



# East Devon Local Development Scheme

Future Work Programme for Planning Policy  
Production – July 2018

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## 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.
- 1.2 East Devon District Council has resolved that this new LDS should take effect from 2 July 2018. This LDS covers the time period from mid-2018 through to 2021, it is envisaged, however, that it will be revised and superseded before this end date.
- 1.3 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 Council's Statement of Community Involvement (SCI):  
<http://eastdevon.gov.uk/planning/planning-policy/policy-work-whats-new/work-programme-and-consultations/statement-of-community-involvement/#article-content>  
It should be noted that this SCI refers to policy documents that cover parts or all of East Devon only.
- 1.4 A separate SCI, shared by East Devon District Council, Exeter City Council, Mid Devon District Council and Teignbridge District Council, and which therefore goes beyond the Council's boundaries, has also to be approved, it is specifically concerned with production of the Greater Exeter Strategic Plan (GESP) - see:  
<https://www.gesp.org.uk/>

## 2 The Adopted and Future East Devon Local Plan

- 2.1 The current East Devon Local Plan, covering most policy matters across the District, was adopted on the 28 January 2016. It runs for the 18 year period from 1 April 2013 to 31 March 2031, it will though be progressively and completely superseded by new policy documents before this end date. Policy documents in this LDS will be written within the context of the policy of the adopted East Devon Local Plan though specifically noting that there is the intent to produce the GESP.

- 2.2 Once the GESP has made more progress, probably after a draft plan has been issued for consultation (scheduled for July 2019), supporting and evidence documents will be produced and published in respect of review of a new local plan. Dates for production of a new local plan are not set out in this LDS but in the coming months a programme for future work will be defined.

### **3 The Stages in Development Plan Document Preparation**

- 3.1 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; 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 generally also be taken to include all other DPDs as well.
- 3.2 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. 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 more complete picture see: The Town and Country Planning (Local Planning) (England) Regulations 2012, at:  
[http://www.legislation.gov.uk/ukxi/2012/767/pdfs/ukxi\\_20120767\\_en.pdf](http://www.legislation.gov.uk/ukxi/2012/767/pdfs/ukxi_20120767_en.pdf)  
Noting that there may be additional current or future amendments to procedures and legislation made by government.
- 3.3 In this LDS we set out dates for undertaking key stages in production of DPDs; 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.

**Draft plan** – this is where a draft version of the plan or some other consultation document or documents are produced and feedback is sought. Although we use this draft plan terminology (and typically we will produce and consult on a draft of the proposed plan) there are different approaches to this stage of work that we could undertake. In this LDS we highlight the date at which a draft of the plan is envisaged to be consulted on.

**Publication** – this is the plan that the Council (or in respect of GESP the Councils) intends to submit for examination. The plan is made publically available and formal objections and other responses are sought from the public at this stage.

**Submission** – the plan, the evidence supporting the plan and the formal responses to the publication plan are submitted to the government who appoint an independent inspector to consider the soundness of the plan.

**Inspector's Hearings** – sitting days of the examination are typically held at which the Inspector leads discussions on the contents of the plan, and this helps the Inspector prepare his or her 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.

- 3.4 It is stressed that the above stages are a much simplified version of plan making, they do though form key milestones that are reported on in this LDS to 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 are followed and variations that can occur on the above.

## 4 Future Development Plan Documents in East Devon

- 4.1 This LDS sets out that there will, from 2018 to 2021, be four extra DPDs that may be produced, summary details of these documents with dates set against key stages, are set out below. It should be noted that the dates (months) provided are based on what we currently know or best estimates.
- a) **Villages Plan** – this plan will be specifically concerned with development issues and boundaries in and around larger villages of East Devon and the 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/>  
The inspectors report on the villages plan has now been received and as noted below adopted is envisaged in July 2018.
    - Issues Consultation – this stage has already been completed.
    - Draft plan – this stage has already been completed.
    - Publication – this stage has already been completed.
    - Submission – this stage has already been completed.
    - Inspector’s Hearings – this stage has already been completed (it is assumed further hearing sessions will not be needed).
    - Adoption – July 2018.
  
  - b) **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/>
    - Issues Consultation – this stage has already been completed.
    - Draft plan – this stage has already been completed.
    - Publication – November 2018
    - Submission – January 2018
    - Inspector’s Hearings – April 2019
    - Adoption – October 2019
  
  - c) **Gypsy and Traveller Development Plan** – there is an outstanding need to provide sites for gypsy and travellers and the approach currently being pursued is to seek to secure sites without the need

for a specific DPD. However, if it does not prove possible or viable to secure sites without a DPD then this Gypsy and Traveller 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 traveller sites come forward through other plans or are otherwise provided or developed. For more information on the plan see:

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

- Issues Consultation – September 2018
- Draft plan – July 2019
- Publication – December 2019
- Submission – April 2020
- Inspector’s Hearings – June 2020
- Adoption – October 2020

d) **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 and Devon County Council are a partner in the work. GESP, amongst other matters, is expected to 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 GESP timetable is:

- Issues Consultation – February 2017
- Draft plan – June 2019
- Publication – September 2020
- Submission – March 2021
- Inspector’s Hearings – May 2021
- Adoption – December 2021

- 4.2 It should be noted that for any given DPD (or other policy document) the Council may produce more detailed and bespoke individual plan making timetables.

## 5 Other Policy Documents Identified for Production

- 5.1 In addition to DPDs the Council also produce a number of extra policy documents. Of greatest importance in respect of determining planning applications are Supplementary Planning Documents (SPDs). SPDs 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: <http://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 Whilst it's not intended to be a definitive list of all SPDS that may come forward we do plan to produce (or make substantive progress on) SPDs addressing the issues identified below in 2018 and running into 2019:
- 1) **Green Infrastructure Strategy for East Devon Towns** – this SPD (or more likely series of SPDs for each town) will set out how we will support and encourage provision and use of links into and through green spaces in and around our towns. It should be noted that production for this or these SPDs is a long term project.
  - 2) **Beer Quarry Bats Guidance** – this SPD will outline our approach to dealing with planning applications that could adversely impact on the protected bat colony at Beer and related habitats, it is being produced jointly with the East Devon AONB team.

- 3) **East Devon Design Guide** – this SPD will set out the processes that should be followed by applicants and developers to ensure that the proposals they submit will be of a high design standard and quality.
- 4) **Site Specific Design Guidance and Development Briefs** – where sensitive, complex or challenging sites are identified for development we will consider producing specific SPDs to guide appropriate forms of and approaches to development.
- 5) **Self-Build** - this SPD will guide, inform and support policy for self and custom build development in East Devon.
- 6) **Affordable Housing SPD** – this SPD will elaborate on policy to secure affordable housing provision in East Devon.

5.4 The Planning Policy team of the Council may produce further guidance and advice to support and promote development. Such guidance will not have the formal status of an SPD but we will often look to follow similar processes in document production.

5.5 The additional guidance that the planning policy team, partnering with other services, may produce in 2018 and running into 2019 includes:

- i. **East Devon Heritage Strategy** – this strategy will set out our approach to protecting and enhancing our built heritage assets.
- ii. **East Devon Local List** – this guidance will set out processes we will follow to establish, working with local communities, lists of buildings and features that although not of national importance are of recognised value and are worthy of protection.
- iii. **Landscape Character Assessment update** – consultants are already undertaking update work for the Council that involves reviewing and where appropriate amending past landscape assessment work.
- iv. **Conservation Area Review** – this work will involve setting up procedures and approaches for undertaking Conservation Area

reviews and thereafter we will put into place actual designated area reviews and potentially new area designations.

- v. **Areas of Special Control for Advertisement Reviews** – this work will review and redefine areas in East Devon where particular constraints apply in respect of size and form of adverts.
- vi. **Coastal Change Management Area policy development** – this work, drawing on existing Shoreline Management Plans and coastal erosion assessment, will define areas and zones where limitations on scope for development will be defined to reflect potential losses of land to the sea.

## 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 the CIL the Council had to produce a charging schedule that was supported by financial viability assessment evidence, undertake consultation and take the work to Examination by an independent inspector. 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 adopted in 2016 and is now identified as appropriate for review. We already have consultants in place undertaking viability work for the Council and through 2018 and into 2019 we will produce a new charging schedule.

## 7 Neighbourhood Plans

- 7.1 Neighbourhood Plan are produced by local communities, in East Devon they are typically produced at the parish level. Neighbourhood Plans set out policies and proposal for development; in this respect they are similar to

DPDs and they follow reasonably similar stages in production (but under separate legislation). Once completed (the technical terms is that they are Made) they also form part of the Development Plan for the District and will be used alongside DPD, SPDs and other policy documents in the determination of planning applications.

- 7.2 For more information on Neighbourhood Plans see:  
<http://eastdevon.gov.uk/planning/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. 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 new minerals Plan in 2017:  
<https://new.devon.gov.uk/planning/planning-policies/minerals-and-waste-policy/devon-minerals-plan>
- 8.2 The adopted waste plan and minerals plan are also part of the Development Plan for East Devon.
- 8.3 It should be noted that Devon County Council also produce some planning policy guidance documents and determine a limited number of planning applications.