

LOCAL DEVELOPMENT SCHEME NO. 3

(Report of the Acting Head of Planning and Building Control)

1. Summary of Proposals

A Local Development Scheme (LDS) is a project plan for producing Development Plan Documents (DPDs). The LDS identifies the path to deliver DPDs. The current Local Development Scheme for Redditch - LDS No. 2, sets out what Development Plan Documents (DPDs) the Council produced and the timescales for producing these DPDs for the period of October 2005 to September 2008. For this reason the LDS No. 2 has been revised and Local Development Scheme No. 3 has been produced (Appendix A).

There are three reasons the LDS needs to be revised. These include:

1. Implications arising from recommendations from the Planning Advisory Service Peer Review;
2. Amendments to the 2004 Town and Country Planning Regulations, in 2008 and 2009 which removed the need for the Preferred Option Stage in DPD production, amongst other things, therefore affecting the timescale of the Core Strategy preparation; and
3. The current LDS (LDS No. 2) is out of date.

2. Recommendations

The Committee is asked to RECOMMEND that

the timescales detailed within the Local Development Scheme No. 3 for a range of Development Plan Documents be agreed and Local Development Scheme No. 3 be submitted to the Government Office for the West Midlands (GOWM) for approval.

3. Financial, Legal, Policy, Risk and Sustainability Implications

Financial

- 3.1 Implementation of Local Development Scheme No. 3 will be funded from existing Development Plans Budgets.

- 3.2 Development Plan Documents (DPDs) and other Local Development Documents (LDDs) that are listed within the LDS may need additional funding in the future, however, these documents would be the subject of further committee reports.

Legal

- 3.3 Redditch Borough Council is required to produce a LDS under the Town and Country Planning (Local Development) (England) Regulations as amended under Section 6 and 8.

Policy

- 3.4 Planning Policy Statement 12 'Local Spatial Planning' (2008) requires Local Development Schemes to provide a brief description of all the Development Plan Documents (DPDs) to be prepared and the content and geographic area to which they will relate. The implementation of the DPDs listed in the LDS are important to deliver the Council's Service Plan priorities for example PBC5 - *'To prepare a Local Development Framework'*.

Risk

- 3.5 If the Local Development Scheme is not submitted to the Government Office for the West Midlands for approval this may affect the progression of some of the Development Plan Documents detailed within the LDS. If these DPDs are not delivered to the agreed timescale then this may affect the Council's receipt of Housing and Planning Delivery Grant (HPDG).

Sustainability / Environmental

- 3.6 The DPDs detailed within Local Development Scheme No. 3 (Appendix A) will address a range of environmental issues including sustainability and climate change.

Report

4. Background

- 4.1 The existing Local Development Scheme for Redditch (LDS No. 2) sets out what Development Plan Documents (DPDs) the Council produce and the timescales of these DPDs for the period of October 2005 to September 2008. This LDS was approved in July 2006 by GOWM. This LDS is now out of date and a revised LDS is required.
- 4.2 As well as the need for the LDS to be up-to-date, there are a range of other issues that have led to the LDS being revised. These issues are discussed in the following paragraphs.

- 4.3 Implications of the recommendations of the Planning Advisory Service Peer Review. The Spatial Planning Peer Review process provided Redditch Borough Council with the services of a spatial planning peer for a period of an initial four days. The outcome of this culminated in a report prepared by the Spatial Planning Peer giving feedback to Redditch Borough Council on the progress of its Local Development Framework. One of the most significant recommendations was to consider re-aligning the Core Strategy to ensure a significant link between the Vision, Objectives and Policies.
- 4.4 Town and Country Planning (Local Development) (England) Regulations as amended. The amendments (2008 and 2009) to the Town and Country Planning Regulations necessitate a number of changes to the LDS including;
- a) removing the need for the Preferred Option Stage of any DPD, therefore affecting the timescale of the Core Strategy DPD; and
 - b) removing the need for the LDS to detail the timetables for producing Statements of Community Involvement and Supplementary Planning Documents.
- 4.5 Existing LDS (LDS No.2) is out of date. LDS No.2 set out the timescales for producing DPDs for the period of October 2005 to September 2008. It is now necessary to produce an LDS which covers the timescales for the next three years. LDSs are required to be produced to demonstrate the three year rolling programme of DPD production.

5. Key Issues

- 5.1 The following paragraphs detail the key changes made to the revised Local Development Scheme (Appendix A).

Core Strategy

- 5.2 The Core Strategy timetable has been amended following the amendment to the Town and Country Planning Regulations in 2008 and 2009. LDS No. 2 currently schedules the Submission of the Core Strategy for October 2009 and adoption of the Core Strategy for February 2011. Local Development Scheme No. 3 proposes to alter the Submission of the Core Strategy to May 2010 but to keep adoption to February 2011. This change reflects the change in regulation which negates the need for the Preferred Option stage in the Core Strategy preparation. This change allows more time to prepare the Submission document. The Planning Inspectorate have produced procedural guidance (*'Local Development Frameworks Examining Development Plan Documents: Procedural Guidance,*

November 2008) which recommends the timescales that are required to produce a Core Strategy DPD, these recommendations have been incorporated in to the timescale proposed in Appendix A.

Site Allocations and Policies Development Plan Document

- 5.3 A Site Allocations and Policies DPD is necessary to show that the Core Strategy will be delivered; however the Core Strategy DPD should be progressed as a priority, as this sets the spatial development strategy for Redditch up to 2026. The timescale for the Site Allocations and Policies DPD has been altered to provide additional time for its production. The timescales have also been amended to ensure that the required time is spent on preparing the Core Strategy DPD and that the required amount of time necessary to prepare for the Examination of the Core Strategy DPD is provided (the recommended time to prepare for the Core Strategy Examination is detailed in the Planning Inspectorate Procedural Guidance (*Local Development Frameworks Examining Development Plan Documents: Procedural Guidance, November 2008*)) which has been incorporated into the timescales within the LDS. LDS No.2 schedules adoption of the Site Allocations and Policies DPD for 2011, LDS No.3 proposes to move the adoption date to July 2013.

Other Local Development Documents (LDDs)

- 5.4 The Town and Country Planning (Local Development) (England) Regulations as amended have removed the need to include documents other than DPDs within the LDS, therefore any reference to documents other than DPDs, has been deleted. This includes reference to a number of SPDs and the Statement of Community Involvement which have been produced. There are however, three exceptions to this; these are the Encouraging Good Design SPD, Land to the rear of the Alexandra Hospital SPD and the Town Centre Strategy SPD. These documents have remained in the LDS for information purposes to ensure that the public are fully aware of significant documents that will definitely be produced by the Development Plans Team, and hence have resource implications.

6. Other Implications

Asset Management	-	No Implications
Community Safety	-	Development Plan Documents detailed in the LDS consider and promote the enhancement of community safety.
Human Resources	-	No Implications

Social Exclusion - Development Plan Documents detailed in the LDS consider and aim to minimise social exclusion.

7. **Lessons Learnt**

None, this is a new issue.

8. **Background Papers**

Local Development Scheme No. 2 October 2005 to September 2008 (July 2006)
Spatial Planning Peer Review Redditch Borough Council Peer Report
Planning Inspectorate Procedural Guidance - Local Development Frameworks Examining Development Plan Documents: Procedural Guidance (November 2008)

9. **Consultation**

This report has been prepared in consultation with the Government Office for the West Midlands, The Corporate Management Team (CMT) and Planning Advisory Panel (PAP).

10. **Author of Report**

The author of this report is Louise Brockett, who can be contacted on extension 3221 (e-mail: Louise.Brockett@Redditchbc.gov.uk) for more information.

11. **Appendices**

Appendix A - Local Development Scheme No. 3 (to follow)

12. **Key to Terminology / Abbreviations**

Core Strategy DPD – sets out how we want Redditch Borough to be by 2026 and how this will be achieved. It does not allocate land, but it is one of the most important planning documents at the local level, as it provides a framework approach for the spatial growth of the Borough.

Local Development Scheme (LDS) – A project plan detailing the timescales for producing Development Plan Documents (DPDs).

Site Allocations and Policies DPD – allocates land for a range of uses to support the strategic spatial vision and objectives of the Council's Core Strategy.

Spatial Planning Peer Review – This process assesses the progress of a Local Authority on the production of the Local Development Framework.

Town and Country Planning (Local Development) (England) Regulations as amended – sets the framework for preparing Local Development Documents (LDDs).