

# EXECUTIVE

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr Humphrey Clemens

**DATE:** 1<sup>st</sup> May 2018

**REPORT OF:** Simon Thornley  
Business Manager Strategic Place

**SUBJECT:** Local Plan Review: Issues Consultation  
Including supporting documents

## PART I

### RECOMMENDATIONS

The Executive is recommended to

#### Resolve

- a) That the Local Plan Review Issues Paper and supporting documents attached to this report are subject to public consultation between 21<sup>st</sup> May 2018 and 16<sup>th</sup> July 2018.
- b) That delegated authority is given to the Strategic Place Business Manager for the SA/SEA Scoping report to be approved for consultation between 21<sup>st</sup> May 2018 and 16<sup>th</sup> July 2018.

## 1. PURPOSE

- 1.1 Following Overview and Scrutiny consideration of the Local Plan Review: Issues Paper and supporting documents on the 9<sup>th</sup> April 2018, the Executive is recommended to approve these documents for public consultation.

## 2. BACKGROUND

- 2.1 The Neighbourhood Planning Act 2017 introduced a requirement to review a local plan either partially or in full every 5 years to ensure plans are up-to-date and reflect the changing needs of the area, particularly housing. This requirement also extends to a Statement of Community Involvement.
- 2.2 If a Local Plan has not undertaken a review within 5 years of adoption then the housing policies may be considered out-of-date and applications assessed against the Presumption in Favour of Sustainable Development in the National Planning Policy Framework.

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- 2.3 The Teignbridge Local Plan 2020-2033 was adopted on 6 May 2014 and the five years is therefore up in May 2019. The review of the Teignbridge Local Plan is proposed to start with the publication of the Local Plan Review: Issues document. This provides the opportunity to:
- Respond to district wide trends
  - Extend the plan period to 2040
  - Respond to community ambitions for their area
  - Identify what has worked and what requires improving
  - Align policies and proposals with the Greater Exeter Strategic Plan
  - Update and reflect evidence
  - Reflect changes to legislation, national policy and guidance
  - Reflect adopted neighbourhood plans
- 2.4 The Local Plan Review: Issues stage is the first in a series of plan preparation stages which will become more refined and detailed as development progresses. This stage seeks to provide the scope for the partial review of the existing local plan which will inform the next stage, the Draft Plan.
- 2.5 The draft National Planning Policy Framework (NPPF) was published on 5<sup>th</sup> March 2018 and draft National Planning Guidance published on 9<sup>th</sup> March 2018. These are consultation documents which are expected for final publication in Summer 2018. The Local Plan Review 2020-2040 is required to be in conformity with final versions of these documents. A review and response to the Draft NPPF is before you on the same agenda. There are a number changes which directly impact on plan-making and require strategic consideration through the Local Plan Review

### Statement of Community Involvement

- 2.6 The preparation of a Statement of Community Involvement (SCI) is a legal requirement of S18 the Planning and Compulsory Purchase Act 2004 (as amended) and once adopted the Council is legally obliged to comply with its SCI. The current Teignbridge Statement of Community Involvement was adopted on 21 February 2011, it contains our policies on consultation about, and involvement with, planning policy documents and planning applications. Since the adoption of the SCI in 2011 there have been a number of changes to planning legislation which need to be considered through a revision. A principle change has been through the Neighbourhood Planning Act 2017 which introduced a requirement for SCI's to set out how the Council will provide advice and assistance to neighbourhood planning groups. The updated SCI seeks to meet these additional requirements and provide an up-to-date Statement of Community Involvement at the start of the Local Plan Review process.

### Settlement Boundary Review

- 2.7 Existing settlement boundaries have not been comprehensively reviewed for over 20 years. The Draft Settlement Boundary Review paper which

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accompanies the Local Plan Review Issues Paper has established a set of principles to be applied consistently across the district's settlement boundaries. It applies these principles to all existing settlement boundaries which are illustrated in the Appendix to the Boundary Review paper.

### Settlement Hierarchy Review

- 2.8 The existing settlement hierarchy was established through a review of settlement services in 2011 which updated a previous 2006 study. The Local Plan commits a Review to re-examine this level of service provision to ensure that settlements are placed into the correct tier of the hierarchy which appropriately reflects their role and function. The Settlement Hierarchy Review Paper accompanying the Issues consultation examines existing service provision and makes recommendations for a potential revision.

### The Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment

- 2.9 The Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment is a legislative requirement for the production of Local Plans and must be prepared in line with the preparation of the Local Plan Review. A SA/SEA Scoping Report is currently being prepared and is anticipated to accompany the Issues Consultation with the scope of the assessment open to representations, particularly from our statutory consultees, Historic England, Natural England and the Environment Agency. The Scoping report compiles the background information needed for the full Strategic environmental assessment and the level of detail it will provide. This report is requested to be authorised for consultation by way of delegated authority to the Strategic Place Business Manager to enable it be finalised prior to the 21<sup>st</sup> May 2018.
- 2.10 The Habitat Regulation Assessment Screening Report accompanies this report in appendix E

### Call for Sites

- 2.11 The Local Plan Review Issues document is requesting the submission of sites with potential for employment and residential development to form part of the District Housing and Economic Land Availability Assessment. This will form a catalogue of potential sites which require further assessment as part of Local Plan Review preparations.

## 3. MAIN IMPLICATIONS

- 3.1 The Issues consultation seeks to explore the plans strategic direction in light of evolving requirements and presents the scope of what is to be undertaken and considered as part of the preparation of an updated Local Plan. The document guides the reader towards evidence requirements and explores options to address strategic policy such as the distribution of development. **The Issues paper does not set out draft policy or present potential site allocations.**

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### 4. GROUPS CONSULTED

- 4.1 Internal consultations with officers from across the council on policy matters and potential improvements to the existing plan policies. Neighbourhood Planning Groups on potential settlement limit and hierarchy changes. Town and Parish Council Workshops on settlement boundaries, settlement hierarchy and Town Centre boundaries and mix of uses.
- 4.2 Further consultation is to be undertaken with Council Members, Parish and Town Councils, Neighbourhood Planning Groups, Officers of the Council and stakeholders during the 8 week consultation.

### 5. TIMESCALE

- 5.1 The Local Plan Review Issues Consultation is scheduled for 8 weeks between 21 May 2018 and 16 July 2018.

### 6. CONCLUSION

- 6.1 The Local Plan Review Issues paper and supporting documents establish the first stage of local plan preparation to address current and emerging legislation and policy changes including requiring an up-to-date plan. The findings as a result of the consultation will inform the next stage of local plan preparations.

### 7. DATE OF IMPLEMENTATION (CONFIRMATION OF DECISION SUBJECT TO CALL-IN)

10.00 a.m. on 8<sup>th</sup> May 2018

**Simon Thornley**  
Business Manager, Strategic Place

**Cllr Humphrey Clemens**  
Portfolio Holder for Planning & Housing

<b>Wards affected</b>	Applicable to all wards
<b>Contact for any more information</b>	David Kiernan (Principal Policy Officer) 01626 215758 <a href="mailto:David.kiernan@teignbridge.gov.uk">David.kiernan@teignbridge.gov.uk</a>
<b>Background Papers (For Part I reports only)</b>	N
<b>Key Decision</b>	N
<b>In Forward Plan</b>	Y
<b>In O&amp;S Work Programme</b>	N
<b>Appendices attached:</b>	A: The Local Plan Review Issues Paper 2018 B: The Draft Settlement Boundary Review C: The Draft Settlement Hierarchy Review D: The Draft Statement of Community Involvement E: Habitat Regulation Assessment Screening Report