

**TELFORD & WREKIN COUNCIL**

**CABINET – 21<sup>st</sup> JULY, 2009**

**REVISION OF LOCAL DEVELOPMENT SCHEME**

**REPORT OF HEAD OF PLANNING & ENVIRONMENT**

**1. PURPOSE**

- 1.1 To consider a revised Local Development Scheme (the published programme for preparation of the Local Development Framework) in order to allow formal submission of the document to Government Office West Midlands.

**2. RECOMMENDATION**

- 2.1 **That the Cabinet approve the Local Development Scheme 2009/2012 as summarised in Table 2 and attached in full as Appendix 1 to this report, in order that the document can be submitted to the Secretary of State.**
- 2.2 **That authority is delegated to the Head of Planning & Environment, in consultation with the Cabinet Member for Environment, to agree any minor changes to the document prior to submission to the Secretary of State.**

**3. SUMMARY**

- 3.1 The Council's current Local Development Scheme (LDS) was approved in August 2007. However the programme it sets out is now not deliverable within the timescales set out and no longer reflects Council priorities. It is therefore proposed that it be revised. This report seeks approval of the revised LDS attached as Appendix 1.
- 3.2 A revision at this time will permit some streamlining of documents and to prepare for an early review of the Core Strategy following the outcome of the Regional Spatial Strategy (RSS) review Phase II. It is proposed to accelerate work on a planning framework for South Telford and to commence an early Core Strategy review during next year.

**4. PREVIOUS MINUTES**

- 4.1 Cabinet 16 April 2007, Item 5, Local Development Framework, Local Development Scheme, 2007

## 5. INFORMATION

- 5.1 The Council is required by Planning Legislation to publish a Local Development Scheme (LDS) providing a 3 year programme for Local Development Framework (LDF) preparation. It:
- provides a starting point for the public to find out what the planning policies are for an area; and
  - sets out a three year programme for the preparation of LDF documents, including timetables for the various stages in their preparation.
- 5.2 There is no requirement for consultation or independent examination of the LDS, but the key milestones set out in the LDS are used by Government to assess a Planning Authority's performance and contribute to calculating the level of Housing & Planning Delivery Grant (HPDG) awarded to the Council.
- 5.3 The current LDS was approved in 2007. Guidance received from Government Office for the West Midlands has stressed that the LDS should be a definitive programme management document and that the timescales should only be departed from in exceptional circumstances or as agreed in response to annual monitoring. The guidance goes on to state that Local Planning Authorities should ensure that LDSs are realistic both in terms of the nature and number of DPDs proposed and the timescales proposed to prepare and submit them.
- 5.4 The current LDS sets out preparation of a range of Development Plan Documents (DPDs). DPDs are part of the statutory development plan and require numerous stages of consultation, with preparation culminating in an independent Examination in Public. The 2007 LDS timetable for DPDs and their current status is shown in the table 1 below:

**Table 1 – Current position**

Development Plan Document	2007 LDS timetable	Current status
Core Strategy	Early Community involvement Spring 2003/Summer 2004 Preferred Options Consultation Sept Oct 2005 Submission: Nov 2006 Adoption: Dec 2007	Adopted Dec 2007
Central Telford Area Action Plan	Early Community involvement Spring 2003/Summer 2004 Preferred Options Consultation Oct-Nov 2007 Submission: July 2008 Adoption July 2009	Consultation June – July 2009, prior to anticipated submission for examination in August 2009. Potential adoption April 2010.
Land Allocations DPD	Early Community involvement Spring 2003/Summer 2004 Preferred Options Consultation Sept-Oct 2005	Preparation subsequent to Preferred Option Report of November 2005 ongoing, but affected by focus of resources on

	Submission April 2008 Adoption: May 2009	Core Strategy and CTAAP.
Development Control Policies DPD	Early Community involvement Spring 2003/Summer 2004 Preferred Options Consultation Sept-Oct 2005 Submission April 08 Adoption: May 2009	On hold. Preparation affected by changes to national guidance on LDF preparation and focus of resources on Core Strategy and then Central Telford AAP. Informal consultation undertaken on renamed issues and options of General Policies DPD April 08
South Telford Area Action Plan	Early Community involvement Spring 2003/Summer 2004 Preferred Options Consultation Sept-Oct 2005 Submission April 08 Adoption:	Timetable affected by focus of resources on Core Strategy and then Central Telford AAP.
Waste DPD	Early Community involvement Spring 2003/Summer 2004 Preferred Options Consultation Sept – Oct 2005 Submission Nov 2006 Adoption Dec 2007	Document submitted for examination 2007 but withdrawn after discussions with Planning Inspectorate prior to examination. Timetable now required to follow Core Strategy review
Minerals DPD	Early Community involvement Spring 2003/Summer 2004 Preferred Options Consultation Sept – Oct 2005 Submission Nov 2006 Adoption Dec 2007	Timetable now required to follow Core Strategy review.
Proposals Map	Prepared in parallel with all site specific DPDs	Partial revision undertaken to accord with Central Telford AAP to be put in place on Central Telford AAP adoption, further work ongoing in respect of Land Allocations DPD.

- 5.5 There were also 12 Supplementary Planning Documents (SPD) and a Statement of Community Involvement proposed in the 2007 LDS. SPDs are supporting planning guidance documents that do not require an independent Examination and cover a wide range of planning considerations in more detail. The Statement of Community Involvement (SCI) sets out the Council's approach to community involvement in the plan-making process and development control. The Council's current SCI was adopted in May 2006.
- 5.6 The 2007 LDS represented an ambitious programme which hinged on a funding package incorporating contributions from BSF and other projects. Whilst the table above shows there has been slippage against the programme set out, this reflects the national picture. Within the timetable set out the Council has achieved an adopted Core Strategy (still the only one in the West Midlands Region) and has made considerable progress with Central Telford Area Action

Plan and Land Allocations Documents. The Central Telford Area Action Plan is expected to be submitted for Examination in August with adoption expected in early 2010. In addition two of the SPD (Design for Community Safety and Telecommunications Development) have been completed and adopted, plus the preparation of 3 others is under way.

- 5.7 Whilst the current LDS did reflect the government advice and best practice available on preparing LDFs when it was drafted, it has become increasingly clear that the scale and number of documents involved in the Council's programme, the significant resource implications posed by each and the Council's updated priorities require a revision to be made, with a greater focussing of resources.
- 5.8 The current programme does not fully reflect the Council's priorities, particularly with regard to development and regeneration in South Telford. In addition, the early Core Strategy Review that is now expected to be required in response to housing delivery and the Phase II Revision of the Regional Spatial Strategy (RSS) is not programmed.
- 5.9 There is also an expectation on the part of government that the Council address accommodation for Gypsy, Traveller and Travelling Showpeople through allocation of sites in Development Plan Documents and so seek to reduce the number of unauthorised encampments. It is noted that West Midlands RSS Phase III Revision is due to specify additional pitch number requirements for each local planning authority.
- 5.10 As indicated in the Council's 2008 LDF Annual Monitoring Report a review of document preparation programmes has been undertaken. Whilst Government policy is to seek to discourage changes to an LDS, it is considered that significant drivers that are outside of the Council's control that can be put forward as justification. These would include revision of both the relevant regulations and of national planning policy on LDF preparation in 2008, alongside the need to prepare to respond to revision of the W. Midlands RSS and to support housing delivery.
- 5.11 This report seeks agreement to a revised LDS that sets out a more pragmatic development plan programme to respond to priorities in a more streamlined and resource-efficient way. The key proposals are:
- Commence preparation of a revised Core Strategy in order to provide a strategic planning framework for the Borough to 2026 and respond to phase 2 the West Midlands Regional Spatial strategy review;
  - The revised Core Strategy to provide a strategic framework to 2026 and incorporate a broader range of topics removing necessity for a separate Development Control Policies DPD;
  - Accelerate work on South Telford by the incorporation of the relevant material in the Land Allocations DPD preparation and therefore provide a development plan framework for South Telford without need for the lengthy and resource-intensive separate South Telford Area Action Plan (AAP). South Telford work

to be accelerated and combined with existing Land Allocations DPD around the end of 2009;

- Priority to be given to the preparation of the Land Allocations Development Plan Document in order to ensure that the current Core Strategy can be delivered through the identification and allocation of land and that a supply of housing land is maintained in advance of a Core Strategy Review following the revision of RSS Phase II.
- Review of Statement of Community Involvement – this document requires alteration due to the recent changes to the regulations and requirements for the preparation of LDFs.
- Review of timescales and resources for SPD preparation.

5.12 Proposed Development Plan Document timetables are set out below in order of preparation:

**Table 2 – Proposed DPD programme**

<b>Document</b>	<b>Purpose</b>	<b>Timetable milestones</b>
<b>Central Telford Area Action Plan (CTAAP)</b>	To provide policies and proposals with regard to Telford Town Centre, Old Park, Central Park, Hollinswood and Malinslee.	Consultation on Proposed Submission Documents: June – July 2009 Submission for examination: Aug 2009 Hearing Sessions: Nov/Dec 2009 Adoption: April 2010
<b>Land Allocations DPD</b>	To provide allocations of land for housing, employment and other uses throughout the Borough (excluding Central Telford), including the accommodation of local gypsy and traveller communities.	Consultation on Proposed Submission Documents: June – July 2010 Submission for examination: Aug 2010 Hearing Sessions: Nov/Dec 2010 Adoption: April 2011
<b>Core Strategy Review</b>	Revised Spatial Development Strategy and general policies to apply to development Borough-wide to 2026.	Consultation of statutory bodies on scope of sustainability appraisal Aug – Sept 2010 Pre-submission informal public engagement: Sept – Dec 2010 Pre-submission formal engagement: Jan- Feb 2011 Consultation on Proposed Submission Documents: August – Sept 2011 Submission for examination: November 2011 Hearing Sessions: March 2012 Adoption - July 2012
<b>Waste and Minerals DPD</b>	Sets out: i) waste-related policies and proposals and ii) supply requirements and policies and proposals for minerals- related development.	Consultation of statutory bodies on scope of sustainability appraisal Aug - Sept 2011 Pre-submission informal public engagement: Sept - Dec 2011 Pre-submission formal engagement: Jan- Feb 2012 Consultation on Proposed Submission Documents: August – Sept 2012

		Submission for examination: November 2012 Hearing Sessions: March 2013 Adoption - July 2013
<b>Proposals map</b>	Illustrates policies and proposals of Development Plan Documents. Updated alongside the other DPDs.	Timetable as Central Telford AAP, Land Allocation DPD, Core Strategy Review, Waste and Minerals DPD.

5.13 The revised programme is shown in full in the LDS (Appendix 1) where a detailed Risk Assessment is also included.

## **6. CONSULTATION**

6.1 The process of consultation would be as follows:

- With the Cabinet Member for Environment;
- With members of the Development Plans Steering Group (an advisory non-decision-making all party Council Member group);
- With the LDF Project Board (this comprises senior officers across the Council);
- Officers from GOWM are also being informally consulted on the draft LDS to seek their support and agreement to the changes proposed. If there are views obtained from GOWM prior to the meeting they will be reported orally.

## **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.

## **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 revision of the Local Development Scheme is planned to take place over the three year period, ending 2011/12. The projected cost of the work is approximately £1,500,000.
- 11.2 The proposed funding is made up of a number of components, including a contribution of £300,000 from the Building Schools for the Future (BSF) fund and a contribution of £375,000, already received from the Housing and Planning Delivery Grant (HPDG).
- 11.3 The LDS identifies the need for one Examination in Public (EIP) in the current financial year, which is already covered by existing funding, and one in each of the following two years. The projected cost of each of these is in the region of £200,000.
- 11.4 The projected budget requirements based on all three examinations within the three year period, is in the region of £300,000. This is not currently included in the Budget Strategy and therefore approval for this expenditure in 2010/11 and 2011/12 would be needed when the timing and cost can be confirmed.

## **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

***Report prepared by M. Wedderburn, Development Plans Team Leader, Tel: 01952 384246***