

REVISIONS TO THE LOCAL DEVELOPMENT SCHEME (LDS)

INTRODUCTION

- 1 Revisions to the LDS are needed following the publication of the final regulations detailing the implementation of the Planning & Compulsory Purchase Act 2004, with regard to development planning. Unfortunately these revisions made significant amendments to the draft regulations. Revisions will also take into account correspondence from and two briefings given by GO-East following the publication of these regulations.

CURRENT ADVICE

- 2 The LDS should be between 20 and 25 pages and contain a clear introduction, which avoids jargon. The document should also identify the timescale for the various stages in the production of individual LDDs and provide a summary of the information contained in these documents.
- 3 The LDS should also include progress on the Rochford District Replacement Local Plan and show how this affects other work. It should also detail which policies are suitable for transferring into a LDD containing development control policies. A diagram will be required showing which policies will be transferred, in which documents and when.
- 4 The first document that will need to be prepared will be the Core Strategy for the District. This will contain a small number of generic policies. The second document that will need to be prepared will be that dealing with allocations (for housing and employment land). However, given the special local circumstances (with the Metropolitan Green Belt), it would seem logical to prepare both a Green Belt LDD and an allocations LDD through a parallel process.
- 5 Following the revised advice, it is not now necessary to complete all the Local Development Documents (LDDs) detailed in the LDS by the end of March 2006. However, local Planning Authorities (LPAs) must show that they are on target to prepare the documents shown in the LDS by this date. In practical terms this means that for the next three years LPAs will be preparing between 3 and 5 LDDs.
- 6 Given the information above, it is proposed to prepare four LDDs during the period covered by the LDS. These will be (in order):
 - 1 Core Strategy LDD
 - 2 & 3 Allocations and Green Belt LDDs
 - 4 Development control policies LDD
- 7 The LDS will also need to include the details of the preparation of a Statement of Community Involvement (SCI) for development planning, enforcement and development control. A Sustainability Appraisal (SA) will also need to be undertaken for each document and a Strategic Environmental Assessment (SEA) will be required for the process. The SEA will be the driver of the process, identifying the most sustainable locations for development and the best approach towards achieving sustainable development throughout the District.

- 8 Significant research work will be required to update and complete the LPA's evidence base. The need for resources is outlined briefly in the report; the allocation of resources to undertake preparation of the Rochford Local Development Framework (LDF) will need to be considered in the budget for 2005/06 and beyond.
- 9 The LDS will also have to consider the LPA's approach to saving and updating what is currently Supplementary Planning Guidance (SPG). These will be called Supplementary Planning Documents (SPDs). The LDS will set out what the LPA intends to do and from which policies the new documents will be derived. Much of this work has already been undertaken and it is proposed to have, at least to begin with, a smaller suite of supplementary planning guidance / documents, than was originally envisaged.
- 10 It is regretted that the draft LDS presented to Members will need to be further amended, but it is suggested that if Members are content with the framework outlined below, that the revisions be made and sent to GO-East for comment as soon as possible and that their comments be reported back with the new version for final approval.

SUMMARY TIMESCALE

Year One (2005)

- Completion of the Rochford District Replacement Local Plan
- Completion of the statement of policies that are proposed to be carried forward into LDDs and in which LDD they will be contained.
- Preparation of the SCI
- Preparation of the SEA

Years Two to Four (2006-2008)

- Preparation of the Core Strategy policies, covering physical and social infrastructure, design and other generic policies and issues.
- Preparation of SA for the Core Strategy LDD
- Preparation of the Allocations and Green Belt LDDs
- Preparation of SA for the Allocations and Green Belt LDDs
- Preparation of the Development Control LDD (including car parking standards and specific policies detailing the LPA's approach to development control)
- Preparation of SA for the Development Control LDD
- Preparation and transfer of SPGs to SPDs

Further on (post 2008)

- This section of the LDS will outline the further documents to be produced, the detail will be developed on a rolling programme.