



Our Plan

Shaping our communities to 2031

Local Development Scheme

April 2014



South Hams
District Council

South Hams Local Development Scheme 2014

What is a Local Development Scheme (LDS)?

A LDS sets out the timetable for production for new or revised Development Plan Documents.

The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires Local Planning Authorities to prepare and maintain a Local Development Scheme (LDS). This 2014 LDS supersedes all previous versions of the LDS and sets out the timetable for the preparation of Our Plan.

What are the current adopted Development Plan Documents for South Hams?

2006 Core Strategy

2007 Sherford New Community Area Action Plan (AAP)

2008 Affordable Housing Development Plan Document (DPD)

2010 Development Policies Development Plan Document (DPD)

2011 Site Allocations Development Plan Document (DPD) for:

- Dartmouth
- Ivybridge
- Kingsbridge
- Totnes
- Rural Areas

There are also a number of policies from the saved 1996 Local Plan which are still in use.

Devon County Council is responsible for preparing plans for waste and minerals and these documents also form part of the development plan.

- Devon Waste Plan
- Devon Minerals Local Plan

Any Neighbourhood Development Plans which are brought into force by the Council will also form part of the Council's development plan.

We also have a number of Supplementary Planning Documents (SPDs) to support the delivery of the Development Plan and to add further detail and guidance. These are:

- Open Space, Sport & Recreation Supplementary Planning Document (Adopted 2006)
- Affordable Housing Supplementary Planning Document (Adopted 2008)
- Planning Obligations Supplementary Planning Document (Adopted 2008)

Our Plan will cover the whole of the South Hams as shown on the map below. The statutory planning part of the plan will cover the area of South Hams outside of the National Park. The area of South Hams within the Dartmoor National Park is covered by a separate planning authority:



What new Development Plan Documents are to be prepared?

The current adopted Development Plan Documents are in the process of being replaced by the preparation of a new plan for South Hams. These plans need to be reviewed to take into account recent changes to the planning system through the Localism Act and the National Planning Policy Framework (NPPF), and to ensure that there is a plan which enables the Council to deliver its vision and priorities. The new 'Local Plan' for South Hams will be part of an overarching strategic plan for the area. The Local Plan element of the Strategic Plan will cover the area of South Hams outside of the Dartmoor National Park.

The strategic plan will be known as '**Our Plan' South Hams** and will focus on delivering the vision and objectives for South Hams alongside long term priorities and outcomes. This document will set out local planning policy for the area outside of the Dartmoor National Park and corporate policy and will be the key strategic document for the Council. Our Plan will set out a vision, a path to improvement and provide strategic policies to guide this future change. The document will clearly set out how the Council intends to deliver its aspirations and set out how the area can achieve sustainable long term growth which meets the needs of its communities. The document will also provide policies to help guide the preparation of Neighbourhood Plans within South Hams. If during the preparation of Our Plan there is an identified need to prepare other Development Plan or Supplementary Planning Documents (DPD and SPD), the LDS will be amended to take those into account. The Council has not yet made a decision regarding the progression of a Community Infrastructure Levy (CIL). If and when the Council chooses to pursue one, a separate timetable will be prepared and made available on the Council's website.

This key strategic plan will inform the Council's operational plan, which sets out the annual work programme, our proposed improvement plans, and the Council's financial plan. Progress will be monitored and measured to determine achievement against the targets and this in turn will help inform the commissioning of services. Our Plan will cover the following topics.

Our Plan

Our Vision

- Aims and framework for future growth
- Our priorities and challenges

Our Communities

- The development strategy
- Role for neighbourhood planning
- Defining 'sustainable development'
- Infrastructure
- Sustainability Appraisal
- Community empowerment and enabling

Our Homes

- Future housing numbers
- Affordable housing
- Self-build
- Gypsy and traveller provision
- Housing mix and type
- Design standards

Our Nature

- Designated and protected landscapes
- Green infrastructure
- Trees and hedges
- Coastal change

Our Economy

- Employment strategy
- Employment policies
- Town centre and retail policies
- Tourism
- Regeneration
- Diversification
- Enabling flexibility and supporting change

Our Resources

- Renewable energy
- Zero carbon
- Climate change
- Energy hierarchy
- Sustainable construction
- Flood risk

Our Heritage

- Conservation areas
- Listed buildings
- Heritage assets
- Reuse of land and buildings
- Archaeology

Our Wellbeing

- Social inclusion
- Public safety
- Open space and sport
- Community assets
- Health infrastructure

How can you be involved?

The Council is committed to engaging with communities and stakeholders to understand the needs of our area and to ensure that development, economic growth; services and facilities meet these needs and are delivered in the most cost-effective and efficient way.

Key components of engaging effectively will be to build on existing links with communities, stakeholders, local organisations and elected Members (at all levels of local government) as community representatives and to develop new relationships and new ways of working. This will ensure everyone in the community has the opportunity to participate in shaping their area. The Council has prepared a Community and Stakeholder Engagement Strategy which sets out:

- what we mean by engagement;
- key principles for engaging our communities and stakeholders; and
- when and how engagement will take place;

There will be annual engagement plan setting out a timetable of engagement for each year.

The strategy is available on the Council's website. It includes the Council's approved **Statement of Community Involvement** (April 2012) which sets out how and when we will involve the community in preparing development plans and processing planning applications.

The Council also has a legal Duty to Co-operate with specific partners to engage constructively, actively and on an on-going basis to address cross-boundary issues when preparing key plans. Devon County Council has worked with the Devon Local Authorities and other Agencies included on the Duty to Cooperate list to prepare a Devon Wide Duty to Cooperate protocol called '**Planning Strategically across Local Boundaries**'.

Both of these documents are available on the Council's website.

If you would like to be kept in touch with progress on the preparation of 'Our Plan' please contact us with your details by emailing strategic.planning@southhams.gov.uk or calling 01803 861234.

The timetable for preparing Our Plan is shown below. We will review this timetable on an annual basis and amend it and identify the need for additional documents as appropriate.

Document Title	Subject matter and geographical area	Chain of conformity	Publication of Regulation 18 document	Ongoing informal engagement	Publication of Reg 19 submission document	Submission	Policies it will replace
Our Plan South Hams & Proposals Map	<p>Sets out the Council's vision and objectives including a strategy for spatial development. Sets out the policies against which planning applications will be considered.</p> <p>The planning policies will cover the South Hams Local Authority area excluding the Dartmoor National Park.</p>	Conformity with the NPPF	May 2014	<p>Work with the local community, Duty to Cooperate partners, and other stakeholders on the issues to be covered by the plan</p> <p>May – October 2014</p>	Winter 2014	<p>Spring 2015</p> <p>Examination in Public (EIP) to follow</p> <p>Adoption anticipated Winter 2015/16 depending on the length of the EIP</p>	<p>All policies contained in the 1996 Local Plan, 2006 Core Strategy and adopted DPDs unless saved/carried forward in Our Plan.</p> <p>NB: All SPDs will be saved until otherwise reviewed or replaced.</p>

Further Information Sources

Below are links to websites which will assist should you require further information on LDSs

Document	Weblink
The Planning and Compulsory Purchase Act 2004	http://www.legislation.gov.uk/ukpga/2004/5/contents
The Localism Act (2011)	http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted
National Planning Policy Framework (2012)	https://www.gov.uk/government/publications/national-planning-policy-framework--2
The Town and Country Planning (Local Planning) (England) Regulations 2012	http://www.legislation.gov.uk/uksi/2012/767/contents/made