

# PLYMOUTH AND SOUTH WEST DEVON SUPPLEMENTARY PLANNING DOCUMENT (SPD)

## Background Report

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### I. Introduction

- I.1. Supplementary Planning Documents (SPDs) 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. 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). This prompted a review of the current SPDs adopted across the three JLP authorities to ensure current guidance helps support the implementation of the JLP.
- I.2. The Plymouth and South West Devon Joint Local Plan 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. DCC also has a wide variety of responsibilities in relation to social care and infrastructure provision through which it engages with the planning system and it maintains the Historic Environment Record for South Hams and West Devon.
- I.3. 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
- I.4. The Joint Local Plan SPD also sets out the context of the JLP and its policies in the Climate Emergency, which has been recently declared by each of the three Councils.

- 1.5. Once adopted the new Joint Local Plan SPD will supersede the following SPDs which were previously adopted across the three local authorities:

<b>Adopted SPD to be superseded</b>	<b>Adoption date</b>
<b>Plymouth</b>	
Sustainable Design SPD	07/2009
Planning Obligations and Affordable Housing SPD 2 <sup>nd</sup> Review	07/2012
Shopping Centres SPD	07/2012
Development Guidelines SPD (First Review) including Coastal Planning	04/2013
<b>South Hams</b>	
Open Space, Sport and Recreation Supplementary Planning Document	06/2006
Affordable Housing Supplementary Planning Document	09/2008
Planning Obligations Supplementary Planning Document	12/2008
<b>West Devon</b>	
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 Joint Local Plan SPD

- 2.1. The Joint Local Plan 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 only been amended so that it now also covers Plymouth. This is guidance which details how the buildings character and interest can be successfully conserved through the planning process.

### **3. Next Steps**

3.1. Following approval by Cabinet and the relevant executive decisions in South Hams and West Devon there will be further discussions with key stakeholders and an opportunity for public involvement through a public consultation which will run for six weeks.

3.2. Amendments may be made to the SPD as a result of this process and the SPD will go to Cabinet and Full Council in the Spring of 2020 for formal adoption.