

A LOCAL DEVELOPMENT SCHEME FOR ROCHFORD DISTRICT

1 SUMMARY

- 1.1 The Government's Planning and Compulsory Purchase Bill states that the Council must prepare and maintain a scheme to be known as its Local Development Scheme (LDS). The LDS is not subject to independent examination, nor is it published for the public to make formal comment.
- 1.2 In addition to this, the Government Office for the East of England has requested that all local Planning Authorities prepare a draft Local Development Scheme and submit it to them by the end of May 2004. Assuming the Bill receives Royal Assent, Local Development Documents must be submitted to the Secretary of State within six months of the date of enactment.
- 1.3 This report seeks Members' approval to the arrangements for the preparation of the Rochford LDS.

2 WHAT IS A LOCAL DEVELOPMENT SCHEME?

- 2.1 The LDS sets out the documents that Rochford District Council will prepare as part of the new planning policy framework to be introduced by the Planning Bill. It also sets out a timetable for the preparation and review of these documents.
- 2.2 These new planning policy documents will be called Local Development Documents (LDDs). The LDS is made up of a number of LDDs, together with other supporting documentation. LDDs can either deal with different issues or different geographical areas but when taken as a whole they must set out the Council's policies relating to the development and use of land within Rochford District. In addition, one LDD will deal specifically with the issue of community involvement and will be called a Statement of Community Involvement (a SCI).
- 2.3 The LDS has 3 main purposes:
 - To inform the public of the documents that will make up the new planning policy framework and the timescales they can expect for the preparation of these documents.
 - To establish and reflect Council priorities and to enable work programmes to be set for preparation of the documents.
 - To set a timetable for the review of the documents once they have been prepared.

2.4 The Bill states that a LDS must specify:

- the documents which are to be local development documents (LDDs);
- the subject matter and geographical area to which each LDD relates;
- which LDDs are to be development plan documents;
- which LDDs, if any, are to be prepared jointly with one or more other local Planning Authorities;
- any matter or area in respect of which the Authority has agreed (or propose to agree) to the setting up of a joint committee with other local Planning Authorities; and
- the timetable for the preparation and revision of the LDDs.

3 **WAY FORWARD**

3.1 Five different types of documents will need to be produced by the Authority for inclusion in the LDS. These are:

- The LDDs that set out planning policy;
- A Statement of Community Involvement that sets out how the community will be consulted during the production of LDDs;
- An Annual Monitoring Report;
- General background documents that will inform the production of LDDs. Examples of these include an Urban Capacity Study and an Inner Green Belt Boundary Study; and
- Supporting documentation for each LDD. This will include for each document:
 - a Statement of Conformity with the Regional Spatial Strategy (the Regional Spatial Strategy will replace the current Regional Planning Guidance);
 - a sustainability appraisal;
 - an explanation of the steps undertaken to ensure that the document has been produced in accordance with the Statement of Community Involvement;
 - a statement explaining the relationship of the LDD to the Replacement Structure Plan, the Rochford Local Plan and other documents under the old planning policy framework; and
 - a list of documents that are relevant to the LDD topic or areas that may be of relevance to the planning of that area. The Council may publish some of these but other bodies such as the Government will publish others. These lists will be updated, as appropriate, via the Annual Monitoring Report.

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- 3.2 Diagram 1 sets out the proposed documents and their status. It is proposed that these will comprise the Local Development Scheme for Rochford district. It is proposed that 2 of the Major Sites Development Briefs will be prepared jointly with Southend-on-Sea Borough Council. Not all major development briefs are shown as these will inevitably be dependent on future changes to land allocations and demand. A Conservation Area Appraisal for Battlesbridge will be prepared jointly with Chelmsford Borough Council. It is also likely that a revision to the Essex Design Guide will be carried out with other local Planning Authorities in the county.
- 3.3 Diagram 2 sets out the proposed timetable for the introduction and revision of documents within the Local Development Scheme. Members should note that the Rochford District Replacement Local Plan process might significantly affect the timings. The timetable may have to be altered in due course to reflect this.

4 CONTENTS OF THE LOCAL DEVELOPMENT SCHEME DOCUMENT

- 4.1 It is proposed that the Local Development Scheme Document contains, as a minimum, the following sections:
- Executive Summary
 - Introduction
 - Purpose and contents
 - Local Development Documents
 - Other Documents to be published
 - Relationship with Existing Planning Documents
 - Monitoring and Review
 - Summary Descriptions of the Local Development Documents:
 - Statement of Community Involvement;
 - Annual Monitoring Report;
 - Core Policies;
 - Proposals Maps & Site Specific Policies;
 - Eastern Urban Areas Action Plan (covering existing residential and employment land east of Rochford / Ashingdon and South Fambridge);
 - Western Urban Areas Action Plan (covering existing residential and employment land west of Rochford / Ashingdon and South Fambridge);
 - Rural Area Action Plan (covering all other land in the district, except that covered by Major Sites Development Briefs);
 - Park School Development Brief;
 - Major Sites Development Briefs (including, but not limited to, London Southend Airport, Foulness and surrounding MoD sites (both prepared jointly with Southend-on-Sea Borough Council), Baltic Wharf and the Essex Marina);
 - Essex Design Guide;
 - Local Transport Plans;
 - Inner Green Belt Boundary Study; and

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- Conservation Area Appraisals & Studies.

- 4.2 Appendix A attached to this report shows a summary LDD sheet, in the format that will be used in the submitted LDS. The list in 4.1 outlines the sections of the LDS that are envisaged at this stage, though it may be that additional matters will require to be added as the preparation work unfolds. Any additional sections will be reported to Members as part of the final document.
- 4.3 It is intended that, for the moment, the preparation of the LDS proceeds in tandem with the preparation of the Replacement Local Plan. A further report will be made on the arrangements for the preparation of the Replacement Local Plan following public consultation.
- 4.4 The Government has indicated, despite some setbacks in the preparation of the Planning and Compulsory Purchase Bill, that it is their intention to reach enactment by the middle of 2004. Therefore, as outlined in the report, detailed guidance has been published on the preparation of the LDS, which must be approved within six months of the enactment of the Bill. That being the case, it is essential that an early start is made on preparation of the document.

5 RISK IMPLICATIONS

5.1 Strategic Risk

The preparation of the new Local Development Documents must be completed by Planning Authorities within 3 years of the Planning and Compulsory Bill becoming law. The Local Development Scheme is the parent document that sets out the timetable and arrangements for the preparation of the LDD and supporting documents. Therefore, if the LDD is to be prepared within the limited three year timescale, it is essential that a LDS is in place as soon as possible, notwithstanding the fact that the Planning Bill has yet to become law.

6 ENVIRONMENTAL IMPLICATIONS

- 6.1 The Local Plan will be replaced by Local Development Documents, which will provide the planning vision for the District to 2021.

7 RESOURCE IMPLICATIONS

- 7.1 At this stage, it is envisaged that the Local Development Scheme can be prepared from within existing resources, taking account of the availability of additional funds from the Government through the Planning Delivery Grant. For information, it is expected that the Government will make an announcement on the level of Planning Delivery Grant for 2004/05 in February.

8 RECOMMENDATION

8.1 It is proposed that the Committee RESOLVES

That, subject to comments from Members, the arrangements for the preparation of the Local Development Scheme be agreed, and that the final LDS document be presented to a future meeting of the Committee for approval.

Shaun Scrutton

Head of Planning Services

Background Papers:

ODPM (2003) *Local Development Frameworks – Guide to Procedures and Code of Practice*

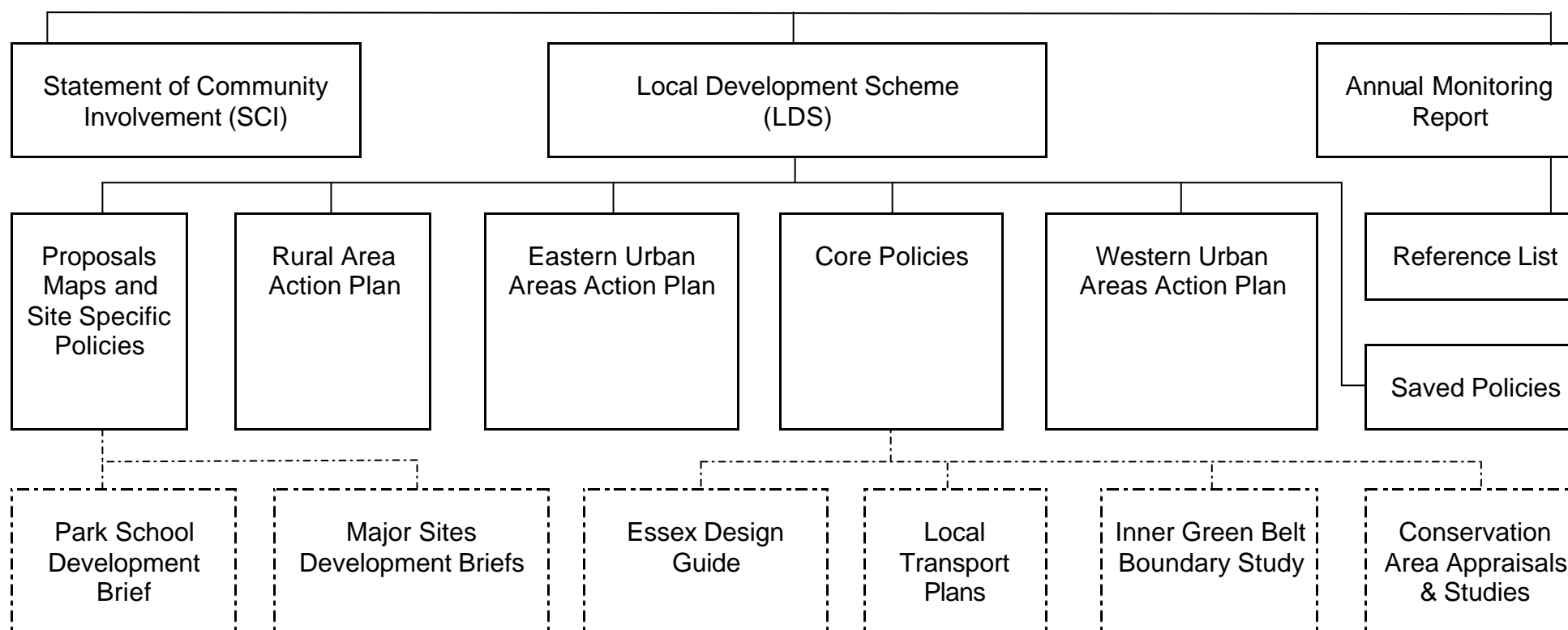
ODPM (2003) *Creating Local Development Frameworks*

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DIAGRAM 1 – SUMMARY OF THE DRAFT ROCHFORD LOCAL DEVELOPMENT SCHEME



KEY

—— A Local Development Document (part of the Development Plan)

----- A Local Development Document (not part of the Development Plan)

DIAGRAM 2 – PROPOSED TIMETABLE FOR THE INTRODUCTION AND REVISION OF DOCUMENTS WITHIN THE LDS

Local Development Document	Year / Month 2005												2006												2007												Review	
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	Period	Date
Statement of Community Involvement																																					3 yrs	2008
Core policies																																					3 yrs	2009
Proposals Maps & Site Specific Policies																																					3 yrs	2009
Eastern Urban Areas Action Plan																																					3 yrs	2010
Western Urban Areas Action Plan																																					3 yrs	2009
Rural Areas Action Plan																																					3 yrs	2009
Park School Development Brief																																					2 yrs	2008
London Southend Airport																																					3 yrs	2010
Foulness / MoD																																					3 yrs	2010
Baltic Wharf																																					3 yrs	2010
Essex Marina																																					3 yrs	2010
Essex Design Guide																																					Unkn-own	Unkn-own
Local Transport Plans																																					3 yrs	2009

ENVIRONMENT OVERVIEW & SCRUTINY COMMITTEE
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Local Development Document	Year / Month																								Review Period Date													
	2005												2006														2007											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		
Inner Green Belt Boundary Study																																					5 yrs	2012
Rochford CA Appraisal																																					5 yrs	2010
Rayleigh CA Appraisal																																					5 yrs	2010
Wakering CA Appraisal																																					5 yrs	2011
Canewdon CA Appraisals																																					5 yrs	2011
Paglesham CA Appraisals																																					5 yrs	2012
Shopland Churchyard CA Appraisal																																					5 yrs	2012
Foulness CA Appraisal																																					5 yrs	2102
Battlesbridge CA Appraisal																																					5 yrs	2012
Annual Monitoring Report																																					Annual	2005

KEY

Preparation
Public consultation



Inquiry to adoption
Dates unknown



APPENDIX A – A DRAFT SUMMARY LDD SHEET

ROCHFORD DISTRICT LOCAL DEVELOPMENT SCHEME



QUESTION	ANSWER
What will the document be called?	
What is the subject of the document?	
What geographical area does it cover?	
Will it be a Development Plan document?	
Will it be produced jointly with other authorities and, if so, which?	
What timetable is proposed for this document?	
<ul style="list-style-type: none">– Deposit Draft to Council– Public Consultation Period– Consideration of Comments– Hold Public Inquiry*– Receive Inspector's Report*– Consider Inspector's Report*– Adopt document.	
When will the document be reviewed?	

*These stages will only be undertaken if required in response to representations that are made during the public consultation on the deposit draft. If these stages are not required, then the LDD will be adopted earlier.