

EAST DEVON REVISED LOCAL DEVELOPMENT SCHEME

March 2007

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1. INTRODUCTION

1.1 The Planning and Compulsory Purchase Act 2004 introduced major changes to the planning system. Structure Plans, Local Plans and Supplementary Planning Guidance have been replaced by a new system of Regional Spatial Strategies (RSSs) and Local Development Frameworks (LDF's). The initial Local Development Scheme for East Devon was adopted by the Council in March 2005. Now with the benefit of new government guidance, increased evidence base requirements, the adoption of the Local Plan, progress with Local Development Documents and other changes in circumstances, it is necessary to revisit the Local Development Scheme.

1.2 The Local Development Framework (LDF) is made up of a portfolio of individual Local Development Documents (LDDs). Some of these will have Development Plan status and will be subject to independent examination and adopted after receipt of the Inspector's binding report (Development Plan Documents) and others, known as Supplementary Planning Documents, will replace and have similar status to Supplementary Planning Guidance under the previous planning system. In addition one LDD, the Statement of Community Involvement, will deal specifically with community involvement. The LDF will comprise the following Local Development Documents:

- Local Development Scheme (LDS)
- Statement of Community Involvement (SCI)
- Development Plan Documents (DPDs)
- Supplementary Planning Documents (SPDs)
- Annual Monitoring Report (AMR)

1.3 See Appendix 4 for a glossary of terms used in this document.

2. PURPOSE OF THE EAST DEVON LOCAL DEVELOPMENT SCHEME

2.1 The Act requires local planning authorities to prepare and maintain a Local Development Scheme (LDS) setting out the Local Development Documents it will prepare over the next three years. This will enable people to know what the Council is proposing to do and when, and at what stage, they can expect to be involved in the planning process. This is a revised version of the LDS following consultation with the Government Office for the South West¹.

2.2 This document sets out the Council's Local Development Scheme which is required to :

- i. describe the LDDs to be prepared and the content and geographic area to which they will relate;
- ii. identify which LDDs will be Development Plan Documents (DPDs);
- iii. provide an explanation of the relationship between local development documents, especially between the core strategy and other local development documents;
- iv. state which, if any, LDDs are to be prepared jointly with one or more local planning authorities and, if so, whether a joint committee is proposed.
- v. set out the timetable for the preparation and revision of LDDs and explains how progress will be monitored.

¹ The Council is required to submit an LDS to the Secretary of State (SoS), through the Government Office for the South West, The SoS is able to direct Planning Authorities to revise or change their LDSs. The LDS preparation process & timetabling will be audited by the GOs on behalf of the SoS.

- 2.3 This LDS will be reviewed and rolled forward on an annual basis to take account of progress on the programme and monitoring of the evidence base and adopted policies.

3. LOCAL DEVELOPMENT DOCUMENTS

Statement of Community Involvement (SCI)

- 3.1 The Council's policy for involving the community and stakeholders in the preparation and revision of all Local Development Documents and in significant development control decisions will be the subject of a separate LDD. This will be called a Statement of Community Involvement and will be subject to independent examination although it is not a Development Plan Document.

Development Plan Documents (DPDs)

- 3.2 Development Plan Documents (DPDs), together with the Regional Spatial Strategy (RSS), will form the statutory development plan. Section 38 (6) of the Act states "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

- 3.3 The DPDs must be in conformity with the RSS. Regional Planning Guidance for the South West (RPG 10) became the RSS in September 2004. A new RSS is being prepared by the South West Regional Assembly (SWRA) to cover the period 2006 to 2026 and DPDs will need to conform to this emerging guidance. They will be subject to independent assessment at an Examination by an Inspector, whose report will be binding. Development Plan Documents include:

- **The Core Strategy**
This will set out the key elements of the planning framework for the area. It will comprise a vision and strategic objectives for the area, a spatial strategy and the policies to achieve it, and a monitoring and implementation framework. The time horizon will be at least 10 years. This is the first DPD to be prepared and other DPDs must be in conformity with it.
- **Site specific allocations and policies**
These will set out the allocation of land for particular uses, such as housing and employment, to meet the identified needs of the area.
- **Area Action Plans**
These will provide the framework for areas where significant change or conservation is needed.
- **Core Development Control policies**
A limited suite of policies that set out the criteria against which all planning applications will be assessed, to ensure that development and use of land accords with the vision and objectives set out in the Core Strategy.

A proposals map illustrating on an Ordnance Survey base map the spatial extent of all the policies and proposals contained in other DPDs and in 'saved' policies (interim arrangements allow for certain existing local plan policies to be carried over for three years by agreement) must be prepared and maintained. The proposals map is also a DPD in its own right albeit consequent on other DPDs.

Supplementary Planning Documents (SPDs)

- 3.4 Supplementary Planning Documents (SPDs) will not form part of the statutory development plan and will not be independently assessed by an Inspector at an Examination in the same way as Development Plan Documents. Supplementary Planning Documents will provide further details of policies and proposals in DPDs. These could take the form of design guides, other guidance, development briefs, or issue-based documents.

4. RELATIONSHIP OF LDF TO EXISTING POLICIES

- 4.1 The Development Plan, which sets out the planning policy framework for East Devon, comprises the Devon Structure Plan 2001 to 2016 adopted on 8 October 2004 and the East Devon Local Plan adopted on 19 July 2006.
- 4.2 In addition, Devon County Council is the minerals and waste local planning authority and there are two current local plans on those topics:
- Devon Minerals Local Plan (adopted 25 June 2004)
 - Devon Waste Local Plan (adopted 30 June 2006)
- 4.3 Ultimately, DPDs along with the Regional Spatial Strategy (RSS) prepared by the South West Regional Assembly (SWRA) will comprise the statutory development plan which is the basis upon which all planning decisions are made. DPDs will progressively replace the East Devon Local Plan. The Structure Plan will be replaced by the RSS. The Devon Minerals and Waste Local Plans will be replaced by Minerals and Waste DPDs prepared by Devon County Council.

5. PROPOSED LOCAL DEVELOPMENT DOCUMENTS

'Saving' plans

- 5.1 Existing plans can be 'saved' by the Council in whole or part under the new system. They can remain a material consideration in the determination of planning applications for up to three years from the commencement of the Act until they are replaced or withdrawn. The District Council may seek to "save" some policies for longer than three years provided they are in line with the LDDs and monitoring shows this to be appropriate. It will be necessary to seek the Government Office for the South West's approval to save policies beyond three years.
- 5.2 Provided that they remain linked to 'saved' policies, Supplementary Planning Guidance documents can remain a material consideration in the determination of planning applications until they are replaced by Supplementary Planning Documents or are withdrawn.

Saved Plans

- 5.3 The Devon Structure Plan 2004 will be saved for three years until June 2007 and will be part of the Local Development Framework until then.
- 5.4 The East Devon Local Plan adopted 19 July 2006, will be saved in full and will be part of the Local Development Framework. It will be replaced gradually by Local Development Documents that will be included in the East Devon Local Development Scheme. Each Development Plan Document will set out which saved policies it is to replace. East Devon District Council is likely to seek the agreement of the Government Office, acting on behalf of the Secretary of State, to retain some policies in the East Devon Local Plan (that are in conformity with the core strategy DPD and the RSS) for more than three years.

- 5.5 The Devon Minerals Local Plan 2004 and the Devon Waste Local Plan prepared by Devon County Council will be saved for three years or until replaced by new Local Development Frameworks to be prepared by the County Council. Devon County Council will prepare Minerals and Waste Local Development Schemes setting out details of the programme for the preparation of Local Development Documents on minerals and waste.

Retention of Supplementary Planning Guidance

5.6 There are Supplementary Planning Guidance (SPG) documents, linked to the adopted Local Plan policies which are retained as a material consideration in the determination of planning applications and these are listed below. The draft guidance on Affordable Housing and Provision of Open Space, Recreation and Play Space on Residential Development Sites are to be replaced by the Planning Obligations SPD.

Supplementary Planning Guidance

New Community Guidance (2004)
Re-use and Adaptation of Disused or Redundant Buildings (2004)
Trees in New Development (2004)

Development Briefs

Chapel Street, Honiton
Orcombe Point, Exmouth
Marcus Road, Exmouth
Planning and Design Brief- The Rousdon Estate (2000)
Exmouth Estuaryside Development Brief
Hillcrest School, St Johns Road, Exmouth Development Brief
Seaton Regeneration Area Development Brief

Design Guidance

Exmouth Shopfronts Design Guide (2003)
Seaton Town Centre Conservation Area Shopfronts Practice Notes (2001)
Sidmouth Town Centre Conservation Area Shopfronts Practice Notes (11.88)

Village/Town Design Statements

Brampford Speke Village Design Statement
Budleigh Salterton Design Statement
Otterton Village Design Statement
Tipton Village Design Statement
Woodbury Village Design Statement
Yarcombe Village Design Statement

Draft Guidance

Affordable Housing SPG (June 2003) – to be replaced by the Planning Obligations SPD.
Provision of Open Space, Recreation and Play Space on Residential Development Sites SPG (2004) – to be replaced by the Planning Obligations SPD.

Guidance under Production

Elizabeth Hall, Exmouth Development Brief
The Ham, Sidmouth Development Brief

6. NEW LOCAL DEVELOPMENT DOCUMENTS

- 6.1 Appendix 1 sets out profiles of the proposed new Local Development Documents to be prepared by East Devon District Council as part of the first Local Development Framework. With the exception of the Statement of Community Involvement (SCI), which has special status, and the Science Park, Planning Agreements and Obligations and Biodiversity Supplementary Planning Documents these are Development Plan Documents that will form part of the Development Plan for East Devon. The profiles set out the titles of the documents, together with their roles, chains of conformity and the timetable to adoption. With regard to the East of Exeter PUA Action Plan joint working with Exeter City is proposed to ensure cross boundary issues are addressed (see section 10). The East Devon Local Plan is included in the profiles as it forms a significant part of the work programme over the next two years.
- 6.3 With regard to the Science Park SPD there is pressure for this proposed development to be progressed at the earliest opportunity. In the event that a planning application is submitted for the development it may not be appropriate to proceed with the SPD to adoption but instead to rework the document as a development brief for the application site. Accordingly the Council will keep under review whether formal SPD for the Science Park is required.
- 6.4 The Local Development Documents that the Council intends to commence within the first three year programme are:
- Statement of Community Involvement (SCI)
 - Core Strategy (DPD)
 - East of Exeter PUA Joint Area Action Plan (DPD)
 - Axminster Area Action Plan (DPD)
 - Site Specific Allocations and Policies (DPD)
 - Gypsy and Traveller DPD
 - Proposals Map (DPD)
 - Science Park (SPD)
 - Planning Agreements and Obligations (SPD)
 - Biodiversity (SPD)
- 6.5 Appendix 2 is a Diagram 1 of the East Devon Local Development Framework

Programme Management for Preparation

- 6.6 Appendix 3 is a Gantt chart providing an overview of the timetable and project management for preparing the new Local Development Documents.

7. DEVELOPING AND MANAGING THE EVIDENCE BASE

- 7.1 The evidence base will be developed from the following list of studies and documents, District data, County Council data and Census information. Additional studies will be undertaken as required. The evidence base will be reviewed on a regular basis to ensure that it is kept up to date and reflects local circumstances.
- 7.2 There will be certain supporting documentation for each LDD. This will include for each document:

- A Statement of Conformity with the Regional Spatial Strategy (the Regional Spatial Strategy will replace the current Regional Planning Guidance under the new system)
- A Sustainability Appraisal /Strategic Environmental Assessment;
- An explanation of the steps undertaken to ensure that the LDD has been produced in accordance with the Statement of Community involvement;
- A Statement explaining the relationship of the LDD to the Devon Structure Plan, the East Devon Local Plan and other documents under the old planning policy framework and to what extent it replaces them and;
- A list of any supporting documents that are relevant to the LDD.

7.3 There are a number of studies, in addition to monitoring reports, which will provide the necessary evidence base to inform the preparation of LDDs. The main technical studies are

- Housing Needs Study 2001 and update 2004 – Richard Fordham
- Housing Capacity Study EDDC 2001
- East Devon Housing Sites Assessment 2004 - Colin Buchanan and Partners
- Exeter Sub-Region Housing Study 2004 – Colin Buchanan and Partners
- Exeter and Torbay Housing Market Assessment (in preparation) - ORS
- East Devon Employment Land Review 2006
- East Devon Landscape Character Assessment (in preparation)
- East Devon Retail Study 2007 (in preparation)
- East Devon Strategic Flood Risk Assessment (consultants to be appointed to prepare this assessment)

Other key documents are:

- East Devon Sustainable Community Plan 2006 -2016 – Local Strategic Partnership 2006
- East Devon Local Plan 1995 – 2011
- Housing Strategy Statement – EDDC 2004-2007
- East Devon Economic Development Strategy
- Exeter and Heart of Devon Economic Development Strategy
- Devon Structure Plan 2004 Devon Structure Plan Authorities
- Local Transport Plan 2006 – 2011, Devon County Council

8. SUSTAINABILITY APPRAISAL, STRATEGIC ENVIRONMENTAL ASSESSMENT AND APPROPRIATE ASSESSMENT

8.1 The Planning and Compulsory Purchase Act requires a Sustainability Appraisal for Local Development Documents. The predicted environmental effects of the policies and proposals in the document will also need to be assessed to meet the requirements of the Strategic Environmental Assessment Directive – European Directive 2001/42/EC. This means that from the very start, and throughout the preparation and production of Local Development Documents, the potential social, economic and environmental implications of policies will be appraised to ensure resources are used efficiently. Appropriate Assessment of LDDs to ensure they will not have an adverse effect on the integrity of Special Areas of Conservation or Special Protection Areas is required under the Habitats Directive. The Appropriate Assessment will be undertaken in conjunction with the Sustainability Appraisal in accordance with DCLG guidance.

8.2 LDDs will be tested against baseline Sustainability Appraisal and Strategic Environmental Assessment data. The Sustainability Appraisal for the core strategy will form the basis for the SA/SEA for each LDD. The Council intends to employ consultants to assist in establishing baseline information and a protocol for using it to assess the implications of policies and proposals.

- 8.3 The Council also intends to employ consultants to assist in carrying out the required Sustainability Appraisal and Strategic Environmental Assessment and Appropriate Assessment, since this must be independent of the plan-making process.

9. ANNUAL MONITORING REPORT

- 9.1 The Council is required to make an annual report to the Secretary of State on:

- the implementation of the Local Development Scheme, and
- the extent to which the policies set out in the Local Development Documents are being achieved.

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- 9.2 The Annual Monitoring Report (AMR) will be prepared and submitted each year to the Council's Executive Board for approval prior to its submission to GOSW.

- 9.3 The Annual Monitoring Report will:

- Set out how the Council is performing against the timescales set out in the Local Development Scheme and, if not, the reasons for this;
- Provide information on the extent to which 'saved' policies in the Local Plan and policies in the LDDs are being achieved
- Consider whether any LDDs need to be reviewed in advance of this structural review date due to new policy, guidance, information or evidence at the national, regional and local level;
- Indicate what additional LDDs need to be prepared;
- Include trajectory forecast future housing supply against strategic housing requirements.
- Outline the status of the old planning system of Structure Plans and Local Plans
- Provide an up to date list of relevant background documents and other relevant publications.

- 9.4 As a result of monitoring, the Council will consider the changes that need to be made and will bring forward those changes through the review of the Local Development Scheme.

10. JOINT WORKING

- 10.1 The District Council is to work jointly on an informal basis with Exeter City Council to prepare a Joint Area Action Plan covering land within Exeter City (the Exeter East of the Outer Bypass Joint Area Action Plan), and land within East Devon (the District's East of Exeter PUA Joint Area Action Plan). A Joint East Devon/Exeter Project Team will report to a joint East Devon /Exeter City member Steering Group which will guide the preparation of the Action Plan through to Public Examination. Each Authority will report to its Development Control Committee (Exeter City Council will also report to its Executive) and to Full Council for resolution for Adoption.

11. COUNCIL PROCEDURES

- 11.1 For each DPD and the SCI the levels of political responsibility are as follows:-

- Development Control Committee decision for all pre submission stages. In the case of the SCI Executive Board decision will also be required.
- The Local Development Framework Panel will review evidence and results of consultation at each stage and make recommendations to the Development Control Committee.
- Full Council resolution required for submission and adoption stages.

11.2 To avoid delay, the Council has the ability to call special meetings of the Development Control Committee and full Council outside the normal Committee cycle.

12. RISK ASSESSMENT

12.1 In preparing the local development scheme, it was found that the main areas of risk relate to:

- Staffing levels. Because of the staff time required to take the existing Local Plan through Public Inquiry (this is likely to close in Autumn 2005) the Council is to use consultants to assist in the preparation of the first East Devon Local Development Framework.
- Political. A Local Development Framework Panel reflecting the political composition of the Council has been set up and will act as a sounding board to address problems at the earliest stage. For the Axminster Area Action Plan the Council has agreed to the appointment of a Task and Finish Forum (TAFF) to look at the development issues for the town. Key stakeholders are to be invited to provide statements on the issues facing the town in the period to 2016. A number of these stakeholders will then be invited to attend a session with the TAFF to answer questions and explore issues in more depth. This process will establish the key issues for Axminster that will form the basis for the first consultation draft of the Area Action Plan.
- The capacity of the Planning Inspectorate (PINS) and other external agencies to cope with the nation-wide demand. This is outside of the Council's control but PINS will be given early warning of the Council's programme only and of revisions.
- The "soundness" of DPDs. This risk will be minimised by working closely with Government Office and PINS at all milestone stages and prior to submission of DPDs.
- Legal challenge. This will be minimised by ensuring that DPDs are "sound" and founded on a robust evidence base and well-audited stakeholder and community engagement.
- Programme slippage. The Council will seek to minimise this risk by reporting progress regularly to the Council's Environment Overview Committee in line with the Authority's performance management system and arranging special meetings of the Development Control Committee and Full Council as necessary.

Appendix 1

Title	Statement of Community Involvement (SCI)
Role and Subject	Statement setting out how the Council will engage with the local community and stakeholders in the preparation of the development framework and significant development control decisions.
Geographical Coverage	District- wide
Status	To be prepared as special (non-Development Plan) Local Development Document subject to independent Examination.
Chain of Conformity	Not applicable
Lead Officer	Head of Planning and Countryside
Management Arrangements	Local Development Framework Panel, Development Control Committee, Executive Board and Full Council
Resources	Council Planning Policy Team with support from Policy Unit and use of external consultants if appropriate. Local Strategic Partnership to provide key link to community planning process.
Evidence base	N/A
Stakeholder and community involvement	Widespread consultation with specific and general consultation bodies on how they would like to be engaged in the process including Local Strategic Partnership, Parish Councils, community/environmental/amenity groups and the development industry
Monitoring and review mechanisms	Annual monitoring and review as necessary, formal review every 3 years.
Timetable <ul style="list-style-type: none"> • Document Preparation - November 2006 – Mar 2007 • Preferred Options consultation - July – August 2007 • Submission to Secretary of State - October 2007 • Examination - February 2008 • Adoption - May 2008 	

Title	Core Strategy
Role and Subject	<p>Sets out the vision and spatial strategy for future development to 2016 and the policies for achieving them.</p> <p>It will also set out the broad locations for the Structure Plan housing, employment and key transportation elements and how these will be provided.</p>
Geographical Coverage	District-wide
Status	Development Plan Document
Chain of Conformity	With RPG 10, emerging Regional Spatial Strategy (and Structure Plan Alteration in the interim) and having regard to the Community Strategy.
Lead Officer	Head of Planning and Countryside
Management Arrangements	Local Development Framework Panel, Development Control Committee and Full Council
Resources	<p>Council Planning Policy Team with support from Policy Unit and use of external consultants if appropriate.</p> <p>Local Strategic Partnership to provide key link to community planning process.</p>
Evidence Base	<p>Responses from stakeholder and community involvement.</p> <p>Community Strategy.</p> <p>Structure Plan Housing allocations</p> <p>Housing Capacity Study</p> <p>Housing Monitoring results.</p> <p>Employment data.</p> <p>Census Data.</p> <p>Employment Study.</p>
Stakeholder and Community Involvement	<p>LSP, Parish Councils</p> <p>Environmental/community amenity groups.</p> <p>Development Industry.</p> <p>Publicity and Mailings</p>
Review	Annual monitoring and review as necessary, formal review every three years.
Timetable	
<ul style="list-style-type: none"> • Document Preparation • Issues and Options consultation • Preferred Options consultation • Submission to Secretary of State • Pre-Examination Meeting • Examination • Adoption 	<ul style="list-style-type: none"> - November 2006 – October 2007 - November – December 2007 - September– October 2008 - May 2009 - November 2009 - February – March 2010 - October 2010

Title	Proposals Map
Role and Subject	Will show policy designations and sites with specific allocations. It will also show Minerals and Waste site allocations (to be provided by the County Council).
Geographical Coverage	District-wide
Status	To be prepared as Development Plan Document but not subject to examination.
Chain of Conformity	With Core Strategy and Local Development Documents.
Lead Officer	Head of Planning and Countryside.
Management Arrangements	Local Development Framework Panel , Development Control Committee And Full Council.
Resources	Specialist map company. Specific budgetary provision.
Evidence Base	Existing local plan policy designations. New LDDs.
Stakeholder and community involvement	In conjunction with other Local Development Documents consultations.

Title	Axminster Area Action Plan
Role and subject	To provide a mechanism for ensuring development of an appropriate scale, mix and quality for Axminster as a key area of opportunity and change.
Geographical Coverage	Area Specific.
Status	DPD
Chain of Conformity	With Core Strategy and saved structure plan, RPG and RSS when prepared.
Lead Officer	Head of Planning and Countryside
Management Arrangements	Local Development Framework Panel, Development Control Committee and Full Council.
Resources	LSP
Evidence Base	Responses from stakeholder and community involvement. Structure Plan Housing allocations. Housing Monitoring results. Census Data. Housing Capacity Study.
Stakeholder and Community Involvement	East Devon Task and Finish Forum LSP, Axminster Town Council Environmental/community amenity groups. Development Industry Publicity and Mailings.
Review	Annual monitoring and review as necessary, formal review every three years.
Timetable	
<ul style="list-style-type: none"> • Document Preparation • Issues and Options consultation • Preferred Options consultation • Submission to Secretary of State • Pre-Examination Meeting • Examination • Adoption 	<ul style="list-style-type: none"> - January 2008 – January 2009 - February – March 2009 - November - December 2009 - October 2010 - March 2011 - June – July 2011 - December 2011

Title	East of Exeter PUA Joint Area Action Plan (with Exeter City Council)
Role and subject	To provide a mechanism for implementation of the strategic allocations in the Structure Plan 2016 to the east of Exeter.
Geographical Coverage	Area specific.
Status	Development Plan Document
Chain of Conformity	With Core Strategy and saved structure plan, RPG and RSS when prepared.
Lead Officer	Head of Planning and Countryside.
Management Arrangements	Joint East Devon District Council/Exeter City Council Steering Group, Local Development Framework Panel, Development Control Committee and Full Council.
Resources	Joint East Devon District Council/ Exeter City Council Project Team, LSP
Evidence Base	Responses from stakeholder and community involvement. Structure Plan/ RSS Housing allocations. Housing Monitoring results. Census data Housing Capacity Study.
Stakeholder and Community Involvement	LSP, Parish Councils Environmental/community amenity groups. Development Industry Publicity and Mailings
Review	Annual monitoring and review as necessary, formal review every three years.
Timetable	
<ul style="list-style-type: none"> • Document Preparation • Issues and Options consultation • Preferred Options consultation • Submission to Secretary of State • Pre-Examination Meeting • Examination • Adoption 	<ul style="list-style-type: none"> - January - October 2007 - November – December 2007 - September – October 2008 - May 2009 - November 2009 - February – March 2010 - October 2010

Title	Gypsy and Traveller Development Plan Document	
Role and subject	To identify the amount and location of gypsy and traveller accommodation required in the District. In addition the document will include criteria based policies against which gypsy and traveller associated development will be assessed.	
Geographical Coverage	District-wide.	
Status	Development Plan Document	
Chain of Conformity	With Core Strategy and RSS when prepared.	
Lead Officer	Head of Planning and Countryside.	
Management Arrangements	Local Development Framework Panel, Development Control Committee and Full Council.	
Resources	Council Planning Policy Team. Local Strategic Partnership to provide key link to community planning process.	
Evidence Base	Devon-wide Gypsy and Traveller Housing Needs Assessment 2006. Regional Spatial Strategy (RSS) pitch numbers for East Devon.	
Stakeholder and Community Involvement	LSP, Parish Councils Environmental/community amenity groups.	
Review	Annual monitoring and review as necessary, formal review every three years.	
Timetable	<ul style="list-style-type: none"> • Document Preparation - June 2006 – May 2007 • Issues and Options consultation - July – August 2007 • Preferred Options consultation - January – February 2008 • Submission to Secretary of State - June 2008 • Pre-Examination Meeting - January 2009 • Examination - April 2009 • Adoption - July 2009 	

Title	Site Specific Allocations and Policies
Role and subject	To identify and allocate the land outside the Area Action Plans to meet the employment, housing and other requirements in the period to 2016, in accordance with the requirements, vision and spatial strategy set out in the core strategy.
Geographical Coverage	District wide outside the areas covered by the Area Action Plans.
Status	Development Plan Document
Chain of Conformity	With Core Strategy and saved structure plan and RPG and RSS when prepared.
Lead Officer	Head of Planning and Countryside.
Management Arrangements	Local development Framework Panel, Development Control Committee and Full Council.
Resources	Economy Overview Committee LSP
Evidence Base	Responses from stakeholder and community involvement. Structure Plan Housing allocations. Residential Land Availability Survey. Urban Capacity Study. Employment Land Monitoring results. Property and Employment Land Availability Study
Stakeholder and Community Involvement	LSP, Parish Councils Environmental/community amenity groups.. Development Industry Publicity and Mailings.
Review	Annual monitoring and review as necessary, formal review every three years.
Timetable <ul style="list-style-type: none"> • Document Preparation - January 2008 – January 2009 • Issues and Options consultation - February – March 2009 • Preferred Options consultation - November – December 2010 • Submission to Secretary of State - October 2010 • Pre-Examination Meeting - March 2011 • Examination - May – July 2011 • Adoption - December 2011 	

Title	Science Park
Role and subject	To set out detailed guidance for implementation of the Science Park strategic development site proposed in the 2016 Structure Plan in East Devon at the Exeter PUA and to ensure the intended concept is carried through when the development takes place.
Geographical Coverage	Site specific.
Status	Supplementary Planning Document. *1
Chain of Conformity	With Core Strategy , saved Structure Plan, and East of Exeter PUA Joint Action Plan, RPG 10 and emerging RSS.
Lead Officer	Head of Planning and Countryside.
Management Arrangements	Preparation and consultation through Local Development Framework Panel and Development Control Committee. Adoption by Executive Board
Resources	Joint East Devon District Council/ Exeter City Council / Devon County Council/South West Regional Development Agency Project Team,
Evidence Base	Responses from stakeholder and community involvement. Structure Plan allocation
Stakeholder and Community Involvement	Parish Council, Meteorological Office, Exeter University Stakeholders and commercial interests. Environmental/community amenity groups. Publicity and Mailings.
Review	Annual monitoring and review as necessary.
Timetable	
<ul style="list-style-type: none"> • Document Preparation - May - November 2006 • Issues and Options consultation - December 2006 - February 2007 • Publication of Draft - April 2007 • Public Consultation - May – June 2007 • Adoption - September 2007 	

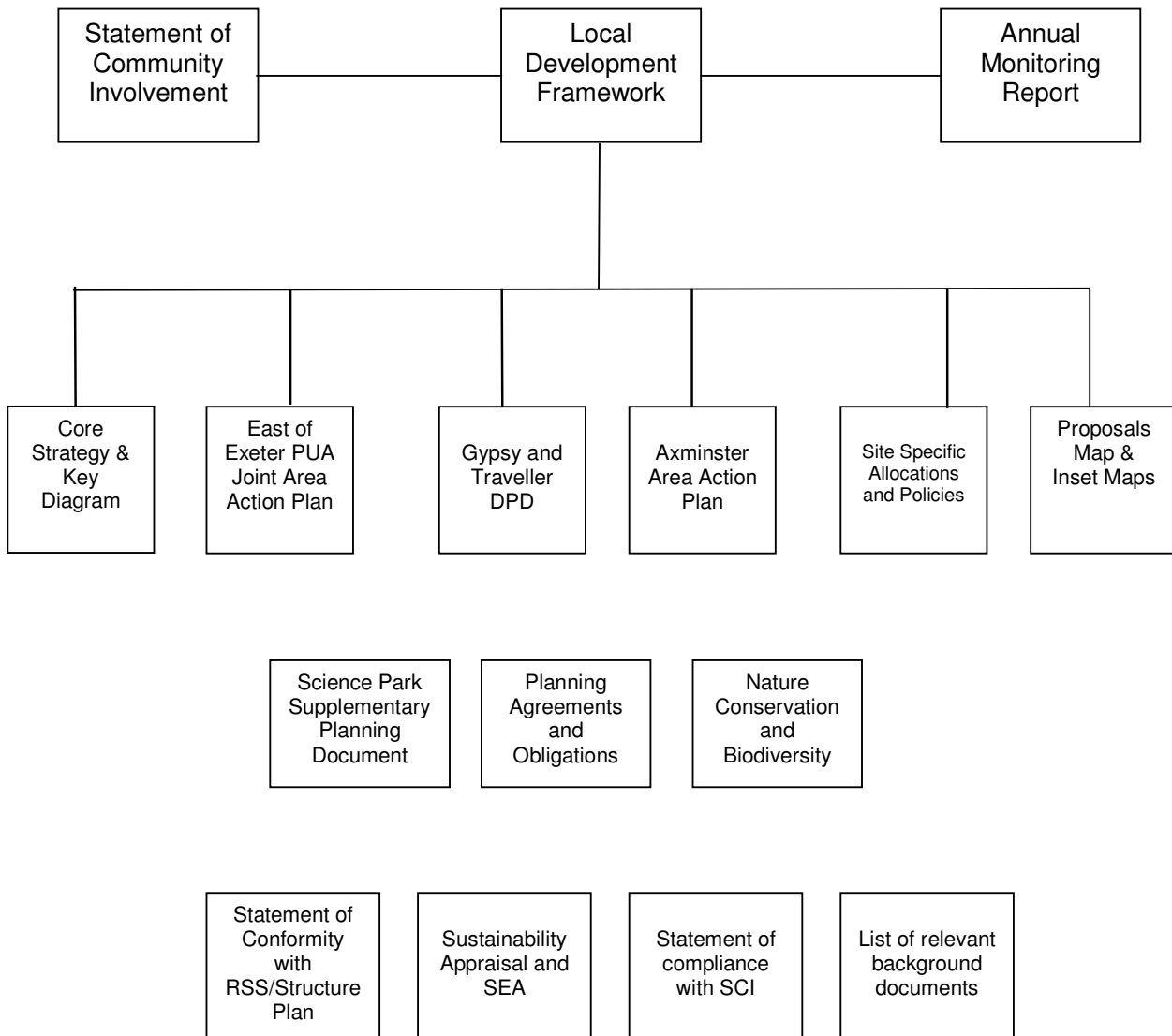
*1 See paragraph 6.3 about the possibility of this SPD not proceeding to adoption.

Title	Planning Agreements and Obligations
Role and subject	To provide advice on the use of planning obligations. As well as general guidance on the use of section 106 agreement in East Devon, it will give specific advice on the requirements for; <ul style="list-style-type: none"> a. Affordable housing in association with new housing developments b. New open space or open space improvements in association with new developments. c. Infrastructure and public realm works. d. Transport improvements
Geographical Coverage	District wide.
Status	Supplementary Planning Document.
Chain of Conformity	With policies S7 and H4 in the Local Plan.
Lead Officer	Head of Planning and Countryside.
Management Arrangements	Preparation and consultation through Local Development Framework Panel and Development Control Committee. Adoption by Executive Board
Resources	,Council Planning Policy Team with support from Development Control Team.
Evidence Base	Responses from stakeholder and community involvement.
Stakeholder and Community Involvement	Prior to consultation on draft, specific and general consultation bodies will be canvassed for their views on issues. Publicity and Mailings.
Review	Annual monitoring and review as necessary.
Timetable <ul style="list-style-type: none"> • Document Preparation - June 2007 - January 2008 • Publication of Draft - February 2008 • Public Consultation - March– April 2008 • Adoption - July 2008 	

Title	Nature Conservation and Biodiversity
Role and subject	To provide advice guidance on the implementation of the nature conservation policies with particular reference to the location and condition of 'priority' habitats and species with a view to setting targets for the protection, enhancement and (where possible) the re-establishment of those habitats and species.
Geographical Coverage	District wide.
Status	Supplementary Planning Document.
Chain of Conformity	With Local Plan Policies EN 4, EN 5 and EN 6.
Lead Officer	Head of Planning and Countryside.
Management Arrangements	Preparation and consultation through Local Development Framework Panel and Development Control Committee. Adoption by Executive Board
Resources	Council Countryside Team with support from the Planning Policy Team.
Evidence Base	Responses from stakeholder and community involvement.
Stakeholder and Community Involvement	Prior to consultation on draft, specific and general consultation bodies will be canvassed for their views on issues. Publicity and Mailings.
Review	Annual monitoring and review as necessary.
Timetable	<ul style="list-style-type: none"> • Document Preparation - June 2007 - January 2008 • Publication of Draft - February 2008 • Public Consultation - March– April 2008 • Adoption - July 2008

Appendix 2

SUMMARY DIAGRAM OF THE EAST DEVON LOCAL DEVELOPMENT FRAMEWORK



Glossary

AAP Action Area Plan – (AAP)

These are Development Plan Documents (see below) covering parts of a District. They focus upon implementation, providing an important mechanism for ensuring development of an appropriate scale, mix and quality for key areas of opportunity, change and conservation.

AMR Annual Monitoring Report

A document to be produced each year showing progress in achieving the timetable set out in the LDS and setting out revisions to the LDS.

CS Community Strategy

A Community Strategy is a wide ranging strategy that focuses on the needs and priorities of local communities setting them within a strategic framework for sustainable development throughout the district. The intention is that Local Development frameworks will provide the spatial expression to those elements of the Community Strategy that relate to the use and development of land.

DP Development Plan

This will consist of the Regional Spatial Strategy, prepared by the Regional Planning Body and Development Plan Documents prepared by District Councils and in the case of Minerals and Waste Development Plan Documents, County Councils.

DPD Development Plan Document

Any part of the LDF that forms part of the statutory development plan – these are: Core Strategy, area wide policies, topic policies, Area Action Plans, Proposals Map, and Site Specific Allocations (includes LDDs but not SCI or SPDs).

EiP Examination in Public

An examination chaired by an independent inspector into objections to the LDDs and into LDDs as a whole.

GOSW Government Office for South West

Regional government office responsible implementing national policy in the region and ensuring Local Planning Authorities policies and plans accord with national guidance.

LDD Local Development Document

The individual documents that set out planning policies for specific topics or for geographical areas.

LDF Local Development Framework

The collective name given to all those policies and documents forming the planning framework for the District.

LDS Local Development Scheme

A project management document for a three year period setting out what the LDF will contain a timetable for its production, proposals for monitoring and review.

PINS Planning Inspectorate

PPS Planning Policy Statements

These are statements of National Planning Policy and must be taken into account by local authorities when preparing the Local Development Framework. They will replace Planning Policy Guidance (PPG).

RSS Regional Spatial Strategy

Overarching strategy produced by Regional Planning Body, with broad land use, transport and other policies to inform LDFs, will form part of the statutory development plan.

Spatial Planning Spatial Planning

An approach to planning that ensures the most efficient use of land by balancing competing demands. Does not consider just the physical aspects of location/land use but also economic, social and environmental matters.

SA Sustainability Appraisal

An appraisal of the impacts of policies and proposals on economic, social and environmental issues.

SCI Statement of Community Involvement

The document that sets out how the Local Planning Authority will involve and consult the public in the production of the LDF and on major development control matters.

SEA Strategic Environmental Assessment

An assessment of the potential impacts of policies and programmes on the environment, to include proposals for the mitigation of impacts.

SPD Supplementary Planning Document

A document providing an elaboration of policies, design guidance, site development guidance, parking standards etc.

SPG Supplementary Planning Guidance

Documents produced under the existing system providing an elaboration of policies, design guidance, site development guidance.