policies, proposals and maps for Mid Devon. It was prepared under the 1991 Planning Act. The adoption of the Core Strategy in July 2007 superseded a number of the Local Plan policies. However the remaining policies continue to have Development Plan status, and are automatically saved until July 2009. Six months before then, the Council will prepare an assessment of its policies, and propose to the Secretary of State that appropriate policies are saved beyond this time. Subject to the agreement of the Secretary of State, these will be retained until they are themselves superseded by subsequent adoption of DPDs.

Mid Devon Core Strategy (2026 end date)

Adopted July 2007

4.3 The Mid Devon Core Strategy is the first Development Plan Document to be adopted in Mid Devon, and was adopted in accordance with the timetable set out in the Council's first Local Development Scheme. It sets out a spatial strategy and strategic policies for Mid Devon and its settlements.

Mid Devon Statement of Community Involvement

Adopted February 2007

4.4 The Mid Devon SCI sets out consultation policies on the preparation of LDDs and the consideration of planning applications. It was adopted in advance of the timetable set out in the Council's first Local Development Scheme.

Agricultural workers' dwellings and Poultry Farming SPG

Adopted August 1999

4.5 This Supplementary Planning Guidance is in support of saved policies in the Mid Devon Local Plan First Alteration and continues to provide appropriate guidance for applications. It is not proposed to be reviewed, and will continue to be used for development control purposes.

Meeting Housing Needs Supplementary Planning Document

Adopted February 2007

4.6 This SPD provides additional guidance on the provision of affordable housing in Mid Devon.

Air Quality Supplementary Planning Document

Adopted May 2008

4.7 This SPD provides additional guidance on planning issues concerning air quality in Mid Devon.

Public Open Space Supplementary Planning Document

Adopted May 2008

4.8 This SPD updates and supersedes the previous successful SPG on the subject. It provides guidance on the provision of open space in association with developments.

5. New Development Plan Documents

Allocations and Infrastructure Development Plan Document

Target Adoption: March 2010

5.1 Implementing the development and infrastructure requirements of the adopted Core Strategy and Regional Spatial Strategy.

- Allocations which are suitable, available and achievable to meet the strategic housing requirements of the Core Strategy and emerging Regional Spatial Strategy, at the market towns of Tiverton, Cullompton, Crediton and Bampton.
- Allocations to meet local housing need in the defined villages.
- Policies for affordable housing provision in rural and urban areas.
- Allocations and policies to meet the need for gypsy and traveller accommodation.
- Allocations for employment in rural and urban areas, to promote a more sustainable balance of development and local economic development.
- Other allocations such as retail and leisure as appropriate.
- Allocations and policies for physical, social and green infrastructure provision.
- To replace all allocations and a number of other policies of the adopted Local Plan.
- The evidence base will include a Strategic Housing Land Availability Assessment, Housing Market Analysis, Strategic Flood Risk Assessment and site specific assessments. Conservation Area Appraisals for a number of the settlements, Parish Plans and the Market and Coastal Town Initiatives work will provide important inputs. The Local Plan and Core Strategy Inspector's reports will continue to be relevant.
- The Council has consulted on Issues and Options Reports for three areas of the district (Exe, Culm and Creedy/Taw) in accordance with the previous Local Development Schemes. It is now proposed to prepare a single DPD for all allocations in Mid Devon, following on from this work. Accordingly, there will no longer be separate Area DPDs for the Exe, Creedy/Taw and Culm.

5.2 Coverage: Mid Devon.

5.3 Conformity: with the Core Strategy DPD and Regional Spatial Strategy and having regard to the Mid Devon Local Plan First Alteration.

5.4 The timetable is set out below, and indicated on the chart at the end of this section; (completed stages in italics, key milestones required by PPS12 in bold):

- *July 2007* *Public Participation*
- **September 2007** **Scoping Sustainability Appraisal**
- **March 2009** **Publication**
- **June 2009** **Submission**
- October 2009 Hearings
- **March 2010** **Adoption**

Development Management Policies DPD

Target adoption: November 2012

5.5 Setting out a suite of policies to be used in the determination of planning applications, including policies on design, development limits, rural diversification and renewable energy.

- This will replace any saved Local Plan development control policies, including area specific and general policies. At the adoption of this DPD, any remaining saved Local Plan policies will be superseded.
- The evidence base will include a Landscape Character Assessment, Retail Study, the AONB Management Plan and Community Plan, Rural Economy Study, Renewable Energy study, Housing Market Analysis and the Community Strategy. Other specific studies and analyses may be undertaken if necessary.
- The Government Office have stated that the Development Control policies within the Local Plan are “fit for purpose” and therefore their review is not a very high priority. Accordingly the preparation of this DPD is later than the Allocations and Infrastructure DPD.

5.6 Coverage: district – wide.

5.7 Conformity: with the Core Strategy DPD and the Regional Spatial Strategy and having regard to the Mid Devon Local Plan First Alteration.

5.8 The timetable is set out below, and indicated on the chart at the end of this section; (key milestones required by PPS12 in bold):

- | | |
|-------------------------|---|
| • November 2009 | Scoping Sustainability Appraisal |
| • July 2010 | Public Participation |
| • June 2011 | Publication |
| • November 2011 | Submission |
| • March 2012 | Hearings |
| • September 2012 | Adoption |

Proposals Map

Adopted July 2006, subsequently to be reviewed March 2010, September 2012

5.9 Shows the site specific application of policies and proposals of all adopted Development Plan Documents applying to Mid Devon, including any saved Local Plan policies.

- The Mid Devon Local Plan First Alteration Proposals Map is the current version. At the same time as any subsequent Development Plan Documents are adopted or approved, the Proposals Map will be updated as necessary to illustrate geographically the application of their policies.

5.10 Coverage: District Wide.

5.11 Conformity: All adopted and approved Development Plan Documents and saved Local Plan policies.

5.12 Will be updated on the adoption of the Allocations and Infrastructure DPD (March 2010) and Development Management DPD (September 2012).

Timetable for Development Plan Documents

Stage	Notation	Stage	Notation
SA Scoping	A	Submission	D
Public Participation	B	Hearings	E
Publication	C	Adoption	F

Bold stages are key milestones (PPS12)

Year	Month	Core Strategy & SCI	Allocations	Development Management
2006	8	D		
	9			
	10			
	11			
	12			
2007	1			
	2	E		
	3			
	4			
	5			
	6			
	7	F	B	
	8			
	9		A	
	10			
	11			
	12			
2008	1			
	2			
	3			
	4			
	5			
	6			
	7			
	8			
	9			
	10			
	11			
	12			
2009	1			
	2			
	3		C	
	4			
	5			
	6		D	
	7			
	8			
	9			
	10		E	
	11			A
	12			
2010	1			
	2			
	3		F	
	4			
	5			
	6			
	7			B
	8			
	9			
	10			
	11			
	12			

Year	Month	Core Strategy & SCI	Allocations	Development Management
2011	1			
	2			
	3			
	4			
	5			
	6			C
	7			
	8			
	9			
	10			
	11			D
	12			
2012	1			
	2			
	3			E
	4			
	5			
	6			
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	8			
	9			F
	10			
	11			
	12			
2013	1			
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2014	1			
	2			
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	8			
	9			
	10			
	11			
	12			
2015	1			
	2			
	3			
	4			
	5			

Shaded areas indicate past achievements.

6. Supplementary Planning Documents

6.1 The following list sets out proposals for the next three years, and will be rolled forward with future reviews of this Local Development Scheme. No policy SPDs are proposed.

Development Guides for allocated sites

Expected consultation and adoption dates: 2008 onwards.

6.2 As necessary, to produce site specific guidance for sites allocated in the Saved Local Plan, proposed in any emerging DPD or otherwise in need of detailed guidance.

7. Resources

7.1 The Forward Planning Division of Mid Devon District Council consists of 3 full time planning officer equivalents, together with support staff including graphic, administrative and information/monitoring expertise. There is a small budget for survey and related work, which may be supplemented by any awards of the Housing and Planning Delivery Grant.

7.2 The timings of the Development Plan Documents have been arranged to even out the workload, minimising peaks and troughs. In particular, DPD examinations and their runs-in are extremely busy and do not allow for other work at the same time.

8. Review

8.1 The Council is required to produce an Annual Monitoring Report by December each year, covering the previous "monitoring year" (running from April to March). Amongst other things this will review the progress towards achieving the timetable set out. Depending on the outcome of this monitoring, it may become necessary to amend the Local Development Scheme, including amending the timings or the number and scope of Local Development Documents.