

PLYMOUTH AND SOUTH WEST DEVON SUPPLEMENTARY PLANNING DOCUMENT (SPD) - ADOPTION

Background Report

I. Introduction

- I.1. In March 2019, Plymouth City Council (PCC), South Hams District Council (SHDC) and West Devon Borough Council (WDBC) adopted a new local plan, the Plymouth and South West Devon Joint Local Plan (JLP). At the Examination in Public to the JLP, the inspectors supported the Councils' commitment to put in place a Supplementary Planning Document to help ensure the effective interpretation and delivery of the JLP. They impressed upon the Councils the need for this to be done as quickly as possible.
- I.2. Supplementary Planning Documents (SPDs) do not set new policy. Rather, they add further detail and guidance to the policies in a local plan and are material considerations when making decisions on planning applications pursuant to Part 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- I.3. The Plymouth and South West Devon SPD has been prepared across the three JLP authorities with input from Devon County Council (DCC), who, for South Hams and West Devon only, has the role of:
 - The Minerals and Waste Planning Authority;
 - The Highways Authority;
 - The Education Authority; and,
 - The lead Local Flood Authority.
- I.4. DCC also has a wide variety of other responsibilities in relation to social care, infrastructure provision and public health. It also maintains the Historic Environment Record for South Hams and West Devon.
- I.5. The SPD provides guidance for:
 - All development management (DEV) policies within the JLP;
 - The following Plymouth Policy Area (PPA) only policies:
 - Improving Plymouth's city centre (PLY6); and,
 - Plymouth airport (PLY42).
 - The following Thriving Towns and Villages (TTV) Policy Area only policies:
 - Prioritising growth through a hierarchy of settlements (TTV1);
 - Delivering sustainable development in the Thriving Towns and Villages Policy Area (TTV2);
 - Development in Sustainable Villages (TTV25);
 - Development in the countryside (TTV26);
 - Meeting housing needs in rural areas (TTV27);
 - Horse related developments in the countryside (TTV28); and,
 - Residential extensions and replacement dwellings in the countryside (TTV29).
 - In addition to the above, specific design guidance is also available for sites in Tavistock and Okehampton, incorporated from the previous East of Okehampton Masterplan SPD and the South and South West of Tavistock Masterplan SPD. Specific detail is available for the following JLP policies:
 - Policy TTV13 - Land at Exeter Road, Okehampton

- Policy TTV14 - East of Okehampton
 - Policy TTV15 - Land at Stockley
 - Policy TTV16 - Callington Road, Tavistock
 - Policy TTV17 - Plymouth Road, Tavistock
- Planning obligations, conditions, the Community Infrastructure Levy and development viability, including policy DEL1
- 1.6. The Plymouth and South West Devon SPD also sets out the context of the JLP and its policies in the Climate Emergency, which has been declared by each of the three Councils.
- 1.7. Once adopted the new Plymouth and South West Devon SPD will supersede the following SPDs which were previously adopted across the three local authorities:

Adopted SPD to be superseded	Adoption date
Plymouth	
Sustainable Design SPD	07/2009
Planning Obligations and Affordable Housing SPD 2 nd Review	07/2012
Shopping Centres SPD	07/2012
Development Guidelines SPD (First Review) including Coastal Planning	04/2013
South Hams	
Open Space, Sport and Recreation Supplementary Planning Document	06/2006
Affordable Housing Supplementary Planning Document	09/2008
Planning Obligations Supplementary Planning Document	12/2008
West Devon	
Reuse of Rural Buildings SPD	03/2006
Infrastructure and Facilities to Support New Development SPD	06/2007
Affordable Housing Code of Practice	03/2012
Assessing the Impact of New Retail Development in West Devon SPD	04/2013
South and South West of Tavistock Masterplan SPD	04/2013
East of Okehampton Masterplan SPD	01/2014

2. Structure and content of the Plymouth and South West Devon SPD

- 2.1. The Plymouth and South West Devon SPD is intended to be used by all members of the community, as well as those directly involved in the development industry.
- 2.2. For ease of use, the SPD has been divided into the following sections, following the structure of the JLP itself:
1. Introduction
 2. The Joint Local Plan – A sustainable spatial strategy
 3. Healthy communities (DEV1-DEV6)
 4. Housing (DEV7-DEV13)

5. Economy (DEV14-DEV19)
 6. Place shaping and heritage (DEV20-DEV22)
 7. Natural environment (DEV23-DEV28)
 8. Transport and infrastructure (DEV29-DEV31)
 9. Climate change, flooding, and coastal change (DEV32-DEV36)
 10. Detailed provisions relating to the Plymouth Policy Area
 11. Detailed provisions relating to the Thriving Towns and Villages Policy Area
 12. Planning obligations, the Community Infrastructure Levy and development viability (DELI)
- 2.3. As part of the SPD, a set of appendices have also been produced which gives further detail and guidance on specific topics:
- APPENDIX 1: Residential extensions and alterations
 - APPENDIX 2: Specific materials for the PPA and TTV Policy Area
 - APPENDIX 3: Shop fronts, including ATMs
 - APPENDIX 4: Primary shopping boundaries and frontages
 - APPENDIX 5: New work in conservation areas
 - APPENDIX 6: Additional guidance for DEV26
 - APPENDIX 7: Open space assessment form
- 2.4. As part of this consultation, two background documents have also been produced/updated to support the guidance in the SPD, these are:
- Developer Contributions Evidence Base; and,
 - Traditional Farm Buildings: Their adaptation and re-use (Barn Guide)
- 2.5. The Developer Contributions Evidence Base document informs Section 12 (Planning obligations, conditions, the Community Infrastructure Levy and development viability of the SPD. It presents methodologies used to calculate the value of developer contributions, in particular via planning obligations, required to mitigate the impacts of new development proposals on key infrastructure provision, such as transport, education, health, green space.
- 2.6. The Barn Guide is previous guidance from SHDC and WDBC which aids developers looking to adapt or re-use traditional farm buildings which are common in rural areas. This document has been amended so that it covers the whole JLP area. This is guidance which details how the buildings character and interest can be successfully conserved through the planning process.

3. Consultation

- 3.1. Following Cabinet approval on 8 October 2019, public consultation on the draft SPD, Developer Contributions Evidence Base and Barn Guide ran from 13 November 2019 to 5pm on Monday 6 January 2020.
- 3.2. A consultation statement was produced and was available for information only. This document set out the JLP authorities approach to engagement on both the draft SPD and the draft Statement of Community Involvement (SCI) which was also out for consultation during this time.

- 3.3. The aim of the consultation was to seek views on the effectiveness of the guidance on being able to implement the policies of the JLP. The consultation provided an opportunity to set out whether consultees agreed with the guidance, and if not, were invited to suggest changes to the documents.
- 3.4. Representations were received from residents, statutory consultees, special interest groups, developers, landowners and from businesses. In total, 519 comments were made by 115 consultees.
- 3.5. Originally it was scheduled that the SPD would be adopted in March 2020, however, due to the amount of representations received and to allow adequate time for officers to consider each comment raised and to address the complexity of some of the issues raised, it was agreed to postpone this until Summer 2020 to allow officers across the three authorities enough time to adequately address the representations received.
- 3.6. The Consultation Response Report sets out the representations received during the public consultation and the JLP authorities' response to each comment. Below is a bullet-point summary of the most significant changes to the SPD:
- Incorporation of provisions to protect student welfare in PBSA, particularly in the context of dual use proposals;
 - Additional references added re. the role of Devon County Council as Minerals and Waste Planning Authority;
 - Additional references added re. the historic environment;
 - Affordable Housing tenure mix wording amended to make it clearer that the proposed percentage split is the start of negotiations;
 - Reduction in the amount of time an employment site needs to be marketed before a change of use application is submitted;
 - Amendments made to update guidance on Biodiversity Net Gain;
 - References added to the National Design Guide;
 - Amendments to guidance at DEV32 to ensure the implementation of low carbon development is more effective by clarifying the process of which the assessment on the impacts of those developments on carbon is undertaken;
 - Additional guidance added re. air quality including detail on agricultural development and its effect on air quality and reference to national guidance as a benchmark to assess costs of damage caused by emissions;
 - Amendments made to waste standards to bring this into line with PCC policy;
 - Removal of specified development size when the LPAs will seek the provision of communal electrical vehicle (EV) charging facilities so it can be considered on a case by case basis;
 - Improved clarity given on the provisions on relation to tall buildings in the City Centre;
 - The majority of significant changes proposed are in relation to the TTV Policy Area and the provision of housing in relation to allocations and the evidence needed for matters such as local need, replacement dwellings and extensions.

4. Next steps

- 4.1. Following approval by Cabinet, the SPD, Developer Contributions and Barn Guide will be recommended for adoption by Full Council. The same will be done in South Hams and West Devon.
- 4.2. Once approved for adoption across all three JLP authorities, an adoption statement will be published and the SPD will come into force, superseding the documents mentioned above at paragraph 1.7.