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Our ref: RA / PAR76
Date: 6th January 2005

Dear Mike,

SOUTH KESTEVEN LOCAL DEVELOPMENT SCHEME – CONSULTATION DRAFT

Thank you for the revised draft of your Local Development Scheme (LDS), which was received by the Government Office on 16th December 2004.

The Government Office is satisfied that the majority of the criteria set out by *Planning Policy Statement 12: Local Development Frameworks* have been met. Several amendments will, however, be needed before the Local Development Scheme can be considered to be fit for purpose. These are set out in the following paragraphs.

- Figure 2 is a little confusing and might positively be simplified. Something along the lines of the attached would be more appropriate;
- Timetables for the production of most of the Local Development Documents are clear and comprehensive. However, start dates for the production of each Supplementary Planning Document should be provided;
- ODPM's guidance on the preparation of the Core Strategy before other DPDs reflected advice given to ODPM by the Planning Inspectorate. The need to obtain the Planning Inspectorate's commitment to the proposed programme of DPD examinations is the key issue. The authority should stagger the first tranche of DPDs, by producing the Core Strategy first and pushing back the DPDs on Housing and Economic Development and Development Control Policy. Staggering the production of the first group of DPDs in this way would have the added advantage of creating a more realistic and achievable timetable for the production of all LDDs included in the LDS;
- The authority should also prioritise the production of the Area Action Plans for Grantham, Bourne and Stamford over the Supplementary Planning Documents. Paragraph 2.43 ii. of



Planning Policy Statement 12 observes that a supplementary planning document “must be clearly cross-referenced to the relevant development plan document policy which it supplements”. If an SPD linked to an AAP were to be produced before that AAP, it would have to be revised after AAP adoption. The production of the three AAPs should also be staggered, so that no more than two are brought forward for examination in any year.

- Further consideration should be given to the issue of planning for affordable housing. *Checklist 8e: Content of the Submission Development Plan Document*, on page 100 of *Creating Local Development Plan Frameworks*, gives details of the likely content of a submission DPD. Policy for affordable housing, together with the justification of that policy, is included. In the circumstances, the authority might give further thought to the most appropriate vehicle for planning for the provision of affordable housing. Is there any reason why affordable housing could not be better dealt with through the Housing and Economic Development DPD?
- In addition to considering the staggering and prioritisation of the various Local Development Documents, the authority should bear in mind the time needed for the Planning Inspectorate to assess the draft LDS. When the Government Office (GO) considers a draft LDS to be “fit for purpose”, a copy is sent to the Planning Inspectorate (PINS). PINS then consider whether the specified timescales are realistic and informs the Government Office, which advises the Local Planning Authority of any suggested alterations. After considering these comments, the LPA submits its final LDS to the GO, which then has 28 days to sign off the LDS unless further time is required to assess it. PINS then seeks a high level agreement with the LPA on the agreed LDS.

Please do not hesitate to contact me if you require clarification of any of the above points, or feel that I might be of further assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Fiona Forgham'.

Fiona Forgham
Planning, Transport, Waste and Sustainable Development Team,
Lincolnshire & Rutland Directorate

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