

Report of	Meeting	Date
Head of Development and Regeneration (Introduced by the Executive Member for Development and Planning)	Executive Cabinet	30 March 2006

REVISED LOCAL DEVELOPMENT SCHEME 2006- 2009

PURPOSE OF REPORT

- To seek Members approval for the proposed revised Local Development Scheme for the Local Development Framework to run from 2006 –2009.

CORPORATE PRIORITIES

- The implementation of the policies and guidance contained within the Local Development Scheme (LDS) are likely to have a direct impact on the environment and economy of the Borough, in particular in relation to a “greener, cleaner and safer Chorley”.

RISK ISSUES

- The issues raised and recommendations made in this report involve risk considerations in the following categories:

Strategy		Information	
Reputation	■	Regulatory/Legal	
Financial	■	Operational	■
People		Other	

BACKGROUND

- Since the enactment of the new Planning Act Councils are required to produce a Local Development Scheme every year. This sets out what planning documents are to be produced and includes a timetable of significant dates known as “milestones” to which the Council should commit. Unless a planning document is contained within a LDS its contents are considered “unsound” and would therefore be given little weight by an Inspector at appeal.
- Last year a report was produced on time, and the milestones committed to in the year March 05- April 2006 have been met. Consideration has now been given to revising the second and third years of that Scheme and rolling it forward a year.

PROPOSED REVISIONS TO LOCAL DEVELOPMENT SCHEME

6. Following the delay in the review of the Regional Spatial Strategy it has been necessary to hold back the production of the Preferred Options document for the Core Strategy. This has given the opportunity for Chorley, together with the neighbouring authorities of South Ribble and Preston, to align the timing of each Core Strategy to allow the possibility of joint working where appropriate. The advantages and disadvantages of the proposed working arrangements have already been outlined in the report that went to Executive Cabinet 9th March 2006.
7. Many of the policy and Supplementary Planning Documents set out in last year's Local Development Scheme require to be in conformity with the Core Strategy (which in turn is informed by the Regional Spatial Strategy) and so are consequently delayed. This particularly concerns the identification of possible future development allocations and responding to the site suggestions submitted by landowners and others in the autumn of 2005.
8. It has, however, given the opportunity to include a Supplementary Planning Document on Householder developments based on the existing policies contained within the Adopted Chorley Local Plan Review 2003. This will be an updated document replacing the current House Extension Guidelines. Also building on the potential for working with Preston and South Ribble Councils it is proposed to bring forward Supplementary Planning Documents on Affordable Housing and Open Space linked to Core Strategy production. It may prove necessary to adopt these documents as informal guidance initially pending later formal adoption of the Core Strategy.
9. It is not clear what impact amending the dates set out in last year's LDS will have on possible receipt of Planning Delivery Grant. However, it is to be hoped that as all the first year's milestones have been met that alterations to the work schedule in the other years as a result of the delay in the production of the Regional Spatial Strategy will not incur financial penalties.
10. The proposed revised LDS, including the proposed new Householder Supplementary Planning Document is set out in Appendix 1 to this report. Please note that the only significant change to the LDS from last year is the introduction of the Householder SPD and changes to the dates of some of the other documents.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

11. There are no apparent Human Resource implications associated with this report.

COMMENTS OF THE DIRECTOR OF FINANCE

12. There are no immediate financial implications associated with this report.

RECOMMENDATION

13. That Executive Cabinet approve the draft Scheme to be submitted to the Government Office for the North West for approval. Subsequent changes recommended by the Planning Inspectorate and the Government Office for the North West may require amendments.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

14. Given the slippage in the production of the Regional Spatial Strategy, and the opportunity to work together with Preston and South Ribble Local Authorities, continuing with the existing time- table set out in the Local Development Scheme 2005- 2008 would be impracticable.

REASONS FOR RECOMMENDATION

15. To provide a clear and realistic time-table for the production of planning documents within the Local Development Scheme.

JANE E MEEK
HEAD OF DEVELOPMENT AND REGENERATION

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Louise Nurser	5281	17 March 2006	Tdrive/louise/reports/LDS revision 06

APPENDIX 1 - SCHEDULE OF PROPOSED LOCAL DEVELOPMENT DOCUMENTS (shaded parts refer to actions completed)

Document Title	Status	Brief Description	Chain of Conformity	Prepare Issues and alternative options in consultation	Public participation on preferred options (DPD), draft SCI (SPD) and sustainability appraisal report	Submission to SoS	Formal Examination	Adoption
Statement of Community Involvement	LDD	Document setting out standards and approach to involving stakeholders and the community in the production of the LDF and also consulting on planning applications.	N/A	N/A (first draft published in June 2004)	Second draft published for consultation March/April 2005	September 2005	March 2006	July 2006
Proposals Map	DPD	This will be required to accompany and illustrate any DPD that results in changes where policies apply on the ground.	N/A	N/A	At the same time as the DPD or SPD it supports	At the same time as the DPD it supports	At the same time as the DPD it supports	At the same time as the DPD it supports
Sustainable Resources	DPD	Criteria based policies for the efficient and sustainable use of, inter alia, energy, construction materials and water.	General conformity with Regional Spatial Strategy	October 2004- Issues and Options consultation Further informal consultation March 2005	March/April 2006	September 2006	March 2007	October 2007
Sustainable Resources SPD	SPD	To give detailed advice to support above.	N/A	March 2005	March/April 2006	N/A	N/A	October 2007
Chorley Town Centre and Retail and Leisure Policies	DPD	Contains detailed policies, and proposals to strengthen and revitalise the area, as well as an accompanying retail strategy for the Borough.	General conformity with Regional Spatial Strategy	October 2004- Issues and Options consultation Further informal consultation June – October 2005 WYG study	March/April 2006	November 2006	June 2007	December 2007



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Core Strategy	DPD	Sets out the vision, objectives and the strategy for the spatial development of the area to include a key diagram.	General conformity with Regional Spatial Strategy		September 2007	April 2008	October 2008	July 2009
Householder	SPD	To provide design guidance on all development associated with householders.	Conformity with policies within Chorley Borough Local Plan Review	N/A	September 2006	N/A	N/A	January 2007
Site Allocations	DPD	Housing, and employment allocations plus associated infrastructure and facilities to support Core Strategy.	General conformity with Regional Spatial Strategy and Core Strategy	NB have already undertaken Issues and Options Report in 2004. Further informal consultation may be necessary	June 2008	June 2009	December 2009	September 2010
Affordable Housing	SPD	Document relating to affordable housing provision.	General conformity with Regional Spatial Strategy and Core Strategy	Further informal consultation may be necessary	September 2007	N/A	N/A	July 2009
Open Space	SPD	Document relating to open space provision and standards.	General conformity with Regional Spatial Strategy and	Further informal consultation may be necessary	September 2007	N/A	N/A	July 2009

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			Core Strategy					
Planning Contributions	DPD	Development Plan Document setting out the principles by which planning contributions will be required.	As above	As above	June 2008	June 2009	December 2009	September 2010
Planning Contributions SPD	SPD	Provides detailed information on how the DPD will be implemented.	N/A	As above	June 2008	June 2009	December 2009	September 2010
Generic Development Control Policies	DPD	Generic topic based Development Control policies that set out to achieve the vision set out in the Core Strategy. Fundamentally based on impact of development.	Regional Spatial Strategy and Core Strategy	October 2004- Issues and Options consultation Further informal consultation may be necessary	June 2008	June 2009	December 2009	September 2010

LDD- Local Development Document
DPD- Development Plan Document
SPD- Supplementary Planning Document