

REPORT TO CABINET

REPORT OF: Head of Planning Policy and Economic Development

REPORT NO. PLA478

DATE: 7th February 2005

TITLE:	Local Development Scheme - Revised
FORWARD PLAN ITEM:	Included in Forward Plan
DATE WHEN FIRST APPEARED IN FORWARD PLAN:	17 th May 2004
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	Key Decision

COUNCIL AIMS/PORTFOLIO HOLDER NAME AND DESIGNATION:	The LDF will set future District Council land use planning policy
CORPORATE PRIORITY:	Planning and Conservation, Affordable housing, Town Centres
CRIME AND DISORDER IMPLICATIONS:	Minor
FREEDOM OF INFORMATION ACT IMPLICATIONS:	Minor
BACKGROUND PAPERS:	Draft LDS (Nov 2004), Lincolnshire Structure Plan (Adopted and Deposit Draft), Regional Planning Guidance, Planning Policy Statement 12 Letter from GOEM 6 th January 2005

1. SUMMARY

1.1 Cabinet considered and approved the Draft Local Development Scheme (LDS) for submission to Government Office for the East Midlands (GOEM) on 24th November 2004.

1.2 The Council has now received a response from GOEM setting out changes which need to be made to the LDS before it can be approved. The most fundamental of these changes is that the three development plan documents cannot be prepared in parallel, and that the "Core Strategy for the location and principles of development" should be prepared and subject to examination first. The reason given for this is a reflection of advice given to the ODPM from the Planning Inspectorate (PINs). Due to the volume of work expected to arise from the new planning system the PINs is unable to commit to a programme of 3 DPD examinations at the same time and that no more than two documents should be taken to examination in any year.

2. RECOMMENDATIONS

2.1 That the draft timetable for the preparation of the various documents which will form the Local Development Framework should be amended to reflect the requirements of GOEM and the PINs.

2.2 The LDS must be revised ready for resubmission to GOEM before 27th March in order that the target for planning delivery grant is met. It is therefore suggested that this revision be treated as a non-key decision.

3. DETAILS OF REPORT

2.3 GOEM has recommended that the timetable is amended to stagger the first phase of DPD's, producing the Core Strategy first and delaying the preparation of the Housing and Economic Development and the Development Control Policy Documents. It has also suggested that the Action Area Plans for Grantham, Stamford and Bourne should be prioritised over the Supplementary Planning Documents, and again the production should be staggered to ensure that no more than two documents are brought to examination in any year.

2.4 The implications of these comments upon the proposed timetable is serious and present the possibility of the District being without full, up to date planning policy coverage for almost 7 years. The draft timetable submitted to GOEM in December indicated that the three key policy documents would be adopted by May 2007, with SPD and Action Area Plans being adopted by the end of 2008. The changes recommended by GOEM would mean that whilst the Statement of Community Involvement and Core Strategy could be still be adopted by May 2007, the Housing and Economic Development and the Development Control

Policy Documents would not be adopted for another year. With complete policy coverage not being in place until the adoption of the three Action Area Plans is achieved by the end of 2010 as a worse case scenario.

- 2.5 It is clear that the GOEM will not approve the Council's LDS if the Planning Inspectorate will not commit to our timetable for examinations. The timetable must therefore be amended to reflect the advice provided.
- 2.6 The GOEM has also suggested that the Core Strategy could include additional areas of policy to cover areas where we currently have a policy vacuum (for example affordable housing) This should be considered further, and may result in the decision that a Development Control Policy Document will not be needed. This will shorten the timetable and allow work to begin on the Action Area Plans and SPD earlier.

4. OTHER OPTIONS CONSIDERED AND ASSESSED

- 4.1 If the LDS is not changed the GOEM will not approve it. The council needs to formally submit the LDS to GOEM by 27th March 2005 to ensure that it meets the target for planning delivery grant. It is important that GOEM and the PINs approve the Councils LDS.

5. COMMENTS OF DIRECTOR OF FINANCE AND STRATEGIC RESOURCES

None

6. COMMENTS OF CORPORATE MANAGER, DEMOCRATIC AND LEGAL SERVICES (MONITORING OFFICER)

None

7. COMMENTS OF OTHER RELEVANT SERVICE MANAGER

None

8. CONCLUSIONS

- 8.1 The response of the GOEM to the Council's LDS has been received. The GOEM has indicated that they will not approve the LDS as currently proposed because the Planning Inspectorate cannot commit to undertaking the number of examinations proposed.
- 8.2 The timetable for the preparation of each documents should be reviewed and the recommendations of the GOEM taken into account.
- 8.3 The number of DPD's proposed by this council and their content should be reviewed. This may result in the Development Control Policy document not being required.

8.4 Consideration may need to be given to the preparation of interim policy statements for particular issues which need resolving earlier.

9. CONTACT OFFICER

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