

Local Development Scheme



Exeter City Council

January 2017

Greater Exeter Strategic Plan

The Greater Exeter Strategic Plan will cover the local planning authority areas of East Devon, Exeter, Mid Devon and Teignbridge (i.e. those Councils' administrative areas excluding Dartmoor National Park). It will be prepared jointly by those four local planning authorities with the support of Devon County Council under Section 28 of the Planning and Compulsory Purchase Act. It will:

- set an overall vision and strategy for the development of the area in the context of national and other high level policy;
- include overarching, cross-boundary and strategic targets, policies and proposals for development and conservation
- guide the overall level and distribution of development
- make strategic development and infrastructure proposals
- contain other strategic policies necessary to implement the vision and strategy; and
- cover the period to 2040.

Once adopted it will supersede specified strategic parts of the East Devon Local Plan, Exeter Core Strategy, Exeter Local Plan First Review, Mid Devon Local Plan (once adopted), Teignbridge Local Plan and any other Development Plan Documents as necessary.

The preparation timetable is as follows:

- February 2017 – Issues consultation
- January 2018 – Consultation on draft plan
- February 2019 – Publication (Proposed Submission)
- August 2019 – Submission
- November 2019 – Inspector's Hearings
- June 2020 – Adoption

Exeter Development Delivery Plan

Exeter has already made significant progress with the Development Delivery Plan; once sufficient progress has been made with the GESP the Development Delivery Plan can be revised and updated and then moved forward to adoption. The Development Delivery Plan will be in general conformity with the Greater Exeter Strategic Plan and will supplement its contents by:

- Allocating land for new development
- Designating land for protection or safeguarding and identifying land where specific policies apply
- Containing 'development management' policies that will be used to determine whether planning applications submitted to the Council should be granted planning permission
- Including other policies and proposals as necessary

Once adopted the Development Delivery Plan will supersede specified policies and proposals of the Exeter Local Plan First Review. The Exeter Core Strategy (adopted 2012) and the Exeter Local Plan First Review (adopted 2005) are likely to be fully superseded by a combination of the Greater Exeter Strategic Plan and Exeter Development Delivery Plan.

It is proposed to run the Development Delivery Plan timetable about a year and a half behind the GESP timetable, overlapping with it, but avoiding periods of purdah associated with council elections. Accordingly the proposed timetable is as follows:

- July 2018 – Consultation on Draft Plan
- July 2019 – Publication (Proposed Submission) Plan
- November 2019 – Submission of Plan
- February 2020 – Hearings before Planning Inspector
- October 2020 – Adoption after Inspector's report received

It is proposed that this timetable is kept under review in light of progress with the GESP and resource availability and if necessary a revised timetable be prepared.