

Council, 28<sup>th</sup> June 2007

## RURAL AREAS DPD – ISSUES AND OPTIONS

### Report of the Head of Community Regeneration

**Statutory Powers:** Town and Country Planning Act 1990 and Planning & Compulsory Purchase Act 2004.

**Financial Implications:** None directly, but the Rural Areas DPD must be produced in accordance with the timescale shown in the Local Development Scheme (LDS) timetable to avoid the loss of Planning Delivery Grant.

**Purpose:** To seek Members approval to publish the South Hams Local Development Framework (LDF) Rural Areas Issues and Options document. The report sets out the purpose and scope of the document and seeks delegated authority to complete preparation of the document and to publish in July 2007.

**Links to Council Priorities:** The LDF Rural Areas DPD will link to all Council Priorities and Commitments.

### Recommendations:

#### That Council RESOLVES that:

- (a) the LDF Rural Areas Development Plan Document (Issues and Options) stage be published in July 2007, and,
- (b) authority be delegated to the Head of Community Regeneration in consultation with the Leader and a nominated Member from the Minority Group to make necessary changes to its content.

### Introduction

1. The Rural Areas DPD is another priority document in the South Hams LDF portfolio. It is designed to build on the strategic content of the Core Strategy providing more detailed policy advice through a suite of policies and proposals relating specifically to the rural areas of the district. Most notably it will allocate land for housing (including affordable housing) employment and mixed use schemes. It is also urgently required to update and replace the policy content of the current 1996 adopted South Hams Local Plan which is becoming increasingly out of date.

### Background

2. The LDF Core Strategy was adopted in December 2006. It sets out the strategic spatial framework from development in the district. The Core strategy includes housing, employment and environmental policies. The rural areas DPD will further develop these policies by detailing how they will be taken forward in the rural parts of the district.

## Rural Areas Policies

3. The strategic context for the Rural Areas DPD is set out in national Planning Policy Statements, Regional Planning Guidance, the Devon Structure Plan and the emerging Regional Spatial Strategy. Earlier work undertaken in association with the 2002 Local Plan Review and the 2004 LDF Issues and Options consultation has also helped to inform its development.
4. The Rural Areas DPD will set out policies and proposals for the Local Centres (Modbury, Salcombe, Stokenham / Chillington and Yealmpton), villages and countryside, particularly including
  - a. reviewing development boundaries,
  - b. allocating sites for development,
  - c. designating policy areas, and
  - d. other issues, such as the future management of Slapton Line.
5. The adopted Core Strategy identifies Area Centres, Local Centres and villages where development is acceptable, providing for 50 houses in each of the Local Centres and 400 new houses to be shared amongst the villages, and 3 hectares of employment land to be shared between the Local Centres and other sustainable locations. The Rural Areas DPD will determine the distribution. The opportunity is also being taken to ask whether any villages should be added to (or deleted from) the list of those with development boundaries, although it would require a review of the Core Strategy to bring any such changes forward.
6. The Rural Areas DPD Issues and Options is contained at Appendix A. The Preferred Options document is scheduled to follow in December this year and will be developed on the basis of national, regional and local policy, demonstrable needs, and comments received in response to this document and further consultations.

## Strategic Risk Assessment

Risk	Mitigation
Failure to produce the Rural Areas Housing DPD document urgently would have significant consequences for ensuring the Council has an up to date, robust and effective policy framework to help deliver the Council's key priorities and within which to make development control policy decisions.	Progression of the Rural Areas Policies document in line with the programme set out in the LDS is essential to deliver the Council's key priorities and ensure a robust basis for development control decisions.
Failure to deliver the Rural Areas Housing DPD in line with the programme set out in the LDS will have consequences in relation to securing Planning Delivery Grant (PDG) for plan making.	Need to progress the Rural Areas DPD in accord with the milestones set out in the approved LDS to ensure that the Council receives the maximum level of PDG for plan making.

## **Conclusion**

9. The Rural Areas DPD is another priority document in the South Hams LDF portfolio and is urgently required. The document is attached at Appendix A and approval to publish in July 2007 is sought. Delegated authority is also sought to make any necessary changes to this document prior to publication.

Rachel Bland  
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Council  
28<sup>th</sup> June 2007

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Lee Bray  
Head of Community Regeneration

## **Background Documents:**

South Hams Local Plan Review (January 2002)  
The LDF Strategy – Core Strategy and Policies – Issues and Options (October 2004)  
Adopted LDF Core Strategy (December 2006)  
Approved LDF Local Development Scheme (April 2007)  
Devon Structure Plan to 2016 (October 2004)  
The Town and Country Planning (Local Development) (England) Regulations 2004  
Planning Policy Statements, most notably  
Planning Statement 1: Delivering Sustainable Development (2005)  
Planning Policy Statement 3 : Housing (2006)  
Planning Policy Statement 7 : Sustainable Development in Rural Areas (2004)  
Planning Policy Statement 12: Local Development Frameworks (2004)