



South Hams
District Council



West Devon
Borough Council

The Development Plan (Strategic Planning)

Thomas Jones
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– Joint Local Plan



The Development Plan

The legal basis

- Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions made should be in accordance with the development plan unless material considerations indicate otherwise.



Planning and Compulsory Purchase Act 2004

CHAPTER 5

CONTENTS

PART 1

REGIONAL FUNCTIONS

Spatial strategy

- 1 Regional Spatial Strategy

Planning bodies

- 2 Regional planning bodies
- 3 RPB: general functions
- 4 Assistance from certain local authorities

RSS revision

- 5 RSS: revision
- 6 RSS: community involvement
- 7 RSS: Secretary of State's functions
- RSS: examination in public
- further procedure
- Secretary of State: additional powers

Supplementary



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The Development Plan (1 of 3)

- ◆ a set of documents that establish the policies and proposals for the development and use of land;
- ◆ guides and shapes decisions as to whether or not planning permission should be granted; and
- ◆ seeks to ensure rational and consistent decisions



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The Development Plan (2 of 3)

- ◆ Plymouth and SW Devon Joint Local Plan;
- ◆ Neighbourhood Plans;
- ◆ Devon County Minerals and Waste Plans; and
- ◆ Devon and Torbay Local Transport Plan



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The Development Plan (3 of 3)

- ◆ Settlement Boundaries Development Plan Document;
- ◆ JLP Supplementary Planning Document; and
- ◆ Guidance documents, such as the AONB Management Plan



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Place Making – Team Structure and Resource

- ◆ Place Making Team
- ◆ JLP Team
- ◆ JLP Management Team
- ◆ JLP Leadership Board

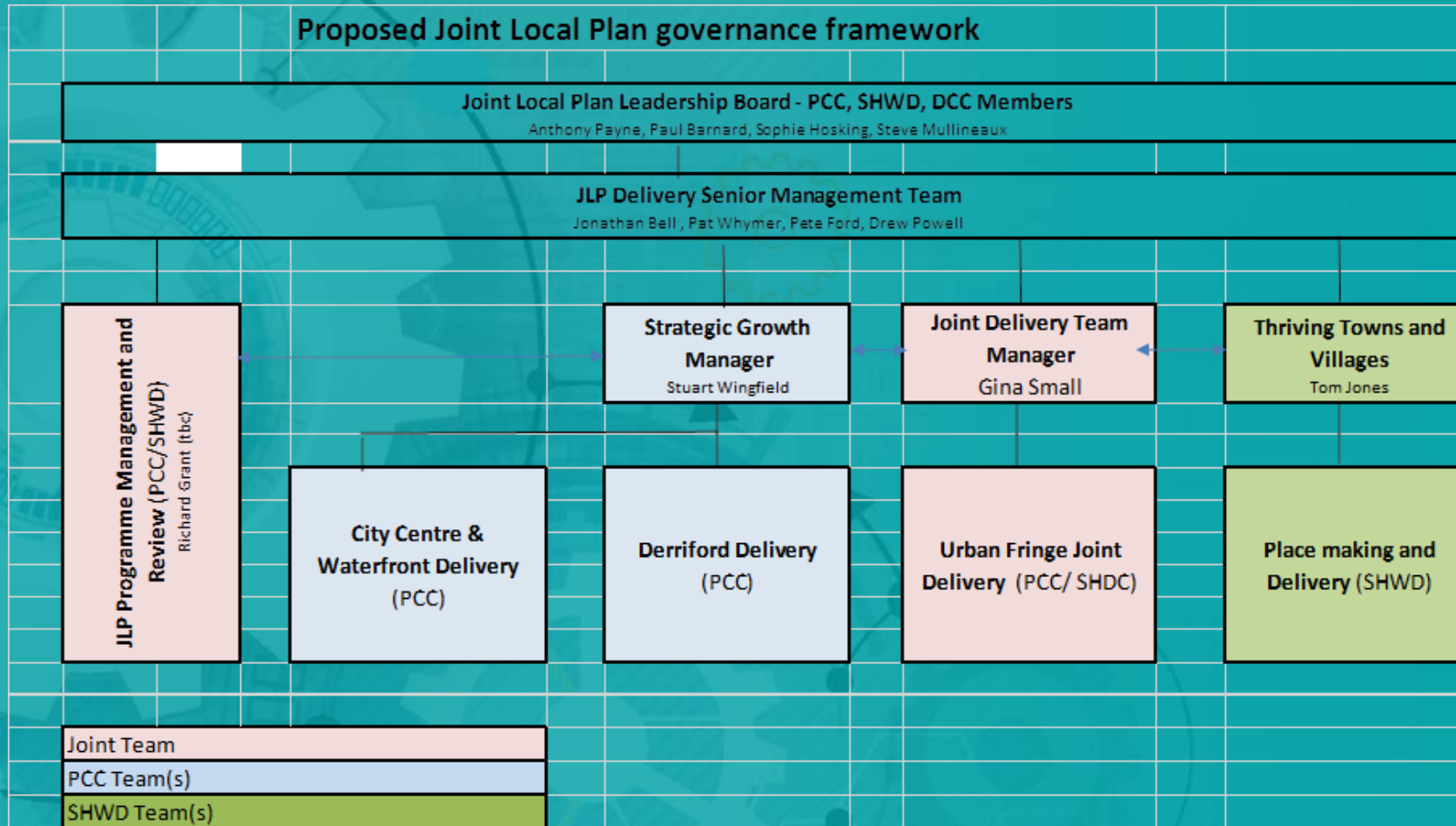


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JLP Governance



JLP Vision

A highly successful sub-region whose people and businesses benefit greatly from having both a major city and a network of high quality market towns and sustainable rural settlements, set within beautiful countryside and natural environments.

Plymouth will be one of Europe's most vibrant waterfront cities where an outstanding quality of life is enjoyed by everyone

South West Devon's Thriving Towns and Villages will be thriving rural communities



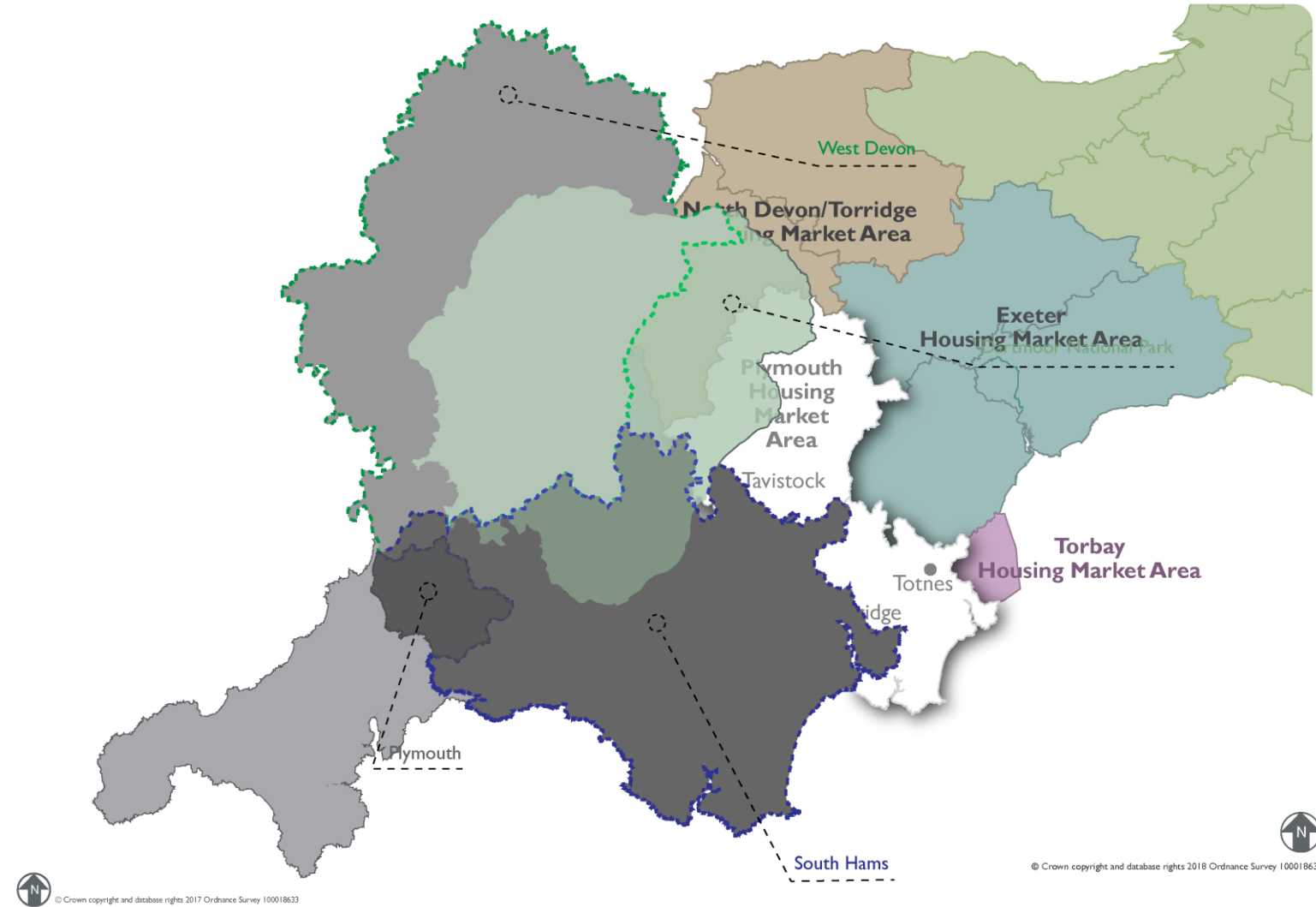
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WHAT AREA DOES THE JLP COVER?



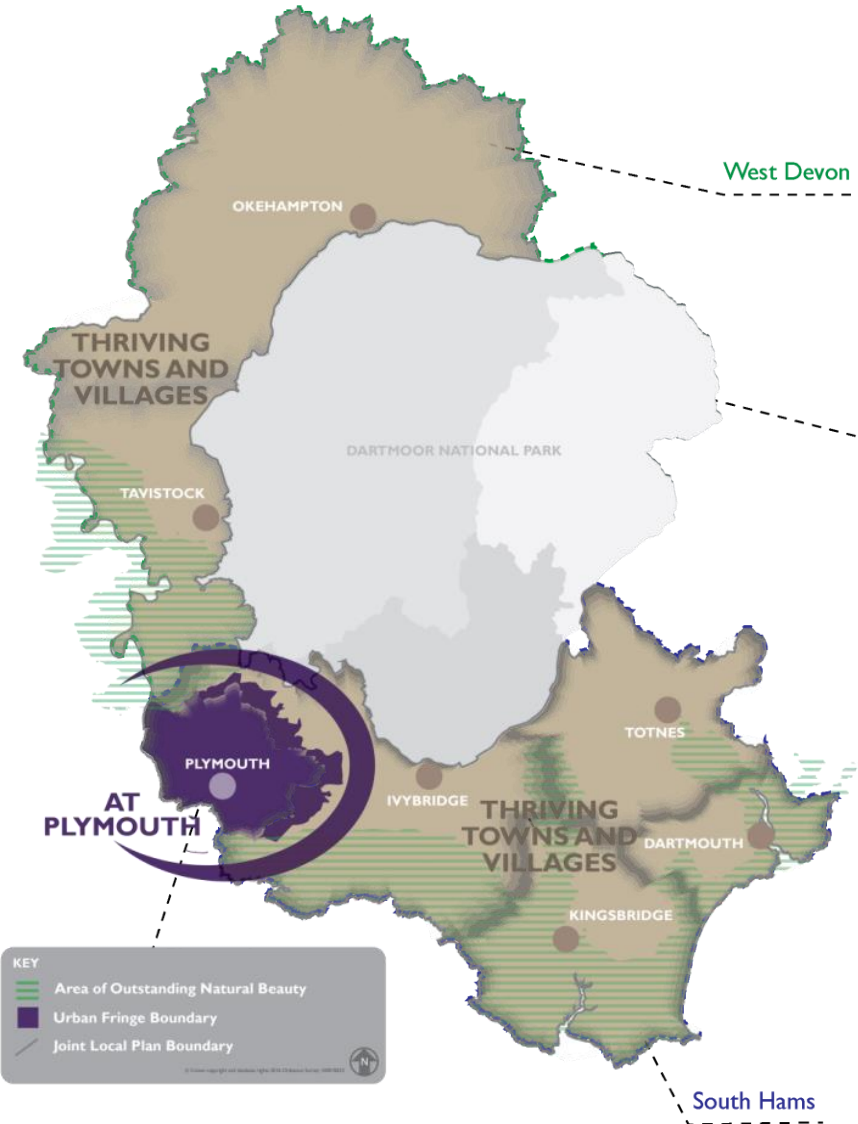
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THE SPATIAL STRATEGY



- **Two Policy Areas – Plymouth Policy Area and Thriving Towns and Villages**

- **26,700** new homes
- **6,600** new affordable homes
- **Meeting needs of the HMA in full**
- **71%** of new homes (**19,000**) to be built in the Plymouth Policy Area
- **7,700** new homes to be built in the Thriving Towns and Villages Policy area
- **13,200** new jobs across the JLP area requiring **375,208 sq m** of new employment space



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Joint Local Plan Strategy: Housing

- ◆ Within the Plymouth Policy Area - at least **19,000 new homes** of which **4,550 should be affordable**.
- ◆ Within the Thriving Towns and Villages Policy Area - at least **7,700 new homes** of which **2,050 should be affordable**.



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Joint Local Plan Strategy: Allocations

Thriving Towns and Villages Policy Area

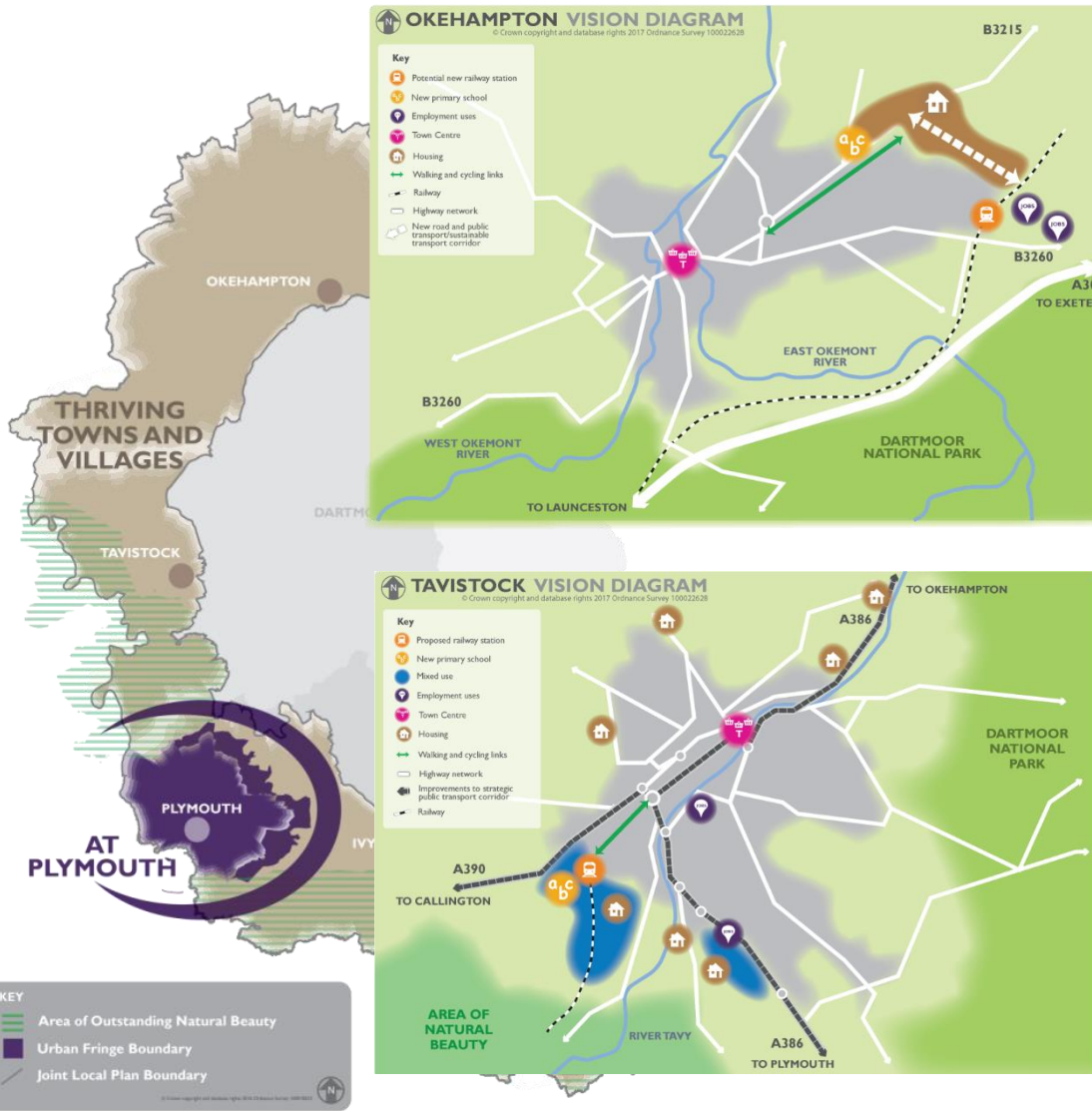
- ◆ 29 sites in the 6 main towns (21 South Hams, 8 West Devon)
- ◆ 17 sites in the smaller settlements (11 South Hams, 6 West Devon)
- ◆ Neighbourhood Plans to identify sites



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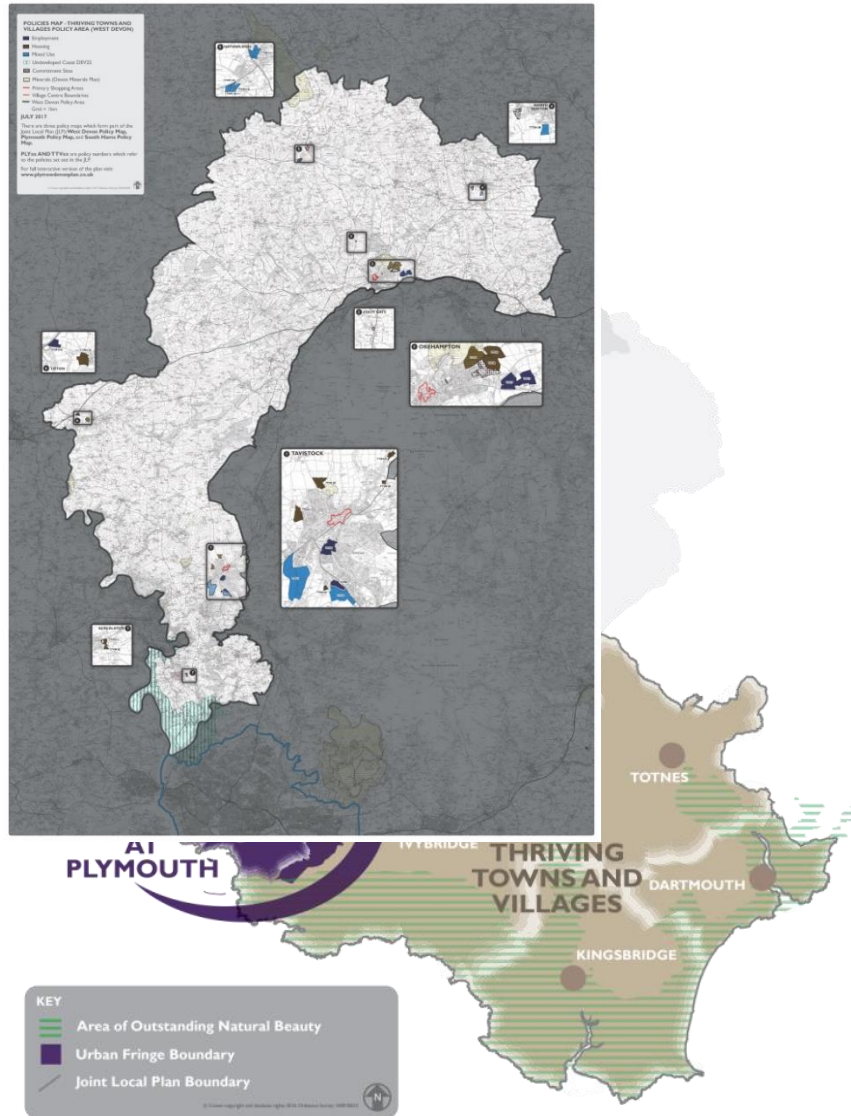


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Joint Local Plan Strategy: Allocations

Plymouth Policy Area (urban fringe)

- ◆ Woolwell
- ◆ West Park Hill
- ◆ Sherford
- ◆ Langage



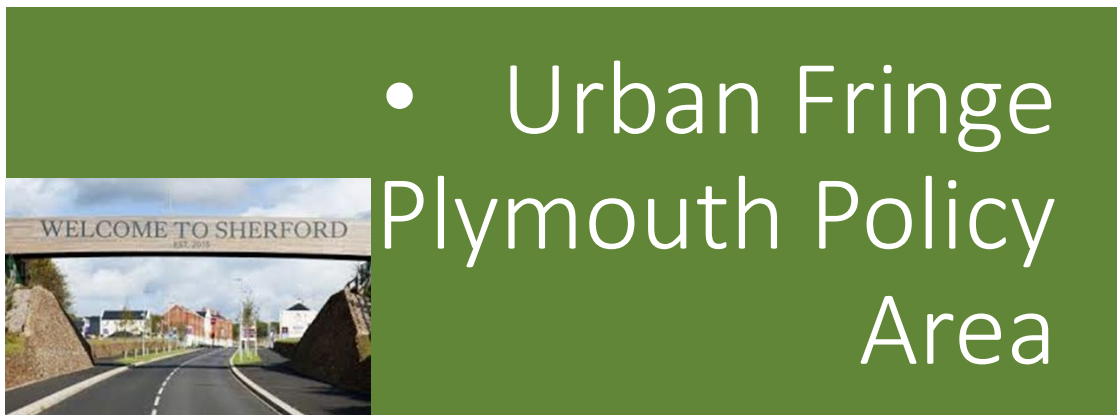
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Sherford Masterplan



- Urban Fringe Plymouth Policy Area

Urban Fringe

Sherford New Community PLY48

– 5,500 new homes, 83,000 sq meters, 3 primary schools, 1 secondary, High St, local centres and country park

-On site, 15-20 years delivery

Delivered: Early infrastructure inc local highway improvements, first primary school, 250 household occupations, Main St to Deep Lane starts May 2019

Land at Woolwell PLY44

Urban Extension

Allocation for up to 2000 homes, local centre, primary school, highway improvements incl Woolwell to the George and park

Langage Employment Site PLY51

Use Classes B1b & c, B2 (industrial) and B8 (warehousing and distribution), as an extension to the existing strategic employment site. Provision is made for about 243,000 sq.m. of employment floorspace.

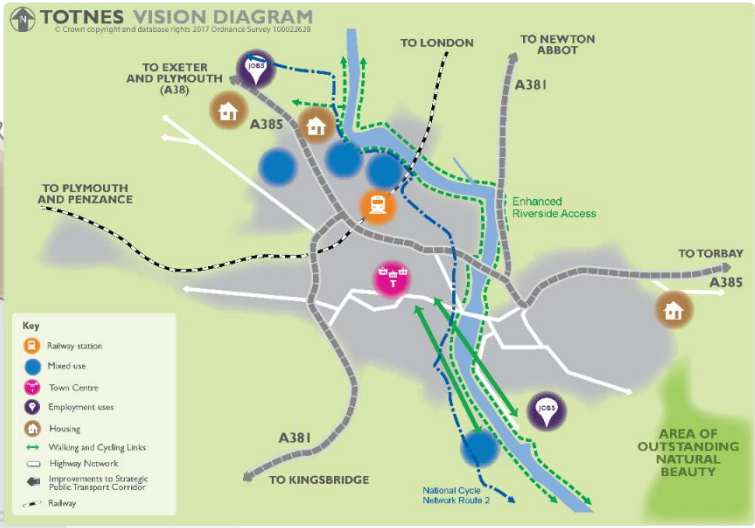
Land at Newnham PLY52

is allocated for residential led development and a new primary school. Provision is made for in the order of 400 new home.



KEY

- Area of Outstanding Natural Beauty
- Urban Fringe Boundary
- Joint Local Plan Boundary

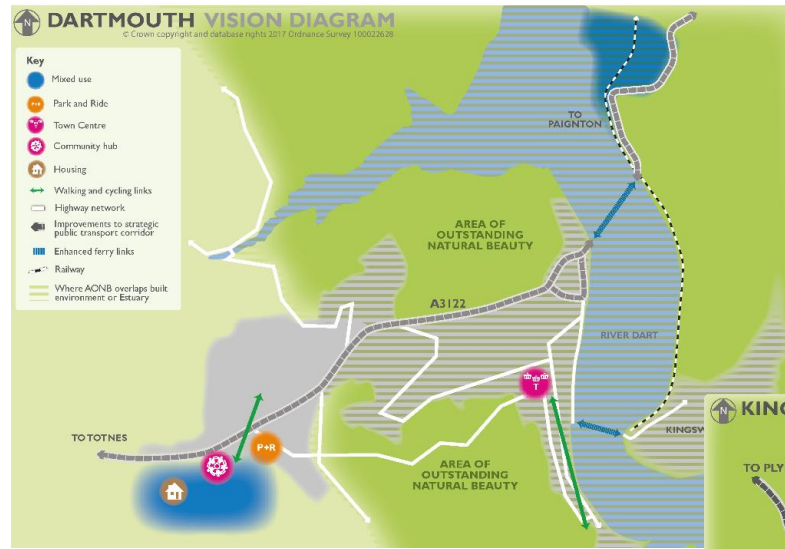
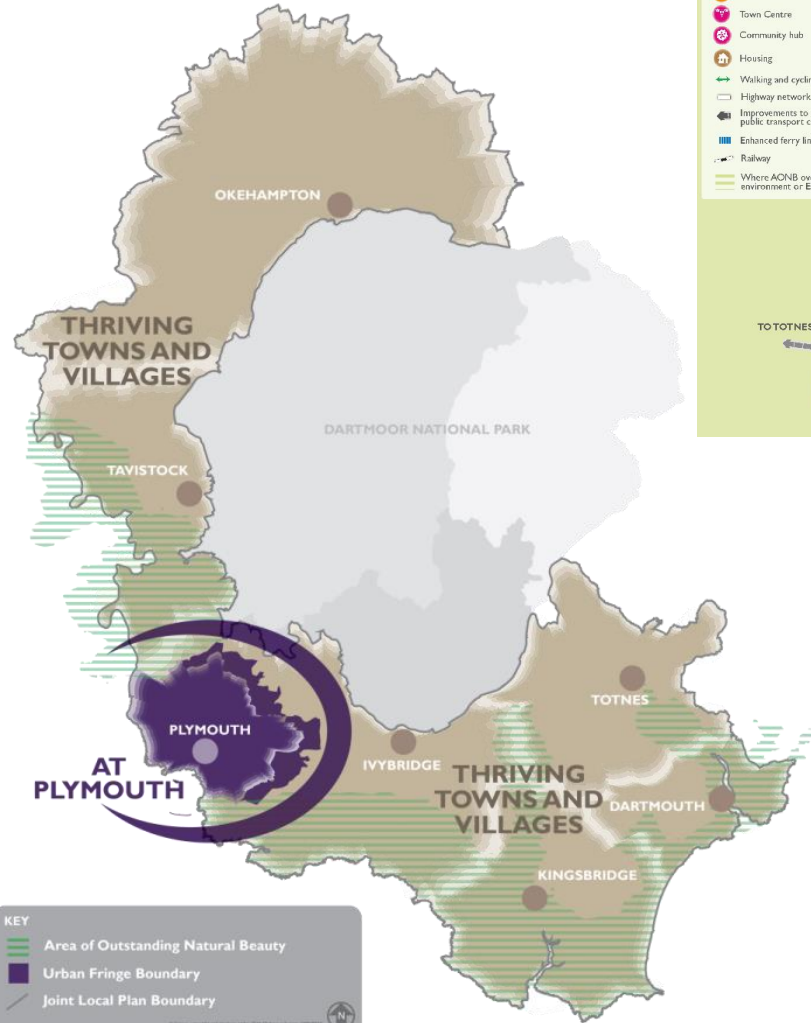


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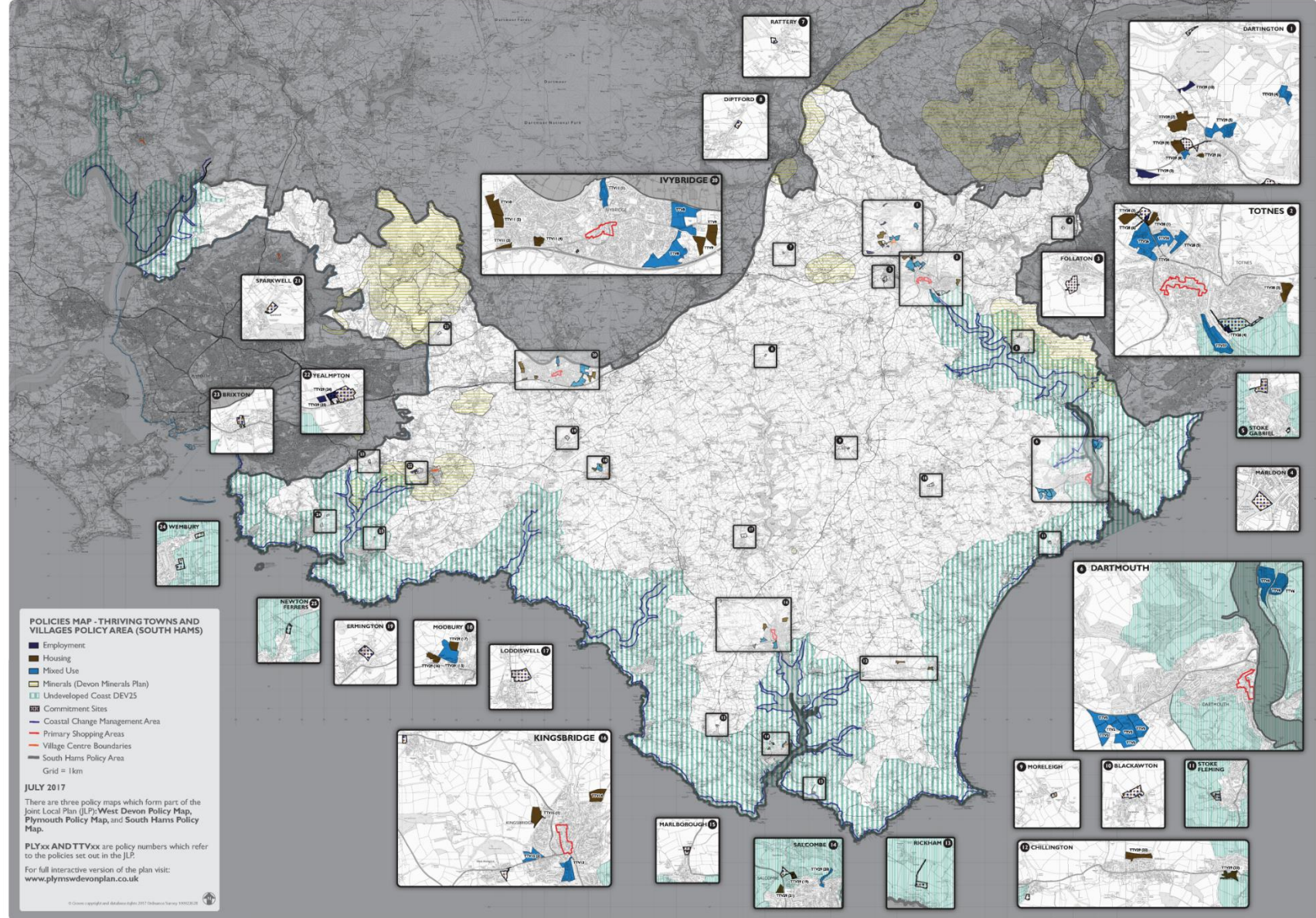


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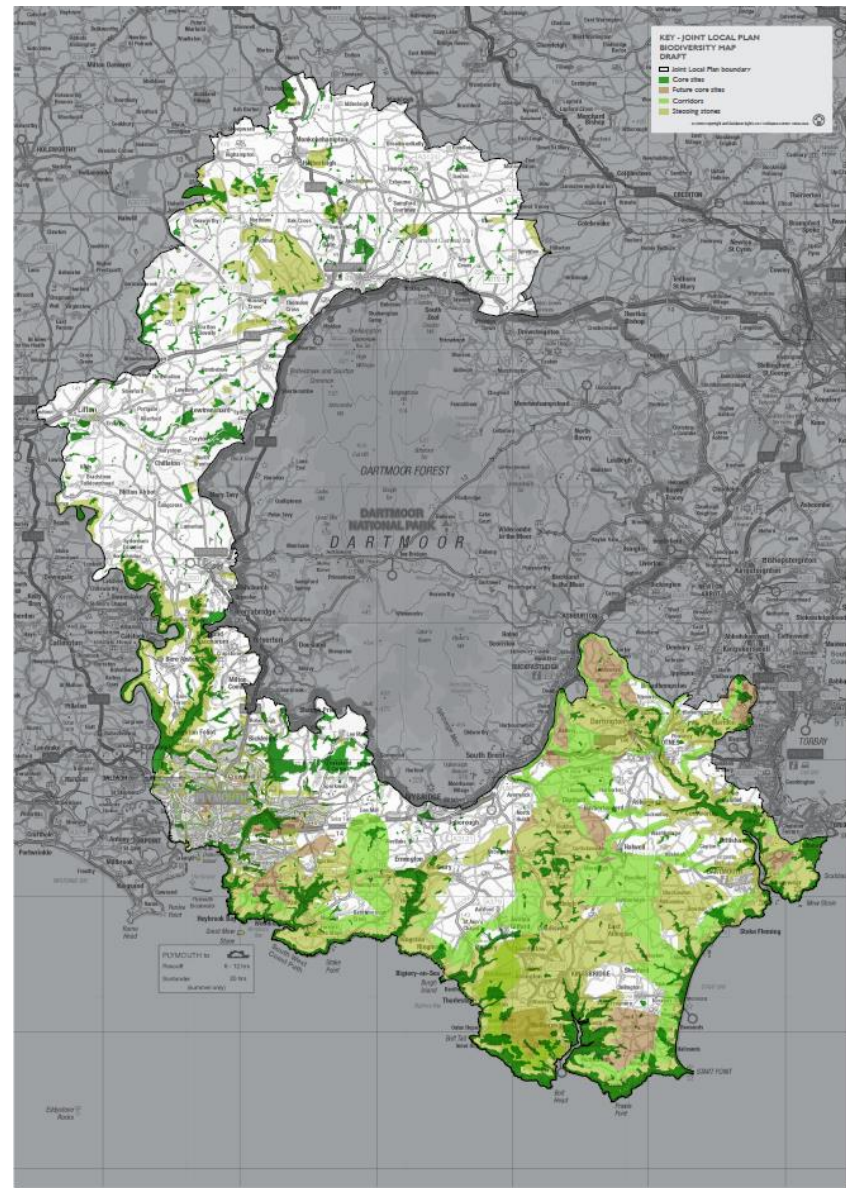
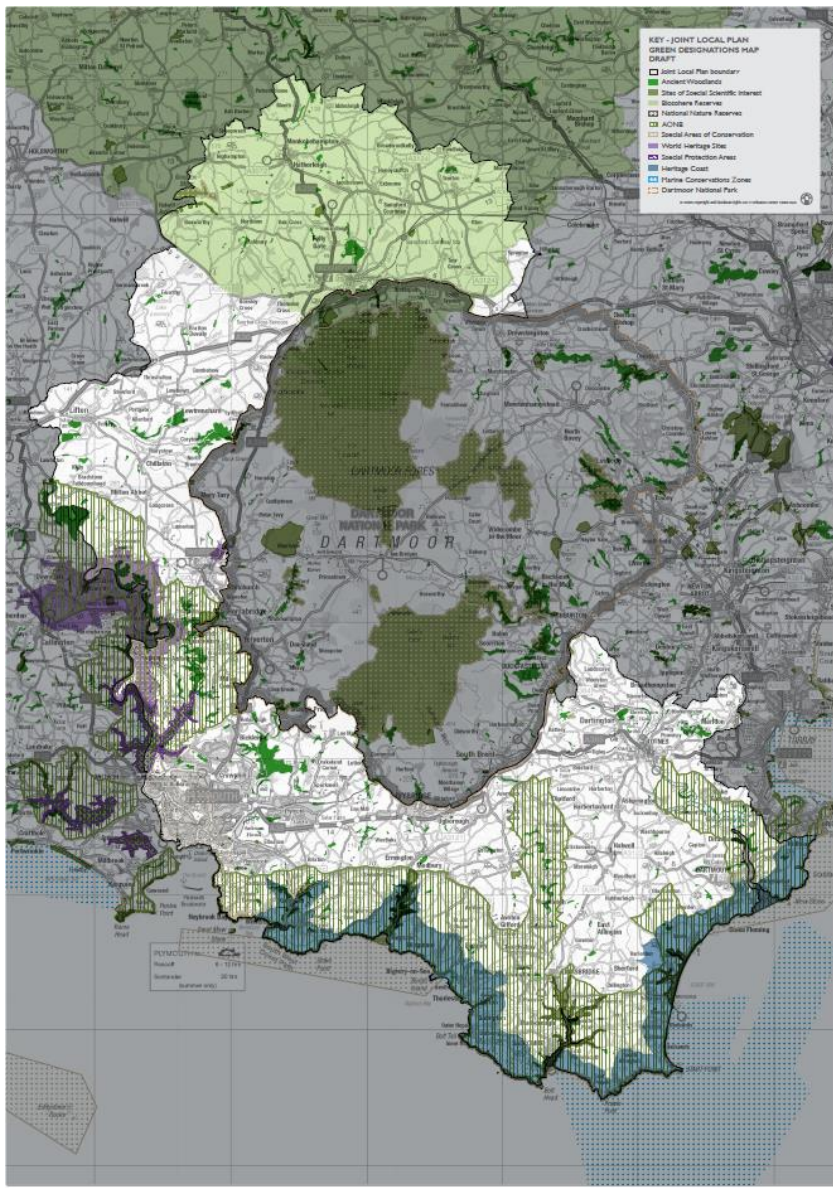
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The Spatial Strategy – Natural Environment



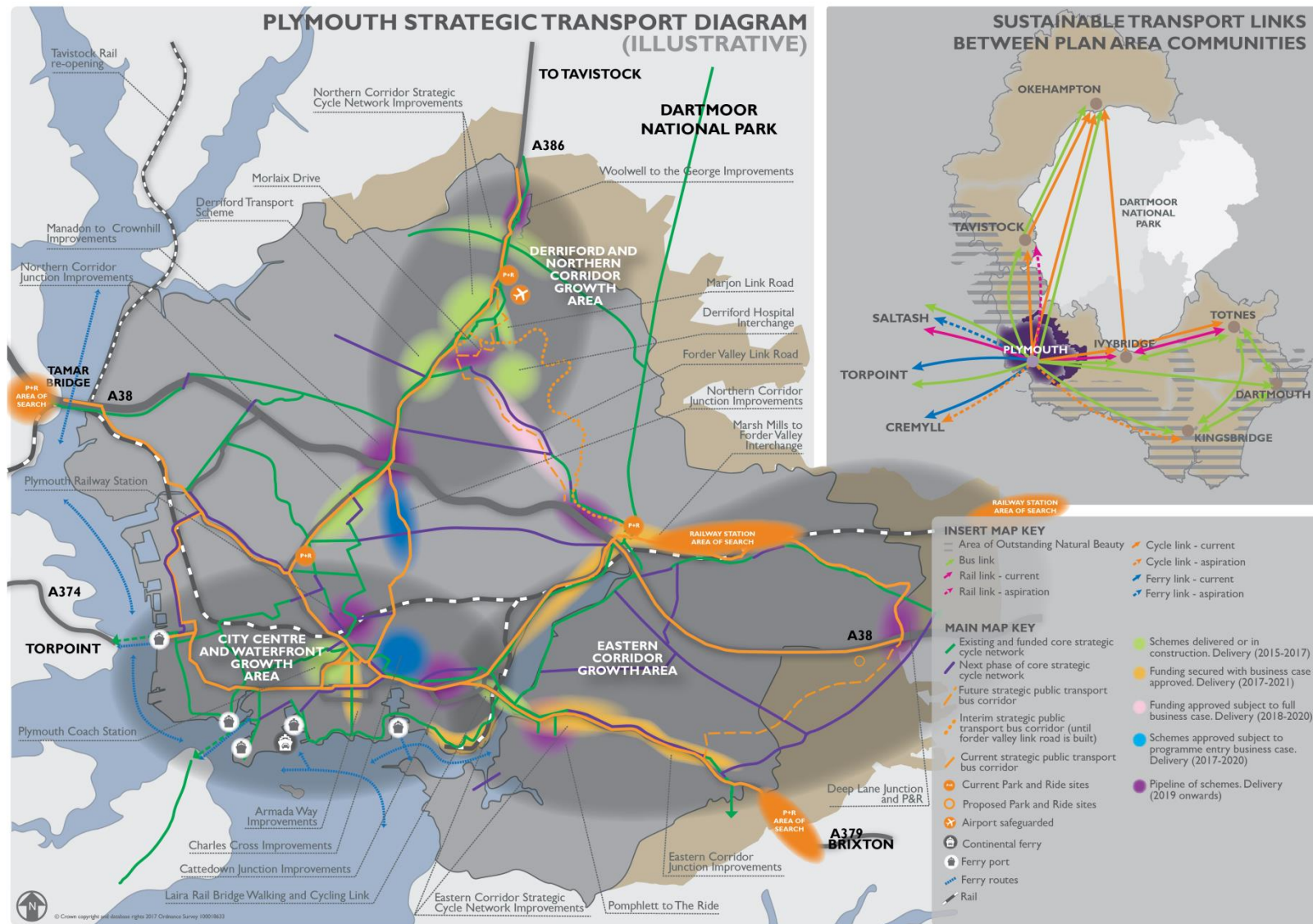
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The Spatial Strategy – Strategic Transport



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Joint Local Plan Strategy: Employment

Plymouth Policy Area

- ◆ In excess of **100,000 square metres of Office space**
- ◆ In excess of **60,000 square metres of light industrial.**
- ◆ In excess of **100,000 square metres of B8 storage and distribution**



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Joint Local Plan Strategy: Employment

Thriving Towns and Villages Policy Area

- ◆ In excess of **28,000 square metres of Office space** with the town centres identified as the primary location for new office development
- ◆ In excess of **21,000 square metres of** light industrial.
- ◆ In excess of **33,000 square metres of B8 storage and distribution**



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Joint Local Plan Strategy: Infrastructure

- ◆ Infrastructure Delivery Plan
- ◆ Infrastructure Needs Assessment
 - ◆ Education
 - ◆ Highways
 - ◆ Transport (buses, ferries, cycle infrastructure)
 - ◆ Rail
 - ◆ Health
 - ◆ Sewerage
 - ◆ Flood defence
 - ◆ Community
 - ◆ Burial / cremation services
 - ◆ other
- ◆ Open Space, Sport and Recreation



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Joint Local Plan Strategy: Environment

- ◆ World Heritage Site
- ◆ Listed Buildings
- ◆ Conservation Areas
- ◆ Scheduled Ancient Monuments
- ◆ South Devon Area of Outstanding Natural Beauty
- ◆ Tamar AONB
- ◆ Special Protection Areas
- ◆ Special Area of Conservation
- ◆ Site of Special Scientific Interest
- ◆ RAMSARs
- ◆ National Nature Reserves
- ◆ Ancient Woodland
- ◆ Marine Protection Zone
- ◆ Coastal Change Management Area
- ◆ National Cycle Network
- ◆ Public Rights of Way
- ◆ Non designated assets



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Joint Local Plan Policies

Strategic policies

◆ <https://plymswdevonplan.co.uk/policy>



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Joint Local Plan Policies

Development Management policies cover

- ◆ Health / amenity / sport and recreation
- ◆ Housing need
- ◆ Design / landscape / heritage
- ◆ Biodiversity / trees
- ◆ Employment including the rural economy
- ◆ Retail / services
- ◆ Transport
- ◆ Waste
- ◆ Energy
- ◆ Flood risk
- ◆ Coastal Change



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Neighbourhood Plans

◆ Made

- ◆ Thurlestone
- ◆ Ivybridge
- ◆ Ugborough
- ◆ Bere Ferrers
- ◆ Malborough
- ◆ Newton and Noss
- ◆ Bickleigh
- ◆ Stoke Fleming
- ◆ South Milton
- ◆ Brixton
- ◆ Salcombe
- ◆ Strete

Neighbourhood Plans

◆ Regulation 16

- ◆ North Tawton
- ◆ Bridestowe and Sourton

◆ Regulation 14

- ◆ Bigbury
- ◆ Aveton Gifford
- ◆ Modbury
- ◆ Lamerton

Neighbourhood Plans

◆ Designated Area

- ◆ Buckland Monachorum
- ◆ Dartington
- ◆ Highampton
- ◆ Kingswear
- ◆ Kingston
- ◆ Frogmore
- ◆ Milton Abbot and Kelly
- ◆ Wembury
- ◆ Okehampton / Hamlets
- ◆ Exbourne
- ◆ Lifton
- ◆ Northlew
- ◆ Totnes
- ◆ Harberton
- ◆ Dartmouth
- ◆ Kingsbridge / West Alvington / Churchstow
- ◆ Tavistock



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