



Report to Cabinet

Subject: Gedling Borough Council Local Development Scheme

Date: May 12th 2005

Author: Principal Planning Officer on behalf of Portfolio holder Cllr Feeney

Purpose of report

To be made aware of the intention to bring into effect and publicise the Local Development Scheme, in accordance with the Council's corporate objective to enhance the physical environment of the Borough.

Background

The Planning and Compulsory Purchase Act 2004, which came into effect on 28th September 2004, introduced a new system for producing development plans, called Local Development Frameworks (LDFs). The first stage in this new process is to produce a LDS, which sets out the Council's intentions with regard to the content and timescale for production of new Local Development Documents (LDDs) that will make up the LDF. The Borough Council were required to submit the LDS to the Government Office for the East Midlands and the Planning Inspectorate (PINS) by 28th March 2005. A response was received from PINS on 12th April 2005 confirming that the LDS as submitted is "fit for purpose" and is content to enter into a Service Level Agreement and is broadly satisfied with the programme for the examination of the proposed development plan documents. Currently this will enhance the value of the Planning Delivery Grant next year.

Proposals

The approved LDS is set out as Appendix 1 to this report.

In summary, it is proposed to submit the following documents for examination which will be subject to consultation and Cabinet and Full Council approval:

- Statement of Community Involvement - submit January 2006
- Core Strategy - submit October 2006
- Generic Development Control Policies - submit July 2007
- Site Specific Allocations and Policies - submit December 2009
- Arnold Town Centre Action Area Plan - submit December 2008.

It is proposed that the Local Plan Steering Group be reformed as a LDF Steering Group in order to oversee the progress of the timetable of the LDS.

Conclusion

A copy of the LDS will be made available for public inspection at the Civic Centre and will be available on the Council's website.

Recommendations

Cabinet resolve to

- 1. Endorse that the LDS be made available for public inspection in accordance with Regulation 12 of the Town and Country Planning (Local Development) (England) Regulations 2004, and**
- 2. A steering group be set up to monitor the preparation of the LDF.**

GEDLING BOROUGH COUNCIL

**GEDLING BOROUGH
LOCAL DEVELOPMENT SCHEME
September 2004 – September 2007**

Final Version

March 2005

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1. Introduction

1.1 This is the **Local Development Scheme** (LDS) for Gedling Borough. Its purpose is to explain how and when the Council will prepare new style development plans and other documents, which together will form a 'Local Development Framework'. The new development plans will eventually replace existing local plans.

1.2 The Local Development Scheme is just one of number of changes to the planning system introduced under the **Planning and Compulsory Purchase Act 2004**. Every Local Planning Authority must produce a scheme, like this one, which must be submitted to the Secretary of State by 28th March 2005.

How will the planning system change?

1.3 Most of the changes to the planning system will affect development plans. The current system of county-wide Structure Plans prepared by County Councils and some Unitary Authorities will be phased out in favour of a single Regional Spatial Strategy to be prepared by the various Regional Assemblies. Local Plans, which provide more detailed planning guidance, will be replaced by Local Development Frameworks. These will carry out a similar role to existing Local Plans and will be prepared by the same planning authorities.

1.4 This means that the Borough Council will be responsible for preparing a Local Development Framework covering many types of development including housing, employment and leisure.

What is the Local Development Framework?

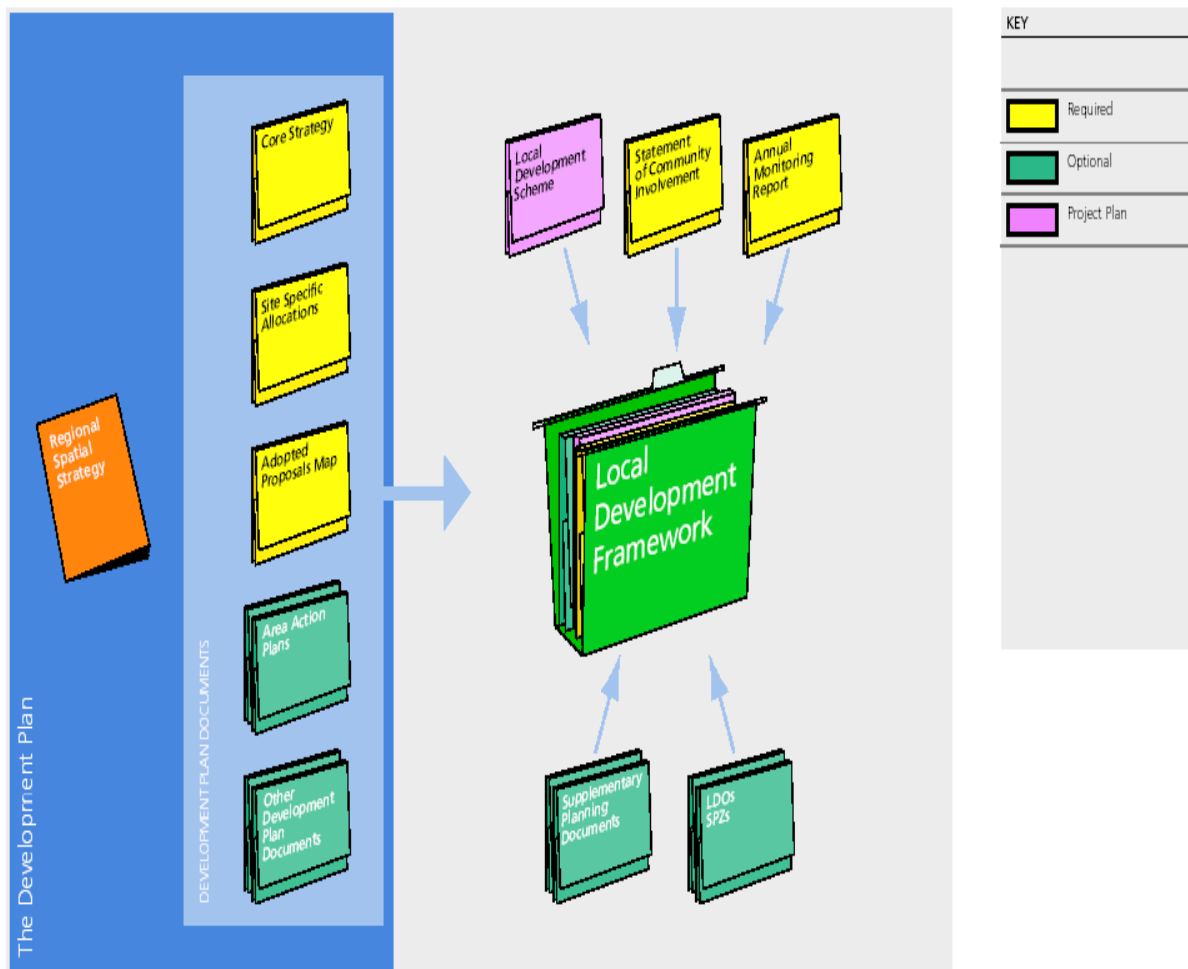
1.5 The Local Development Framework is the composite name for the 'portfolio' of different documents that local planning authorities will need to prepare in order to produce their statutory development plans. The Development Plan itself will be made up of the Regional Spatial Strategy (which is not part of the Local Development Framework) and formal Development Plan Documents (which are part of the Local Development Framework). The individual documents which will make up the Development Plan are set out in **Figure 1**.

1.6 As well as Development Plan Documents, the Local Development Framework will contain other 'local development documents' which will set out how the whole process will be managed. This Local Development Scheme sets out the timetable and resources for preparing the various documents; the Statement of Community Involvement (see paragraph 2.13) will explain how the public, industry, heritage and environmental groups can become involved; and the Annual Monitoring Report will examine progress on preparing the framework. Local Authorities may also produce informal Supplementary Planning Documents to expand or provide more detail on their planning policies.

What will happen to existing Plans?

1.7 This new system will take time to implement. The Government has therefore put in place a series of transitional arrangements that will allow existing plans to be 'saved' for 3 years. Plans that are still being prepared can also be saved for 3 years from their adoption. These saved plans will form part of the Local Development Framework until they are replaced under the new system. In some circumstances, plans or individual policies may be saved for longer than 3 years where there are justifiable reasons to do so.

Figure 1 – Local Development Framework Contents



2. The Local Development Framework

2.1 This Local Development Scheme sets out how the Borough Council will prepare its Local Development Framework. It states whether/how the current Local Plan will be saved and the proposed timetable for replacing the Plan. As well as setting out a timetable for each document, the scheme considers the main resource requirements to prepare each plan, possible difficulties and arrangements for future monitoring. The Local Development Scheme concentrates on what will need to be achieved by September 2007. The outline of work planned beyond 2007 is only indicative at present.

Saved Plans

2.2 The Local Development Framework will need to be substantially in place by September 2007. By necessity, this will include some 'saved' plans to begin with. The strategic policies in the **Nottinghamshire and Nottingham Joint Structure Plan (JSP)** will remain in force until they are replaced by the Regional Spatial Strategy for the East Midlands. Under the transitional arrangements, the current regional planning guidance for the East Midlands (RPG8) will have the status of a spatial strategy until a new document is prepared. The JSP is expected to be adopted in Autumn 2005 and is to be saved for three years or until such time as a first full review of RPG8 (now RSS8). Work is due to commence on the review of RSS8 in April 2005 with public consultation and an Examination in Public to take place from October 2006. In the event of conflict between the structure plan and RSS, the conflict will be resolved in favour of the last document to be adopted, which increasingly will be more likely to be the RSS rather than the structure plan.

2.3 The Borough Council proposes to save the Replacement Gedling Local Plan for a minimum period of 3 years from its anticipated adoption in June 2005. That Plan will therefore provide the land use/transport planning policy context for determining planning applications until 2008. Identifying policies to be saved for more than three years is likely to occur at a revision of the Local Development Scheme before the expiry of the first three years. The Local Planning Authority will need to ensure that the policies are compliant with the following criteria as outlined within paragraph 5.5 of Planning Policy Statement 12 Local Development Frameworks:

- i) where appropriate, there is a clear central strategy;
- ii) the policies have regard to the Community Strategy for the area;
- iii) the policies are in general conformity with the regional spatial strategy or spatial development strategy;
- iv) the policies are in conformity with the core strategy development plan document (where the core strategy has been adopted);
- v) there are effective policies for any parts of the authority's area where significant change in the use or development of land or conservation of the area is envisaged; and
- vi) the policies are necessary and do not merely repeat national or regional policy.

New Plans

- 2.4 All of the policies within the saved Replacement Gedling Local Plan will be reviewed as part of preparation of the LDF. A new combined set of LDDs will be prepared in a rolling programme. These will include:-
- A core strategy, which will provide the vision for the future development of the Borough of Gedling
 - Generic development control policies
 - Site specific land allocations and policies relating to their delivery (such as critical access requirements, any broad design principles) and a consequent review of the green belt boundary
 - Area Action plans for key areas of change or conservation
 - A Proposals Map illustrating on an Ordnance Survey base map all of the policies and proposals contained in the DPD's
 - A Statement of Community Involvement (SCI)
- 2.5 Whilst authorities do not have to wait until they have a local development scheme in place before beginning work on these documents, the Borough Council's focus has been on progressing the draft Replacement Local Plan towards adoption. In addition, work has been continuing on Supplementary Planning Guidance prior to commencement of the production of the Local Development Scheme which will naturally be rolled forward. Preparatory work has been undertaken for rolling forward the new arrangements.
- 2.6 The intention is to concentrate initially on the production of the Statement of Community Involvement, followed by the Core Strategy, as these will form the foundation for production of the other DPD's in the Framework. The commencement of the work on the Statement of Community Involvement will not begin until July 2005 due to wanting to ensure that the Replacement Local Plan is adopted and the period for high court challenge has passed. Given the status of the Local Plan, it is considered to be appropriate to progress the Core Strategy and feed issues into the pre planning phase for the Generic Development Control Policies, as it is not anticipated that the strategy is likely to be significantly altered and also to ensure that the policies meet the vision and strategy as set out in the Core Strategy. An early start will also be made on the Calverton Conservation Area Review, in conformity with the saved Replacement Local Plan (which will only recently have been adopted) and the emerging core strategy. When these documents are substantially through the preparation process, the Borough Council will start work on a Site Specific Land Allocations and Policies DPD to review, replace and update allocations set out in the saved Replacement Local Plan. Additional criteria for saving policies beyond the three years saved policies period, as outlined in paragraph 2.3 above, will also be taken into account.
- 2.7 A more detailed timetable, coverage and profiles of each development plan document are included in **Appendix 1**. Paragraph 2.8 below explains the format of the new development documents.

What will the new Development Plan Documents look like?

- 2.8 The Core Strategy will set out the Council's overall approach to future development. A separate set of generic development control policies will ensure that all development within the area meets the vision and strategy set out in the core strategy. There will also be a set of site-specific allocations. These will be shown on a Proposals Map with detailed Inset Plans where necessary.
- 2.9 Local Planning Authorities also have the option to produce other development plan documents, such as Area Action Plans, to focus on regeneration proposals for example. Although not Development Plan Documents, Councils may also produce Supplementary Planning Documents (SPD) to give further guidance on their adopted policies. SPD may cover a range of issues, which may be either thematic (eg affordable housing, open space provision) or site specific (conservation area reviews, development briefs for allocations). Existing or emerging SPG cannot automatically be transferred into the LDF nor can it automatically become a SPD. However, SPD can be linked to 'saved' policies. Both existing and emerging SPG can form part of the evidence base and production of new SPDs. To be adopted as SPDs, the requirements of the Regulations must be met during preparation. As the Replacement Local Plan is to be saved for 3 years from adoption, all existing SPG will continue to conform to the saved development plan policy. Those existing guidance documents that are to be reviewed will therefore become SPD. The remainder will not automatically lose their status and will continue to exist as non-statutory guidance.

How will the new Development Plan Documents be prepared?

- 2.10 The preparation of Development Plan Documents can be divided into 5 stages:-
- **Pre-production** – this is the initial survey and evidence gathering stage, which will help to identify the issues that need to be addressed.
 - **Production** – this will involve a sustainability appraisal (incorporating a strategic environmental assessment) (see paragraph 2.12) and consultation on the issues and options available in order to identify 'preferred options' and will include consideration of representations and discussions with stakeholders and the community. These will be open for further public participation before submission of the Development Plan Document to the Secretary of State and sustainability appraisal report.
 - **Examination** – Following formal submission and further public consultation, pre-examination consideration of representations and pre-examination meeting, each Development Plan Document will be subject to an independent examination into its 'soundness'. This will assess both whether the Plan has been prepared properly and the merit of its

planning policies and proposals. The Local Planning Authority will then receive the Inspector's binding report.

- **Adoption** – After the examination, the Inspector will produce a report with recommendations that will be binding on the authority. The local planning authority must incorporate any changes required by the Inspector and then adopt the development plan document.
- **Post Production** - Local Development Frameworks will be monitored and reviewed on an annual basis as required by the Annual Monitoring Report. A structured approach to review will be adopted.

2.11 The above bullets set out the broad stages of the process. The profiles for each of the proposed local development documents (attached as Appendix 3) set out the timetable and milestones in their preparation.

2.12 All new plans will be subject to Strategic Environmental assessment (SEA) which will be combined with the existing practice of Sustainability Appraisal. This will be an ongoing process to examine the likely environmental, social and economic effects of new policies and proposals. Earlier environmental appraisals of each stage of the Replacement Local Plan were carried out but these preceded the new SEA regulations and did not incorporate the full requirements of this new process.

How will the community be involved?

2.13 Greater and more effective community involvement is a key feature of the changes to the planning system. It is important that everyone, not just industry and interest groups, becomes involved in the main stages of preparing the new development frameworks. The Council will therefore prepare a **Statement of Community Involvement** in conjunction with the various stakeholders (members of the public, industry, environmental and heritage groups, utilities and others) to establish agreed standards for carrying out public consultation, with the aim of exceeding minimum statutory requirements. This will include arrangements for public consultation on all planning applications made to the Council. The Statement of Community Involvement will identify who should be involved, at what stage(s) they should be involved and the best way to involve different individuals or groups. This Local Development Scheme covers the preparation of the Statement of Community Involvement as well as Development Plan Documents.

2.14 The Statement of Community Involvement will link to the objectives of the Council's Community Strategy, which seek to involve individuals, partnerships and communities in promoting the social, economic and environmental well-being of the Borough.

3. The Timetable

- 3.1 The Council will adopt a project management approach to preparing the various parts of its Local Development Framework and the detailed timetable for each stage is set out in the 'profiles' for each plan attached as Appendix 3. Progress will be measured against key 'milestones' to see whether there is any need to revise the published timetable.

The Proposals Map

- 3.2 Policies and proposals in existing Plans will be saved in their current form until their replacement under the new format. As new documents are adopted, the coverage of new policies and site-specific proposals will be included on a new composite Proposals Map. This will be updated each time a new document is adopted and will also show any remaining saved policies.

Sustainability Appraisal and Strategic Environmental Assessment

- 3.3 Each of the documents will be subject to an ongoing process of Sustainability Appraisal, which will incorporate the new requirements for Strategic Environmental Assessment (see paragraph 2.9). This will inform the direction and content of each stage of the plan preparation process. The information used and the outcome of the appraisal process will be set out in an 'environmental report', which will accompany each document. The timetable for this work will therefore run in parallel with each of the stages of plan preparation.

4. Project Management and Resources

Project Management

- 4.1 The preparation of these new documents will need to be carefully managed. As part of a 'project management approach, the Council will set up the following organisational structure:-
Project Board: Portfolio holder/cabinet member and the Head of Planning and Environment
Project Manager: Head of Local Plans
Project Team: Local Plans section (comprising 5 planning officers plus 2 technical and administrative support staff) with support from other groups and external bodies as needed.
- 4.2 The preparation of each development plan document will be overseen by the Portfolio holder. Key stages of each document will be referred to Cabinet member and/or Full Council for approval.

Resources

- 4.3 The preparation of the Local Development Framework will be proposed as a priority in the current (2005) review of the Council's Corporate Plan and this will include an objective against which resource bids will be prioritised. The Local Development Framework will be prepared by the Council's Local Plans Section, with support from other sections of the Council as needed. The Council will also look to bodies such as the Environmental Agency, English Heritage, English Nature and the Countryside Agency for technical advice on some issues. Planning Delivery Grant money has been invested in new IT provision which will free resources in monitoring and public access / consultation workload in the future.
- 4.4 As well as preparing its local development documents, the Council must also carry out a Sustainability Appraisal (including Strategic Environmental Assessment) of these plans. Wherever possible, the Council will use its own knowledge and resources to do this but may involve external consultants in a support or advisory/scrutiny role. It is anticipated that money from the Council's Planning Delivery Grant could be used to fund the appointment of consultants or temporary additional staff if necessary.

Risk Assessment

- 4.5 In setting out the proposed timetable for work on the new development documents, it is important to ensure that these targets are realistic, achievable and take account of possible problems that may arise. The main areas of risk in terms of implementing this Local Development Scheme are identified as:
- **Uncertainty** – as the new documents will be prepared under a new and untried system, it is more difficult to predict requirements and this may result in an overly optimistic timetable. There is also a risk that critical new policy guidance or legislation could impact upon the timetable for

plan preparation. For example, the timetable for the publication of the sub regional study and also, for example, progress on some of the Local Development Documents (development briefs for allocated sites) will be dependent upon responses received from the development industry.

- **Consultation Outcomes** – the consultation process could identify additional issues/options to be evaluated and/or the scale of objections could significantly increase workload and delay implementation. To minimise this risk, extensive pre-submission consultation will be carried out with the Local Strategic Partnership and stakeholder groups, statutory and other key consultees.
- **Demand on Consultees and Planning Inspectorate** – many local authorities are likely to be preparing new development documents to a similar timetable. This could lead to delays in consultee responses, and in timetabling development plan examinations. To minimise this risk, the Council will liaise with the Government Office for the East Midlands and the Planning Inspectorate to ensure a realistic timetable for preparing each document.
- **Change in political control** – the result of elections could impact on the progression of the LDF.
- **Soundness of Plan** – if any document were to be declared unsound by an Inspector, the Council would have to start again. This would have significant budget and timetable implications. The possibility of this will be minimised by close working with the Government Office for the East Midlands at all stages to ensure that the appropriate regulations are met in full.
- **Legal Challenge** – a successful legal challenge could mean having to re-start the Plan or find alternative development sites. This would again have significant time and cost implications. To minimise this risk, the Council will ensure early and effective consultation with all interested parties in order to identify and negotiate areas of possible conflict. The Council will also liaise closely with its legal advisors to minimise any risk of challenge.
- **Staff Resources** – long term sickness absence, staff changes given the anticipated difficulty in recruiting experienced staff and unforeseen additional work could all have a significant impact on the timetable for preparing the Local Development Framework. To accommodate this risk, the Council would look to second existing staff from other teams and retain a financial contingency to appoint temporary staff or consultants for some areas of work if necessary.

4.6 We are aware that the proposed timetable results in a heavier workload in the short to medium term than would otherwise be considered ideal, and that this is contrary to the guidance of GO-EM. However, the current status of the Replacement Local Plan is such that it is felt necessary to address a number of the documents with a short time frame.

Annual Monitoring

4.7 This Local Development Scheme covers a period of three years. However, it is also important to monitor progress in plan preparation against the key stages,

or milestones, identified for each document and cover progress on the implementation of policies. The Council will therefore produce an annual monitoring report (covering the period 1st April to 31st March) showing whether or not the proposed timetable has been met and whether or not the Local Development Scheme will need to be amended should any of the problems noted in the risk assessment arise. The annual monitoring report will also assess the implementation of the Council's planning policies and help to identify any future areas for review. The first annual report will cover the financial year 2004/2005 and will be published by 31st December 2005. The Annual Monitoring Report will also include a list of all the background documents used in the production of LDDs (to include, for example, housing land availability, employment land availability, urban capacity monitoring, shopping surveys etc) and this list will be reviewed on an annual basis.

5. Further information

- 5.1 For further information on this Local Development Scheme or any of the documents mentioned, please contact the Council at the address shown below. Information on the existing Local Plan and the new development plan process is also available on the Council's website.

By post: Gedling Borough Council
Planning and Environment (Local Plans)
Civic Centre
Arnot Hill Park
Arnold
Nottingham
NG5 6LU

By E-mail: localplans@gedling.gov.uk

Website: www.gedling.gov.uk

Appendix 1: List of Abbreviations/Glossary

AAP	Area Action Plan	A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change (for example major regeneration).
AMR	Annual Monitoring Report	A report submitted to Government by local planning authorities or regional planning bodies assessing Local Development Framework or Regional Spatial Strategy production progress and policy effectiveness.
CS	Core Strategy	A Development Plan Development setting out the spatial vision and objectives of the planning framework for an area, having regard to the Community Strategy (see also DPDs).
DPD	Development Plan Document	Local Development Documents that have development plan status. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. The DPDs which local planning authorities must prepare, include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be a proposals map, which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report.
GDCP	<i>Generic Development Control Policies</i>	<i>A suite of criteria based policies which are required to ensure that all development within the area meets the vision and strategy set out in the core strategy.</i>
LDDs	Local Development Documents	These include Development Plan Documents, which will form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. LDDs collectively deliver the spatial planning strategy for the local planning authority's area, and they may be prepared jointly between local planning authorities.

LDF	Local Development Framework	The local development framework is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents (comprised of development plan documents, which will form part of the statutory development plan, and supplementary planning documents). The local development framework will also comprise the statement of community involvement, the local development scheme and the annual monitoring report.
LDS	Local Development Scheme	The local planning authority's time-scaled programme for the preparation of Local Development Documents that must be agreed with Government and reviewed every year.
PPS	Planning Policy Statement	Issued by central Government to replace the existing Planning Policy Guidance notes, in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.
PM	Proposals Map	The component of a development plan, or LDF, showing the location of proposals in the plan, on an Ordnance Survey base map.
RSS	Regional Spatial Strategy	<i>Prepared by the regional planning body, the East Midlands Regional Assembly (EMRA). It will set out the strategic policies in relation to the development and use of land in the region and will be approved by the Secretary of State. (Previously known as Regional Planning Guidance). The RSS provides a spatial framework to inform the preparation of LDDs.</i>
SA	Sustainability Appraisal	The process of weighing and assessing all the policies in a development plan, Local Development Document, or Regional Spatial Strategy, for their global, national and local implications. (See also Strategic Environmental Assessment).
SSLP	<i>Site Specific Land Allocations and Policies</i>	<i>Allocations of sites for specific or mixed uses or development. Policies will identify any specific requirements for individual proposals.</i>
SCI	Statement of Community Involvement	The SCI sets out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all local

		development documents and development control decisions.
SEA	Strategic Environmental Assessment	<p>An environmental assessment of certain plans and programmes, including those in the field of planning and land use, which complies with the EU Directive 2001/42/EC.</p> <p>The environmental assessment involves the:</p> <ul style="list-style-type: none"> § preparation of an environmental report; § carrying out of consultations; § taking into account of the environmental report and the results of the consultations in decision making; § provision of information when the plan or programme is adopted; and § showing that the results of the environment assessment have been taken into account. <p>(See also Sustainability Appraisal).</p>
	Saved Policies/Plan	Policies within Unitary Development Plans, Local Plans, and Structure Plans that are saved for a time period during replacement production of Local Development Documents.
SPD	Supplementary Planning Document	An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD.
	Sustainable Development	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The Government has set out four aims for sustainable development in its strategy "A Better Quality of Life, a Strategy for Sustainable Development in the UK". The four aims, to be achieved at the same time, are: social progress which recognises the needs of everyone; effective protection of the environment; the prudent use of natural resources; and maintenance of high and stable levels of economic growth and employment.

Appendix 2: Summary of Saved and Proposed Documents

SAVED PLANS
The Adopted Gedling Borough Local Plan (1990) Replacement Gedling Local Plan (2005??)

SAVED DOCUMENTS		
<u>Document Title</u>	<u>SPG/Interim Guidance (and Local Plan policy to which the document relates)</u>	<u>Will SPG be replaced by SPD?</u>
Design Guide SPG Note D1 (undated)	Advice on how extensions and alterations to residential properties will affect the street scene or appearance of an area can be found in the Borough Council's SPG Note 1 'Design Guide'. (Policy ENV1 of Revised Deposit Local Plan – Development Criteria).	No
Nottinghamshire Access Design Guide: Design Guidance (undated)	Advice on how access for disabled people, the elderly and those with young children is detailed in the SPG Note "Nottinghamshire Access Design Guide". (Policy ENV1 of Revised Deposit Local Plan – Development Criteria).	No
Guidance Note 1: Works to Protected Trees (2001)	Advice on trees on development sites and the information that the Borough Council will require to accompany a planning application. (Paragraph 1.87 of the Revised Deposit Local Plan).	No
Guidance Note 2: Guide to Tree Planting (2001)	Guidance notes on tree planting. (Policy ENV44 of Revised Deposit Local Plan – Tree Preservation Orders).	No
Interim planning guidance: Affordable housing. Revised draft for consultation (January 2005)	Detailed advice for land owners, developers and RSLs on the Council's criteria for the provision of affordable housing. (Policy H16 of the Revised Deposit Local Plan – Affordable Housing).	Yes
Integrated Transport Measures and Developers' Contributions – ITPS (adopted May 2002)	This documents details the approach to major new development from an integrated transport perspective. It can be used by developers and planners to estimate what the maximum contribution could be for any given development over a specified threshold. Prepared by the County Council. (Policy T1 of	Yes

	Revised Deposit Local Plan – New Developments - Developer Contributions)	
Supplementary Planning Guidance: Parking Provision for New Developments (adopted by County 2004)	Latest parking guidelines prepared by County Council. (Policy T10 of Revised Deposit Local Plan – Supplementary Planning Guidance: Parking Provision for New Developments)	Yes
Open Space SPG (2000)	Guidance on the provision of open space with new residential development. (Policy R3 of the Revised Deposit Local Plan).	Yes
Development Briefs		
Flatts Lane Development Brief (approved 19 th January 2005).	Flatts Lane, Calverton (mixed use allocation, Policy E2 of Revised Deposit Local Plan).	No
Conservation Area Reviews		
Bestwood Conservation Area Appraisal – Final Draft document (January 2005).	Appraisal of Bestwood Conservation Area (Paragraph 1.40 of Revised Deposit Local Plan).	Yes

PROPOSED LOCAL DEVELOPMENT PLAN DOCUMENTS	
Document	Timescale for adoption
Statement of Community Involvement	To be adopted by August 2006.
Core Strategy - to be adopted within 3 years of the adoption of the Saved Replacement Gedling Borough Local Plan (Summer 2005)	To be adopted within 3 years of the adoption of the Saved Replacement Gedling Borough (by October 2007)
Generic Development Control Policies	To be adopted by July 2008.
Site Specific Allocations	To be adopted by February 2011 (subject to the complexity of issues raised with the DPD).
Proposals Map	To be updated each time a new document is adopted.
Arnold Town Centre Action Plan	To be adopted by

December 2009.

NON-LOCAL DEVELOPMENT PLAN DOCUMENTS

Document	Timescale for adoption	To be adopted as SPD?
<p>Conservation area appraisals – required for each of the 8 Conservation Areas within the Borough (NB Bestwood already progressed – see above). Appraisals for the 3 Calverton conservation areas to be commenced as the next priority – historical research by officers (2005); Character assessment and identification of improvement opportunities; consultation exercise’ publication of draft appraisal study report(s). Appraisals for Lambley, Linby, Papplewick and Woodborough conservation areas to be prepared between 2007/2009.</p>	<p>To be adopted by October 2006. To be adopted by October 2007, 2008 and 2009 respectively.</p>	<p>Yes Yes</p>
<p>Development Briefs may be prepared for allocations accommodating over 50 dwellings (as stated in paragraph 2.24 of the Revised Deposit Local Plan).</p>	<p>To be determined.</p>	<p>Some - to be determined</p>

Appendix 3: Profiles of Proposed Local Development Framework Documents

Document Details

Title	<i>STATEMENT OF COMMUNITY INVOLVEMENT</i>
Role and content	Document setting out standards and approach to involving the community and stakeholders in the production of the local development framework.
Status	Local Development Document (but not part of Development Plan).
Conformity with	Town and Country Planning (Local Development) (England) Regulations 2004. Prepared in conjunction with the review of the Community Strategy.
Geographic coverage	Whole borough.

Timetable and milestones (key milestones are in italics)

Stage	Dates
Scoping/evidence gathering	July 2005
Consultation on draft SCI	October 2005
<i>Preparation of submission statement</i>	November 2005
Submission to Secretary of State	January 2006
<i>Pre-examination consideration of representations</i>	February 2006
Pre-examination meeting	March 2006
Independent examination	May 2006
<i>Receipt of Inspector's binding report</i>	June 2006
Adoption and publication of document	August 2006
<i>Post production (monitoring and review mechanisms)</i>	Ongoing

Arrangements for production

Organisational Lead	Local Plans Manager
Political Management	Portfolio Holder and Full Council
Internal Resources	Local Plans Section, with technical, legal and administrative support from other teams as needed (including Development Control)
External Resources	Legal advice and possible use of consultants
Community and Stakeholder involvement	Statutory consultees and other known interest groups in accordance with Town and Country Planning (Local Development) (England) Regulations 2004

Document Details

Title	<i>CORE STRATEGY</i>
Role and content	Sets out the spatial vision, spatial objectives and strategy for the development of the area and framework for development control.
Status	Development Plan Document.
Conformity with	Consistent with national planning policy and general conformity with RSS and the community strategy.
Geographic coverage	Whole borough.

Timetable and milestones (key milestones are in italics)

Stage	Dates
<i>Commence preparation of document</i>	October 2005
<i>Public participation on preferred options and sustainability appraisal report</i>	April 2006
Consideration of representations and discussions with community and stakeholders	May 2006
Preparation of submission development plan document and any amendments to the sustainability appraisal report	September 2006
<i>Submission of document and sustainability appraisal report</i>	October 2006
<i>Public consultation period on submission development plan document and sustainability appraisal report</i>	November 2006
<i>Pre-examination consideration of representations</i>	December 2006
Pre-examination meeting	February 2007
Examination	April 2007
<i>Receipt of Inspector's binding report</i>	September 2007
Estimated adoption	October 2007
Post production (monitoring and review mechanisms)	Ongoing

Arrangements for production

Organisational Lead	Local Plans Manager
Political Management	Portfolio Holder and Full Council
Internal Resources	Local Plans Section, with technical, legal and administrative support from other teams as needed (including Development Control)
External Resources	Legal advice, outsource hardcopy printing and possible use of environmental consultants for SEA.
Community and Stakeholder involvement	Informal and formal public consultation as set out in the Statement of Community Involvement.

Document Details

Title	GENERIC DEVELOPMENT CONTROL POLICIES
Role and content	A suite of criteria based policies which are required to ensure that all development within the area meets the vision and strategy set out in the core strategy.
Status	Development Plan Document (Statutory).
Conformity with	Consistent with national planning policy and general conformity with RSS and community strategy.
Geographic coverage	Whole borough.

Timetable and milestones (key milestones are in italics)

Stage	Dates
<i>Commence preparation of document</i>	July 2006
<i>Public participation on preferred options and sustainability appraisal report</i>	January 2007
Consideration of representations and discussions with community and stakeholders	February 2007
Preparation of submission development plan document and any amendments to the sustainability appraisal report	June 2007
<i>Submission of document and sustainability appraisal report</i>	July 2007
<i>Public consultation period on submission development plan document and sustainability appraisal report</i>	August 2007
<i>Pre-examination consideration of representations</i>	October 2007
Pre-examination meeting	November 2007
<i>Examination</i>	January 2008
<i>Receipt of Inspector's binding report</i>	June 2008
Estimated adoption	July 2008
<i>Post production (monitoring and review mechanisms)</i>	Ongoing

Arrangements for production

Organisational Lead	Local Plans Manager
Political Management	Portfolio Holder and Full Council
Internal Resources	Local Plans Section, with technical, legal and administrative support from other teams as needed (including Development Control)
External Resources	Legal advice, outsource hardcopy printing and possible use of environmental consultants for SEA.
Community and Stakeholder involvement	Informal and formal public consultation as set out in the Statement of Community Involvement.

Document Details

Title	<i>SITE SPECIFIC ALLOCATIONS AND POLICIES</i>
Role and content	Identification of land for specific uses/policies and criteria based policies for potential unforeseen proposals
Status	Development Plan Document (Statutory).
Conformity with	Consistent with national planning policy and general conformity with RSS and community strategy. Based on findings of sub-regional study into the Nottinghamshire and Derbyshire Green Belt.
Geographic coverage	Whole borough.

Timetable and milestones (key milestones are in italics)

Stage	Dates
<i>Commence preparation of document</i>	October 2007
<i>Public participation on preferred options and sustainability appraisal report</i>	June 2009 (dependant on progress of sub regional strategy)
Consideration of representations and discussions with community and stakeholders	July 2009
Preparation of submission development plan document and any amendments to the sustainability appraisal report	November 2009
<i>Submission of document and sustainability appraisal report</i>	December 2009
<i>Public consultation period on submission development plan document and sustainability appraisal report</i>	January 2010
<i>Pre-examination consideration of representations</i>	February 2011
Pre-examination meeting	April 2010
<i>Examination</i>	June 2010
Receipt of Inspector's binding report	January 2011 (subject to the complexity of the issues raised in connection with the DPD)
<i>Estimated adoption</i>	February 2011
Post production (monitoring and review mechanisms)	Ongoing

Arrangements for production

Organisational Lead	Local Plans Manager
Political Management	Portfolio Holder and Full Council
Internal Resources	Local Plans Section, with technical, legal and administrative support from other teams as needed (including Development Control)

External Resources	County Council, legal advice, outsource hardcopy printing and possible use of environmental consultants for SEA.
Community and Stakeholder involvement	Informal and formal public consultation as set out in the Statement of Community Involvement.

Document Details

Title	<i>THE PROPOSALS MAP AND INSET PLANS</i>
Role and content	To map development plan policies, including 'saved' policies.
Status	Development Plan Document (statutory).
Conformity with	The proposals map will conform with existing adopted Development Plan Documents.
Geographic coverage	Whole borough with detailed Inset Plan coverage of those parts of the borough affected by specific policies or proposals.

Timetable

Stage (Revised as each DPD adopted. Submission proposals map submitted with DPD to identify how the adopted proposals map will be amended or added to)	Dates
Core Strategy	October 2007
Generic Development Control Policies	July 2008
Site Specific Policies and Allocations	February 2011
Arnold Town Centre Action Plan	December 2009

Arrangements for production

Organisational Lead	Local Plans Manager
Political Management	Portfolio Holder and Full Council
Internal Resources	Local Plans Section, with technical, legal and administrative support from other teams as needed.
External Resources	Possibly outsource hardcopy printing.
Community and Stakeholder involvement	Previous involvement in site specific consultations.

Document Details

Title	ARNOLD TOWN CENTRE ACTION PLAN
Role and content	Detailed policies and site proposals aimed at strengthening the town centre's role as a retail destination.
Status	Development Plan Document (statutory).
Conformity with	To conform with the core strategy and community strategy.
Geographic coverage	Arnold town centre.

Timetable and milestones (key milestones are in italics)

Stage	Dates
<i>Commence preparation of document</i>	December 2007
<i>Public participation on preferred options and sustainability appraisal report</i>	June 2008
Consideration of representations and discussions with community and stakeholders	July 2008
Preparation of submission development plan document and any amendments to the sustainability appraisal report	November 2008
<i>Submission of document and sustainability appraisal report</i>	December 2008
<i>Public consultation period on submission development plan document and sustainability appraisal report</i>	January 2009
<i>Pre-examination consideration of representations</i>	February 2009
<i>Pre-examination meeting</i>	April 2009
<i>Examination</i>	June 2009
Receipt of Inspector's binding report	November 2009
<i>Estimated adoption</i>	December 2009
Post production (monitoring and review mechanisms)	Ongoing

Arrangements for production

Organisational Lead	Likely to be Local Plans Manager/Town Centre Manager
Political Management	Portfolio Holder and Full Council
Internal Resources	Local Plans Section, with technical, legal and administrative support from other teams as needed.
External Resources	Nottingham Regeneration Limited, legal advice and possible use of environmental consultants for SEA.
Community and Stakeholder involvement	Informal and formal public consultation as set out in the Statement of Community Involvement.

Document Details

Title	<i>CALVERTON CONSERVATION AREA REVIEW</i>
Role and content	To develop conservation policy and assist development control functions and to establish those elements contributing towards unique character of these conservation areas.
Status	Development Plan Document – Supplementary Planning Document
Conformity with	Saved Local Plan and emerging Core Strategy
Geographic coverage	The 3 Calverton Conservation Areas

Timetable and milestones (key milestones are in italics)

Stage	Dates
Preparation of draft supplementary planning document and sustainability appraisal report.	April 2005
<i>Draft SPD and sustainability appraisal report issued for public participation (6 week period).</i>	December 2005
Authority consideration of consultation representations.	April 2006
<i>Adoption and publication of document.</i>	October 2006
Post production (monitoring and review mechanisms)	Ongoing

Arrangements for production

Organisational Lead	Local Plans Manager
Political Management	Portfolio Holder and Full Council
Internal Resources	Local Plans Section, with technical, legal and administrative support from other teams as needed (including the County Council).
External Resources	Advice and support from other organisations, to include the County Council.
Community and Stakeholder involvement	Informal and formal public consultation as set out in the Statement of Community Involvement.

Document Details

Title	LAMBLEY CONSERVATION AREA REVIEW
Role and content	To develop conservation policy and assist development control functions and to establish those elements contributing towards unique character of this conservation area.
Status	Development Plan Document – Supplementary Planning Document
Conformity with	Core Strategy
Geographic coverage	Lambley Conservation Area

Timetable and milestones (key milestones are in italics)

Stage	Dates
Preparation of draft supplementary planning document and sustainability appraisal report.	April 2006
<i>Draft SPD and sustainability appraisal report issued for public participation (6 week period).</i>	December 2006
Authority consideration of consultation representations.	April 2007
<i>Adoption and publication of document.</i>	October 2007
Post production (monitoring and review mechanisms)	Ongoing

Arrangements for production

Organisational Lead	Local Plans Manager
Political Management	Portfolio Holder and Full Council
Internal Resources	Local Plans Section, with technical, legal and administrative support from other teams as needed.
External Resources	Advice and support from other organisations, to include the County Council.
Community and Stakeholder involvement	Informal and formal public consultation as set out in the Statement of Community Involvement.

Document Details

Title	<i>LINBY CONSERVATION AREA REVIEW</i>
Role and content	To develop conservation policy and assist development control functions and to establish those elements contributing towards unique character of this conservation area.
Status	Development Plan Document – Supplementary Planning Document
Conformity with	Core Strategy
Geographic coverage	Linby Conservation Area

Timetable and milestones (key milestones are in italics)

Stage	Dates
Preparation of draft supplementary planning document and sustainability appraisal report.	April 2007
<i>Draft SPD and sustainability appraisal report issued for public participation (6 week period).</i>	December 2007
Authority consideration of consultation representations.	April 2008
<i>Adoption and publication of document.</i>	October 2008
Post production (monitoring and review mechanisms)	Ongoing

Arrangements for production

Organisational Lead	Local Plans Manager
Political Management	Portfolio Holder and Full Council
Internal Resources	Local Plans Section, with technical, legal and administrative support from other teams as needed.
External Resources	Advice and support from other organisations, to include the County Council.
Community and Stakeholder involvement	Informal and formal public consultation as set out in the Statement of Community Involvement.

Document Details

Title	WOODBOROUGH CONSERVATION AREA REVIEW
Role and content	To develop conservation policy and assist development control functions and to establish those elements contributing towards unique character of this conservation area.
Status	Development Plan Document – Supplementary Planning Document
Conformity with	Core Strategy
Geographic coverage	The Woodborough Conservation Area

Timetable and milestones (key milestones are in italics)

Stage	Dates
Preparation of draft supplementary planning document and sustainability appraisal report.	April 2008
<i>Draft SPD and sustainability appraisal report issued for public participation (6 week period).</i>	December 2008
Authority consideration of consultation representations.	April 2009
<i>Adoption and publication of document.</i>	October 2009
Post production (monitoring and review mechanisms)	Ongoing

Arrangements for production

Organisational Lead	Local Plans Manager
Political Management	Portfolio Holder and Full Council
Internal Resources	Local Plans Section, with technical, legal and administrative support from other teams as needed.
External Resources	Advice and support from other organisations, to include the County Council.
Community and Stakeholder involvement	Informal and formal public consultation as set out in the Statement of Community Involvement.

Document Details

Title	<i>DEVELOPMENT BRIEFS FOR ALLOCATIONS</i>
Role and content	To set out the type, scale and standards for the development of the site.
Status	Development Plan Document – Supplementary Planning Document
Conformity with	Core Strategy.
Geographic coverage	Development Briefs to be prepared for all allocations accommodating over 50 dwellings.

Timetable and key milestones

Stage	Dates
Preparation of draft supplementary planning document and sustainability appraisal report.	2005 *
Draft SPD and sustainability appraisal report issued for public participation (6 week period).	To be determined
Authority consideration of consultation representations.	To be determined
Adoption and publication of document.	2007

Arrangements for production

Organisational Lead	Local Plans Manager
Political Management	Portfolio Holder and Full Council
Internal Resources	Local Plans Section, with technical, legal and administrative support from other teams as needed.
External Resources	Advice and support from other organisations, to include liaison with developers and landowners and other relevant organisations.
Community and Stakeholder involvement	Informal and formal public consultation as set out in the Statement of Community Involvement.

*** Work on development briefs has commenced and is ongoing. However, progress is linked to the adoption of the Local Plan. Some briefs are being produced by developers and may be finalised prior to the adoption of the Local Plan such that they will be in the format of SPG rather than SPD.**