

# Local Development Scheme



**Exeter City Council**

**December 2010**

Exeter Local Development Framework



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## 1. INTRODUCTION

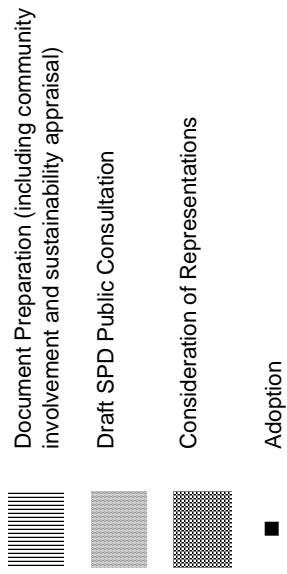
- 1.1 Under the Planning and Compulsory Purchase Act the spatial planning strategy for local authority areas is provided through a Local Development Framework (LDF). The LDF, which replaces the previous system of local plans, will take the form of a 'portfolio' of Local Development Documents (LDDs).
- 1.2 In order to bring forward the LDF, the Planning Act states that the local planning authority must prepare and maintain a three year project plan, known as a Local Development Scheme (LDS). The three year programme includes 'consultation milestones' which inform people when they can get involved in the plan-making progress.
- 1.3 This document supersedes the previous LDS, brought into effect in April 2007. The planned progress has not been achieved because of the delay in adoption of the former Regional Spatial Strategy.
- 1.4 The Local Development Scheme:
  - (i) specifies the documents to be prepared and the content and geographic area to which they relate;
  - (ii) identifies which documents are to be Development Plan Documents (DPDs) that will be subject to independent examination and adopted after receipt of the Inspector's binding report – these include the core strategy, site allocations, development management, and city centre area action plan;
  - (iii) identifies which documents are to be Supplementary Planning Documents (SPDs) that are not subject to independent examination but will have full public consultation - these may take the form of design guides, development briefs/masterplans or issue based documents which, in each case, will supplement policies in a DPD;
  - (iv) sets out the timetable and resources for the production of each of the documents and explains how progress will be monitored; and
  - (v) shows how each document is linked with higher level plans (i.e. 'the chain of conformity').
- 1.5 Arrangements for public involvement in the preparation of each of the documents are explained in a separate LDD. This is called a Statement of Community Involvement (SCI). The SCI was adopted on 13 December 2005.
- 1.6 Government guidance does not require the LDS to include details of the programme for SPD preparation. The current programme is included for information but will subsequently be updated on the Council's website at [www.exeter.gov.uk/planningpolicy](http://www.exeter.gov.uk/planningpolicy)
- 1.7 As at September 2010 the following Supplementary Planning Documents have been adopted:
  - Open Space, Sport & Recreation September 2005;
  - Residential Extensions September 2008;
  - Trees in Relation to Development September 2009;
  - Planning Obligations November 2009;
  - Affordable Housing September 2010;
  - Residential Design Guide September 2010:

- 1.8 The proposals for the preparation of the DPDs and SPDs are set out in the following pages in the form of:
- Section 2: A chart that presents the overall timetable;
  - Section 3: A profile of each document that describes the role, geographical coverage, status, scope, broad indication of resource requirement and approach to involving stakeholders and the community;
  - Section 4: A supporting statement that explains the approach set out in the Local Development Scheme and provides additional information on risk assessment, strategic environmental assessment/sustainability appraisal, background studies, and arrangements for monitoring and review.
- 1.9 To maintain continuity in the transfer to the new system, the policies in the Exeter Local Plan First Review, adopted 31 March 2005, are 'saved' i.e. continue to have statutory development plan status until they are replaced by policies in the Development Plan Documents that are to be prepared in accordance with the Local Development Scheme.

## **2. OVERALL PROGRAMME**

(2) Supplementary Planning Documents


Title	2010												2011												2012											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Monkerton Masterplan																																				
Newcourt Masterplan																																				
Decentralised Energy and Sustainable Construction																																				
Infrastructure Delivery																																				
Streatham Campus Masterplan																																				
Sustainable Transport																																				
Student Accommodation (C4 Small HMOs)																																				





**(1) Development Plan Documents**

Title	2010			2011			2012			2013			2014											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Core Strategy																								
Site Allocations																								
Development Management																								
City Centre Area Action Plan																								

-  Document Preparation (including community involvement and sustainability appraisal)
-  Pre Submission Representations
-  Submission to Secretary of State
-  Pre-Examination Meeting
-  Examination
-  Receipt of Inspectors Binding Report
-  Adoption and Publication

### **3. PROFILE OF EACH LOCAL DEVELOPMENT DOCUMENT**

## Core Strategy

### Document details

Role and subject	Sets out vision, objectives and strategy for the spatial development of the City and allocates strategic sites.
Geographic coverage	City of Exeter.
Status	Development Plan Document.
Chain of Conformity	With Planning Policy Statements and having regard to the Sustainable Community Strategy.

### Scope

Overarching Sustainable Development Objectives:

Mitigation and adaption to Climate Change; Social Progress; Economic Growth; Protection of the Environment and Natural Resources; Limiting the Need to Travel.

Spatial Strategy based on:

- existing centres;
- previously- developed land;
- strategic allocations to east and south west; and
- urban design objectives.

Sectoral Objectives (employment, housing, town centres, transport, environment etc.) highlighting key features, significant assets and targets.

Policies for the whole or part of the plan area and for matters of significance to the overall objectives of the plan e.g. densities, affordable housing, protection of employment land, flood risk, renewable energy, sustainable construction, landscape setting, biodiversity, green infrastructure, built heritage, design.

### Arrangements for production

Organisational lead	Head of Planning and Building Control.
Management arrangements	Head of Planning and Building Control/Forward Planning Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation. Council resolution for Submission to the Secretary of State, and for Adoption.
Resources to produce the DPD	Forward Planning with support from the Policy Unit, Development Management, the Design Team and Economy & Tourism.
Approach to involving stakeholders and the community	Widespread public consultation – specifically including Local Strategic Partnership, community forums, development industry and environmental/community/amenity groups.

## Site Allocations

### Document details

Role and subject	Allocates the non strategic sites that are required to meet the Core Strategy development targets.
Geographic coverage	City of Exeter, outside the Core Strategy strategic allocations at Monkerton/Hill Barton, Newcourt and South West Exeter.
Status	Development Plan Document.
Chain of Conformity	Core Strategy DPD.

### Scope

Identify land for housing, employment, retail, park and ride and other uses.

Provide guidance on the extent, scale and nature of development proposed on each site.

Set out the site and policy considerations that will apply in each case.

Include review of Local Plan proposals in the City Centre for a mix of uses on the Bus and Coach Station site (to be informed by a Masterplan) and around St David's Station.

Include assessment of the potential for re-development of the area to the north west of Cheeke Street, in the City Centre, between Sidwell Street and Western Way to be informed by a Masterplan.

Include review of potential capacity in the Water Lane area, south of the River Exe.

### Arrangements for production

Organisational lead	Head of Planning and Building Control.
Management arrangements	Forward Planning Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation. Council resolution for Submission to the Secretary of State and for Adoption.
Resources to produce the DPD.	Forward Planning with support from Development Management and the Design Team.
Approach to involving stakeholders and the community	Widespread public consultation – specifically including Local Strategic Partnership, community forums, development industry and local environmental/community/amenity groups.

## Development Management

### Document details

Role and subject	Provides the policy framework for development management.
Geographic coverage	City of Exeter.
Status	Development Plan Document.
Chain of Conformity	With Planning Policy Statements and Core Strategy DPD.

### Scope

Development Management advice to include:

- employment in residential areas;
- loss of housing/conversion/disabled housing;
- sequential approach, impact test/shopping frontages/food and drink/corner shops/retail warehouse conditions;
- tourism attractions/hotels;
- valley parks/open space/playing fields/sport facilities/allotments;
- health/education/community facilities;
- pedestrianisation/cycleways/bus priority/rail use/parking;
- climate change indicators/environmental issues – including criteria for polluting developments/noise, air, water and soil quality/renewable energy/building sustainability; and
- design - commercial/residential/building for life/open space/crime/shopping frontages/adverts.

### Arrangements for production

Organisational lead	Head of Planning and Building Control.
Management arrangements	Forward Planning Manager/Development Manager/Design Team Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation. Council resolution for submission to the Secretary of State, and for Adoption.
Resources to produce the DPD	Forward Planning with support from Development Management and the Design Team.
Approach to involving stakeholders and the community	Focused public consultation related to each topic - specifically involving Local Strategic Partnership, community forums, development industry and environmental/community/amenity groups.

## City Centre Area Action Plan

### Document details

Role and subject	Sets out detailed policies and site proposals aimed at strengthening the City Centre in accordance with Exeter's regional role and provides guidance on achieving urban design excellence throughout the City Centre.
Geographic coverage	Exeter City Centre.
Status	Development Plan Document.
Chain of Conformity	Core Strategy DPD and having regard to the Community Strategy.

### Scope

Overall vision.

Site proposals; location, quantity, type, mix.

Urban design guidance.

Conservation of historic features.

Enhancement of cultural and tourism opportunities.

Enhancement of the public realm.

Transportation including parking, pedestrianisation, and access by the most sustainable transport modes.

### Arrangements for production

Organisational lead	Head of Planning and Building Control.
Management arrangements	Steering Group (Head of Planning and Building Control/Design Team Manager/Forward Planning Manager/Economy & Tourism Manager) to oversee process - preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation. Council resolution for submission to the Secretary of State, and for Adoption.
Resources to produce the DPD	Forward Planning and the Design Team with support from the City Centre Management Partnership.
Approach to involving stakeholders and the community	Focused public consultation – specifically involving Local Strategic Partnership, community forum and town centre/business groups.

## Sustainable Transport

### Document details

Role and subject	Clarifies and amplifies local plan policy relating to the provision of sustainable transport
Geographic coverage	City of Exeter.
Status	Supplementary Planning Document.
Chain of Conformity	With Core Strategy DPD and Development Management DPD (in transitional period, with saved Local Plan First Review).

### Scope

Identify sustainable transport as including walking , cycling, bus (including park and ride) rail and car clubs.

Identify the types of development to which sustainable transport policy will apply.

Demonstrate the need for development to provide sustainable transport infrastructure or make contributions.

Provide detail of what the Council will expect to secure in terms of infrastructure and contributions from qualifying developments.

Refer to the Infrastructure Delivery Plan and provide detailed arrangements for the provision of infrastructure with reference to the Residential design Guide SPD and masterplans.

Identify funding mechanisms and timetable for delivery

Refer to and amplify Developers Contributions/Infrastructure delivery SPDs

Operate within the legislative framework in respect of developer contributions.

### Arrangements for production

Organisational lead	Head of Planning and Building Control.
Management arrangements	Forward Planning Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation, and for Adoption.
Resources to produce the SPD	Projects and Business Manager with support from forward Planning
Approach to involving stakeholders and the community	Focused public consultation – specifically involving Devon County Council, transport operators and interest groups and developers.

## Streatham Campus Masterplan

### Document details

Role and subject	Provides a development framework for development on the Streatham campus to 2026 and beyond.
Geographic coverage	University of Exeter, Streatham Campus
Status	Supplementary Planning Document.
Chain of Conformity	With Core Strategy DPD and Development Management DPD (in transitional period, with saved Local Plan First Review).

### Scope

To make the University campus a world class learning environment with the highest quality buildings and landscape spaces

Accommodate future growth while maintaining the attractiveness of the campus

Plan for development in a sustainable way and plan and design for climate change

### Arrangements for production

Organisational lead	Head of Planning and Building Control.
Management arrangements	Forward Planning Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation, and for Adoption.
Resources to produce the SPD	Joint working with University of Exeter and Consultants
Approach to involving stakeholders and the community	Public consultation – specifically involving University authorities and general public.



## Student Accommodation (Class C4 and Small HMOs )

### Document details

Role and subject	Set out planning policies to be adopted in relation to the conversion of family housing into Housing in Multiple Occupancy suitable for student accommodation.
Geographic coverage	City of Exeter. (part of)
Status	Supplementary Planning Document.
Chain of Conformity	With Core Strategy DPD and Development Management DPD (in transitional period, with saved Local Plan First Review).

### Scope

Identify areas of the City where conversions to C4 uses will normally be resisted.

Identify areas of the City where social imbalance could occur as a result of more C4 uses.

Provide a monitoring system in respect of C4 uses.

### Arrangements for production

Organisational lead	Head of Planning and Building Control.
Management arrangements	Forward Planning Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation, and for Adoption.
Resources to produce the SPD	Forward Planning Section with assistance from Development Management staff.
Approach to involving stakeholders and the community	Focused public consultation including areas with a high level of HMOs and with University and student bodies.

## Monkerton /Hill Barton Masterplan

### Document details

Role and subject	Provides guidance on how a sustainable urban extension to Exeter can be delivered in the Monkerton/Hill Barton area.
Geographic coverage	Monkerton/Hill Barton area, located at the eastern edge of Exeter, around 4 miles from Exeter City Centre and in close proximity to Junction 29 of the M5 motorway. It is bounded by: the main rail line to Waterloo to the north, the M5 to the east, the A3015/Honiton Road to the south and the City's outer bypass (the B3181) to the west.
Status	Supplementary Planning Document.
Chain of Conformity	With Core Strategy DPD.

### Scope

Present a comprehensive development strategy based on the principles of sustainability, which provides for a mixture of land uses i.e. housing and employment supported by local retail and community facilities and green infrastructure and includes a site for gypsies and travellers.

Present options for low or zero carbon development.

Identify the development capacity of the area.

Identify arrangements for access and movement within the site and linkages with surrounding areas - for pedestrians, cyclists, public transport and private vehicles.

Establish the design principles that will create a high quality and sustainable environment in terms of buildings and spaces.

Provide a clear and practical delivery strategy.

Identify and prioritise key infrastructure requirements.

Provide a sound basis for allocating land in the Exeter Development Framework (LDF), taking into account issues of viability and deliverability.

Establish a clear framework within which planning applications for development in the area could be determined.

### Arrangements for production

Organisation lead	Head of Planning and Building Control
Management arrangements	Forward Planning Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation, and for Adoption.
Resources to produce the LDD	Forward Planning (draft Masterplan prepared by consultant).
Approach to involving stakeholders and the community.	Focused public consultation – specifically involving Exeter and East Devon Growth Point Team, Devon County Council as Highway Authority, Highways Agency, developers, landowners, housebuilders, stakeholders, utilities, local environmental/community/amenity groups.

## Newcourt Masterplan

### Document details

Role and subject	Provide guidance on how a sustainable urban extension to Exeter can be delivered in the Newcourt area.
Geographic coverage	Newcourt area, located at the eastern edge of Exeter around 4 miles from Exeter City Centre and in close proximity to Junction 30 of the M5 motorway. Triangular in shape, it is bounded by the A379 to the west, the M5 to the east and Topsham Road to the south.
Status	Supplementary Planning Document.
Chain of Conformity	With Core Strategy DPD.

### Scope

Present a comprehensive development strategy based on the principles of sustainability, which provides for a mixture of land uses i.e. housing and employment supported by local retail and community facilities and green infrastructure and includes a site for gypsies and travellers.

Present options for low or zero carbon development.

Identify the development capacity of the area.

Identify arrangements for access and movement within the site and linkages with surrounding areas - for pedestrians, cyclists, public transport and private vehicles.

Establish the design principles that will create a high quality and sustainable environment in terms of buildings and spaces.

Provide a clear and practical delivery strategy.

Identify and prioritise key infrastructure requirements.

Provide a sound basis for allocating land in the Exeter Development Framework (LDF), taking into account issues of viability and deliverability.

Establish a clear framework within which planning applications for development in the area could be determined.

### Arrangements for production

Organisational lead	Head of Planning and Building Control
Management arrangements	Forward Planning Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation, and for Adoption.
Resources to produce the SPD	Forward Planning (draft Masterplan prepared by consultant).
Approach to involving stakeholders and the community	Focused public consultation – specifically involving Exeter and East Devon Growth Point Team, Devon County Council as highway authority, Highways Agency, developers, landowners, housebuilders, stakeholders, utilities, local environmental/community/amenity groups.

## Sustainable Construction and Decentralised Energy

### Document details

Role and subject	Provide detailed guidance on implementing policy relating to sustainable construction and decentralised energy.
Geographic coverage	City of Exeter.
Status	Supplementary Planning Document.
Chain of Conformity	With Core Strategy DPD, Site Allocations DPD, Development Management DPD and City Centre Area Action Plan DPD.

### Scope

Describe the key principles of sustainable design and construction and identify how developments should optimise energy efficiency and comply with the City's decentralised energy policy.

The document will include advice on:

- decentralised energy;
- renewable energy;
- low-carbon energy;
- allowable solutions;
- water consumption;
- climate change adaptation;
- code for sustainable homes; and
- code for non-residential buildings.

### Arrangements for production

Organisational lead	Head of Planning and Building Control
Management Arrangements	Forward Planning Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation and for Adoption.
Resources to produce the LDD	Forward Planning with support from Development Management and the Design Team.
Approach to involving stakeholders and the community	Focused public consultation – specifically involving Exeter and East Devon Growth Point Team, Devon County Council, developers, housebuilders, stakeholders, utilities, local environmental/community/amenity groups.

## Developer Contributions/Infrastructure Delivery

### Document details

Role and subject	Provide detailed guidance on developer contributions and delivery of infrastructure.
Geographic coverage	City of Exeter.
Status	Supplementary Planning Document.
Chain of Conformity	With Core Strategy DPD, Site Allocations DPD, Development Management DPD and City Centre Area Action Plan.

### Scope

Provide detail on what the Council will expect to secure in terms of developer contributions from qualifying developments.

Set out the Infrastructure Delivery Plan to provide detailed arrangements for the provision of infrastructure.

Identify funding mechanisms and timetable for delivery.

Set out Community Infrastructure Levy or other local tariff based approach to developer contributions.

### Arrangements for production

Organisational lead	Head of Planning and Building Control
Management Arrangements	Forward Planning Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation and for Adoption.
Resources to produce the LDD	Forward Planning with support from Development Management and the Design Team.
Approach to involving stakeholders and the community	Focused public consultation – specifically involving Exeter and East Devon Growth Point Team, Devon County Council, developers, housebuilders, stakeholders, utilities, local environmental/community/amenity groups.

## **4. SUPPORTING STATEMENT**

4.1 This statement:

- (i) sets out the strategic and local planning context for the preparation of the Local Development Framework (LDF);
- (ii) explains the relationship between the Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) to be prepared and other local strategies, particularly the Sustainable Community Strategy;
- (iii) provides additional background to the timetable and resource/management arrangements;
- (iv) summarises the provision for risk assessment and for strategic environmental assessment and sustainability appraisal;
- (v) identifies the main background technical studies; and
- (vi) explains how monitoring and review is to be carried out.

### **Strategic and Local Planning Context**

4.2 The Local Plan First Review, adopted March 2005, deals with the plan period to 2011. The policies are 'saved' i.e. will continue to have statutory development plan status until they are replaced by policies in Development Plan Documents, to be brought forward through the Local Development Framework.

4.3 The Local Development Scheme (LDS) sets out what progress is to be achieved in the preparation of the LDF (the key milestones) over at least the next three years.

4.4 The Statutory Development Plan will comprise the Development Plan Documents prepared by the City Council and the Minerals and Waste Development Plan Documents prepared by Devon County Council. The Statutory Development Plan together with Supplementary Planning Documents, that provide further explanation of policies and proposals, and National Planning Policy, set out in Planning Policy Statements (PPS's) and Planning Policy Guidance (PPG's), will be the basis on which all planning decisions are made.

### **The Community Strategy and Other External Strategies**

4.5 The City's Sustainable Community Strategy – Exeter Vision – is kept under continuous review. The Action Plan is reviewed each year, informed by an annual progress report. The Strategy is reviewed every 2/3 years. The proposed DPDs and SPDs will have regard to the Sustainable Community Strategy and ensure that requirements arising from that strategy are addressed. The DPDs and SPDs will also have regard to the County Council's Sustainable Community Strategy.

4.6 Other City Council strategies will be taken into account in the preparation of the DPDs and SPDs. These include: Air Quality, Allotments, Biodiversity, City Centre, Climate Change, Community Safety, Cultural, Economic Development, Environmental, Housing, Leisure, Social Inclusion, Tourism, and Transportation.

4.9 The Exeter and East Devon Growth Point Delivery Plan and the Devon Local Transport Plan will have a key influence on future development patterns. The Growth Point Team and the County Council will be key consultees.

- 4.10 Diagram 1 shows how these strategies fit in with the preparation of the DPDs and SPDs.
- 4.11 A key part of the process will be to secure the involvement of hard to reach or under represented groups.

### **Transfer of Supplementary Planning Guidance (SPG)**

- 4.12 The Archaeology and Development SPG will be transferred into a Supplementary Planning Document by cross referencing to DPD policy and carrying out consultation in accordance with the Statement of Community Involvement. The programme for the preparation of this SPD is not yet determined.

### **Timetable**

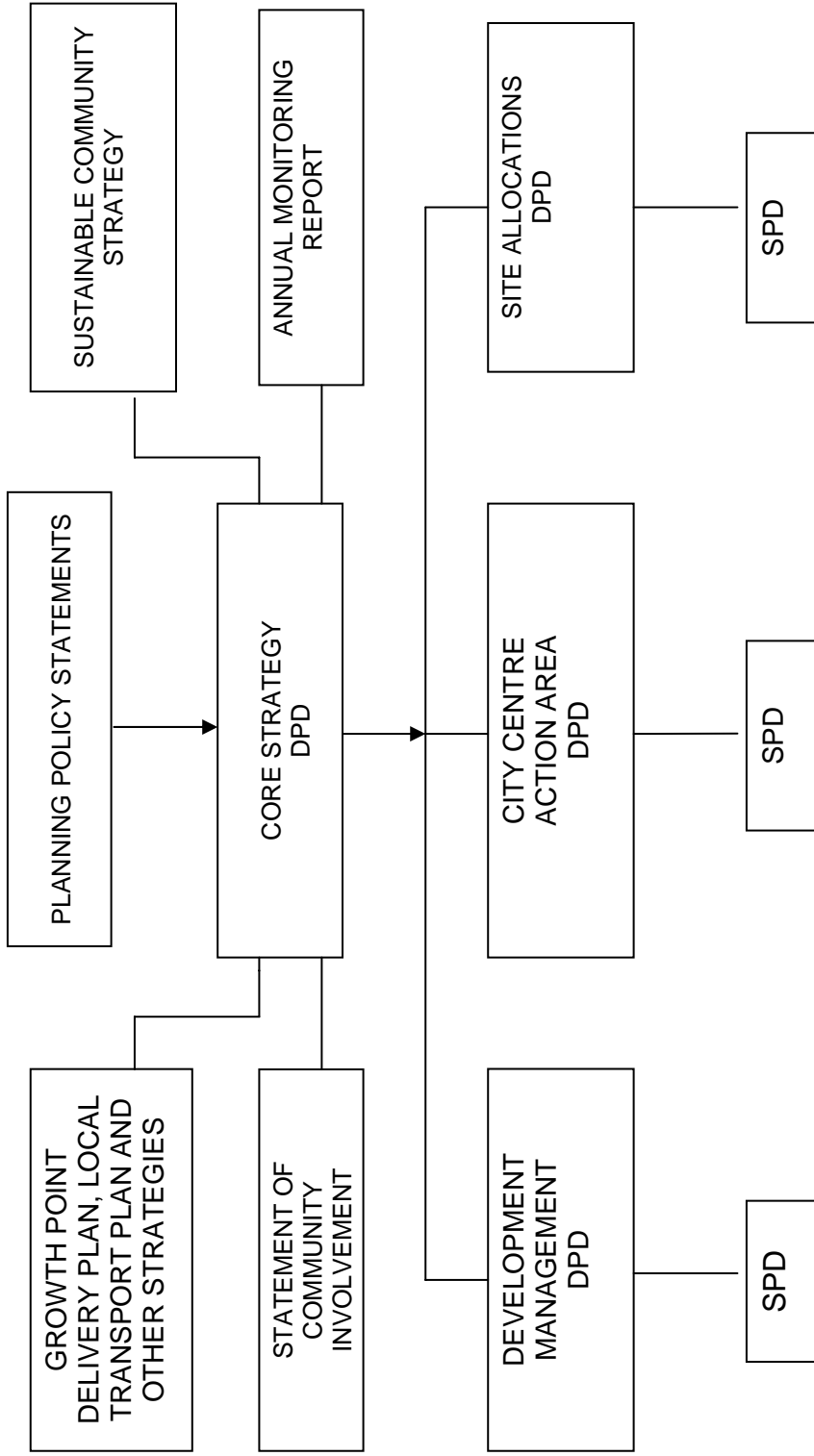
- 4.13 Sections 2-3 above set out the timetable for DPD and SPD production. Assumptions have been made about the availability of the Planning Inspectorate to hold the examinations as required but arrangements will be firmed up in consultation with the Inspectorate.

### **Resource and Management Arrangements**

- 4.14 The broad resource and management arrangements are set out within each DPD and SPD profile in Section 4. Staff resources will come mainly from the Forward Planning team with assistance from the Policy Unit and other Sections of the Council as appropriate. Consultants will be used on specific projects where there is a lack of expertise or capacity in-house.

### **Risk Assessment**

- 4.15 In preparing the Local Development Scheme, the main areas of risk relate to:
- Adequate staff resources – consultant assistance will be used as necessary.
  - Capacity of Planning Inspectorate (PINS) to meet demand for examinations – programme will be provided to PINS as early as possible.
  - Soundness of DPDs – to be minimised by working closely with Government Office and PINS at all milestone stages and in the run up to submission of DPDs.
  - Legal challenge – to be minimised by ensuring that DPDs are ‘sound’ and founded on a robust evidence base and well-audited stakeholder and community engagement system.
  - Programme slippage – to be minimised by allowing for contingency in the programme.





## **Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA)**

- 4.16 All DPDs will be subject to SA and SEA. This process ensures that the potential implications of policies in terms of their social, economic and environmental impact are fully assessed. The appraisal will be a key feature of the production phase and will involve community and commercial representatives. The results will be made available together with the submission DPD and an explanation of how the SA/SEA has been taken into account.

### **Evidence Base**

- 4.17 The following studies provide the evidence base for the DPDs and SPDs and baseline information for SA and SEA. These will be supplemented by further technical studies as required.

- Urban Capacity Study, September 2006: to identify the maximum potential capacity for previously developed land to accommodate development;
- Exeter and Torbay Strategic Housing Market Assessment, 2008: to understand the strategic context within which the housing market operates;
- Housing Viability Study, 2008: to advise on the viability of affordable housing requirements;
- Strategic Housing Land Availability Assessment, 2009: to build on the Urban Capacity Study work and in particular to review assumptions on housing potential, identify additional sites and assess the deliverability/developability of all sites;
- Employment Study, 2007: to identify employment land and floorspace requirements in response to anticipated economic growth and job creation in the Exeter area up to 2026;
- Employment Land Review, 2009: to assess potential for continued and enhanced employment use of existing land and buildings;
- Newcourt Study, 2009: to assess the capacity of the Newcourt area to provide sustainable development;
- Monkerton and Hill Barton Study, 2009: to assess the capacity of the Monkerton and Hill Barton areas to provide sustainable development;
- South West of Exeter Masterplan, 2009: to demonstrate how a sustainable urban extension can be delivered within the study area;
- Exeter Infrastructure Schedule, 2010: to identify the infrastructure required to deliver the spatial strategy;
- Exeter and East Devon Infrastructure Study 2010: to identify the infrastructure required to support development in the Growth Point area;
- Exeter City Centre Audit, July 2005: to identify the strengths and weaknesses of Exeter City Centre;
- Retail Capacity Study, 2008: to forecast retail capacity in the City up to 2026;

- Landscape Sensitivity and Capacity Study, February 2007: to assess the character, quality and value, and the capacity to accommodate change, of all open land around the City;
- Open Space Audit, June 2005: to determine the adequacy of open spaces, play areas and playing fields within the City;
- Exeter and East Devon Green Infrastructure Strategy (jointly with East Devon District Council, Teignbridge District Council and Natural England) 2008: to ensure that an accessible network of green spaces, landscapes and linkages between town and country, that supports biodiversity and contributes to people's health and quality of life, is integrated with development proposals from the outset of the planning process;
- Strategic Flood Risk Assessment, 2008: to ensure that inappropriate development is avoided in flood risk areas and that new development does not lead to new or additional flooding;
- Water Cycle Strategy, 2009: to ensure that sustainable water management solutions are in place to accommodate proposed growth;
- Habitats Regulations Assessment, 2009: to assess whether the Core Strategy would adversely affect the conservation objectives or integrity of European Sites (the Exe Estuary Special Protection Area within Exeter and Special Areas of Conservation in surrounding authorities);
- Exeter and New Growth Point Energy Strategy, 2008: to identify the impact of policies and technologies which would reduce CO<sup>2</sup> emissions;
- Assessment of Options for Delivery of RSS Growth in the Exeter Sub Region, 2010: to assess transport infrastructure requirements to support the growth envisaged by the RSS;
- Sustainable Design and Low Carbon Infrastructure Strategy, 2010.

4.18 The studies that supported the former Regional Spatial Strategy are also relevant.

#### **Annual Monitoring Report**

4.19 An annual report will be published which will assess the effectiveness of LDD's.

4.20 The report will examine:

- whether policies/proposals and targets set out in the LDD's have been achieved or met and, if not, the reasons why;
- what impact the LDD policies are having on other targets set at national, regional or local level;
- whether any policies need to be adjusted or replaced because:
  - they are not working as intended;
  - they are not meeting sustainable development objectives; or
  - there is new technical information that warrants change.

4.21 As a result of monitoring the City Council will consider what revisions, if any, need to be made and will bring forward any such changes through the review of the LDS.

## 5. GLOSSARY

DPD	Development Plan Document	<p>The Documents that each local authority must prepare and which have to be subject to rigorous procedures of community involvement, consultation and independent examination. The following DPD's are proposed for Exeter:</p> <ul style="list-style-type: none"><li>• Core Strategy;</li><li>• Development Management Policies;</li><li>• Site Allocations;</li><li>• City Centre Area Action Plan; and</li><li>• Proposals Map (with inset maps, where necessary).</li></ul>
LDD	Local Development Document	Will comprise of DPDs, SPDs and the SCI.
LDF	Local Development Framework	A portfolio of LDDs which will collectively deliver the spatial strategy for Exeter.
LDS	Local Development Scheme	Sets out the programme for preparing the LDDs.
PPS	Planning Policy Statement	Government statements of national planning policy, being phased in to supersede Planning Policy Guidance notes (PPGs).
RSS	Regional Spatial Strategy	This document in its draft stage set out the regional planning strategy for the period up to 2026. It was revoked in July 2010 by the Secretary of State. The evidence base used in the preparation of the plan still remains relevant however.
SA	Sustainability Appraisal	Assessment of the social, economic, and environmental impacts of the policies and proposals contained within the LDF.
SCI	Statement of Community Involvement	Explains how and when the community and stakeholders will be involved in the preparation of LDDs and consulted on major planning applications. Adopted December 2005.
SEA	Strategic Environmental Assessment	Assessment of the environmental impacts of the policies and proposals contained within the LDF.
SPD	Supplementary Planning Document	Provides further detail of policies and proposals in a DPD – must be subject to rigorous procedures of community involvement but not subject to independent examination and does not form part of the statutory development plan.