

TEIGNBRIDGE DISTRICT COUNCIL

EXECUTIVE

4 OCTOBER 2022

Report Title	Local Development Scheme Update
Purpose of Report	To update the Local Development Scheme for the Teignbridge Local Plan
Recommendation(s)	The Committee RESOLVES to: 1. Approve the Local Development Scheme as attached at Appendix 1 to come into effect on 20 September 2022.
Financial Implications	These are as set out in section 2.1 Martin Flitcroft Chief Finance Officer Tel: 01626 215246 Email: martin.flitcroft@teignbridge.gov.uk
Legal Implications	These are as set out in section 2.2 Paul Woodhead, Legal Services Team Leader and Deputy Monitoring Officer Tel: 01626 215139 Email: paul.woodhead@teignbridge.gov.uk
Risk Assessment	These are as set out in section 2.3 Michelle Luscombe Principal Planning Policy Officer Tel: 01626 215754 Email: michelle.luscombe@teignbridge.gov.uk
Environmental/ Climate Change Implications	These are set out in section 2.4 William Elliott Tel: 01626 215754 Email: william.elliott@teignbridge.gov.uk
Report Author	Michelle Luscombe Principal Planning Policy Officer Tel: 01626 215706 Email: michelle.luscombe@teignbridge.gov.uk
Executive Member	Executive Member for Planning (Gary Taylor)
Appendices	1. Local Development Scheme – September 2022
Part I or II	Part 1
Background Papers	None

1. PURPOSE

- 1.1 The purpose of this report is to obtain approval for an update to the Local Development Scheme (i.e. the timetable for preparing the Local Plan) as set out in Appendix 1.

2. REPORT DETAIL

2.1. Financial

2.1.1. There are no additional costs associated with this report to those which have already been agreed for preparing the Local Plan.

2.2. Legal

2.2.1. Preparing and updating local plans is a statutory requirement. Section 15 of the Planning and Compulsory Purchase Act requires local planning authorities to prepare and maintain a Local Development Scheme (LDS). The LDS sets out the plans which are to be prepared, their scope, and the timetable for preparing them. The new Local Plan 2040 will replace the Teignbridge Local Plan 2013-2033, except for some existing allocations that will be saved and will also allocate additional sites for development. Once adopted it will have full weight in considering planning applications.

2.3. Risks

2.3.1. There remains a significant amount of work to do to finalise the Proposed Submission plan for consultation. The revised LDS takes this into account as far as possible, but there remains uncertainty around whether information and evidence which we are relying on third parties to provide will be available in time. This includes landscape evidence, design coding, concept plans and infrastructure requirements. If this delays publication of the Proposed Submission plan in January 2023, it would mean that consultation would have to be put back until after the elections in May 2023 due to the purdah and election period. This will prolong the overall programme for preparing the Local Plan by a year compared to the existing LDS, further putting the Council at risk of 5 year housing land supply and Housing Delivery Test implications. A revised LDS will be brought back to the Executive if this is the case.

2.4. Environmental/Climate Change Impact

2.4.1. There are no direct environmental or climate change impacts arising from this report.

2.5. Background

2.5.1. In December 2020, the current Local Development Scheme was agreed for the district which set out the timetable for preparing the Local Plan as follows:

- May 2018 – *Regulation 18* (Issues)
- March 2020 – *Regulation 18* (Part 1 - policies only)
- May 2021 – *Regulation 18* Draft Plan (Part 2 - site options and policies not previously consulted on or which are subject to a material change)
- July 2022 – *Regulation 19* Proposed Submission
- January 2023 – *Regulation 22* Submission
- June 2023 – *Regulation 23-25* Examination in Public
- January 2024 – *Regulation 26* Adopt Plan

2.5.2. Since adoption of the current LDS, the May 2021 Part 2 Draft Plan consultation on site options was undertaken. In addition, a Part 3 consultation was carried out in November 2021 which published further small site, gypsy and traveller site, and wind turbine options. The significant number of consultations responses received has added 6 months to the programme for preparing the Local Plan and therefore requires that the timetable is updated, so that Regulation 19 will now be published in January 2023.

2.5.3. The proposed timetable is as follows:

- May 2018 – *Regulation 18* (Issues) - **completed**
- March 2020 – *Regulation 18* (Part 1) - **completed**
- May 2021 – *Regulation 18* Draft Plan (Part 2) - **completed**
- November 2021 – *Regulation 18* (Part 3) - **completed**
- January 2023 – *Regulation 19* Proposed Submission
- July 2023 – *Regulation 22* Submission

- November 2023 – *Regulation 23-25* Examination in Public
- May 2024 – *Regulation 26* Adopt Plan

3. OPTIONS

3.1. Consideration of timetable options

3.1.1. We need to progress the Local Plan as quickly as possible in order to get updated policies in place and ensure we have sufficient deliverable sites available to meet our 5 year land supply and Housing Delivery Test requirements.

3.1.2. There are 5 statutory stages which the preparation of a Local Plan must go through (see 2.5.3). The first of these statutory stages (the Regulation 18 stage) has been completed in 4 parts and we are now progressing to Regulation 19 stage. The Regulation 18 stage has taken longer than originally planned, due in part to the shift away from preparing the Greater Exeter Strategic Plan, and due to ensuring sufficient and meaningful community and stakeholder engagement from the outset.

3.1.3. Work is progressing at pace to meet the target of taking the Proposed Submission Plan to Full Council in December 2022. If approved, the plan will be published for consultation in January 2023. Outstanding work includes viability testing, design coding, finalisation of site options, finalisation of policy amendments, and preparation of legally required documents such as the Statement of Common Ground, Strategic Environmental Assessment and Habitat Regulations Assessment.

3.1.4. All this work needs to be completed prior to the Regulation 19 being published for consultation and will take a further couple of months to finalise. As such, the only feasible alternative to the proposed timetable is to delay publication of the Proposed Submission Plan even further until later in 2023. Due to purdah starting at the end of March 2023, any delay beyond January would mean that the Proposed Submission Plan could

not then be published until after the elections in May 2023. This will prolong the overall programme for preparing the Local Plan by a year compared to the current LDS, further putting the Council at risk of 5 year housing land supply and Housing Delivery Test implications.

4. CONCLUSION

4.1. Proposed timetable

4.1.1. It is recommended that the timetable set out in Section 2.5.3 is agreed for the updated Local Development Scheme.

4.1.2. The Local Development Scheme is provided in Appendix 1.

Appendix 1

Proposed Local Development Scheme

To come into force on 20 September 2022

Introduction

Teignbridge Council proposes to prepare one Development Plan Document which will be the Teignbridge Local Plan 2020-2040. The timetable and description are set out below:

Teignbridge Local Plan 2040

This document will set an overall vision and strategy for the area in the context of local circumstances, national policy, and climate and ecological emergency declarations. It will set the overall amount of growth for the period to 2040 and implement the overall vision and strategy by allocating sufficient land for new employment, housing, renewable energy and other development needs.

The Local Plan will include strategic and non-strategic policies to manage how development takes place in the district. Policies will focus on improving our built and natural spaces to support high quality living conditions in an increasingly zero carbon environment. They will set out the Council's expectations for high standards of design, development and living conditions to give a clear and improved framework for all future development taking place in the district.

The Local Plan will include policies and site allocations relating to:

- Climate change and energy requirements;
- Design;
- Employment (e.g. business development; rural economy; tourism);
- Environmental conditions (e.g. air, water and soil quality; contamination; pollution);
- Environmental protection (e.g. landscapes; biodiversity; woodland; protected sites);
- Town centres;

- Natural infrastructure;
- Health and wellbeing;
- Housing types and standards (e.g. affordable housing; exception sites; custom build; accessible homes);
- Settlement hierarchy;
- Settlement limits;
- Employment allocations;
- Gypsy and traveller site allocations;
- Housing allocations;
- Renewable energy allocations;
- Town centre redevelopment proposals;
- Town specific retail requirements;
- Place specific policies and initiatives.

Timetable:

- May 2018 – Regulation 18 (Issues) - **completed**
- March 2020 – *Regulation 18* (Part 1) - **completed**
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