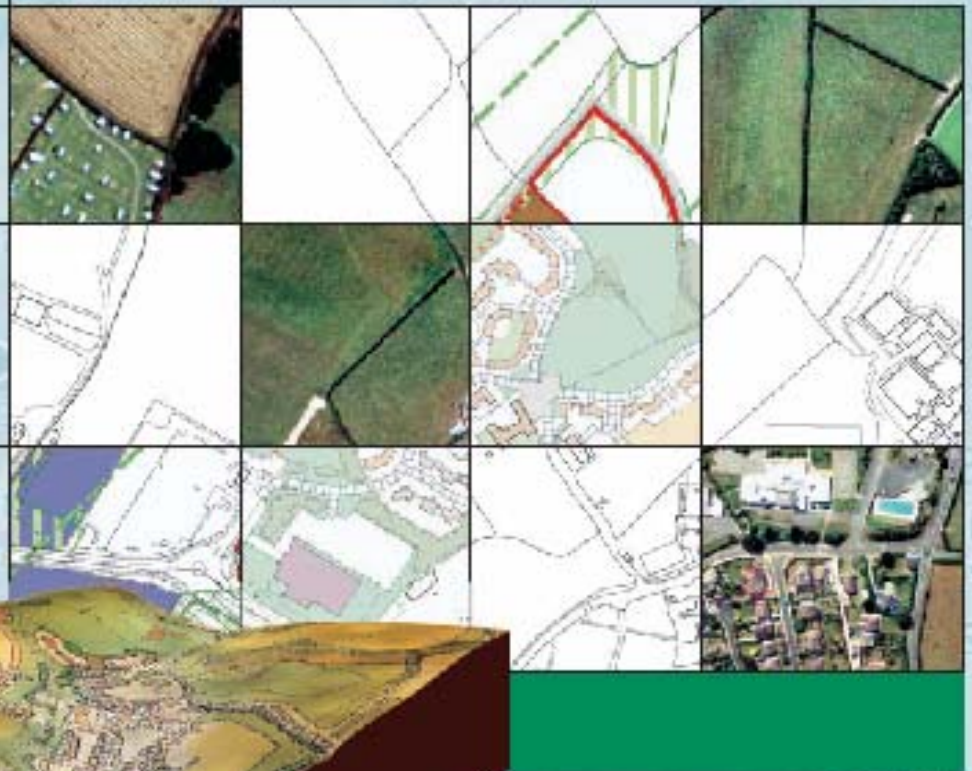




**South Hams
District Council**

April 2007

South Hams Local Development Framework



Approved Local Development Scheme

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**Please contact us on 01803 861234
or e-mail forward.planning@southhams.gov.uk**

1. Foreword

The Government's Planning and Compulsory Purchase Act has introduced major changes to the way the planning policy system operates. The old system of Structure Plans, Local Plans and Supplementary Planning Guidance is replaced with a new system of Local Development Frameworks (LDFs).

South Hams District Council welcomes the new system and is aiming to produce, consult on and adopt its new planning framework as soon as possible. Good progress is being made and in December 2006 the Council adopted its LDF Core Strategy – the first such document adopted nationally. The South Hams LDF will be shorter and more focussed than the Local Plan. It will be a portfolio of documents, with more scope for community involvement and a positive approach to sustainable development.

This document sets out the Council's Local Development Scheme, a project plan for the LDF, which explains:

- The new documents the Council intends to produce
- The subject matter and geographic area for each of the documents, and
- The timetable for the preparation of each document.

The South Hams Local Development Scheme (LDS) was approved by GOSW and the Planning Inspectorate in June 2006 and subsequently adopted by the Council. However, a review through the Annual Monitoring Report (AMR) in December 2006 has highlighted the need for a revision and the LDS is now being resubmitted. The key points arising from this review are set out in Appendix 1 to this report. These summarise the reasons why the LDS programme needs to be revised.

The Council has set a challenging timetable and aims to be amongst the first authorities to progress LDF documents under the new system. We are determined to vigorously address local priorities, particularly the delivery of affordable housing.

We also want to involve our communities and other interested parties to help shape the contents of our new development policy framework.

This document will be reviewed from time to time. If you would like to make any comments about it please feel free to do so. We would welcome your input and views.

Please forward any comments by post, fax or e-mail.

- **Post:** to the Forward Planning Team, South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE.
- **Fax:** marked Forward Planning Local Development Scheme to 01803 861404
- **E-mail:** forward.planning@southhams.gov.uk.

2. The New Planning System

- 2.1 The Planning and Compulsory Purchase Act 2004 requires local planning authorities to produce a Local Development Framework (LDF) for their area. LDFs must contain clear up to date spatial planning frameworks to enable efficient delivery of new development, especially housing. They are a major plank of the Government's reform programme and objectives for culture change in planning, particularly building around three themes:
- Sustainable Development (which is the underlying purpose of the planning system);
 - A Spatial Planning approach (which deals with not only the use of land but also activities on it); and
 - Community Involvement in planning (the Council has an adopted policy for working with our communities).
- 2.2 Planning shapes places where people live and work and has a critical role to play in achieving balanced housing markets and sustainable improvements in the economic performance of an area. It should make places better for people and positively manage rather than simply control development. The South Hams LDF will aim to deliver these objectives.
- 2.3 An LDF comprises a portfolio of Local Development Documents (LDDs) which together set out the planning policies and proposals for the area. It will include – a Core Strategy, Core Policies, site specific allocations, Area Action Plans (where needed), a Proposals Map and a Statement of Community Involvement (SCI). More detailed guidance will be contained within documents known as Supplementary Planning Documents (SPD).
- 2.4 Under the old planning system of Structure Plans and Local Plans, the whole plan had to be advanced together so that no part of it could move faster than the slowest piece. The South Hams Local Plan was significantly delayed by issues in the Plymouth Sub Region, particularly the new community proposal at Sherford.
- 2.5 This meant that progress with community and Council priorities, particularly the provision of affordable housing in our market towns and villages, was hampered. An LDF portfolio means that each document can move at its own pace, so that priorities will be able to be progressed much more rapidly. The timetable for the production of documents is set out in the South Hams Local Development Scheme (LDS).
- 2.6 The wider context for planning in the South Hams is set by national, regional and county guidance. At national level Planning Policy Guidance notes (PPGs) are being replaced by Planning Policy Statements (PPSs). These are available on the Department of Communities and Local Government website at www.communities.gov.uk. At regional level, guidance to 2016 (RPG10) was approved in September 2001 and will be replaced by a new regional plan, called a Regional Spatial Strategy (RSS), prepared by the South West Regional Assembly and looking ahead to 2026. At county level the Devon Structure Plan sets the strategy for Devon to 2016. Structure Plans have been abolished under the new Act, but the Devon Plan is saved for three years from its adoption in October 2004 or until it is replaced by the new RSS.
- 2.7 The South Hams Local Plan (1989-2001) was adopted in April 1996. Although it had a 2001 horizon many of its policies are still relevant to planning in the South Hams today.
- 2.8 The South Hams Local Plan Review (1995-2011) was published in January 2002. The representations received in response to the plan, comments made at subsequent meetings and background research carried out will all be used in the preparation of the LDF.
- 2.9 The South Hams planning documents can be found on the Council website: www.southhams.gov.uk or can be obtained from the Council offices at Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

3. What is a Local Development Scheme?

3.1 The Planning and Compulsory Purchase Act 2004 states that the Council must prepare and maintain a project plan to be known as its Local Development Scheme (LDS). This document is the LDS for the South Hams 2004 – 2010. It sets out what documents the Council will produce in what order and by when. These documents will be called Local Development Documents (LDDs). They can deal with district wide issues or specific local areas and together will set out the Council's policies relating to the development and use of land in the South Hams.

3.2 The Act states that an LDS must specify:

- The documents which are to be local development documents (LDDs);
- The subject matter and geographical area to which each LDD relates;
- Which LDDs are to be development plan documents;
- Which LDDs, if any, are to be prepared jointly with one or more other local authorities;
- Any matter or area for which the authority has agreed (or proposes to agree) to the setting up of a joint committee with other local planning authorities; and,
- The timetable for the preparation and revision of the LDDs

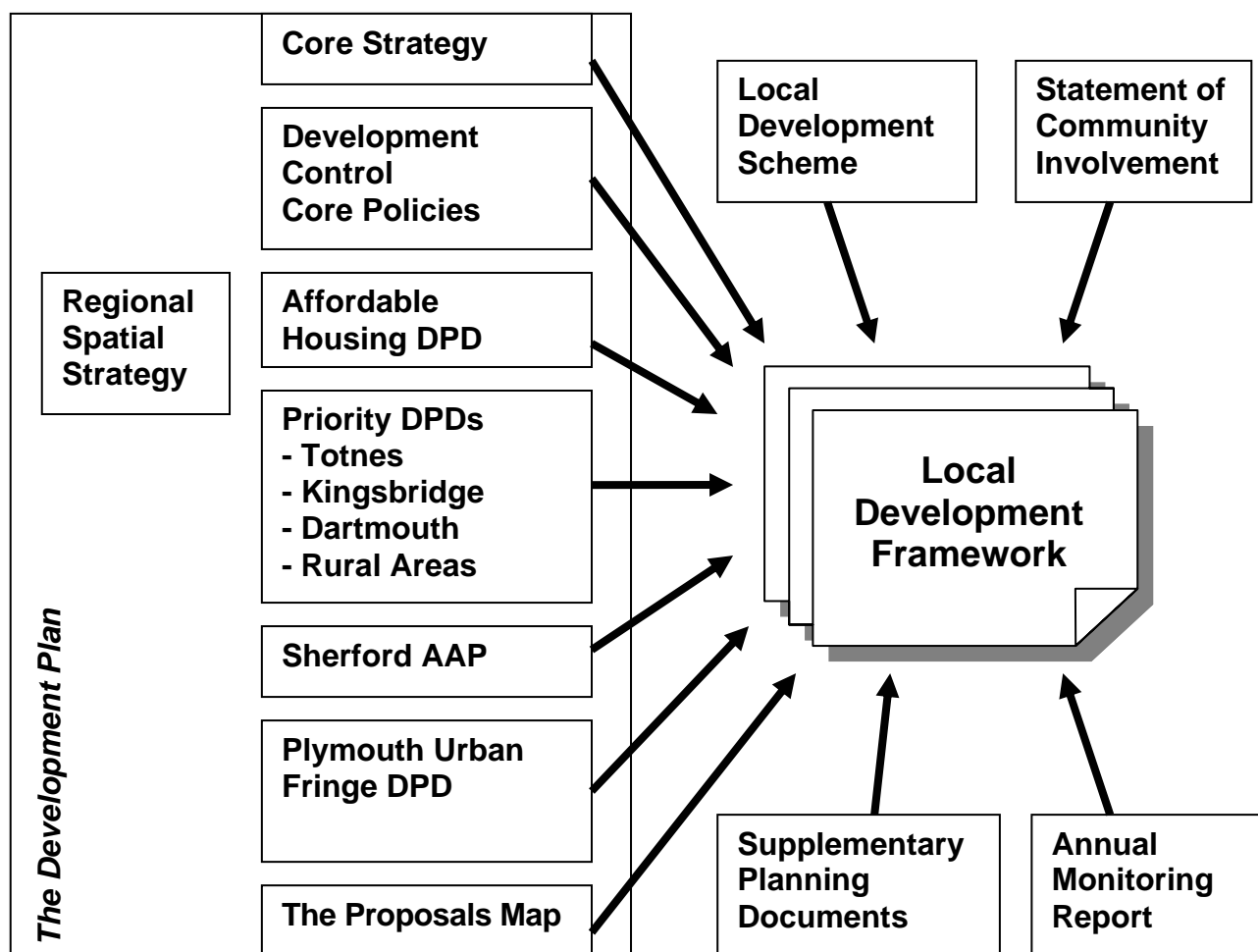
These details are set out at the end of this document for each LDD proposed.

3.3 The LDS timetable is challenging and its realism will be reviewed from time to time in discussions with the Government Office for the South West. Timetables set out for individual LDDs may be amended in future reviews of the LDS.

3.4 Whilst the District Council will be responsible for much of the new planning system, Devon County Council will be responsible for preparing a minerals and waste development scheme. Further advice on that scheme can be obtained from the County Council (contact number 01392 382000). Those parts of the district which lie within Dartmoor National Park will be covered by LDDs produced by the National Park Authority. Advice on the Dartmoor LDS can be obtained from the National Park Authority (contact number 01626 832093).

4. The South Hams LDF

Diagram A – The South Hams Local Development Framework



4.1 As shown in the diagram above, the South Hams LDF will include the following key priority documents:

- The Core Strategy (adopted December 2006), setting out the strategic development context for the district, its market towns and their rural hinterlands, and the South Hams part of the Plymouth sub-region, including the proposed new community at Sherford.
- Development Control Core Policies, setting out generic development control policies for the whole of the South Hams.
- Settlement and/or site specific LDDs containing proposals for mixed development including affordable housing, in Dartmouth, Kingsbridge, Totnes and the rural areas of the district.
- An Area Action Plan for the proposed new community at Sherford, which is required in order to deliver the strategic requirements of the Devon Structure Plan.
- An LDD to deliver the strategic requirements of the Devon Structure Plan within the Plymouth Principal Urban Area (PUA) apart from Sherford.
- A Proposals Map illustrating the policies and proposals.
- Supplementary Planning Documents (SPD's) to expand upon policies and provide further detail on LDDs, on areas such as affordable housing and planning obligations.
- A Statement of Community Involvement (SCI), setting out how the community will be involved during the production of LDDs (adopted June 2006).
- An Annual Monitoring Report establishes a monitoring framework that is used annually to review the LDF strategy and its progress.

4.2 A sustainability appraisal will be carried out for all LDDs. This is an integral part of the process for each document, assessing the likely social, environmental, and economic effects. It aims to ensure that the LDF supports sustainable development principles throughout.

4.3 Each LDD will be supported by:

- An Adoption Statement,
- a statement explaining how consultation and the sustainability appraisal have been taken into account in the preparation of the document,
- a proposals map (extract) showing how the LDF proposals map will be amended or added to, and
- a list of relevant background documents published by the Council and/or others.

5. Producing the Local Development Documents

5.1 The process for the production of an LDD will vary according to its type. LDDs fall into three main categories – Development Plan Documents (DPDs), Supplementary Planning Documents (SPDs) or a Statement of Community Involvement (SCI). For DPDs and the SCI, if formal objections are received, a Planning Inspector may conduct an independent examination and the Council will be obliged to accept the recommendations as binding. SPDs will be material considerations but not subject to examination. However, the Council will still carry out public consultation on SPDs before they are adopted. The processes relevant to each are set out in more detail below.

5.2 The main stages for production of **Development Plan Documents (DPDs)** are:

- | | |
|---------------------------------------|--------------------------------|
| 1. Consultation on Issues and Options | 7. Consideration of comments |
| 2. Consideration of comments | 8. Pre-Examination Meeting |
| 3. Consultation on Preferred Options | 9. Examination |
| 4. Consideration of comments | 10. Inspector's binding report |
| 5. Document submitted | 11. Adoption |
| 6. Public consultation period | |

5.3 For **Supplementary Planning Documents (SPDs)** the process is simplified with one consultation on a draft leading to adoption, after the representations have been considered.

5.4 The main stages for the **Statement of Community Involvement (SCI)** are:

- | | |
|-------------------------------|-------------------------------|
| 1. Draft document published | 6. Consideration of comments |
| 2. Public consultation period | 7. Examination |
| 3. Consideration of comments | 8. Inspector's binding report |
| 4. Revised document submitted | 9. Adoption |
| 5. Public consultation period | |

5.5 The programme for the production of the documents set out in this LDS is shown in summary form in Diagram B below. A Schedule of Local Development Documents is contained at Table A, providing a brief description, geographical coverage, position in the chain of conformity, and key milestones for each of the LDDs to be produced.

5.6 Additional LDDs will be brought forward in future reviews of the LDS, programmed according to their relative priority and with an eye to the available resources for their production.

Table A: Schedule of Proposed Local Development Documents

Document Title	Status	Description	Geographic Coverage	Chain of Conformity	Date of pre-submission consultation	Date of public participation on preferred options	Date of submission to Secretary of State	Proposed / Actual Date of adoption
Statement of Community Involvement	N/A	Sets out how the community will be involved in the production of LDF documents and consulted on planning applications	South Hams (outside Dartmoor National Park)	N/A	Consultation on draft SCI: October 2004	N/A	June 2005	June 2006
Core Strategy	DPD	Sets out the vision and spatial strategy for future development of the South Hams	South Hams (outside Dartmoor National Park)	Consistent with national planning policy. General conformity with RSS (in transition period RPG10 and Devon Structure Plan)	October 2004	June 2005	January 2006	December 2006
Sherford AAP	DPD	Proposed new community of at least 4000 homes at Sherford	Sherford and its setting, close to the eastern edge of Plymouth	In conformity with Core Strategy DPD, the adopted Devon Structure Plan and emerging RSS and Sub-Regional Planning Framework	October 2004	June 2005	June 2006	September 2007
Plymouth Urban Fringe DPD	DPD	Allocation of 500 new dwellings and new employment land in the South Hams part of the Plymouth PUA	South Hams part of the Plymouth Principal Urban Area	In conformity with Core Strategy DPD, the adopted Devon Structure Plan and emerging RSS (in transition period RPG10 and Devon Structure Plan) and Sub-Regional Planning Framework	October 2004	June 2006	January 2008	February 2009
Affordable Housing DPD	DPD	Sets out the policy approach to affordable housing provision	South Hams (outside Dartmoor National Park)	In conformity with Core Strategy DPD, consistent with national planning policy. General conformity with RSS (in transition period RPG10 and Devon Structure Plan)	October 2004	July 2007	December 2007	January 2009
Core Policies DPD	DPD	Sets out the key policies that all planning applications will be assessed against	South Hams (outside Dartmoor National Park)	In conformity with Core Strategy DPD. Consistent with national planning policy. General conformity with RSS (in transition period RPG10 and Devon Structure Plan)	October 2004	July 2007	March 2008	May 2009

Document Title	Status	Description	Geographical Coverage	Chain of Conformity	Date of pre-submission consultation	Date of public participation on preferred options	Date of submission to Secretary of State	Proposed Date of adoption
Totnes DPD	DPD	Sets out future growth strategy for Totnes	Totnes	In conformity with Core Strategy DPD and the emerging RSS	October 2004	October 2007	May 2008	June 2009
Rural Areas DPD	DPD	Sets out the future growth strategy and policy context for the rural areas of the district	South Hams (outside Dartmoor National Park)	In conformity with Core Strategy DPD and the emerging RSS	July 2007	December 2007	July 2008	September 2009
Dartmouth DPD	DPD	Sets out future growth strategy for Dartmouth	Dartmouth	In conformity with Core Strategy DPD and the emerging RSS	October 2004	September 2009	May 2010	May 2011
Kingsbridge DPD	DPD	Sets out the future growth strategy for Kingsbridge	Kingsbridge	In conformity with Core Strategy DPD and the emerging RSS	October 2004	Jan 2010	September 2010	September 2011
Open Space, Sport and Recreation SPD	SPD	Sets out the requirements for open space, sport and recreation provision in new development	South Hams District (outside Dartmoor National Park)	In conformity with Core Strategy DPD, Core Policies DPD (in transitional period with saved local plan policies)	—	December 2005	—	June 2006
Affordable Housing SPD	SPD	Sets out the approach to affordable housing provision	South Hams District (outside Dartmoor National Park)	In conformity with Core Strategy DPD, Core Policies DPD (in transitional period with saved local plan policies)	—	Sept 2007	—	January 2008
Planning Obligations SPD	SPD	Sets out the approach to planning obligations	South Hams District (outside Dartmoor National Park)	In conformity with Core Strategy DPD, Core Policies DPD (in transitional period with saved local plan policies)	—	Jan 2008	—	July 2008
Landscape and Wildlife SPD	SPD	Sets out the approach to landscape and wildlife	South Hams District (outside Dartmoor National Park)	In conformity with Core Strategy DPD, Core Policies	—	March 2010	—	September 2011

5.7 In preparing the LDF a range of background work needs to be undertaken or taken account of. This will be published in the form of background papers and will be publicly available at the same time as, or before, any LDD which relies on its contents for justification. Most will be produced either by or for the Council. However, some may be prepared by or for other organisations. In addition, a number of background documents will not be produced specifically for planning purposes but will be relevant to LDDs (e.g. the South Hams Sustainable Community Strategy). Whilst a number of these background documents can be identified now, it should be noted that the Council might publish others in the course of preparing LDDs.

5.8 The list of Background Documents is likely to include:

- South Hams Community Strategy
- Housing Market and Needs Assessment
- Quality of Life Study
- Viability Study
- Employment Land Review
- Retail Study
- Transport Study
- Open Space, Sport and Recreation Study
- South Devon AONB Management Plan
- Urban Capacity Study; and
- South Hams District Council Strategies including the Prosperity Strategy, the Housing Strategy and the Leisure and Recreation Strategy.

5.9 Each year the Council will publish an Annual Monitoring Report (AMR). It will be publicly available and will be submitted to the Government for information. The AMR will:

- Monitor how the Council is performing against the timescales for LDD production set out in the LDS;
- Monitor the extent to which policies in the LDDs are being achieved;
- Provide an up-to-date list of relevant background documents; and
- Monitor the need to review any LDDs

6. Saved Policies

- 6.1 Existing plans will be 'saved' for at least three years from the commencement of the Act (i.e. until at least September 2007). Those plans adopted since September 2004, are saved for three years from their adoption date. In some cases, plans may be saved for a longer period – however this requires the agreement of the Secretary of State. As new LDF documents are adopted within the first three years they will replace corresponding parts of the 'saved' plans. The South Hams Local Plan which was adopted in 1996 is therefore saved until September 2007 and the Devon Structure Plan which was adopted in October 2004 is saved until October 2007. 'Saving' plans means that their policies will still be used to determine planning applications unless superseded by new national, regional or local policies.
- 6.2 For the South Hams the existing planning framework includes:
- Regional Planning Guidance to 2016 (RPG10) - adopted
 - Regional Spatial Strategy to 2026 (RSS) - emerging
 - Devon Structure Plan 2001 – 2016 - adopted
 - Devon Minerals Local Plan - adopted
 - Devon Waste Local Plan - emerging
 - Adopted South Hams Local Plan 1989 – 2001 - adopted
 - South Hams First Deposit Draft Local Plan Review 2001 – 2011 - not being progressed (see below)
 - Supplementary Planning Guidance - some adopted, some emerging
- 6.3 The First Deposit Draft South Hams Local Plan Review to 2011, published in January 2002, sets out the Council's thinking about future development in the South Hams. Although the local plan is no longer being progressed the Council will consider its content and the response to it when making planning decisions, until each part is replaced by new LDF documents.
- 6.4 The Council wishes to 'save' some policies from the 1996 adopted local plan beyond the initial three year 'saved' period, particularly, the development boundaries for towns and villages and some policy areas. This will provide consistency and continuity for well tried and tested development control policies which remain up to date and enjoy community support. A schedule of policies to be saved beyond the three year period will be submitted to Government Office for the South West. This schedule will be available on the Council's website www.southhams.gov.uk.
- 6.5 As new LDDs are brought forward they may replace the existing development boundaries, policy areas or other 'saved' policies. Each new LDD will include a statement outlining to what extent it replaces 'saved' policies. A summary of the remaining 'saved' policies also will be provided in each Annual Monitoring Report.
- 6.6 The Project Plan (p. 9) shows an SPD (Open Space, Sport and Recreation) which has been prepared in advance of the Core Strategy and Core Policies DPD's. This SPD is based on policies from the 1996 adopted Local Plan, in particular Policy SHDC14: Open Space and Play Areas in New Development. Once new policies are adopted to replace the existing policies then the SPD will be reviewed.

7. Programmes for Proposed/Adopted Local Development Documents

Statement of Community Involvement (SCI)				
Document Details				
Description	Sets out how the community and key stakeholders will be involved in the production of LDF documents and consulted on planning applications			
Geographic coverage	South Hams (outside Dartmoor National Park)			
Status	Local Development Document			
Chain of conformity	In conformity with Regulations			
Sustainability Appraisal	Not Required			
Scope				
Illustrates how and at what stages the community can input into the LDF process				
Methods/means of consultation				
Identifies target groups and organisations				
Community involvement in development control				
Links with related strategies and community initiatives				
How publication of LDF documents and the LDF process will be publicised				
Resources available for community involvement				
Arrangements for Production				
Organisational lead	Forward Planning Manager			
Management arrangements	Member Working Group and Full Council for Adoption			
Resources to produce LDD	Forward Planning with corporate support particularly from the Community Regeneration Service			
Approach to involving stakeholders and the community	Widespread consultation specifically including community forums, development industry, environment, community, and amenity groups, Parish and Town Councils, relevant neighbouring planning bodies and GOSW and SWRA			
Evidence Base	The following plans and strategies and the consultation processes related to each of them: RPG10 (and the emerging RSS), Devon Structure Plan, First Deposit South Hams Local Plan, Concept Statements and consultation responses, South Hams Community Strategy, Housing Strategy, Prosperity Strategy, South Devon AONB Management Plan, Urban Capacity Study, Housing Needs Study, MCTi processes.			
Review of Document	Will be monitored annually, with reviews when necessary.			
Milestones				
Public Participation on draft SCI	Submission to Secretary of State	Pre-Examination Meeting	Examination	Adoption
October 2004	June 2005	October 2005	January 2005	June 2006

Core Strategy					
Document Details					
Description	Provides a vision and spatial strategy to guide future development in the South Hams				
Geographic coverage	South Hams (outside Dartmoor National Park)				
Status	Development Plan Document				
Chain of conformity	Consistent with national planning policy and in general conformity with emerging RSS (in transition period RPG10 and Devon Structure Plan).				
Sustainability Appraisal	Preparation of Sustainability Report in accordance with Environmental Assessment of Plans and Programmes Regulations 2004				
Scope					
Sets spatial vision and strategic objectives					
Overarching vision of sustainable development encompassing four main themes: housing, economy, transport and accessibility, and the environment					
Strategic housing & employment provisions until 2016					
Strategic Policies including; previously developed land, affordable housing, design and climate change.					
A key diagram will reflect the spatial and strategic objectives for the district					
Indicators, targets and monitoring requirements for the vision and strategy					
Arrangements for Production					
Organisational lead	Forward Planning Manager				
Management arrangements	Member Working Group and Full Council for Adoption				
Resources to produce LDD	Forward Planning with support from consultants for the preparation of the sustainability appraisal				
Approach to involving stakeholders and the community	Widespread consultation specifically including community forums, development industry, environment, community, and amenity groups, Parish and Town Councils, relevant neighbouring planning bodies and GOSW and SWRA				
Evidence Base	RPG10 (and the emerging RSS and Sub-Regional Studies), Devon Structure Plan, First Deposit South Hams Local Plan, Concept Statements and consultation responses, South Hams Community Strategy, Housing Strategy, Prosperity Strategy, South Devon AONB Management Plan, Urban Capacity Study, Housing Needs Study, Employment Land Review, Retail Study, Strategic Flood Risk Assessment				
Review of Document	Will be monitored annually, with reviews when necessary. A formal review is planned to start in late 2008 and will take into account the content of the adopted Regional spatial strategy to 2026				
Milestones					
Pre-submission consultation	Preferred Options & Sustainability Appraisal consultation	Submission to Secretary of State	Pre-Examination Meeting	Examination	Adoption
October 2004	June 2005	January 2006	May 2006	July 2006	December 2006

Sherford Area Action Plan					
Document Details					
Description	Proposed new community of at least 4000 homes at Sherford				
Geographic coverage	Sherford and its setting				
Status	Development Plan Document				
Chain of conformity	Core Strategy DPD. The approved Devon Structure Plan and emerging RSS (in transition period from RPG10) and Plymouth Sub-Regional Planning Framework				
Sustainability Appraisal	Preparation of Sustainability Report in accordance with Environmental Assessment of Plans and Programmes Regulations 2004				
Scope					
Envisaged masterplan					
Design principles, including local distinctiveness					
Scale (including densities) and mix of uses					
Housing provision and mix of tenure					
High quality and high capacity public transport					
Traffic management and highway considerations					
Employment provision					
Community, amenity, leisure and recreation provision					
Arrangements for Production					
Joint working	The principle of joint working with Plymouth City Council has been agreed. A joint approach will ensure proper cross-boundary planning of the Eastern Corridor (as identified in The Plymouth LDS) which includes Plymouth's North Plymstock AAP and Minerals LDD as well as the Sherford AAP in the South Hams. Each authority will remain responsible for the content and adoption of LDF documents within its area.				
Organisational lead	Forward Planning Manager (SHDC)				
Management arrangements	Joint Member Steering Group and Member Working Groups with Full Council of each authority responsible for Adoption of AAP within each authority's area.				
Resources to produce LDD	SHDC's Major Development & Projects and Forward Planning Teams with support from Plymouth City Council, Devon County Council, the Red Tree Consortium and consultants, including with the preparation of the Sustainability Appraisal.				
Approach to involving stakeholders and the community	Widespread consultation including an Enquiry by Design (EbD) led approach involving community forums, development industry, environmental, community, and amenity groups, Parish and Town Councils, Red Tree and relevant/neighbouring planning bodies such as GOSW, SWRA, Devon County Council and Plymouth City Council				
Evidence Base	RPG10 (and the emerging RSS), Devon Structure Plan, First Deposit South Hams Local Plan, Concept Statements and consultation responses, Plymouth Local Plan, Plymouth 2020, Plymouth Sub Regional studies, Enquiry by Design (EbD), South Hams Community Strategy, Housing Strategy, Prosperity Strategy, South Devon AONB Management Plan, Urban Capacity Studies, Housing Needs Study, Employment Land Review, Retail Study				
Review of Document	The rate of development at Sherford and its agreed phasing programme will be monitored against the rates of development being achieved in the Plymouth PUA as a whole. Any review required will emerge from this process				
Milestones					
Pre-submission consultation	Preferred Options & Sustainability Appraisal consultation	Submission to Secretary of State	Pre-Examination Meeting	Examination	Adoption
October 2004	June 2005	June 2006	November 2006	January 2007	September 2007

Plymouth Urban Fringe DPD					
Document Details					
Description	500 homes and new employment land in the South Hams part of the Plymouth Principal Urban Area (PUA) (i.e. on the Plymouth fringes) excluding Sherford				
Geographic coverage	South Hams part of the PUA excluding Sherford				
Status	Development Plan Document				
Chain of conformity	Core Strategy DPD. The approved Devon Structure Plan and emerging Regional Spatial Strategy and Sub-Regional Planning Framework				
Sustainability Appraisal	Preparation of Sustainability Report in accordance with Environmental Assessment of Plans and Programmes Regulations 2004				
Scope					
Location and distribution of 500 dwellings and new employment land including Langage Strategic Employment Site within the PUA					
Scale, densities and mix of uses					
Design principles, including local distinctiveness					
Transport and access considerations					
Linked infrastructure and associated facilities					
Strategic links with Plymouth sub-region, including Sherford					
Arrangements for Production					
Organisational lead	Forward Planning Manager				
Management arrangements	Member Working Group and Full Council for Adoption				
Resources to produce LDD	Forward Planning Team with support from consultants, especially with the preparation of the Sustainability Appraisal				
Approach to involving stakeholders and the community	Widespread consultation specifically including community forums, development industry, environmental, community, and amenity groups, Parish and Town Councils and relevant/neighbouring planning bodies such as GOSW, SWRA, Devon County Council and Plymouth City Council				
Evidence Base	RPG10 (and the emerging RSS), Devon Structure Plan, First Deposit South Hams Local Plan, Concept Statements and consultation responses, Plymouth Local Plan, Plymouth Sub Regional studies, Enquiry by Design (EbD), South Hams Community Strategy, Housing Strategy, Prosperity Strategy, South Devon AONB Management Plan, Urban Capacity Studies, Housing Market and Needs Assessment, Employment Land Review, Retail Study				
Review of Document	The delivery of development on priority sites will be monitored against local needs and strategic requirements. Any review required will emerge from this process.				
Milestones					
Pre-submission consultation	Preferred Options & Sustainability Appraisal consultation	Submission to Secretary of State	Pre-Examination Meeting	Examination	Adoption
October 2004	June 2006	January 2008	May 2008	July 2008	February 2009

Affordable Housing DPD					
Document Details					
Description	Sets out the approach to affordable housing and the appropriate thresholds				
Geographic coverage	South Hams (outside Dartmoor National Park)				
Status	Development Plan Document				
Chain of conformity	Core Strategy DPD. Consistent with national planning policy and in general conformity with emerging RSS (in transition period RPG10 and Devon Structure Plan)				
Sustainability Appraisal	Preparation of Sustainability Report in accordance with Environmental Assessment of Plans and Programmes Regulations 2004				
Scope					
Sets out the Council's approach to affordable housing in relation to new development					
Details thresholds, exception sites etc.					
Context for the DPD includes national, regional and local policy framework					
Arrangements for Production					
Organisational lead	Forward Planning Manager				
Management arrangements	Member Working Group and Full Council for Adoption				
Resources to produce LDD	Forward Planning with support from consultants for the preparation of the sustainability appraisal				
Approach to involving stakeholders and the community	Widespread consultation specifically including community forums, development industry, environment, community, and amenity groups, Parish and Town Councils, relevant neighbouring planning bodies and GOSW and SWRA				
Evidence Base	RPG10 (and the emerging RSS), Devon Structure Plan, First Deposit South Hams Local Plan, Concept Statements and consultation responses, South Hams Community Strategy, Housing Strategy, Prosperity Strategy, South Devon AONB Management Plan, Urban Capacity Study, Housing Market and Needs Assessment, Employment Land Review, Strategic Flood Risk Assessment				
Review of Document	Will be monitored annually, with reviews when necessary.				
Milestones					
Pre-submission consultation	Preferred Options & Sustainability Appraisal consultation	Submission to Secretary of State	Pre-Examination Meeting	Examination	Adoption
July 2007	July 2007	December 2007	April 2008	June 2008	January 2009

Core Policies					
Document Details					
Description	Sets out the key policies and criteria for determining planning applications				
Geographic coverage	South Hams (outside Dartmoor National Park)				
Status	Development Plan Document				
Chain of conformity	Core Strategy DPD. Consistent with national planning policy and in general conformity with emerging RSS (in transition period RPG10 and Devon Structure Plan)				
Sustainability Appraisal	Preparation of Sustainability Report in accordance with Environmental Assessment of Plans and Programmes Regulations 2004				
Scope					
Sets out a suite of policies to be used in the determination of planning applications including policies on design, development boundaries, rural diversification and renewable energy.					
Arrangements for Production					
Organisational lead	Forward Planning Manager				
Management arrangements	Member Working Group and Full Council for Adoption				
Resources to produce LDD	Forward Planning with support from consultants for the preparation of the sustainability appraisal				
Approach to involving stakeholders and the community	Widespread consultation specifically including community forums, development industry, environment, community, and amenity groups, Parish and Town Councils, relevant neighbouring planning bodies and GOSW and SWRA				
Evidence Base	RPG10 (and the emerging RSS), Devon Structure Plan, First Deposit South Hams Local Plan, Concept Statements and consultation responses, South Hams Community Strategy, Housing Strategy, Prosperity Strategy, South Devon AONB Management Plan, Urban Capacity Study, Housing & Market Needs Assessment, Employment Land Review, Retail Study, Strategic Flood Risk Assessment				
Review of Document	Will be monitored annually, with reviews when necessary.				
Milestones					
Pre-submission consultation	Preferred Options & Sustainability Appraisal consultation	Submission to Secretary of State	Pre-Examination Meeting	Examination	Adoption
October 2004	July 2007	March 2008	July 2008	October 2008	May 2009

Totnes DPD					
Document Details					
Description	Sets out future growth strategy for Totnes				
Geographic coverage	Totnes & immediate area				
Status	Development Plan Document				
Chain of conformity	Core Strategy DPD, the emerging RSS (in transition period RPG10 and Devon Structure Plan)				
Sustainability Appraisal	Preparation of Sustainability Report in accordance with Environmental Assessment of Plans and Programmes Regulations 2004				
Scope					
Housing and employment site proposals for Totnes and the immediate area					
Scale, densities and mix of uses					
Design principles, including local distinctiveness					
Transport and access considerations					
Linked infrastructure and associated facilities					
Other key policy issues in the town, such as Development Boundary, Policy Areas, etc.					
Arrangements for Production					
Organisational lead	Forward Planning Manager				
Management arrangements	Member Working Group and Full Council for Adoption				
Resources to produce LDD	Forward Planning Team with support from consultants, especially with the preparation of the Sustainability Appraisal				
Approach to involving stakeholders and the community	Widespread consultation specifically including community forums, development industry, environment, community, and amenity groups, Parish and Town Councils, relevant neighbouring planning bodies and GOSW and SWRA				
Evidence Base	RPG10 (and the emerging RSS), Devon Structure Plan, First Deposit South Hams Local Plan, Concept Statements and consultation responses, South Hams Community Strategy, Housing Strategy, Prosperity Strategy, South Devon AONB Management Plan, Urban Capacity Study, Housing Market and Needs Assessment, Community planning process, Employment Land Review, Retail Study				
Review of Document	The delivery of development will be monitored against local needs. Any review required will emerge from this process.				
Milestones					
Pre-submission consultation	Preferred Options & Sustainability Appraisal consultation	Submission to Secretary of State	Pre-Examination Meeting	Examination	Adoption
October 2004	October 2007	May 2008	September 2008	Nov 2008	June 2009

Rural Areas DPD					
Document Details					
Description	Sets out approach and future growth for the rural areas of the district				
Geographic coverage	South Hams (outside Dartmoor National Park)				
Status	Development Plan Document				
Chain of conformity	Core Strategy DPD. Consistent with national planning policy and in general conformity with emerging RSS (in transition period RPG10 and Devon Structure Plan)				
Sustainability Appraisal	Preparation of Sustainability Report in accordance with Environmental Assessment of Plans and Programmes Regulations 2004				
Scope					
Housing and employment site proposals for selected rural areas					
Scale, densities and mix of uses					
Design principles, including local distinctiveness					
Transport and access considerations					
Linked infrastructure and associated facilities					
Other key policy issues					
Arrangements for Production					
Organisational lead	Forward Planning Manager				
Management arrangements	Member Working Group and Full Council for Adoption				
Resources to produce LDD	Forward Planning with support from consultants for the preparation of the sustainability appraisal				
Approach to involving stakeholders and the community	Widespread consultation specifically including community forums, development industry, environment, community, and amenity groups, Parish and Town Councils, relevant neighbouring planning bodies and GOSW and SWRA				
Evidence Base	RPG10 (and the emerging RSS), Devon Structure Plan, First Deposit South Hams Local Plan, Concept Statements and consultation responses, South Hams Community Strategy, Housing Strategy, Prosperity Strategy, South Devon AONB Management Plan, Urban Capacity Study, Housing Market & Needs Assessment, Employment Land Review, Community planning process, Retail Study, Strategic Flood Risk Assessment				
Review of Document	Will be monitored annually, with reviews when necessary.				
Milestones					
Pre-submission consultation	Preferred Options & Sustainability Appraisal consultation	Submission to Secretary of State	Pre-Examination Meeting	Examination	Adoption
July 2007	December 2007	July 2008	November 2008	January 2009	September 2009

Dartmouth DPD					
Document Details					
Description	Sets out the future growth strategy for Dartmouth				
Geographic coverage	Dartmouth & immediate area				
Status	Development Plan Document				
Chain of conformity	Core Strategy DPD, the emerging RSS (in transition period RPG10 and Devon Structure Plan)				
Sustainability Appraisal	Preparation of Sustainability Report in accordance with Environmental Assessment of Plans and Programmes Regulations 2004				
Scope					
Housing and employment site proposals for Dartmouth and the immediate area					
Scale, densities and mix of uses					
Design principles, including local distinctiveness					
Transport and access considerations					
Linked infrastructure and associated facilities					
Other key policy issues in the town, such as Development Boundary, Policy Areas, etc.					
Arrangements for Production					
Organisational lead	Forward Planning Manager				
Management arrangements	Member Working Group and Full Council for Adoption				
Resources to produce LDD	Forward Planning Team with support from consultants, especially with the preparation of the Sustainability Appraisal				
Approach to involving stakeholders and the community	Widespread consultation specifically including community forums, development industry, environment, community, and amenity groups, Parish and Town Councils, relevant neighbouring planning bodies and GOSW and SWRA				
Evidence Base	The needs and spatial characteristics of the district have been informed by: RPG10 (and the emerging RSS), Devon Structure Plan, First Deposit South Hams Local Plan, Concept Statements and consultation responses, South Hams Community Strategy, Housing Strategy, Prosperity Strategy, South Devon AONB Management Plan, Urban Capacity Study, Housing Market & Needs Assessment, Community planning process, Employment Land Review, Retail Study				
Review of Document	The delivery of development will be monitored against local needs. Any review required will emerge from this process.				
Milestones					
Pre-submission consultation	Preferred Options & Sustainability Appraisal consultation	Submission to Secretary of State	Pre-Examination Meeting	Examination	Adoption
October 2004	September 2009	May 2010	Sept 2010	Nov 2010	May 2011

Kingsbridge DPD					
Document Details					
Description	Sets out the future growth strategy for Kingsbridge				
Geographic coverage	Kingsbridge & immediate area				
Status	Development Plan Document				
Chain of conformity	Core Strategy DPD, the emerging RSS (in transition period RPG10 and Devon Structure Plan)				
Sustainability Appraisal	Preparation of Sustainability Report in accordance with Environmental Assessment of Plans and Programmes Regulations 2004				
Scope					
Housing and employment site proposals for Kingsbridge and the immediate area					
Scale, densities and mix of uses					
Design principles, including local distinctiveness					
Transport and access considerations					
Linked infrastructure and associated facilities					
Other key policy issues in the town, such as Development Boundary, Policy Areas, etc.					
Arrangements for Production					
Organisational lead	Forward Planning Manager				
Management arrangements	Member Working Group and Full Council for Adoption				
Resources to produce LDD	Forward Planning Team with support from consultants, especially with the preparation of the Sustainability Appraisal				
Approach to involving stakeholders and the community	Widespread consultation specifically including community forums, development industry, environment, community, and amenity groups, Parish and Town Councils, relevant neighbouring planning bodies and GOSW and SWRA				
Evidence Base	The needs and spatial characteristics of the district have been informed by: RPG10 (and the emerging RSS), Devon Structure Plan, First Deposit South Hams Local Plan, Concept Statements and consultation responses, South Hams Community Strategy, Housing Strategy, Prosperity Strategy, South Devon AONB Management Plan, Urban Capacity Study, Housing Market and Needs Assessment, Community planning process, Employment Land Review, Retail Study				
Review of Document	The delivery of development will be monitored against local needs. Any review required will emerge from this process.				
Milestones					
Pre-submission consultation	Preferred Options & Sustainability Appraisal consultation	Submission to Secretary of State	Pre-Examination Meeting	Examination	Adoption
October 2004	January 2010	Sept 2010	January 2011	March 2011	Sept 2011

Open Space, Sport and Recreation SPD	
Document Details	
Description	Guidance on requirement for Open Space, Sport and Recreation provision in new development
Geographic coverage	South Hams (outside Dartmoor National Park)
Status	Supplementary Planning Document
Chain of conformity	With Core Strategy DPD, Core Policies DPD (in transitional period with saved local plan policies)
Sustainability Appraisal	Required
Scope	
Document to clarify the Council's requirements for Open Space, Sport and Recreation provision in relation to new development	
Will address quantity and quality of on-site requirements and mechanisms for calculating off site financial contributions and commuted maintenance sums	
Reference to 'saved policy' (1996 Adopted South Hams Local Plan Policy SHDC 14: Open Space and Play Areas in New Development). The SPD will be reviewed when this is replaced by new policies in the Core Strategy or Core Policies DPD.	
Aims and objectives specific to this SPD	
Implementation plan of SPD	
Context for preparing SPD, including National policy guidance	
Background documents	
Arrangements for Production	
Organisational lead	Landscape and Recreation Manager
Management arrangements	Member Working Group and Adoption by full Council
Resources to produce LDD	Landscape and Leisure Team with the support of the Forward Planning Team and use of consultants where necessary
Approach to involving stakeholders and the community	Widespread consultation specifically including community forums, development industry, environment, community, and amenity groups, Parish and Town Councils, relevant neighbouring planning bodies and GOSW and SWRA
Evidence Base	RPG10 (and the emerging RSS), Devon Structure Plan, First Deposit South Hams Local Plan, Concept Statements and consultation responses, South Hams Community Strategy, Housing Strategy, Prosperity Strategy, South Hams AONB Management Plan, Urban Capacity Study, Housing Needs Study, ODPM Best Practice Guidance
Review of Document	In tandem with the emergence of the DPD policy from which this SPD will derive
Milestones ¹	
Publish SPD and period of consultation	Proposed date of adoption
December 2005	June 2006

¹ Please note an SPD is not subject to an Examination

Affordable Housing SPD	
Document Details	
Description	Sets out detailed approach to the provision of Affordable Housing
Geographic coverage	South Hams (outside Dartmoor National Park)
Status	Supplementary Planning Document
Chain of conformity	Core Strategy DPD, Core Policies DPD (in transitional period with saved local plan policies)
Sustainability Appraisal	Required
Scope	
Reference to Core Strategy policy from which this SPD derives	
Range of affordable housing options available, linked to the Council's priorities and justification	
Aims & objectives specific to this SPD	
Implementation plan of SPD	
Context for preparing SPD, including national policy guidance	
Demonstrate the need for provision, with reference to evidence base	
Identify types of development where affordable housing provision will apply	
Arrangements for Production	
Organisational lead	Forward Planning Manager & Affordable Housing Manager
Management arrangements	Member Working Group and Full Council for Adoption
Resources to produce LDD	Forward Planning team with the support of the Affordable Housing team and use of consultants where necessary
Approach to involving stakeholders and the community	Widespread consultation specifically including community forums, development industry, environment, community, and amenity groups, Parish and Town Councils, relevant neighbouring planning bodies and GOSW and SWRA
Evidence Base	RPG10 (and the emerging RSS), Regional Housing Strategy, Housing Affordability in the SW (HASW), Devon Structure Plan, First Deposit South Hams Local Plan, Concept Statements and consultation responses, South Hams Community Strategy, Housing Strategy, Urban Capacity Study, Housing Needs Study
Review of Document	In tandem with the DPD policy from which this SPD derives
Milestones¹	
Publish SPD and period of consultation	Proposed date of adoption
September 2007	Jan 2008

¹ Please note an SPD is not subject to an Examination

Planning Obligations SPD	
Document Details	
Description	Sets out detailed approach to Planning Obligations
Geographic coverage	South Hams (outside Dartmoor National Park)
Status	Supplementary Planning Document
Chain of conformity	With Core Strategy DPD, Core Policies DPD (in transitional period with saved local plan policies)
Sustainability Appraisal	Required
Scope	
Reference to Core Strategy or Generic DPD policy from which this SPD derives	
Defines 'Planning Obligations' and details appropriate thresholds	
Aims & objectives specific to this SPD	
Implementation plan of SPD	
Context for preparing SPD, including National policy guidance	
Demonstrate the benefits a formalised process can bring to development	
Background documents	
Arrangements for Production	
Organisational lead	Forward Planning Manager
Management arrangements	Member Working Group and Full Council for Adoption
Resources to produce LDD	Forward Planning team with the use of consultants where necessary
Approach to involving stakeholders and the community	Widespread consultation specifically including community forums, development industry, environment, community, and amenity groups, Parish and Town Councils, relevant neighbouring planning bodies and GOSW and SWRA
Evidence Base	RPG10 (and the emerging RSS), Devon Structure Plan, First Deposit South Hams Local Plan, Concept Statements and consultation responses, South Hams Community Strategy, Housing Strategy, Prosperity Strategy, Housing Needs Study
Review of Document	In tandem with the DPD policy from which this SPD derives
Milestones ¹	
Publish SPD and period of consultation	Proposed date of adoption
January 2008	July 2008

¹Please note an SPD is not subject to an Examination

Landscape and Wildlife SPD	
Document Details	
Description	Sets out the approach to protect and enhance landscape and wildlife.
Geographic coverage	South Hams (except Dartmoor National Park Authority)
Status	Supplementary Planning Document
Chain of conformity	With Core Strategy DPD, Core Policies DPD
Sustainability Appraisal	Required
Scope	
To provide detailed guidance on the implementation of a range of Core Policies including:-	
Visual impact and landscape character	
Protected Landscapes	
New landscaping	
Trees, Hedgerows	
Wildlife	
Arrangements for Production	
Organisational lead	Landscape and Recreation Manager
Management arrangements	Member Working Group and Adoption by full Council
Resources to produce LDD	Landscape and Leisure Team with the use of consultants when necessary
Approach to involving stakeholders and the community	Widespread consultation specifically including community forums, development industry, environment, community, and amenity groups, Parish and Town Councils, relevant neighbouring planning bodies and GOSW and SWRA
Evidence Base	RPG10 (and the emerging RSS), Devon Structure Plan, First Deposit South Hams Local Plan.
Review of Document	Will be monitored annually, with reviews when necessary.
Milestones¹	
Publish SPD and period of consultation	Proposed date of adoption
March 2009	September 2010

¹Please note an SPD is not subject to an Examination

Appendix 1

LDF Milestones Achieved

To date the following LDF milestones have been achieved:

- Issues and Options (district wide) – October 2004
- Statement of Community Involvement (SCI) – Adopted June 2006
- Open Space, Sport and Recreation SPD – Adopted June 2006
- Core Strategy - Adopted December 2006
- Sherford Area Action Plan – Submission June 2006, Examination commenced January 2007, estimated adoption in September 2007
- Plymouth Urban Fringe DPD – Preferred Options June 2006

Proposed Changes to the LDS Project Plan – March 2007

The latest South Hams LDS was approved by GOSW and the Planning Inspectorate in June 2006 and subsequently adopted by the Council. However, it has become apparent that changes are necessary to the LDS project plan (an amended version of the project plan is shown on p.9 of the LDS). This section sets out the proposed changes and why these are necessary.

Revised LDF Timetable

The changes proposed to the LDF timetable are as follows:

- **Sherford Area Action Plan:** Adoption revised to September 2007,
- **Plymouth Urban Fringe DPD:** Submission stage revised to January 2008 (adoption date revised to February 2009),
- **Affordable Housing DPD: New document added to the LDF** – Preferred Options July 2007, Submission December 2007, Adoption expected January 2009
- **Core Policies:** Preferred Options revised to July 2007 (adoption date revised to May 2009),
- **Totnes DPD:** Preferred Options revised to October 2007 (adoption date revised to June 2009),
- **Rural Areas DPD: New document added to the LDF** – Preferred Options December 2007, Submission July 2008, Adoption expected September 2009
- **Dartmouth DPD:** Preferred Options revised to September 2009 (adoption revised to May 2011),
- **Kingsbridge DPD:** Preferred Options revised to January 2010 (adoption date revised to September 2011),
- **Affordable Housing SPD:** Draft revised to September 2007 (adoption date revised to January 2008),
- **Community Infrastructure SPD re-titled to Planning Obligations SPD:** Draft revised to January 2008 (adoption date July 2008),
- **Landscape and Wildlife SPD:** New SPD added to programme. Draft March 2010 (adoption expected September 2010)
- **Sustainable Development SPD:** Withdrawn

Why are these changes necessary?

A review of the Annual Monitoring Report (AMR) has highlighted the need for changes to the LDF timetable for the following reasons:

- The Council's place as one of the few LDF pathfinders nationally has meant that challenges have arisen that could not be foreseen.
- The scale of work associated with the new development planning system, particularly the importance of a substantive evidence base and the demands of several examinations, has been much greater than could have been anticipated.
- Examinations into the South Hams LDF Core Strategy and Sherford AAP, Plymouth LDF and RSS, have placed and are placing a huge resource burden on the small LDF team which had a knock on effect on the progression of other LDF documents, As a result, the LDF programme has had to be fundamentally reviewed.
- To allow sufficient time to prepare a robust and credible evidence base to underpin the **Core Policies, Plymouth Urban Fringe DPD, Totnes, Kingsbridge and Dartmouth DPDs**, ensuring they will pass the various tests of soundness.
- The **Core Policies** document will be a crucial element of the LDF. However, establishing the precise level of detail that this document needs to go down to and clarifying the approach the Council should take has proved more difficult than anticipated. Furthermore, the additional background work needed to complete it is also proving greater than originally anticipated. This additional work is required to ensure that the document is as robust as possible to ensure it meets the tests of soundness.
- The complexity of issues faced, especially in **Totnes**, are going to take more time to resolve than anticipated. In Totnes several emerging major mixed use proposals need to be considered as part of the Totnes document, there are complex town centre and riverfront regeneration issues to resolve and there is a lot of work to do in assessing a large number of alternative development sites - some of them major, which have emerged from earlier consultations.
- The Core Strategy Inspector's Report highlighted several gaps in the LDF programme and the need for both additional and revised LDF documents. In particular, it highlighted the need to urgently address affordable housing issues in a comprehensive manner and to address much needed development in the market towns and villages. Therefore, the LDF programme has been amended to include new documents on **Affordable Housing** and the **Rural Areas**.
- Further changes are also proposed to the Supplementary Planning Documents in the LDF programme. In the light of recent government guidance, the urgent need for an SPD on **Planning Obligations** has been identified. Also to respond to recent changes in government guidance and to consolidate existing Council guidance notes, a new SPD on **Landscape and Wildlife** is proposed.

Summary

The Council decided to switch at the earliest opportunity to the new Local Development Framework (LDF) system. To date the Council has made excellent progress with its LDF programme, and has recently become the first Council nationally to adopt its LDF Core Strategy (December 2006). However, changes to the LDS are required to ensure that a robust and sound set of LDF documents are produced with the necessary evidence base. Also, as a small rural authority, with a small LDF team the Council has incurred huge demands on its available resources, particularly in progressing the Core Strategy and Sherford AAP through their respective Examinations. Therefore, the timetable needs to reflect the realism of what is achievable for the Authority balanced against the urgency, priority and complexity of the documents we need to produce. We feel our revised LDS addresses this issue in a challenging and realistic way in the light of our experience of the new system so far.

Glossary

AAP - Area Action Plan

A Development Plan Document that sets a planning framework for a specific area of significant change or conservation

AMR - Annual Monitoring Report

Monitors progress against targets for document production set out in the LDS timetable and the effectiveness of policies against the objectives of the LDF

AONB - Area of Outstanding Natural Beauty

A designation to protect and enhance areas of nationally important landscape

Core Policies

A suite of criteria-based development policies, used for the determination of planning applications

Core Strategy

Sets out the vision for future development in the South Hams. It contains a suite of key strategic policies which set out the planning strategy for the district

DCLG - Department of Communities and Local Government

Central Government department responsible for various functions including planning

DPD - Development Plan Document

Any part of the LDF that forms part of the statutory development plan (i.e. Core Strategy, Core Policies, AAPs, proposals map and site allocations, does not include SCI or SPDs)

GOSW - Government Office of the South West

Responsible for implementing national policy at the regional level, and ensuring Local Planning Authorities' policies and plans accord with national guidance

LDD - Local Development Document

Sets out planning policy for a specific topic or geographic area

LDF - Local Development Framework

Collective name for all the policies and documents that make up the planning framework for the district

LDS - Local Development Scheme

States what LDF documents will be produced, in what order and by when. Also contains details of monitoring and review.

Proposals Map

Ordnance Survey base map geographically illustrating policies and proposals of the LDF Development Plan Documents

RSS - Regional Spatial Strategy

Prepared by the Regional Planning Body (see SWRA). An overarching strategy setting out the policies in relation to development, use of and activities on land

SoS - Secretary of State

Central Government Minister with specific responsibility for planning

SCI - Statement of Community Involvement

Sets out how the public will be consulted and involved in the production of LDF documents and development control decisions.

Spatial Planning

Managing development to secure community well being, particularly through guiding and controlling land-use and seeking to influence the activities occurring on land

SPD - Supplementary Planning Document

Provides additional supporting information to LDF policies in matters such as design, affordable housing, site development guidance, etc

Sub region

An area linked through geographic proximity to an urban area or geographic feature, such as the Plymouth sub-region involving parts of the South Hams, Caradon and West Devon

SA - Sustainability Appraisal

Assesses the impacts of policies and proposals on economic, social and environmental aspects, to reflect sustainable development principles

SEA - Strategic Environmental Assessment

Assessment of potential policies and proposals on the environment, including proposed mitigation measures

SWRA - South West Regional Assembly

The regional planning body, responsible for production of the RSS. Appointed from elected members and representatives from social, environmental and economic organisations across the region

South West Region

Covering the counties of Cornwall, Devon, Somerset, Dorset, Gloucestershire and Wiltshire (made up of 51 Unitary, County and District Authorities and 2 National Park Authorities)