

TELFORD & WREKIN COUNCIL

CABINET – 13th OCTOBER 2009

REVISION OF LOCAL DEVELOPMENT SCHEME

REPORT OF HEAD OF PLANNING & ENVIRONMENT

1. PURPOSE

- 1.1 The Council's revised 2009 Local Development Scheme (LDS) was approved by Cabinet on 21 July 2009 for submission to the Secretary of State. The LDS comprises the Council's programme for development plan preparation and list of "saved policies".
- 1.2 The proposed LDS, with minor modification, has been approved by Government Office West Midlands on behalf of the Secretary of State and now requires Cabinet approval in order to be brought into effect.

2. RECOMMENDATION

- 2.1 **That the Cabinet adopt the Local Development Scheme 2009/2012 as attached as Appendix 1 to this report and that it shall therefore have effect from 13 October 2009.**

3. SUMMARY

- 3.1 The Council is required by the Planning Act and Regulations to publish a Local Development Scheme (LDS), providing a 3 year programme for the preparation of LDF development plan documents and list the planning policies for the area.
- 3.2 A revision has been proposed streamlining documents to be prepared, including to accelerate work on a planning framework for South Telford and to commence an early Core Strategy review during next year.
- 3.3 Following Cabinet on 21 July, the revised LDS was submitted to Government Office for agreement. This agreement has been received, following minor amendment and this report seeks approval of the revised LDS attached as Appendix 1.

4. PREVIOUS MINUTES

- 4.1 Cabinet 16 April 2007, Item 5, Local Development Framework, Local Development Scheme, 2007
- 4.2 Cabinet 21 July 2009, Item 5, Revision of Local Development Scheme

5. INFORMATION

- 5.1 The LDS requires Government Office West Midlands approval on behalf of the Secretary of State. It is also noted that the key milestones set out in the LDS are used by Government to assess a Planning Authority's performance and have been used in calculating the level of Housing & Planning Delivery Grant (HPDG) awarded to the Council.
- 5.2 The revised programme better reflects the Council's updated priorities with regard to South Telford and regeneration and sees an early Core Strategy Review in response to the housing delivery agenda. It will allow greater focussing of resources by streamlining the previous programme. The key proposals are:
- Commence preparation of a revised Core Strategy to provide a strategic framework to 2026);
 - Accelerate work on South Telford;
 - Land Allocations DPD preparation to be prioritised until Core Strategy review begins in order to ensure that the current Core Strategy can be implemented and that a supply of housing land is maintained;
- 5.3 Following Government Office advice in August, a series of minor amendments to the proposed LDS were agreed by the Head of Planning and Transport in consultation with the Cabinet Member for Environment. These comprise small changes to the document timescales (lengthening programmes by 2 months) and wording used (use of the terms "Commencement" and "Publication").
- 5.4 The Secretary of State has now advised by letter that, in accordance with the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008, the Council's proposed Local Development Scheme can be brought into effect. Regulation 11(1) requires that the Council must now specifically resolve that the LDS be brought into effect and specify in its resolution the date from which the revised LDS shall have effect The revised LDS as approved by Government Office is attached as Appendix 1 to this report.
- 5.5 The revised programme is shown in full in the LDS where a detailed Risk Assessment is also included.

6. CONSULTATION

- 6.1 Consultation has been undertaken with the Cabinet Member for Environment; with members of the Development Plans Steering Group (an advisory non-decision-making all party Member group) (on 6 July and 15 Sept) ; and with the LDF Project Board (this comprises senior officers across the Council) (on 24 June and 3 Sept).

7. EQUALITY AND DIVERSITY

- 7.1 No equality and diversity considerations have been identified. An aim of the new planning legislation is to ensure that all sections of the community have the opportunity to engage in the development of planning policies. The Council has produced a Statement of Community Involvement which sets out the standard for consultation for all planning issues and a LD Scheme that lists all the documents that will make up the LDF and the timetable for their production.

8. ENVIRONMENTAL IMPACT

- 8.1 A detailed Sustainability Appraisal (SA) of all DPDs and SPDs must be undertaken as an integrated part of their preparation. This uses a SA Framework in order to consider the environmental, social, economic and natural resource implications of the draft policies and proposals. It results recommendations that can be addressed through changes to the documents being prepared.

9. LEGAL COMMENT

- 9.1 The powers and processes enabling the Council to revise a Local Development Scheme are contained in the relevant planning legislation. As with the original Scheme, any suggested revisions must be submitted to the Secretary of State before they can be brought into effect. The Secretary of State has power to direct the Council to make such amendments to the revisions as he/she thinks appropriate. Essentially, any direction from the Secretary of State must be complied with before the Council can resolve to bring the revised Scheme into effect.

10. LINKS WITH CORPORATE PRIORITIES

- 10.1 The LDF is the spatial delivery plan for the Community Strategy. It seeks to put in place planning policies to deliver Vision 2021 and in particular will contribute to the Priority Plan for Maintaining a High Quality and Sustainable Environment (Sustainable Housing Development and Sustainable Development / Enhancing the Natural Environment Sub priorities). The changed approach to Land Allocations DPD will more effectively contribute to the Economy Priority Plan Sub Priority 6 Physical Regeneration in the New Town Estates.

11. FINANCIAL IMPLICATIONS

- 11.1 The preparation of development plans in line with the approved Local Development Scheme can be delivered from within existing staff resources, and sources of funding have been identified within the approved budget.
- 11.2 It is a requirement of the Local Development Scheme approval process that all Development Plans are examined in public. Recent experience of similar examinations indicates that the cost of examination for each Development Plan is in the region of £150,000. There is sufficient provision within the corporate budget allocation and portfolio reserves to fund the costs of public examinations

in 2009/10. However, there is currently no allowance within the Council's budget framework for future years for public examination costs. Budget approval will be sought for the funding of these examinations as timelines and costings become more fixed.

12. WARD IMPLICATIONS

- 12.1 In providing the programme for preparing a planning framework for development across the borough the Local Development Scheme will have implications for all residents.

BACKGROUND PAPERS

Telford and Wrekin Local Development Scheme August 2007

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