

# Planning Services

**Local Development Framework  
Workshop  
July 2009**

# The New Planning System

Planning & Compulsory Purchase Act 2004 introduced:

- Regional Spatial Strategies (RSS) replace County Structure Plans
- Local Development Frameworks (LDF) to replace Unitary and Local Plans

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# Statutory Development Plan

Based on well established principle of a plan-led system

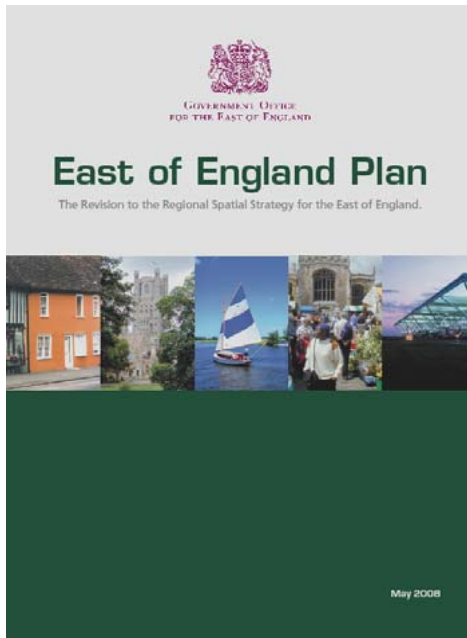
Consists of:

- Regional Spatial Strategy (RSS)
- Core Strategy Development Plan Documents (DPD)
- Any other DPDs

Statutory Plan forms basis for development control decisions

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# Regional Spatial Strategy (RSS)



- East of England Plan
- Published 12<sup>th</sup> May 08
- Sets the development strategy for the region, including Harlow, in terms of:
  - Housing
  - Jobs
  - Transport
  - Environment

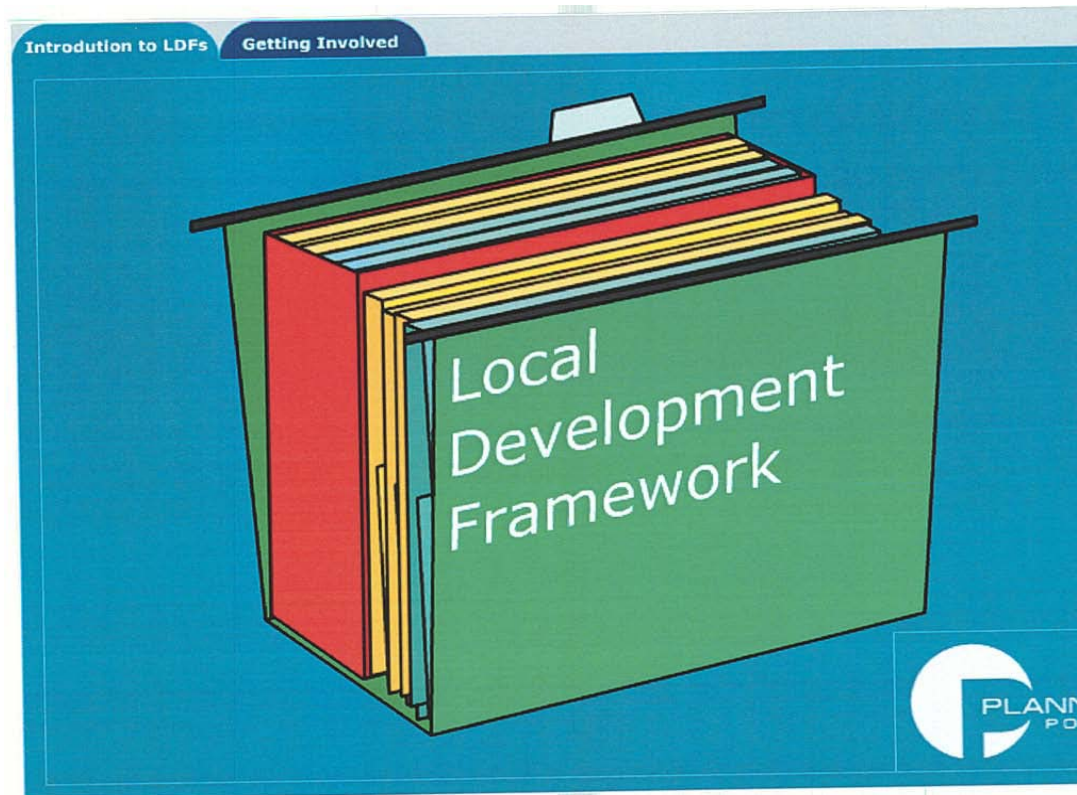
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# East of England Plan Issues for Harlow

- 16,000 additional homes to 2021 for the Harlow Area
- Urban extensions to the south west, east, and north of Harlow
- 56,000 additional jobs (Harlow, Braintree, Brentwood, Chelmsford, Epping Forest, Maldon and Uttlesford)
- Coordinated working with East Hertfordshire DC and Epping Forest DC required to deliver growth requirement

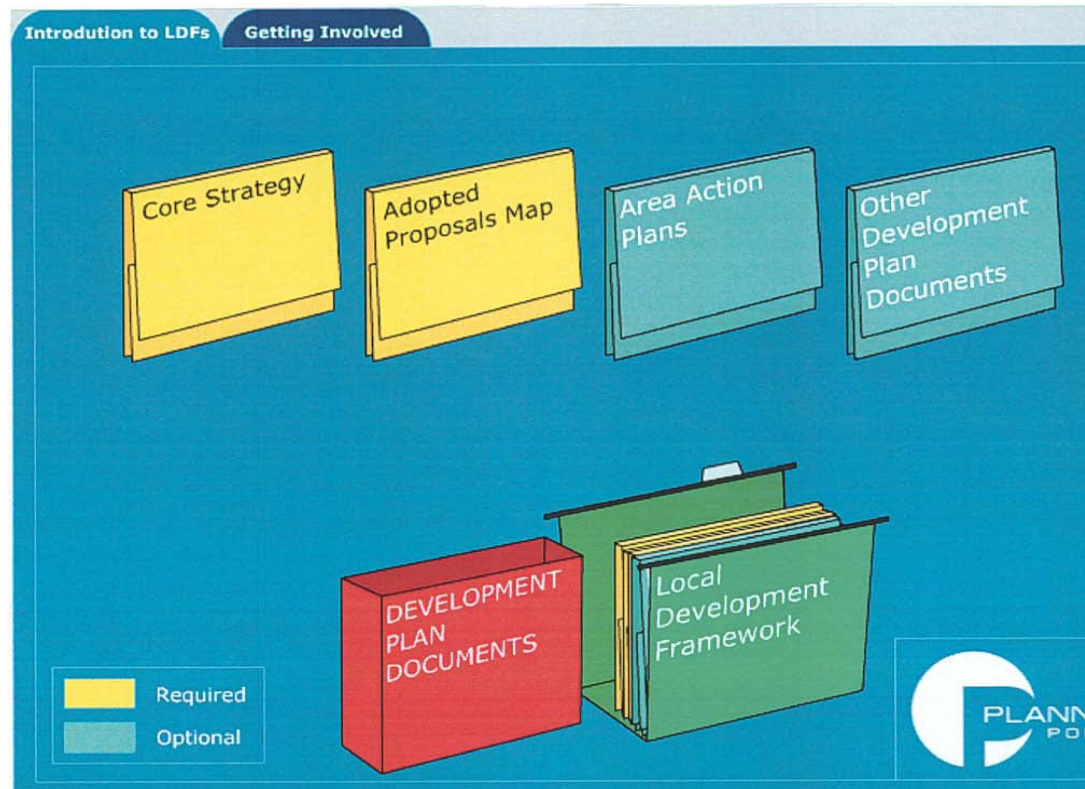
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# Local Development Framework (LDF)

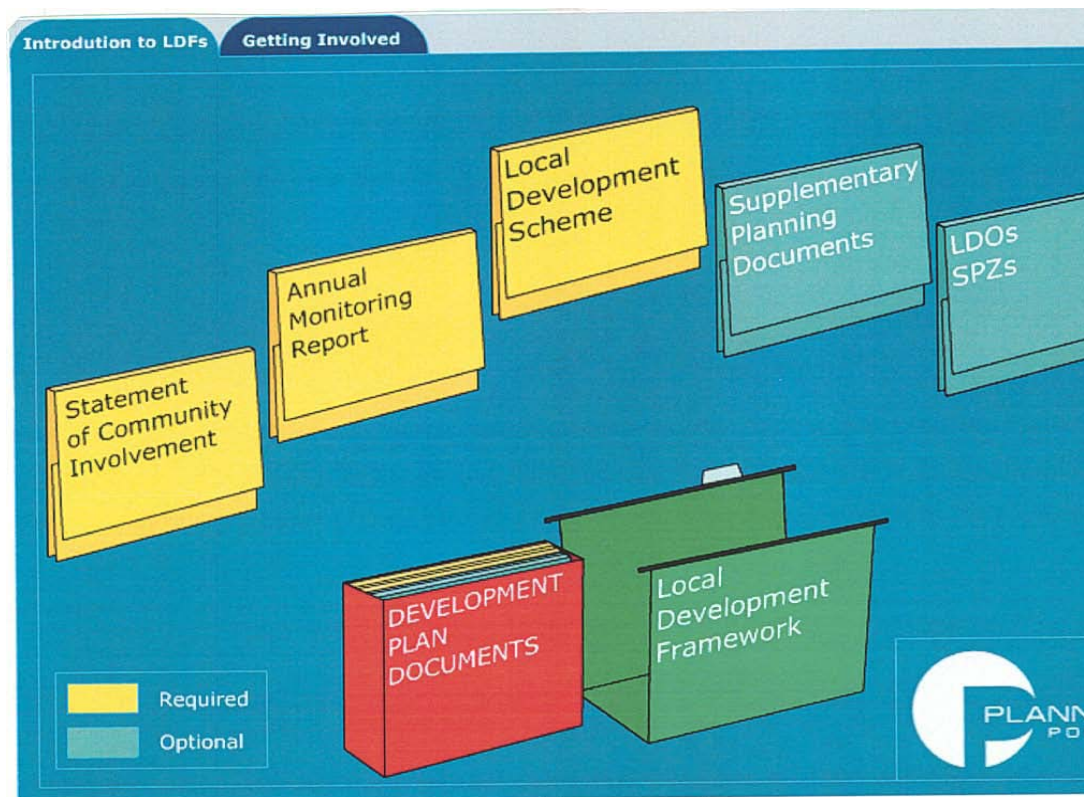




# Key Development Plan Documents (DPD's)



# Other Local Development Documents (LDDs)





# Development Plan Documents (DPDs)

- Integrated set of policies
- Based on a clear understanding of the economic, social and environmental needs of an area and any constraints on meeting those needs
- Underpinned by an evidence base
- Rigorous procedures of community involvement, consultation & independent examination
- Accompanied by Sustainability Appraisal (SA)
- Assessment through formal examination process

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# Community Engagement

Consultation important

Production of DPDs should follow the Government's principles for engagement in planning.

Involvement should be:

- Appropriate
- Continuous
- Transparent & accessible
- Planned

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# Independent Examination

- DPDs are subject to Independent Examination by an Inspector
- In addition to the legal (procedural) requirements, DPDs must be **sound**

To be “sound” a core strategy should be:  
JUSTIFIED, EFFECTIVE and consistent with  
NATIONAL POLICY

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# The Tests of Soundness

“Justified” means that the document must be:

- founded on a robust and credible evidence base
- the most appropriate strategy when considered against reasonable alternatives

“Effective” means that the document must be:

- deliverable (realistic, identify delivery bodies )
- flexible (respond to changing circumstances)
- able to be monitored

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# Core Strategy DPD



Overall vision – linked to the Sustainable Community Strategy (Harlow 2020)

Strategic objectives

Delivery strategy including how much development, where, when, and by what means

Managing & monitoring

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# Core Strategy Stages

## Pre-Production

- Preliminary work, awareness & evidence gathering

## Production

- Issues & Options Preparation & Consultation
- Submission

## Examination

- Representations
- Independent Examination
- Binding Report

## Adoption

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# Sustainability Appraisal Assessment

- LPAs have a statutory duty to promote sustainable development; to balance the competing economic, social & environmental needs of the District
- The SA is a systematic and iterative process and to be fully effective needs to be fully integrated into the plan-making process
- All DPDs require SA; SPDs may require SA

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# Supplementary Planning Documents (SPD's)

- SPDs are LDDs and form part of the planning framework for the district but not part of the statutory development plan
- Expand on, and give further detail to, policies within DPDs but do not allocate land
- Subject to rigorous community involvement but not subject to independent examination

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# Other LDDs

## Local Development Scheme (LDS)

- Timetable for the production of LDF documents

## Annual Monitoring Report (AMR)

- Monitors housing delivery & the implementation of policies annually

## Statement of Community Involvement (SCI)

- Sets out how the council will involve & engage the community & stakeholders in the planning system

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# Next?

- Workshop event
- Identifying key Council strategies that need to be considered
- Identifying emerging issues the plan should address
- Consolidate cross cutting issues
- Identify realistic options