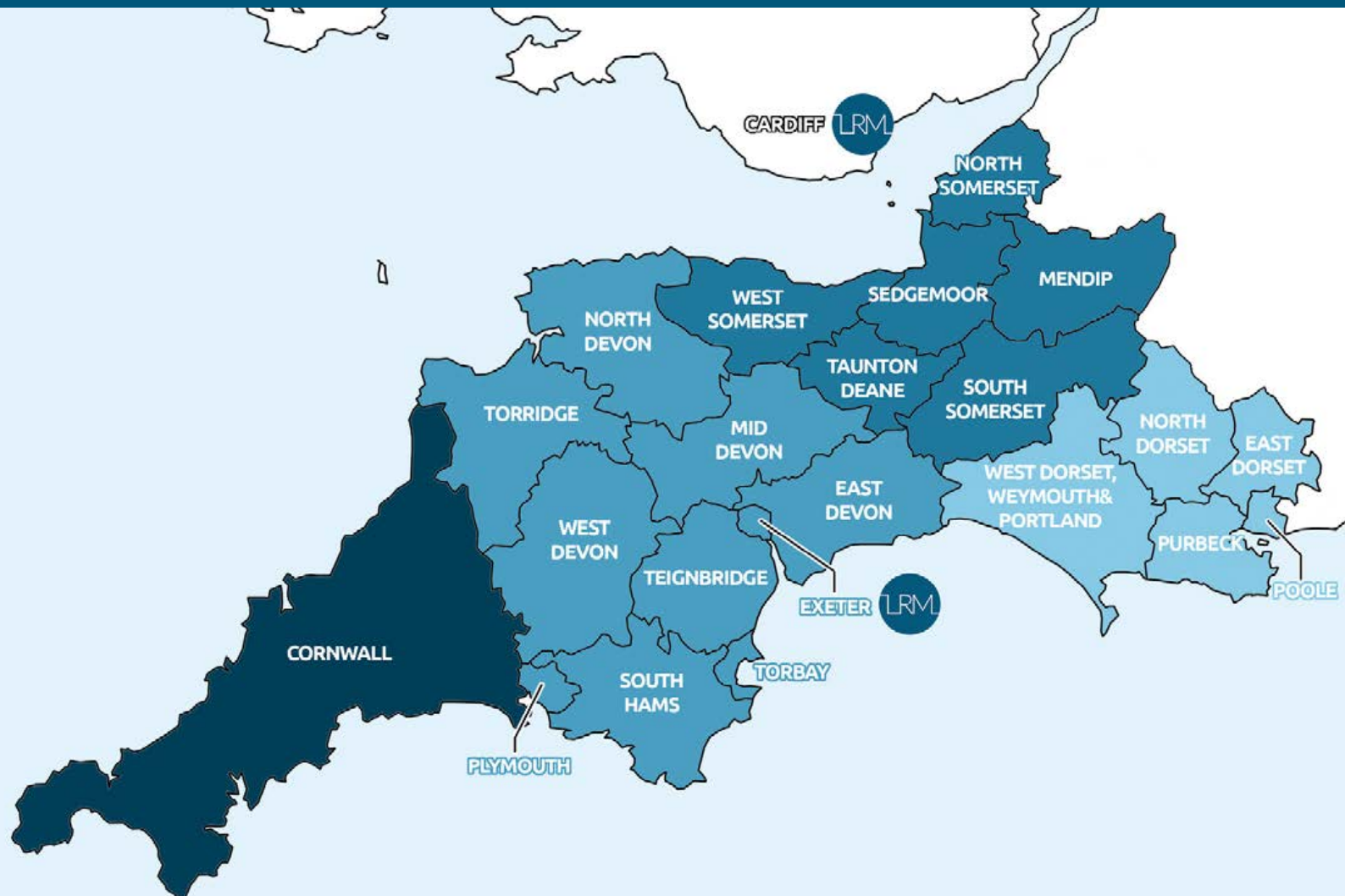




South West Planning Policy Update

June 2019



Local Planning Authority	Consultations Planned During 2019	Next Call for Sites	5 Year Supply	Next Housing Monitoring Report	Current Affordable Housing Policy	Current Custom/Self Build Policy Requirement	Residential CIL Rate / sqm (index linked)	Made Neighbourhood Plans	Emerging Neighbourhood Plans	Housing Delivery Test 2018 ¹
CHRISTCHURCH & EAST DORSET*	None	Unknown	5.45 years	Autumn 2019	40% - 50%	No	£77.83 (11+ units) & £166.78 (1-10 units)	Nil	2 - East Dorset / Nil - Christchurch	75% / Buffer
CORNWALL	None	Unknown	6.7 years	Late 2019	25% - 50%	5% plots in eco-communities; meet need in schemes 10+	£0-200 or £0-£400 depending on location of application	26	91 designated. 9 submitted plan for examination or at Reg 16	133% / None
EAST DEVON	Great Exeter Strategic Plan – Policy and Options Consultation – on hold pending review	2020	5.71 years	Autumn 2019	25% - 50%	Encourage 10% custom build plots schemes of 15+	£80.09 - £147.23	14	26	149% / None
EXETER	Great Exeter Strategic Plan – Policy and Options Consultation – on hold pending review	Unknown	2.3 years	Unknown	35%	No	£113.57	1	Nil	144% / None
MENDIP	None	Ongoing	5.7 years	Unknown	30% - 40%	No	N/A	2	12	124% / None
MID DEVON	Great Exeter Strategic Plan – Policy and Options Consultation – on hold pending review	N/A	6.4 years	Summer 2019	40%	No	TBC	Nil	4	135% / None
NORTH DEVON*	None	Unknown	7.0 years	November 2019	30%	No	N/A	Nil	13	North Devon & Torrington 128% / None
NORTH DORSET*	None	Ongoing	3.3 years	Dec 2019	25% - 40%	No	N/A	7	3	82% / Buffer
NORTH SOMERSET	Draft Local Plan Consultation Autumn 2019	Ongoing	4.5 years	June 2019	30%	No	£0 - £88.95	3	10	73% / Buffer
PLYMOUTH	None	N/A	7.2 years	2020	30%	No	£0 - £42.19	Nil	4	202% / None
PURBECK*	None	Ongoing	5.7 years	2020	40% - 50%	No	£13.46 - £242.31	1	4	132% / None
SEDGEMOOR	None	Ongoing	5.72 years	Summer 2019	15%-20% (6 - 10 units) / 15%-30% (11+ units)	No	£44.46 - £88.93	3	7	102% / None
SOUTH HAMS	None	2020	9.1 years (6.2 combined LPA figure)	Autumn 2019	30%	No	N/A	7	19	191% / None
SOUTH SOMERSET	Local Plan Review Preferred Options consultation June 2019	Unknown	4 years	Autumn 2019	5%-10% (1-5 units) / 35% (6+ units)	No	£0 - £40 (no index linked information available)	3	4	104% / None
TAUNTON DEANE*	Somerset West Local Plan consultation unknown	Ongoing	6.87 years (combined 6.51 SHLAA 2019)	Unknown	25% (5+ units)	No	£0 - £167.55	4 (both together)	5 (both together)	191% / None
TEIGNBRIDGE	Great Exeter Strategic Plan – Policy and Options Consultation – on hold pending review	N/A	8.28 years	Summer 2019	20% - 30%	5% self build plots on schemes of 20+	£93.14 - £266.11	6	9	135% / None
TORBAY	None	Summer 2019	4.19 years	Dec 2019	10% - 25%	5% self build plots on schemes of 30+	£0 - £70 (currently no index-link applied)	3	0	90% / Action Plan
TORRIDGE*	None	N/A	6.24 (combined LPA figure)	Autumn 2019	30%	No	N/A	Nil	6	Torrington & North Devon 128% / None
WEST DEVON	None	2020	2.8 years (6.2 combined LPA figure)	Autumn 2019	30% (6+ dwellings)	No	N/A	1	12	69% / Buffer
WEST DORSET, WEYMOUTH & PORTLAND*	None	Ongoing	4.88 years (Apr 2018)	December 2019	25% - 35%	No	£96 - £120	6	17	129% / None
WEST SOMERSET*	Somerset West Local Plan consultation unknown	Ongoing	5.58 years (combined 6.51 SHLAA 2019)	Unknown	35%	No	N/A	4 (both together)	5 (both together)	130% / None

Footnote 1: Para 75 of the NPPF (2019) states that where the Test indicates that delivery has fallen below 95% of the LPA's housing requirement the authority should prepare an action plan to assess the causes of under-delivery. Footnote 39 of the NPPF states that a 20% buffer should be applied where delivery is below 85%.

About Us

LRM Planning Ltd is an independent town planning consultancy, operating throughout England and Wales.

We aim to meet the requirements of our clients by providing a cost effective, flexible, client centred and professional town planning service in an ever complicated legislative and policy context.

We fully recognise our role, as a town planning consultancy, is to help achieve sustainable development.

Our Exeter Team



Neil Mantell
Director



Owen Jones
Director



Darren Summerfield
Associate



Opani Mudalige
Town Planner

Our Services

Operating from our offices in Cardiff, Exeter and Billingshurst, LRM Planning offers a range of town planning services with a particular focus on the residential, retirement, mixed use and specialist accommodation sectors.

- Site Appraisals and Pre-Acquisition Advice
- Planning Strategies
- Strategic Land Searches
- Development Plan Promotion
- Neighbourhood Planning
- Pre Application Advice
- The preparation and management of Planning Applications
- Community Engagement
- The preparation of Environmental Statements
- The Assessment of Housing Need and Demand
- Housing Land Supply Assessments
- Planning Appeals
- Design Services

Changes to Authorities*

Please note the following Local Planning Authorities (LPA) have either separated or joined together to form new LPAs. Work is underway at these LPAs to consolidate policy documents and related work – however in the interim all information collected is accurate as of May 2019.

- Christchurch is now part of the **Bournemouth Christchurch Poole Council**
- East Dorset, North Dorset, Purbeck, West Dorset, Weymouth & Portland are now part of **Dorset Council**
- North Devon and Torridge are now combined for **Planning Services**
- Taunton Deane and West Somerset are now combined to form **Somerset West and Taunton Council**



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