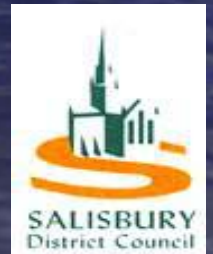


Introducing Local Development Frameworks (LDFs)

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Content

- Review of changes across Policy and Plan Making
- LDF – Concepts
- LDF – Structure and Components
- Moving from Local Plan to LDF
- The Policy Making Process
- Community Planning and the LDF
- Prioritising Areas for Review
- Questions

Key Changes to Plan Making

2004 Planning & Compulsory Purchase Act

- National Level PPGs to be replaced by more concise and approachable **Planning Policy Statements (PPSs)**
- An enhanced role for Regions – strategic policy to be concentrated in **Regional Spatial Strategies (RSS)**
- County **Structure Plans** will be abolished
- Local Plans to be replaced by **Local Development Frameworks (LDFs)** over a period of 3 years

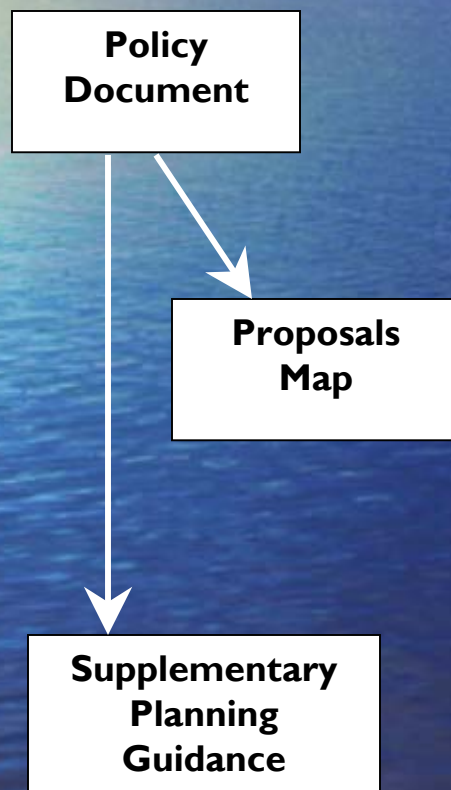
Introducing the LDF

Concepts

- **Evolution** of Local Plans, not wholesale change.
- A **flexible format** which allows for 'bitesized' updating of topic areas or individual policies.
- Local Development Scheme will **clearly timetable the process**
- **Community engagement standards** to be agreed in a Statement of Community Involvement
- Delivery mechanism for **Community Plan** objectives
- '**Soundness**' of the whole LDF will be the focus at examination.

LDF : Structure

Old Local Plan Format



New LDF Format



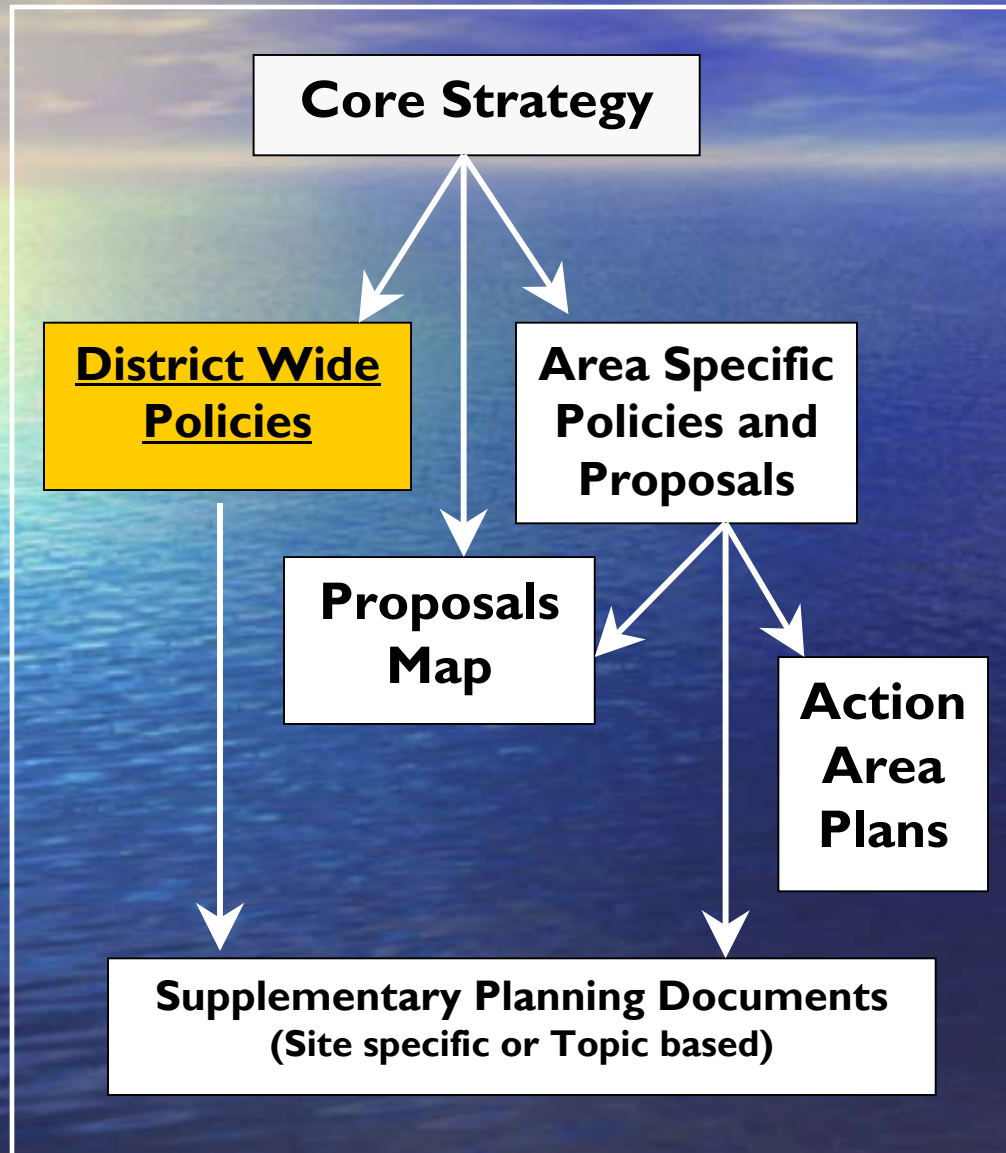
LDF : Components (I)



Core Strategy

- Establishes an overarching vision for development in the district
- District wide appraisal
 - Environment
 - Economic Development
 - Social issues
 - Issues of adjacent areas
- Identifies opportunities and threats to address
- Sets out key Planning objectives as a basis for policies
- Basis for the whole LDF

LDF : Components (2)



District Wide Policies

- Sets out policies which are applicable to any proposal in the district
- Policies will reflect,
 - National Guidance (PPG/PPS)
 - Regional Guidance
 - The LDF Core Strategy
- Policies will generally not relate to discrete locations.
- Policies will still be grouped into topic based sections

LDF : Components (3)



Area Specific Policies

- Identifies allocations of land
- Policies specific to a location or area (e.g. AONB, Conservation Areas)
- Policies will be linked to defined areas shown on the Proposals Map

Action Area Plans

- A more detailed policy document aimed at areas where significant change is planned (e.g. urban regeneration scheme)

LDF : Components (4)



Supplementary Planning Documents (SPD)

- More detailed policy documents which address specific issues related to a policy or development site

e.g Development Briefs
Affordable Housing
Sustainability

LDF : Components (5)

Supporting Non-Policy Documents

Statement of Community Involvement

- A binding statement of how the Council will run the plan preparation process and engage people
- Sets out **standards for public engagement** and participation
- The statement itself will be the subject of consultation.

Local Development Scheme

- Establishes a **timetable** for LDF policy work
- Aims to be an accessible means to keep abreast of plan making for developers, the public and other stakeholders
- Programs work for a **3 year period**

Moving from Local Plan to LDF

- Current Local Plan will remain active until at least 2006
- All recipients of the current Local Plan and a revised list of consultees (inc. Parish Councils) will automatically be kept up to date with activity and updates of policy in the plan.
- By 2007, the Local Plan will be transposed into LDF
- Local Plan policies can be carried over to the LDF format
 - Subject to their conformity with national/regional and core strategy
- Up to date position at www.salisbury.gov.uk/LDF
 - Site to be up and running by September 2004

The LDF Policy Making Process

- Each review exercise will typically consist of –
 - Background research and appropriate informal consultation
 - Publication of issues and options for public consultation
 - Selection and publication of preferred option for public consultation
 - Refining of policy approach in light of consultation
 - Submit new policies to Sec. of State and formal 6 week consultation
 - Independent Public Examination process - if required
 - Inspector publishes 'binding' report
 - Adoption of new policies/proposals

All consultation/participation to be undertaken in line with the Council's Statement of Community Involvement

Community Planning and the LDF

- Under the 2000 Local Government Act, all Councils are required to prepare a **Community Strategy**
- Community Strategy is prepared by the Local Strategic Partnership (**South Wiltshire Strategic Alliance**) which consolidates and coordinates proposals from Local Community Plans, Parish Plans, etc.
- The Local Development Framework is required to take account of the Community Strategy with the aim of **delivering land use related objectives**.
- A word of caution – Planning policy must be soundly justified so **community planning objectives must be robust, realistic and enjoy support from communities as a whole**.

Prioritising Policy Work (I)

Statutory LDF Priorities

End 2004 : Local Development Scheme

(following submission to, and approval by, Government Office)

2005 : Statement of Community Involvement

2005-06 : Area Specific Proposals : Housing Allocations

(to address the requirements of the new 2016 Structure Plan)

2005-07 : Core Strategy

(delayed to take account of new regional strategy due in mid 2006)

2006-07 : District Wide Policies

Prioritising Policy Work (2)

Local Policy Priorities for 2004-05

To be prioritised by the Council for inclusion in the LDS

- Affordable Housing Policies
- Community Tariffs – widening the scope of R2
- Retention of community services and employment land
- Any other critical issues identified

Introducing
LDFs

Questions ?