

EXETER CITY COUNCIL

**PLANNING MEMBER WORKING GROUP
28 SEPTEMBER 2010**

**EXECUTIVE
28 SEPTEMBER 2010**

**LOCAL DEVELOPMENT FRAMEWORK
LOCAL DEVELOPMENT SCHEME (LDS)**

1 PURPOSE OF REPORT

- 1.1 To consider a revised programme for the preparation of the various documents that make up the Local Development Framework (LDF).

2 BACKGROUND

- 2.1 The Local Development Scheme (LDS) that sets out the programme for the preparation of LDF documents was approved in 2007. This provided for the preparation of a Core Strategy, City Centre Area Action Plan, Joint East of Exeter Area Action Plan (with East Devon), and Development Management Policies and Allocations document.
- 2.2 Under the Planning and Compulsory Purchase Act the spatial planning strategy for a local authority area is to be provided by a series of documents that together form the Local Development Framework (LDF). The Act states that a local authority must prepare and maintain a 3 year rolling programme showing how the LDF is being compiled thereby enabling the public to get involved in the plan making progress.
- 2.3 Given the likelihood of new planning legislation in the Localism Bill expected in December, and the possible effects of the Comprehensive Spending Review in October on resources in Local Government, it would be more logical to revise the LDS after this time. Progress however is now being made on preparing the LDF; it having been delayed for some time by the non adoption of the Regional Spatial Strategy and the Core Strategy concluded its Pre-Submission period for representations on 24 September. The next stage in Core Strategy preparation is the formal submission of the document to the Secretary of State for Examination, it is anticipated that this will take place in December. There is a procedural requirement that such a submission shall be accompanied by an up to date LDS however, hence the need to update the document at this time. Given the uncertainties implicit in the next few months however members should be aware that the timescales set out in this revision are likely to be more aspirational than usual and a further revision of the LDS can be anticipated next year.

3 REVISION TO LDS

- 3.1 The LDS has been updated to reflect the new programme for the Core Strategy and a proposed revision to the list of documents to be prepared and their timetable.
- 3.2 It is no longer the intention to prepare an East of Exeter Area Action Plan (AAP) with East Devon as the two Councils are bringing forward the strategic policies for the area through the respective Core Strategies. Within Exeter, the guidance that would have been set out in the Area Action Plan is being brought forward through the Masterplans and Supplementary Planning Documents for Monkerton/Hill Barton and Newcourt.

- 3.3 The intention to prepare the Development Management Policies and Site Allocations Development Plan Document (DPD) has been reviewed because of the time that would be needed to prepare a document that deals with both issues. As the priority is the delivery of development as soon as possible, the proposal is to prepare a Site Allocations DPD and follow this with a separate Development Management DPD.
- 3.4 The proposal for a City Centre Area Action Plan is retained but is now programmed after the other DPDs so as to be able to incorporate, in particular, the work currently underway on a Masterplan for the Bus & Coach Station and other initiatives.
- 3.5 The opportunity has also been taken to reflect recent work done on student accommodation by revising and updating the present Supplementary Planning Guidance by preparing a Student Accommodation (Class 4 and Small HMOs) SPD. It is also proposed to incorporate the proposals set out in the Streatham Campus Masterplan into a SPD document.
- 3.6 Given the present uncertainty regarding funding for transportation schemes it has been decided to prepare a Sustainable Transport SPD to try and maximise developer contributions to transportation schemes and also to look at new initiatives and forms of transportation.

4 PROGRAMME

- 4.1 The LDS includes a chart that indicates the programme for each DPD and each SPD currently proposed. It is not a requirement that the proposals for SPDs are included in the LDS but the current programme is included for information. At present SPDs have or are being adopted on Open Space, Residential Extensions, Trees in Development, Planning Obligations, Affordable Housing and Residential Design Guidance.
- 4.2 The programme envisages adoption of the Core Strategy by around June 2011, Site Allocations DPD by the end of 2012, Development Management DPD by Spring 2013 and the City Centre Area Action Plan by mid 2014.
- 4.3 It is envisaged that the Development Management DPD and the Sustainable Transportation SPD will be undertaken largely by staff outside the forward planning section whilst a considerable amount of work has already been undertaken with regard to the two University related SPDs. A copy of the full LDS document is attached at Appendix 1.

5 ADVICE SOUGHT/RECOMMENDATION

- 5.1 That Planning Member Working Group supports the approval of the Local Development Scheme for submission to the Secretary of State.
- 5.2 That Executive approves the Local Development Scheme for submission to the Secretary of State and resolves that the scheme shall come into force on 1 December 2010 provided that no notice under section 15(4) shall have been received from the Secretary of State by this date.

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ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling this report: None