

EXECUTIVE

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr Humphrey Clemens

DATE: 1 May 2018

REPORT OF: Business Manager Strategic Place

SUBJECT: Revised Local Development Scheme

PART I

RECOMMENDATIONS

The Executive is recommended to

Resolve

That the Local Development Scheme is approved and will have effect from 8 May 2018

1. PURPOSE

To provide a revised timetable for plan preparation, known as the Local Development Scheme. The timetable will be published on the Council's website and have effect from the agreed date.

2. BACKGROUND

The Local Development Scheme (LDS) is a statutory statement of the timetable for local plan preparation. It should be kept under review. The current LDS was adopted on 11 January 2017 and can be read here <https://www.gesp.org.uk/wp-content/uploads/sites/12/2017/02/Teignbridge-LDS-FINAL.pdf>. It contains proposed timetables for the preparation of the Greater Exeter Strategic Plan (GESP) and the review of the Teignbridge Local Plan (TLP). Together with the "county matter" plans for waste and minerals, these plans will become the "development plan" for the area. It is worth noting that Dartmoor National Park produces its own plans and therefore is not covered by this LDS.

The LDS contains proposed dates for various key local plan stages. These stages are explained below.

- **Issues Consultation** – a less formal stage of consultation where comments on general issues and plan scope are sought. May also contain more detailed matters and options.

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- **Draft plan** – a more or less complete plan, but not in final form, to encourage responses, alternative options and objections/support. Likely to be more “rough and ready” than the final plan, with some incomplete evidence and details. The key consultation stage.
- **Publication (proposed submission)** – the plan which the councils intend to submit (see next stage) having largely completed the evidence and considered the draft responses, duty to cooperate conversations and government policy. Formal objections and other responses are sought from the public at this stage.
- **Submission** – the plan, all of the evidence 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** – the sitting days of the examination at which the Inspector leads discussions on the contents of the plan, to help them prepare their report.
- **Adoption** – having received the inspector’s binding report, the council(s) adopt the plan.

Unfortunately a key milestone in the preparation of the Greater Exeter Strategic Plan has been missed, consultation on a draft plan in January 2018. It is therefore necessary to review the GESP timetable. The preparation of the TLP review is partly dependant on the contents of the GESP and therefore its timetable also needs to be reviewed at the same time.

Greater Exeter Strategic Plan

The preparation of the GESP has been held up by a number of factors, the main ones being as follows;

- Significant and ongoing review of national planning and housing policies, commencing with the Housing White Paper and most recently involving a draft revised NPPF and associated Practice Guidance. These documents include amendments to the five year supply approach, a new housing “delivery test” and changes to the way housing need is calculated.
- A very high response to the “call for sites” with over 700 sites made available, which needed to be assessed and considered via the HELAA (Housing and Employment Land Availability Assessment) process.
- The need to resolve complex transport issues associated with the plan, particularly in the Exeter area, including extensive modelling, roadside interviews and scheme assessment. This work is still ongoing and will inform a key element of the GESP strategy.

It is not expected that the transport work will be ready before the end of 2018, given the complexities and in particular the need to ensure that Highways England are content with the work. The NPPF review is expected to be complete in the summer of 2018. These factors mean that the draft plan is not likely to be ready before spring 2019. In order to avoid issues of Purdah associated with the local elections in May 2019 it is therefore now proposed that the draft plan should be published in June 2019. An 8 week consultation period is allowed for (subject to approval of the Statement of Community Involvement), longer than the normal 6 weeks referred to in the regulations.

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Allowing for the various legal and other requirements of plan making, the proposed LDS sets publication/proposed submission in September 2020, plan submission in February 2021 and adoption in December 2021.

Each of the other local planning authorities preparing GESP has taken or will be taking a report to update their LDS which contains an identical timetable and section on the GESP.

Teignbridge Local Plan Review.

There are elements of the Teignbridge Local Plan which need to follow on from the GESP, in particular the number and broad distribution of new homes and some other forms of development will be a GESP strategic decision. Accordingly, it is not possible to adopt the TLP review until after GESP is adopted and the timetable and adoption date will need to be pushed back overall to reflect GESP. A revised adoption date is proposed as December 2022, with interim stages as indicated in the attached LDS.

However there are significant parts of the local plan which do not need to await GESP for further consideration and consultation. These include reviewing the local plan development management policies, considering the roles and functions of the Teignbridge settlements and revising various policy boundaries. Work on these areas has started and initial consultation on these matters has already been approved and will start shortly. It is therefore proposed to retain the Issues Report consultation in May 2018 to include these matters (see separate agenda item).

Conclusion

A revised LDS is contained in Appendix A taking account of these issues. You are recommended to approve the LDS for publication on the council's website.

3. MAIN IMPLICATIONS

The timing implications are set out in the report and the Appendix. The GESP team, consisting of staff members from each of the relevant authorities would need to continue in place for the additional period, with the remainder of the Teignbridge Spatial Planning team working on the local plan review. There are no direct financial implications, since the GESP team redeploys existing staff and there has been no "back-filling" of posts, while the already – agreed GESP evidence budget should not be affected by the extended timescale. Depending on the final wording of the NPPF and associated guidance including the delivery test there may be further planning implications.

4. GROUPS CONSULTED

The timetable revision for GESP has been agreed between officers of the partner councils, to ensure that the published timetables are the same. It will need to form part of the LDS of all four district-level local planning authorities.

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5. TIME-SCALE

See above and Appendix A.

6. JUSTIFICATION

A revised Local Development Scheme is necessary to reflect the up to date position.

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

10.00 a.m. on Tuesday 8 May 2018.

Simon Thornley
Business Manager Strategic Place

Cllr Humphrey Clemens
Portfolio Holder for Planning and Housing

BELOW TO BE FILLED IN BY REPORT AUTHOR:

Wards affected	All outside Dartmoor
Contact for any more information	Simon Thornley
Background Papers (For Part I reports only)	
Key Decision	Y / N
In Forward Plan	Y
In O&S Work Programme	N
Community Impact Assessment attached:	N
Appendices attached:	A: Draft Local Development Scheme

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Appendix A

Teignbridge District Council Local Development Scheme (date)

Greater Exeter Strategic Plan

The Greater Exeter Strategic Plan will cover the local planning authority areas of East Devon, Exeter, Mid Devon and Teignbridge (i.e. those Councils' administrative areas excluding Dartmoor National Park). It will be prepared jointly by those four local planning authorities with the support of Devon County Council under Section 28 of the Planning and Compulsory Purchase Act. It will:

- set an overall vision and strategy for the development of the area in the context of national and other high level policy;
- include overarching, cross-boundary and strategic targets, policies and proposals for development and conservation;
- guide the overall level and distribution of development;
- make strategic development and infrastructure proposals;
- contain other strategic policies necessary to implement the vision and strategy; and
- cover the period 2020 to 2040.

Once adopted it will supersede specified strategic parts of the East Devon Local Plan, Exeter Core Strategy, Exeter Local Plan, Mid Devon Local Plan (once adopted), Teignbridge Local Plan and any other Development Plan Documents as necessary. The preparation timetable is as follows:

- February 2017 – Issues consultation
- June 2019 – consultation on draft plan
- September 2020 – Publication (Proposed Submission)
- March 2021 – Submission
- May 2021 – Inspector's Hearings
- December 2021 – Adoption

Teignbridge Local Plan Review

The Teignbridge Local Plan was adopted in 2014 and provides full local plan coverage (excluding Minerals and Waste policies) for the Teignbridge Local Planning Authority area, ie the Teignbridge Council area excluding Dartmoor. The Teignbridge Local Plan First Review will update and amend the adopted Local Plan and roll it forward to cover the period 2020 to 2040. It will be in general conformity with the Greater Exeter Strategic Plan and will supplement its contents with additional policies and proposals of a generally non-strategic nature such as;

- More detailed or specific visions or strategies for settlements;

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- Development management policies;
- Development allocations and infrastructure proposals;
- Regeneration and conservation proposals; and
- Other policies and proposals as necessary.

Once adopted it will supersede specified policies and proposals of the Teignbridge Local Plan. The Teignbridge Local Plan is likely to be fully superseded by a combination of the Greater Exeter Strategic Plan and Teignbridge Local Plan First Alteration. The preparation timetable is as follows, subject to successful achievement of the Greater Exeter Strategic Plan timetable:

- May 2018 – Issues consultation
- January 2020 – consultation on draft plan
- November 2021 – Publication (Proposed Submission)
- April 2022 – Submission
- June 2022 – Inspector’s Hearings
- December 2022 – Adoption