

Appendix 1

Mid Devon District Council

Local Development Scheme – March 2025

1. INTRODUCTION

1.1 Mid Devon District Council is required to prepare and maintain a Local Development Scheme (LDS) for the district. The LDS provides interested people and organisations with the Council's project plan for the preparation of local development documents. The Planning and Compulsory Purchase Act 2004 states that the LDS must specify:

- The local development documents which are to be 'development plan documents'
- The subject matter and geographical area to which each development plan document relates
- The timetable for preparation and revision of the development plan documents

1.2 Local authorities can update their LDS at such times as considered appropriate. The previous Mid Devon LDS has been in place since July 2023.

1.3 The Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017 has introduced the requirement to review local development documents within certain time periods. In respect of local plans, a review must be completed every five years, starting from the date of adoption of the local plan. Consequently, this LDS provides a timescale for the production of a new local plan.

2. THE LOCAL PLAN

2.1 The National Planning Policy Framework (NPPF) makes clear that development plans (including Local Plans) are key to delivering sustainable development and local authorities should produce a development plan for their area, which includes strategic and also non-strategic policies. The Local Plan can be reviewed in whole or in part to respond flexibly to changing circumstances.

2.2 Mid Devon's Local Plan 2013 – 2033 was adopted on the 29th July 2020. It guides development in the district over the period to 2033 and aims to ensure that new homes, jobs and services needed by communities are located in the most sustainable places. It will also help deliver the infrastructure, facilities and other developments needed to make this possible.

2.3 Devon County Council has a strategic planning role and is responsible for minerals and waste planning in Devon including the production of mineral and waste plans. The Devon Minerals and Waste Plan is currently made up of two parts which are development plan documents. The two documents are:

Document	Adopted	Scope	Subject matter
Devon Minerals Plan 2011-2033	February 2017	Devon	The Devon Minerals Plan contains the County Council's vision and objectives for minerals planning and provides the policy framework and site proposals to maintain the supply of minerals and limit the impacts of their working.
Devon Waste Plan	December 2014	Devon	The role of the Devon Waste Plan is to establish the overarching principles and policy direction for waste planning in Devon, it also identifies strategic sites for energy recovery across the County and a series of planning policies for making decisions on planning applications. The Plan covers the period to 2031.

2.4 Neighbourhood Plans were introduced through the Localism Act 2011. Neighbourhood Plans are a community-led framework for guiding the future development and growth of an area which conform to the strategic policies of the Local Plan. Neighbourhood Plans, once 'made' will be adopted as part of the overall development plan.

2.5 The following Neighbourhood Plans have either been 'made' / adopted by the Council or are currently under development within the Mid Devon area:

- Cullompton Neighbourhood Plan – 'made' / adopted 30th June 2021
- Crediton Neighbourhood Plan – 'made' / adopted 26th October 2022
- Tiverton Neighbourhood Plan – 'made' / adopted 14th December 2022
- Silvertown Neighbourhood Plan – 'made' / adopted 24th April 2024
- Willand Neighbourhood Plan – Decision made on 15th January 2025 for the neighbourhood plan to progress to a local referendum which will be held on 27th February 2025.
- Newton St Cyres Neighbourhood Plan – Area designation approved 15th December 2021.
- Lapford Neighbourhood Plan – Area designation approved 17th July 2023.

2.6 Supplementary Planning Documents (SPDs) are not part of the Local Plan, nor are they development plan documents. Therefore, information on their production is not set out within the LDS. Instead, such information can be found on the Mid Devon website at <https://new.middevon.gov.uk/planning-policy/supplementary-planning-documents/>.

3.0 NEW LOCAL PLAN FOR MID DEVON

3.1 The Council is currently preparing a new Local Plan for Mid Devon (which will be known as 'Plan Mid Devon'). This new Local Plan will cover Mid Devon District (excluding part of the district within the Dartmoor National Park). Once adopted it will form part of the statutory Development Plan for Mid Devon together with other development plans (once adopted) including the Devon Minerals and Waste Local Plans and Neighbourhood Plans. The new Local Plan will include a spatial development strategy, strategic policies and non-strategic policies for the use and development of land and buildings in Mid Devon.

3.2 The new Local Plan, once adopted, will supersede the Mid Devon Local Plan Review 2013 - 2033.

3.3 The following table sets out the timetable for production and adoption of the document and is based on the introduction of a new plan making system under the Levelling-up and Regeneration Act 2023 and new regulations expected in the summer 2025 (the details for which are not yet known). The timetable makes assumptions about a 30 month plan making timetable and proposals published by the previous Government in July 2023. This timetable will be subject to a further review once the new plan making regulations have been introduced.

Stage	Date
Give notice of start of plan-making (4 months notice)	August 2025 – November 2025
Gateway check (advisory) with the Planning Inspectorate	December 2025
Public consultation (mandatory 8 weeks) on draft vision and spatial options	March to April 2026
Gateway check (advisory) with the Planning Inspectorate	December 2026
Public consultation (mandatory 6 weeks) on draft plan	February to March 2027
Gateway check (stop / go) with the Planning Inspectorate	November 2027
Examination	December 2027 to May 2028
Adoption	June 2028

4.0 PROGRESS REPORTING

4.1 The Council is required to produce an Annual Monitoring Report (AMR) in December each year, covering the 'monitoring year' (of the preceding April-March period). A new AMR will be prepared which will set out the timetable for the

preparation of the new Local Plan, the stages which has been reached in relation to key milestones, and if they are behind schedule, the reasons for this.

4.2 The AMR will be made available on the Mid Devon website at:

<https://new.middevon.gov.uk/planning-policy/monitoring/>

5.0 IMPLEMENTATION

5.1 This LDS will have effect from the date of the publication of the decision of the Council's Cabinet meeting held on the 4th March 2025

6.0 REVIEW

6.1 The Planning and Compulsory Purchase Act 2004 states that local authorities can revise their LDS at such times as they consider appropriate. The Mid Devon District Council website will be updated to set out if the LDS has been subject to further revision. Proposed changes are subject to approval by the Council's Cabinet.