

Report of	Meeting	Date
Director of Development and Regeneration (Introduced by the Executive Member for Economic, Development and Regeneration)	Local Development Framework and Community Strategy Working Group Executive Cabinet	15 March 2007 29 March 2007

REVISED LOCAL DEVELOPMENT SCHEME 2007- 2010

PURPOSE OF REPORT

- To seek Members approval for the proposed timetable to accompany the revised Local Development Scheme for the Local Development Framework to run from 2007 –2010, and to seek delegated powers to amend the existing Local Development Scheme to reflect changes set out below.

CORPORATE PRIORITIES

- The implementation of the policies and guidance contained within the Local Development Scheme (LDS) will support the Strategic Objectives of the Corporate Strategy. In particular, objectives one to five as planning policies impact on equality of opportunity, economic growth and the environmental quality of the Borough.

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	

- The reputation of the Council is at risk if the milestones are not met and this will have operational and financial implications such as delays in bringing in policies and possible loss of Planning Delivery Grant.

BACKGROUND

- Since the enactment of the Planning and Compulsory Purchase 2004 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.

6. The previous year's milestones (2005/ 2006) were completed on time and since then the Statement of Community Involvement was adopted in July 2006. The Householder Supplementary Planning Document was approved for adoption in February 2007.
7. However, due to the problems encountered at the Preferred Options stage of the Sustainable Resources Development Plan, and the Preferred Options stage of the Town Centre Action Area and Retail and Leisure Policies, the subsequent milestones were not met last year (2006/7).
8. Most of the policies that will make up the Local Development Framework for Chorley derive from its Core Strategy. This in turn is dependent on the Regional Spatial Strategy for the North West which has yet to be finalised. This will set out how much growth is envisaged in the Central Lancashire City area, and how much should take place in Chorley Borough. This unfortunately means, in combination with the cumbersome statutory procedures, that many of the development plan documents will not be adopted until 2012. The Planning Inspectorate and Central Government have stressed the importance of setting realistic milestones. Failure to meet these targets is likely to have financial implications for Councils.
9. The timetables set out in the Local Development Schemes for Chorley, South Ribble and Preston will continue to be aligned. This provides the opportunity for joint working leading to economies of scale (for example, in the production of an evidence base). It does not commit any Council to producing a joint policy document.

PROPOSED REVISIONS TO LOCAL DEVELOPMENT SCHEME

10. The delayed Sustainable Resources Development Plan Document (DPD) is to be consulted upon again in respect of Preferred Options in March 2007, submitted in October, and with proposed adoption in November 2008. The Sustainable Resources Supplementary Planning Document will be adopted at the same time.
11. Members may recall that following the problems at the Preferred Options stage it was initially agreed to postpone the Town Centre Action Area and Retail and Leisure Development Plan Document policies. Following government advice it is now appropriate to cover these policy areas within the Core Strategy (to be adopted December 2010) and the Site Specific Allocations (2012). The White Young Green Study, the Town Centre Strategy, Planning Policy Statement 6, the adopted Regional Spatial Strategy for the North West and the Joint Lancashire Structure Plan will provide adequate policy guidance in the interim period.
12. The Preferred Options stage of the Core Strategy is to be delayed until September 2008. This is because of further slippage with the production of the new Regional Spatial Strategy. This then has knock on effects on the proposed adoption date which is now likely to be in December 2010.
13. The Site Specific Allocations Development Plan Document is in turn based on the Core Strategy. Therefore, it is not intended to consult on Preferred Options until November 2009 by which time the levels of growth envisaged in the Core Strategy should be clearer.
14. It is no longer intended to produce a specific Planning Contributions DPD, nor a SPD. This is partly because of the uncertainty of the future of Planning Contributions given the proposal for the introduction of the Planning Gain Supplement. It is also because it would be possible to integrate the required policies within the Core Strategy, and depending on the scale of growth, within the Site Allocations Development Plan Document.

15. The Generic Development Control Policies DPD will be produced in tandem with the Site Allocations DPD.
16. It is still intended to produce Supplementary Planning Documents on Affordable Housing and Open Space. These will be linked to the policies in the Core Strategy. These will then be consulted on at the same time as the Site Specific and Generic Development Control policies in November 2009. Prior to then interim policies for affordable housing and open space may be produced.
17. The proposed timetable for the revised Scheme is set out in Appendix 1 to this report.

COMMENTS OF THE DIRECTOR OF HUMAN RESOURCES

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

COMMENTS OF THE DIRECTOR OF FINANCE

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

RECOMMENDATION

20. That Executive Cabinet approve the timetable for the draft Scheme to be submitted to the Government Office for the North West for approval and that the Director of Development and Regeneration be granted delegated powers to finalise the detailed draft Local Development Scheme and if the Government Office for the North West or the Planning Inspectorate recommend changes that these can be made without further reference to the Executive Cabinet.

REASONS FOR RECOMMENDATION

21. The Council must set a realistic timetable. Adequate time must be given to allow the statutory consultation requirements. It is also important to ensure that if there is delay by other agencies over which the Council has no control, such as the Government Office for the North West, that this does not result in missed milestones.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

22. A more ambitious timetable but this would risk the milestones being lost and grants lost.

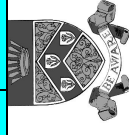
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DIRECTOR OF DEVELOPMENT AND REGENERATION

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Louise Nurser	5281	02 March 2007	Tdrive/louise/reports/LDS revision 07

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 2007	October/ November 2007	April 2008	November 2008
Sustainable Resources SPD	SPD	To give detailed advice to support above.	N/A	March 2005	March/April 2006	N/A	N/A	November 2008
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 2008	September 2009	March 2010	December 2010
Householder	SPD	To provide design guidance on all development associated with householders.	Conformity with Chorley Borough Local Plan Review	N/A	September 2006	N/A	N/A	January 2007 (March 2007)



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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	November 2009	November 2010	September 2011	May 2012
Affordable Housing	SPD	Document relating to affordable housing provision.	General conformity with Regional Spatial Strategy and Core Strategy	Further informal consultation may be necessary	November 2009	N/A	N/A	May 2012
Open Space	SPD	Document relating to open space provision and standards.	General conformity with Regional Spatial Strategy and Core Strategy	Further informal consultation may be necessary	November 2009	N/A	N/A	May 2012
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	November 2009	November 2010	September 2011	May 2012

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