

Planning Service Plan 2024-25

Link to the full draft [Planning Team Service Plan](#)

2.1	<p>Service Objectives 2024-25 Service level priorities we will deliver in 2024/25 which support the Council Plan Priorities; Better homes & communities, A greener East Devon, A resilient economy and quality services.</p>
2.1.1	<p>To progress the Local Plan through to a publication draft in accordance with the timetable set out within the local development scheme and in accordance with members aspirations outlined in the Council Plan including zero carbon development, promoting walking and cycling, bio-diversity net gain, affordable housing, promoting a green and resilient economy and the diversification of town centres.</p>
2.1.2	<p>To develop planning policies through the new Local Plan that will deliver new housing that will meet the needs of the community both in terms of its type and tenure. These policies will seek to deliver where possible homes that are affordable to local residents in housing need and provide a mix of specialist and adaptable homes for those in need as well as opportunities for self and custom build and community led housing schemes.</p>
2.1.3	<p>To bolster our supply of sites for the delivery of new homes by allocating suitable sites through the new Local Plan and granting consents for new homes that constitute sustainable development to address our 5 year housing land supply position even where they conflict with some of our policies.</p>
2.1.4	<p>To complete work on an updated gypsy and traveller needs assessment and a strategy for delivering pitches to meet the identified needs including through the Cranbrook expansion areas and by working with partners to deliver other sites in the district.</p>
2.1.5	<p>To work with the Growth, Development and Prosperity team to develop policies and site allocations in the new Local Plan which will help to meet the needs of the business community in the district ensuring that sites are viable and deliverable. To also develop policies that enable our town centres and high streets to adapt to the changing economic climate and provide a range of homes, business, community and leisure spaces to ensure that they remain viable and meet the needs of our communities.</p>
2.1.6	<p>To undertake a review of the Infrastructure Delivery Plan (IDP) to ensure that we understand the infrastructure needed to support growth planned in the new Local Plan and how this could be delivered. To review the CIL charging schedule to ensure that we are requiring developers to make the maximum viable contributions to deliver the required infrastructure to support growth.</p>

2.1.7	To recruit a Planning Obligations Team to administer the collection and spend of CIL and S106 monies from developments. Once the team is established to then review and agree new processes for engaging with town and parish councils on the spend of monies and establish a programme to engage with those communities with monies available to spend prioritising those where monies have been held for the longest time.
2.1.8	To pursue payment of all outstanding CIL and S106 debts and check compliance with CIL exemptions and other S106 obligations to ensure that compliance has been achieved and that all monitoring records are up to date.
2.1.9	To adopt a new Playing Pitch Strategy that clearly identifies the needs for enhanced provision in the district. To work with relevant services and stakeholders to identify how the strategy will be delivered and who will be responsible for key actions.
2.1.10	Develop an updated mitigation strategy to address the impacts of development on the Exe Estuary and Pebblebed Heaths arising from the new developments proposed in the new Local Plan. Develop a mitigation strategy for phosphate levels arising from development affecting the River Axe.
2.1.11	To work with the Countryside team to develop robust systems and processes to ensure that new housing developments deliver at least 10% bio-diversity net gain in accordance with government requirements.
2.1.12	To complete work on a water cycle study to understand the implications of the new Local Plan on water supply, flooding and waste water infrastructure and to undertake engagement with South West Water to understand how required infrastructure will be brought forward and new development phased to ensure that impacts on the water quality of water courses are acceptable and that they do not lead to flooding.
2.1.13	To work with consultants, the community and other stakeholders to masterplan the proposed second new community and develop a business case and delivery vehicle that will deliver to the Council's vision.
2.1.14	To develop a programme of training for Members and town and parish councils to enhance their understanding of the planning system including planning obligations and enable greater engagement with the planning process.
2.1.15	To develop staff recruitment and retention strategies across the service to ensure that we are maximising opportunities to train up potential future planning officers and surveyors as well as having a suitable reward package, training and development processes etc to retain staff wherever possible.
2.1.16	To support the Building Control Surveyors through the new Building Safety Regulator competency assessment and registration process.
2.1.17	To review the Building Control fees and charges to ensure that we continue to recover costs associated with the statutory fee earning services in light of changes to the legislation and the new Building Control regime.

2.1.18	To continue to support the production of neighbourhood plans across the district providing technical support and helping communities to access funding to enable them to engage better with the planning process and articulate their own aspirations for their community including bringing forward community led developments.
2.1.19	To progress the actions set out in the adopted Heritage Strategy including reviewing and updating our conservation area boundaries and management plans, developing our local list of heritage assets and undertaking work to review the condition of heritage assets and measures needed for their appropriate repair and maintenance.
Service actions relating to climate change	
2.1.20	To continue to work to reduce the carbon emissions involved in the operation of the service by seeking to minimise the need to travel both to and from the offices but also to site visits and explore opportunities to travel more sustainably where such travel cannot be avoided.
2.1.21	To develop planning policies within the new Local Plan requiring all new residential and commercial developments to be built to minimise their energy demands and maximise their use of renewable energy ensuring that they are net zero carbon.
2.1.22	To develop planning policies that encourage sustainable travel making walking and cycling the preferred means of travel through ensuring that homes, jobs and facilities are located close together and clear and accessible routes facilitate easy travel between them and that public transport is readily available for longer journeys.
2.1.23	To develop planning policies to ensure that new developments are located so that they are not susceptible to the impacts of coastal change or flooding and that they are resilient to climate change and incorporate measures such as sustainable drainage systems, permeable hard surfaces etc.

2.2	Key projects in 2024-25
2.2.1	To produce and consult on a publication (Reg 19) draft of the new Local Plan including production of associated evidence.
2.2.2	To produce and consult on a revised Community Infrastructure Levy (CIL) charging schedule and Infrastructure Delivery Plan.
2.2.3	To recruit to the new Planning Obligations Team and develop a work programme to get S106 and CIL workstreams up to date.
2.2.4	To work with consultants to produce a vision, masterplan, business case and proposed delivery vehicle for the second new community.

2.2.5	To develop and implement a programme of training and engagement on planning issues with Members and Town and Parish Councils.
2.2.6	To implement changes to the building control system, ensure that surveyors meet the requirements of the competency framework and continue to cover our costs through fee income.
2.2.7	To develop a recruitment and retention strategy for the service and succession plan for key roles.