

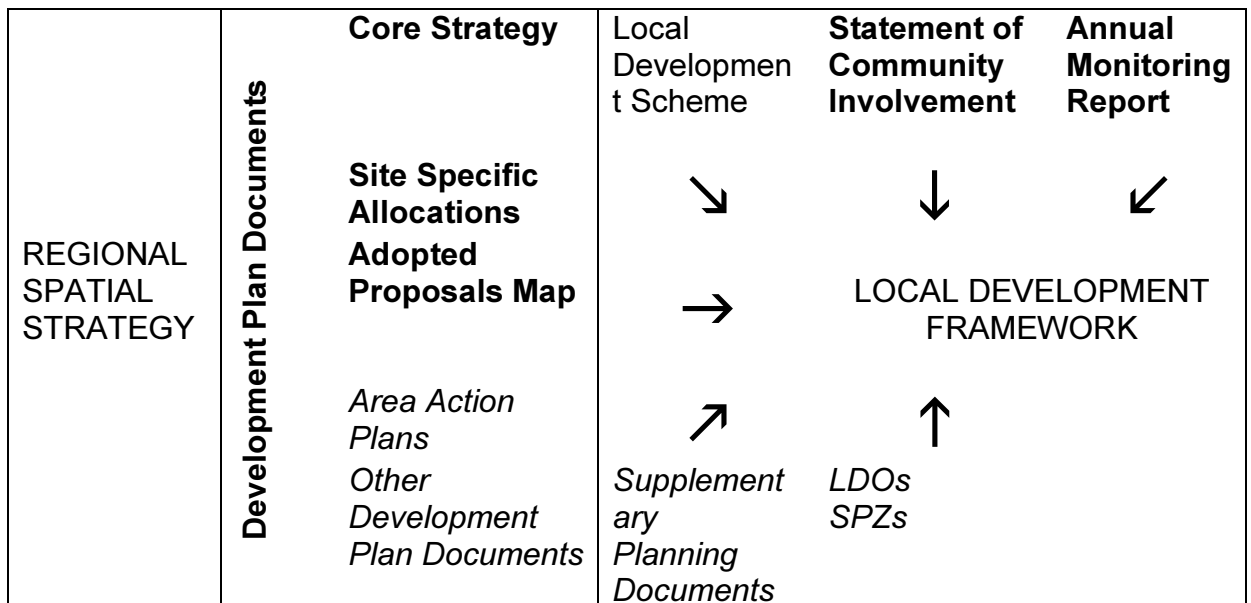
## PLANNING POLICY STATEMENT (PPS) 12: LOCAL DEVELOPMENT FRAMEWORKS

A previous report, dated October 2003, referred to the Draft PPS12 Consultation Paper. The final version of PPS12 sets out the Government's policy on the preparation of local development documents which will comprise the local development framework. It has therefore been prepared in the context of the new planning legislation as contained in the Planning and Compulsory Purchase Act 2004 (and replaces Planning Policy Guidance (PPG) 12: Development Plans).

The key aims of the new system are:-

- Flexibility i.e. LPAs can respond to changing local circumstances and prepare/review plans more quickly.
- Strengthening community and stakeholder involvement in the development of local communities.
- Frontloading ie LPAs should take key decisions early in the preparation of documents.
- Sustainability appraisal i.e. to ensure that documents contribute to the achievement of sustainable development.
- Programme management i.e. the preparation of a range of documents in accordance with the local development scheme.
- Soundness i.e. in terms of both content and process.

The new system comprises the following documents:-



The first two columns comprise the statutory 'development plan'.

The documents in bold are 'required' documents.  
The documents in italics are 'optional' documents.

More information is provided on each of the documents comprising the Local Development Framework, as follows:-

### Local Development Scheme (LDS)

The LDS is a public statement of the LPA's programme for the production of LDDs, setting out a description of all documents to be prepared, provide an explanation of the relationship between documents and to set out the planned timetable for preparing each document. All local planning authorities must submit their first local development scheme to the Secretary of State by 28 March 2005, to cover at least a rolling 3 year period. The scheme should be revised when necessary, either as a result of the annual monitoring report (see below) or if there is a need to revise and/or prepare new documents.

### Core strategy

The core strategy will normally be the first development plan document to be produced and will set out the long term spatial vision for the authority's area and the strategic policies required to deliver that vision. It should set out broad locations for delivering development needs (eg housing, employment, retail). It will be comprised of a spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and implementation framework. It must be kept up to date and, once adopted, all other DPDs must be in conformity with it.

### Site specific allocations of land

The identification of sites should be founded on a robust assessment of the suitability, availability and accessibility of land for particular uses or mix of uses.

### Area Action Plans (AAPs)

AAPs should be used to provide the planning framework where significant change is needed. They should identify the distribution of uses and set the timetable for the implementation of the proposals. Further guidance (eg design) may be provided in the relevant AAP or in a supplementary planning document in the form of a master plan. AAPs may also be used where conservation is needed, to set out the policies for action to preserve or enhance the area.

### Proposals Map

The adopted proposals map must be revised as each new development plan document, so that it always reflects the up-to-date spatial plan for the area.

### Generic Development Control Policies

A limited suite of policies should be prepared to set out the criteria against which planning applications will be considered, and included either in the core strategy or in

a separate Development Plan Document. They should not be a compendium of use-related development control policies but should be on topic-related policies eg protecting residential amenity, nature conservation, highway and transport etc. Generic policies should not repeat national PPSs but should explain how they apply to the local area.

### Supplementary Planning Documents (SPDs)

SPDs include design guides, area development briefs or issue based documents which supplement policies in a Development Plan Document. Whilst not subject to independent examination, they will still be subjected to rigorous procedures of community involvement. Supplementary Planning Guidance (SPG - under the old system) will continue to exist as non-statutory guidance. The Local Development Scheme should include details of SPG and how it relates to the saved policies of the development plan. SPG may be used as the basis for new SPDs, which must conform to a DPD or saved development plan policy. As such, SPDs may be prepared before a DPD.

### Key changes

Key changes between the old and new planning systems include the following:-

- all development plan documents must be subject to rigorous procedures of community involvement and consultation;
- following an independent examination to test the soundness of the document and ensure the necessary legal requirements have been undertaken, the inspector's report is now binding; and
- Sustainability Appraisal (incorporating a Strategic Environmental Assessment) is mandatory for development plan documents and supplementary planning documents.
- production of Annual Monitoring Reports to assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being achieved.

### Community Involvement

The Statement of Community Involvement (SCI) should set out the LPAs policy for involving the community in the preparation and revision of local development documents and planning applications. The key principles for community involvement are as follows:-

- Consultation based on an understanding of the needs of the community.
- Front loading of involvement – to achieve a sense of ownership.
- Methods of involvement which are relevant to the communities concerned.

- A continuous programme of involvement.
- Transparency and accessibility
- Community involvement planned into the process.

The SCI will be a clear public statement enabling the community to know how and when they will be involved in the preparation of LDDs and how they will be consulted on planning applications. The minimum requirements set out in the Town and Country Planning (Local Development) (England) Regulations 2004 should be met or exceeded. Further guidance on the preparation and content of SCIs is contained in 'Creating Local Development Frameworks'. Once prepared the SCI will then be submitted for independent examination. In assessing whether the SCI is 'sound', an Inspector will consider it against a series of criteria. The Inspector will then produce a report with recommendations that will be binding upon the Authority.

LPA's must comply with the SCI when preparing Local Development Documents. The SCI should be kept under review and revised where necessary, although revision should only be necessary when significant changes have occurred in the types of groups engaged or techniques employed.

#### Sustainability Appraisal and Strategic Environment Assessment

The European Directive 2001/42/EC applies to all LDDs prepared after 21 July 2004 and all plans which are not adopted by 21 July 2006. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a LDD from the outset, to ensure that decisions accord with sustainable development. Separate guidance has been published and a report on the Draft Guide (dated July 2004) has already been prepared.

#### Review and Monitoring of Development Plan Documents

LPA's are required to produce Annual Monitoring Reports (AMRs) to assess the implementation of the local development scheme and the extent to which policies in LDDs are being achieved. The AMR must be based upon the period 1<sup>st</sup> April to 31<sup>st</sup> March and submitted by the end of the following December to the SoS. The first AMR is required by 31<sup>st</sup> December 2005. Monitoring systems must be developed to include:-

- Whether policies/milestones have been met and, if not, the reasons why.
- What impact the policies are having in respect of national, regional and local policy targets.
- The extent to which any local development order is achieving its purpose.
- Whether policies in the LDD need adjusting/replacing as they are not working as intended.

- Whether policies need changing to reflect changes in national/regional policy.
- If policies or proposals need changing, the actions needed to achieve this.

Further guidance will be included in the 'Local Development Framework Monitoring Guide', which is yet to be published. It is intended that LPAs and regional planning bodies should co-ordinate their monitoring activities to avoid duplication. County councils have a key role in assisting LPAs to maintain an effective information base. LPAs should seek to integrate their approach with other initiatives, particularly community strategies.

#### Transferring to the new system – implications for GBC

- Where an inquiry into a draft plan has taken place, (as for the Gedling Borough Replacement Local Plan) the proposals will continue under the current legislation. However, if it is anticipated that adoption will not be achieved before 21 July 2006 then it is advised that work should commence instead on a Local Development Framework.
- Plans that are not yet adopted will become saved for 3 years from the adoption of the draft plan.
- During the 3 year period, LPAs should bring forward LDDs to replace saved policies in accordance with their LDS. Some of the saved policies may be continued beyond 3 years, if it can be demonstrated to the Secretary of State that the policies comply with a series of criteria.
- Structure plans will also be saved for a period of 3 years from commencement of the Act or adoption (whichever is the later).