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Report

Report subject: Update to the Local Development Scheme

Report to: Planning & Economic Development Scrutiny Panel

Date: 23rd October, 2006

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1. Purpose of the Report

To provide members with an interim update on the revisions being made to the Council's Local Development Scheme (LDS). The LDS is the document which sets out how the council will go about creating its Local Development Framework.

2. Background

In 2004/5, the council prepared its initial Local Development Scheme in order to make it clear to stakeholders in the planning process what the timetable would be in replacing the existing Local Plan with the new Local Development Framework. The document proposed a structure for planning policy within the LDF based on consultation with members and key groups. Appendix 1 summaries these elements.

The key part of the document was the timetabling and resourcing of the process. Appendix 2 show the previous timetabling of the process as agreed by cabinet in January 2005. With further amendment, this was submitted to Government Office for the South West (GOSW) by the April 1st deadline and enabled the council to secure £52,000 in Planning Delivery Grant

3. Revision of the Local Development Scheme

In broad terms the structure of the policies intended within the Local Development Framework will remain broadly unchanged from the initial LDS document. The most significant change proposed to the LDS relates to timing. Since the submission of the LDS, the Forward Planning team has endured significant staffing issues with the situation being at its worst in late 2005 when there were just 2 planning officers (1 part time) and 2 support staff. This shortage of officer resources undermined the ability of the council to deliver the components set out in its initial LDS document. Accordingly, secondary stages of consultation on the Core Strategy and opening consultation about Site Specific Allocations which would have been taking place now have yet to be commenced.

On a positive note, the Statement of Community Involvement has been taken forward in line with its timetable. It was examined by the Planning Inspectorate in August and will be presented to members for adoption at December Full Council.

During 2006, the Forward Planning team has been returned to full strength and supplemented. 7 full time officers are now in post with 2 support staff. Despite this the previous backlog of work, combined with time demands of



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other projects (e.g. *Phase 2 Housing Site Review, Stonehenge, Regional Spatial Strategy, changes to R2 administration*) has meant that there is no chance of the existing timetable being 'caught up with'. Furthermore the need to integrate potential issues coming out of the Salisbury Vision have made it prudent to build in a further period of lead in time.

Hence, in discussion with GOSW, officers have prepared a revised draft of LDS to give stakeholders in the process an updated view on the policy making timetable. Appendix 3 sets out the emerging timetable for the policy documents.

4. Next Steps

Over the next 2 months, officers will continue dialogue with GOSW and the Planning Inspectorate to finalise the LDS timetable prior to presenting it to Cabinet for adoption. In the mean time work is progressing to publish Issues and Options papers for the Core Strategy and Sustainable Communities LDF documents in May 2007.

Recommendation

That members note the content of the report and the draft LDS timetable attached at Appendix 3

Background Papers:

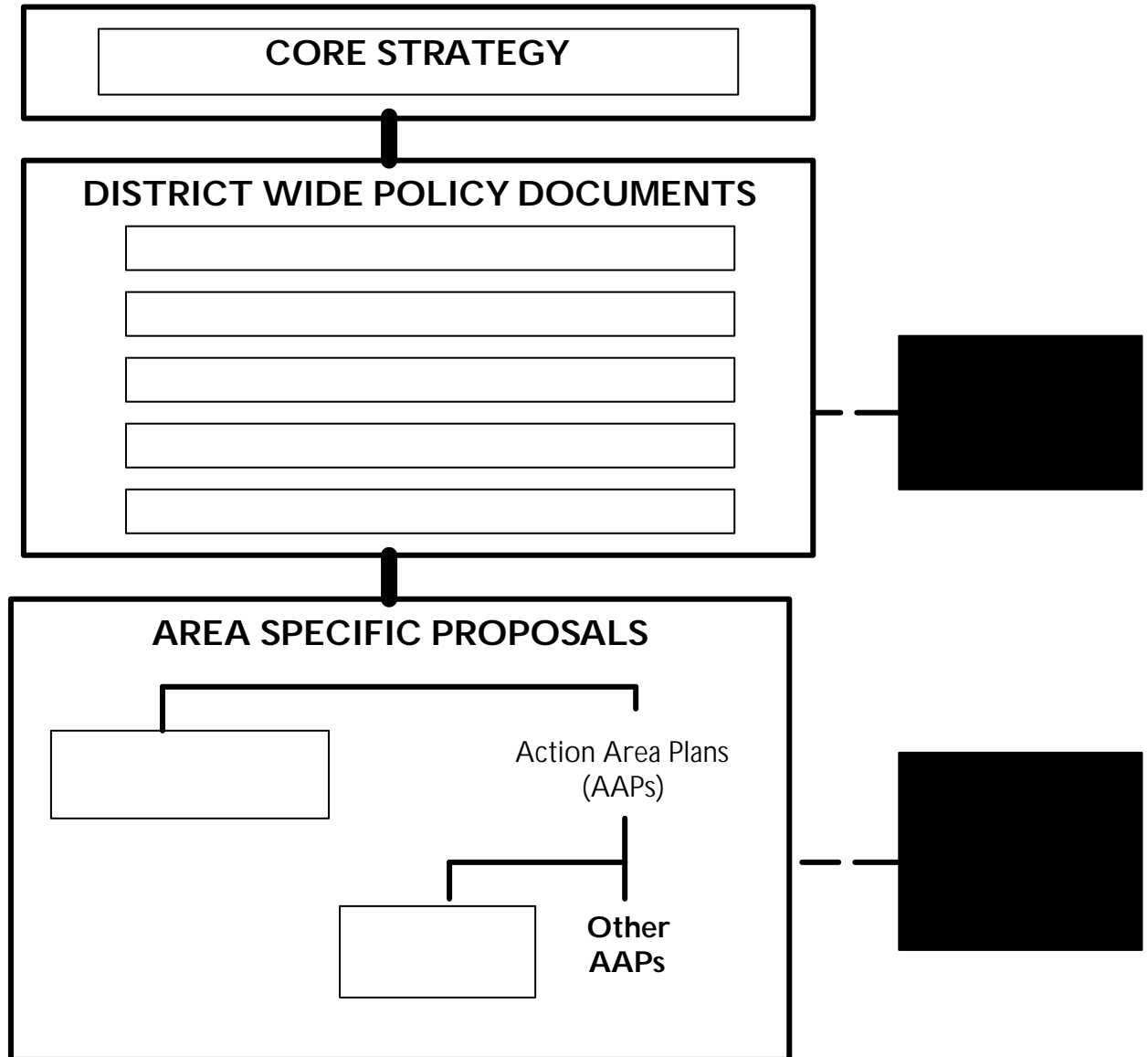
Salisbury District Council Local Development Scheme (LDS) – November 2005
<http://www.salisbury.gov.uk/ldf-Full-LDS.pdf>

Planning Policy Statement 12 : Local Development Frameworks – ODPM 2004
Creating Local Development Frameworks - Good Practice Guide – ODPM 2005

Implications:

- **Financial:** None at present.
- **Legal:** None
- **Human Rights** – The LDF process provides for the views of individuals to be into account in decision making.
- **Personnel:** None
- **Community Safety:** None
- **Environmental implications:** None
- **Council's Core Values:** Communicating with the Public, Being Environmentally Conscientious, Being Fair & Equitable, Open, Learning Council and Willing partner
- **Wards Affected:** All Wards

APPENDIX 1
SALISBURY LDF POLICY STRUCTURE (with descriptions)



Core Strategy

The Core Strategy will set out the council’s key principles for development in the district as a whole. Its foundation will be a wide spatial analysis of the district’s characteristics, such as settlement patterns, transport links, landscape quality, biodiversity, community facilities and the economy. It will be required to take into account national and regional planning guidance, but will also be responsive to local objectives that are set out in the Community Strategy and the strategies of other organisations where they can be facilitated through the LDF.

Having considered these factors, the Core Strategy will aim to balance the competing environmental, social and economic pressures by developing a sustainable strategy for development which best fits the needs of the district. This will be achieved through overarching objectives and policies that may be developed in more detail within other Local Development Documents (LDDs), depending upon the complexity of the issues involved.

The position of the Core Strategy at the top of the policy framework diagram highlights its importance within the Local Development Framework.

District Wide Policies

The District Wide Policies will be a collective grouping of 5 themed LDDs containing more detailed policies required to deliver key themes and objectives of the Core Strategy. The purpose of splitting the policy areas into separate documents is to make future reviews of policy more focused. The documents will deal in more detail with delivery of the key ODPM objectives set out in para. 2.2 above.

Sustainable Communities – policies that will seek to ensure that new development contributes to the creation and maintenance of vibrant and viable communities. Social inclusion and access to basic services and amenities will be key areas of focus. This document will also set out policies that will promote appropriate types of housing (and other forms of accommodation) which meet the needs of local people. This LDD is not concerned with site allocations.

The Natural Environment – policies aimed at the preservation and enhancement of the District's natural environment and landscape assets.

The Economy – policies which will facilitate appropriate economic development across the district and respond to the needs of the business community.

Design & Conservation – policies aimed at preserving and improving the built environment of the district. The promotion of good design for the future will be as important as protecting the fine built heritage of the past.

General Development - for the purposes of Development Control this DPD will set out a number of general policies and considerations which relate to all types of development.

The council will bring forward each of these LDDs according to the priorities considered in the following section. Where appropriate, Supplementary Planning Documents will be prepared to provide more detailed information and requirements related to the implementation of policies and proposals in the District Wide Policy LDDs (see section 2.12).

The **Proposals Map** sets out exactly where policies, key constraints and land use proposals apply throughout the district. The Proposals Map represents a Development Plan Document in itself, therefore it will need to be reviewed in light of any changes to policies or proposals in any of the DPDs that are produced by the council.

Area Specific Proposals

These DPDs will be a broad grouping of individual documents that relate to defined geographical areas. Their content will be in conformity with policies and proposal in the Core Strategy and District Wide Policy LDDs.

Site Specific Allocations - This document will set out areas of land to be allocated for a specific purpose, whether that is for housing, employment, open space or other uses. The use of the land identified will be clearly defined as well as any obligations that will be expected of a developer, occupant or owner of that land.

Action Area Plans - These documents will contain policies and proposals that are specific to defined areas. One Action Area Plan is envisaged at this time relating to Salisbury City area although others may be developed in line with arising community priorities.

Supplementary Planning Documents (SPDs)

The documents identified in previous sections are designed to be concise statements of principles, policies and proposals, rather than detailed issues of how each policy will be implemented. The district council intends to publish Supplementary Planning Documents (SPD) on a range of subjects in due course, to act as implementation guides addressing the practical requirements of policies. The following SPDs are proposed in the next 3 years.

Delivering Sustainable Communities – an implementation guide for the Sustainable Communities DPD
Planning Obligations

Village Design Statements - in partnership with local communities.

The Statement of Community Involvement (SCI) is an essential part of the LDF. In simple terms, it will set out the methods the district council will use to encourage participation in preparing its Local Development Framework. Once adopted, it will detail the activities the council will undertake to engage local people and other key stakeholders in the plan making process. The district council considers that the early adoption of the SCI is essential in promoting openness and equality in the creation of its LDF.

APPENDIX 2

Previous 2004/05 Salisbury District Council LDS Timetable

LDF Component Document	Type	2005/06				2006/07				2007/08				2008/09				2009/10			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Statement of Community Involvement	SCI				X	IR	A														
Core Strategy	DPD									X				IR	A						
Sustainable Communities	DPD									X				IR	A						
Delivering Sustainable Communities	SPD												A								
Planning Obligations	SPD												A								
Site Specific Allocations / Salisbury AAP	DPD													X		IR	A				
New Forest National Park LDF		The timescales for the New Forest National Park LDF are yet to be established																			
Natural Environment	DPD	(see table in section 3)																X			IR A
The Economy	DPD	(see table in section 3)																X			IR A
Design & Conservation	DPD	(see table in section 3)																X			IR A
General Development	DPD	(see table in section 3)																X			IR A
Other AAPs	DPD	The timescales for AAPs are dependent upon community led exercises and would be best informed by the publication of the RSS																			
Annual Monitoring Report and LDS																					

NB. Changes to the Proposals Map will be made in association with each LDD and be updated at the time of adoption of the LDD

Key for DPD Type Documents	
	Research & Pre-consultation
	Publish Issues and Options - Consultation
	Publish Preferred Options - Consultation
	Submission of DPD to SoS and Consult
X	Independent Examination
IR	Publication of binding Inspector's Report
A	Adoption

Key for Statement of Community Involvement	
	Research & Pre-consultation
	Publish Draft SCI and Consult
	Submission of SCI to SoS and Consult
X	Independent Examination
IR	Publication of binding Inspector's Report
A	Adoption

Key for SPD Type Documents	
	Research and Pre-consultation
	Publish Document and Consult
A	Adoption

Key for Annual Monitoring Report & LDS	
	Research and Analysis
	Submission to GOSV

APPENDIX 3
Proposed 2006 Salisbury District Council LDS Timetable

LDF DOCUMENT	TYPE	2006/07					2007/08					2008/09					2009/10					2010/11																
		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	J	F	M	
Statement of Community Involvement	SCI				X	IR				A																												
Core Strategy	DPD																																					
Planning Obligations	SPD																																					
Sustainable Communities	DPD																																					
Delivering Sustainable Communities	SPD																																					
Salisbury AAP	DPD																																					
Site Specific Allocations	DPD																																					
Natural Environment	DPD																																					
The Economy	DPD																																					
Design & Conservation	DPD																																					
Creating Places	SPD																																					
Conservation Guidance	SPD																																					
General Development	DPD																																					
Annual Monitoring Report	AMR																																					

NB. Changes to the Proposals Map will be made in association with each LDD and be updated at the time of adoption of the LDD

Key for Development Plan Documents (DPDs) and Statement of Community Involvement (SCI)		Key for Supplementary Planning Documents (SPDs)	
	Research & Pre-consultation		Research & Pre-consultation
	Issues and Options		Formal Public Consultation
	Preferred Options	A	Adoption
	Submission	Key for Annual Monitoring Report	
X	Examination in Public		Research & Pre-consultation
IR	Inspector Report Published	P	Publication and Submission to SoS
A	Adoption		