



Planning Committee

All Wards

15th July 2008

5. NATIONAL PLANNING POLICY FRAMEWORK – UPDATE ON CHANGES

(Report of the Acting Director of Environment and Planning)

1. Purpose of Report

To inform Members of changes to the national planning policy framework. The creation, consultation and adoption of the Development Plan has a direct impact on this Committee, as it implements the plan through the decisions that it makes.

2. Recommendation

**The Committee is asked to RESOLVE that
the report be noted.**

3. Financial, Legal, Policy and Risk Implications

Financial

3.1 None identified.

Legal

3.2 None identified.

Policy

3.3 This newly introduced Policy will be a material consideration in the determination of Planning Applications where appropriate, and will dictate the procedures and processes followed by this Authority when working towards adoption of Local Development Framework documents.

Risk

3.4 There are no perceived increased risks arising from the changes to the policy framework.

Report

4. Background

In altering the planning system in 2004 and introducing the Local Development Framework (LDF) to supersede the previous Local Plan and Structure Plan documents, a clearer process, which was quicker and allowed for more public and community engagement and involvement was preferred and sought. However, the national target for adopted core strategies has been missed by a significant quantity under the new regulations, and so these are now being revised to increase the speed of the process and allow for the adoption of up to date LDFs as quickly as possible. These procedural amendments have been enacted in secondary legislation, and the new policy guidance contained in PPS12 relates to the implementation of the new regulations.

5. Key Issues

- 5.1 An LDF, and its content, remains very similar to the current system, and consists of a Local Development Scheme (LDS) which is the timetable for delivery of the documents that form the LDF, the Core Strategy and other documentation including a proposals map and a Statement of Community Involvement (SCI). These documents should include targets and delivery mechanisms wherever possible, to ensure that the proposed development of the borough occurs. This can include identifying relevant parties and funding.
- 5.2 The new PPS12 begins by setting the context in which local spatial planning should be carried out, noting that the public, private and community sectors should work in partnership wherever possible, as well as with the LSP. It also sets the LDF in context with other strategic frameworks in local government that combine to form a toolkit. It considers the local authority to be a 'place shaper' and the LDF as a tool for taking a strategic approach to meeting local needs. It therefore demonstrates the benefit of spatial planning to local authorities and how it should underpin wider corporate strategies. It highlights issues such as affordable housing provision, green infrastructure, economic growth, regeneration and safeguarding environmental assets as cross-cutting but vital projects.
- 5.3 There are five key policy changes included within the revised PPS12, and these are:
- 5.4 To streamline PPS12 into a pure policy document, allowing guidance and procedural information to be separated into other more appropriate documents such as circulars and secondary legislation. This will give the document more focus and a clearer steer on the

policy direction in which the Government is keen for LPAs to progress

- 5.5 To provide greater flexibility to allocate sites within a core strategy. Originally when the new planning system was introduced, the intention was that a separate Development Plan Document (DPD), an Allocations DPD, would follow on from the adoption of a core strategy, however due to delays and the length of time being taken to complete core strategies, this new policy document provides for including allocated sites within a core strategy in order to ensure that a 5 year land supply is identified and monitored.
- 5.6 The new PPS12 also introduces greater flexibility in determining which DPD's each Authority produces rather than dictating which are mandatory and which are optional, as previously. This allows for greater freedom to tailor the LDF to the Borough and its specific needs and requirements. This has also led to a reduction in the complexity of the documents, which improves their clarity and the accessibility of documents to residents and other stakeholders.
- 5.7 The lifespan of the core strategy has been increased from 10 to 15 years. However, flexibility in particular areas remains due to the retained opportunity to produce Action Area Plans (AAPs) for specific areas where regeneration is required, and these can be compiled as and when necessary.
- 5.8 PPS12 also seeks to strengthen the role of the core strategy in terms of infrastructure provision, which forms part of the holistic and partnership working referred to above.

6. Other Implications

Asset Management	-	The Council's land and property interests will benefit equally to those held in other ownerships.
Community Safety	-	No perceived impact.
Human Resources	-	Minimal impact, as the principles of the practice of the Development Plans team remains unaltered.
Social Exclusion	-	No perceived impact – the policy applies equally across the country.
Sustainability	-	This will be a core theme of any LDF document.

7. Conclusion

The overall principles of the plan making system remain unchanged, however some of the details and procedures for compiling documents have been altered in an attempt to clarify, simplify and speed up the plan making process. PPS12 also provides clear focus on particular elements of the planning system for consideration when compiling spatial planning documents.

8. Background Papers

PPS12 (Creating strong safe and prosperous communities through) Local Spatial Planning. The full PPS12 document can be downloaded from :

www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/planningpolicystatements/

Paper copies can be obtained from Ailith Rutt (Development Control Manager).

9. Consultation

There has been no consultation other than with relevant Borough Council Officers.

10. Author of Report

The author of this report is Ailith Rutt (Development Control Manager), who can be contacted on extension 3374 (email: ailith.rutt@redditchbc.gov.uk) for more information.

11. Appendices

None.

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