

Executive

Local Development Scheme

28 May 2012

Report of Head of Strategic Planning and the Economy

PURPOSE OF REPORT

To seek approval of the Local Development Scheme (LDS). The LDS is used to project manage the production of the Local Plan and provides a programme for completion of Local Development Documents

This report is public

Recommendations

The Executive is recommended:

- (1) To agree and approve the revised Local Development Scheme
- (2) To delegate authority to the Head of Strategic Planning and the Economy, in consultation with the Lead Member for Planning, to make any minor changes to the document before publication

Executive Summary

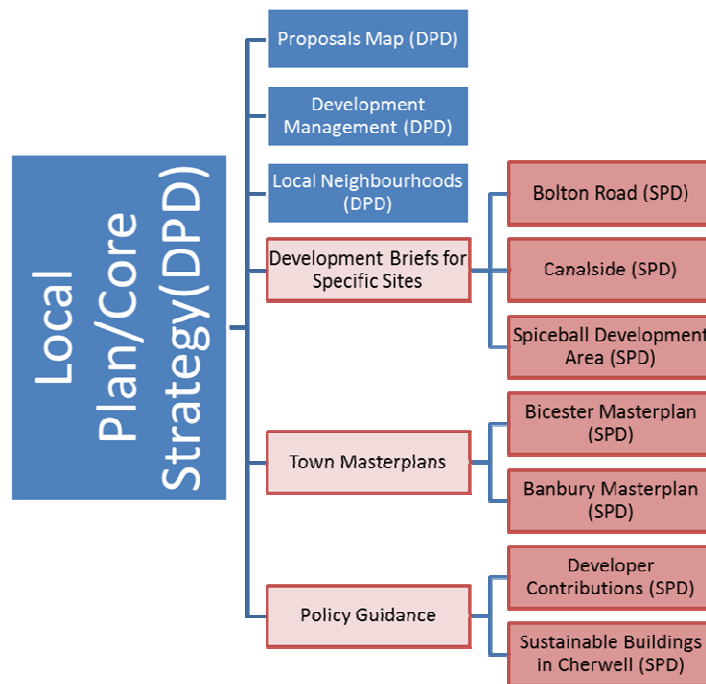
Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011-Part 6 Planning, Section 111 Local development schemes requires the Authority to prepare and maintain a scheme to be known as our Local Development Scheme
- 1.2 The Local Development Scheme (LDS) sets out Cherwell District Council's programme for the preparation of documents under the new planning system. The LDS for Cherwell was last updated in 2009 and is now out of date.
- 1.3 Unlike previous LDS's, following the Localism Act 2011 we have more local discretion over what is included and no longer require the approval of the Secretary of State for its completion and amendment.

- 1.4 The purpose of the Local Development Scheme is to:
- Set out the documents to be prepared and to provide a short description of the content and status and show how they relate to each other
 - Set out how the existing policies and guidance will relate to the new system
 - Set out a timetable for the preparation of the documents
 - Explain how the documents will be monitored and reviewed.
- 1.5 The LDS is a public statement of what we are proposing to do and when, and at what stage individuals and groups can be involved in the plan-making process.
- 1.6 The attached revised LDS takes account of the recent reforms of the Planning system:-
- Localism Act
 - Regulation
 - NPPF

Proposals

- 1.7 The LDS provides details of the forward plan, the allocation of resources and the sequence of completion. It also identifies start and completion dates for each document, including the points where local community and stakeholder consultation will take place.
- 1.8 The LDS provides details of the steps and time it will take to have all the documents associated with the full Local Plan. The former 'Core Strategy' is merely the first step, which provides the policy overview, the subsequent DPDs and SPDs provide more detail on specific policies for development management and proposed site uses.
- 1.9 All documents that form part of the LDS are required to sit within the policy framework set by Government Policy and the Local Plan. This is what is called the 'Chain of Conformity'.
- 1.10 **Chain of Conformity**
- 1.11 The 'Chain of Conformity' shows how each document relates to each other.



1.12 The Local Plan

1.13 The suite of Local Plan documents proposed for Cherwell District include:

- The Local Plan – formerly called the Core Strategy
- A Development Management Development Plan Document (DPD) – to cover Development Control matters
- A Local Neighbourhood DPD – to cover the limited village growth & small urban sites (linking to those Neighbourhood Plans which emerge).
- Bicester Masterplan SPD
- Banbury Masterplan SPD
- Bolton Road SPD
- Canalside SPD
- Spiceball Development Area SPD
- Developer Contributions SPD
- Sustainable Buildings in Cherwell SPD

1.14 Timescales

1.15 We have now extended the period of the Local Plan to 2031, allowing for an 18 year period post-adoption to provide flexibility in phasing the delivery of strategic development sites and to provide a longer period for infrastructure planning

1.16 The LDS sets out the detailed timescales for the production of the Local Plan and can be seen as follows:

1.17 The Local Plan Strategy

1.18 A new timetable has been prepared which would see the Local Plan/Core Strategy adopted by March 2013. This document sets out the vision, objectives and strategy for the spatial development of Cherwell District in the period up to 2031. It provides a range of strategic policies covering the overall type, level and broad location of

development, with policies guiding economic development and retail, community and housing development, sustainable development for the natural and built environment and planning obligations. It includes a vision to guide development in each of the principal settlements of Bicester and Banbury and strategic development sites are included. The Local Plan/Core Strategy includes an implementation framework for the area, proposals for monitoring and key proposals map. The detailed programme is as follows:

Local Plan/Core Strategy Timetable	
Proposed Submission consultation	June – August 2012
Submission to Secretary of State	October 2012
Independent Examination	December 2012/January 2013
Adoption	March 2013

1.19 **The Local Neighbourhood DPD**

- 1.20 This document will identify the locations for limited village & urban growth on small sites not detailed in the Local Plan/Core Strategy. This will link to the development of Neighbourhood Plans and village plans. The detailed programme is as follows:

Local Neighbourhood Timetable	
Commencement	May 2012
Proposed Submission consultation	March 2013
Submission to Secretary of State	June 2013
Independent Examination	August 2013
Adoption	October 2013

1.21 **A Development Management DPD**

- 1.22 This document will provide detailed guidance for development control and the practical implementation of planning guidance set out in the NPPF in Cherwell District.

Development Management Timetable	
Commencement	May 2012
Proposed Submission consultation	March 2013
Submission to Secretary of State	June 2013
Independent Examination	August 2013
Adoption	October 2013

1.23 The Authority is no longer required to include SPDs within their LDS, though for transparency and to assist the communities within Cherwell we have included these with the LDS

1.24 **Bicester Masterplan Supplementary Planning Document (SPD)**

1.25 The Bicester Masterplan will consider options for town growth, the integration of new development, how best to meet future employment and housing needs, strengthen the town centre and provide a movement strategy.

Bicester Masterplan SPD Timetable	
6 week public consultation	June to August 2012
Adoption	September 2012

1.26 **Banbury Masterplan SPD**

1.27 The Banbury Masterplan will consider how best to meet future employment and housing needs, strengthen the town centre and provide a movement strategy. It also considers how best to integrate areas of new development with the existing town.

Banbury Masterplan SPD Timetable	
Commencement of Masterplan	April 2012
6 week public consultation	July to August 2012
Adoption	August 2012

1.28 **Bolton Road SPD**

1.29 This document will provide a detailed development overview of the Bolton Road Development Area within Banbury. This will build on the work that has already been undertaken on this SPD

Bolton Road SPD Timetable	
6 week public consultation	October to November 2012
Adoption	March 2013

1.30 **Canalside SPD**

1.31 This document will provide a detailed development overview of the Canalside Development Area within Banbury. We have previously undertaken consultation on this document and are anticipating adopting in November 2012

1.32 **Spiceball Development Area SPD**

1.33 Formerly known as the Cultural Quarter, this document will provide a detailed

development overview of the Spiceball Development Area within Banbury

Spiceball Development Area SPD Timetable	
Commencement of SPD preparation	June 2012
6 week public consultation	October to November 2012
Adoption	March 2013

1.34 Developer Contributions SPD

1.35 This document will provide guidance on developer contributions for both on and off site infrastructure to mitigate the impact of new development.

Developer Contributions SPD Timetable	
6 week public consultation	May – June 2012
Adoption	November 2012

1.36 Sustainable Buildings in Cherwell SPD

1.37 This document will provide detailed guidance on building design in Cherwell District, including sustainable construction methods. It aligns with the CDC Conservation and Design Strategy

Sustainable Buildings in Cherwell SPD Timetable	
Commencement of SPD Preparation	July 2012
6 week public consultation	March/April 2013
Adoption	October 2013

Conclusion

1.38 It is proposed that the Local Development Scheme be approved. The revised LDS sets out important milestones for completing the Council's Local Plan which will set the long-term vision, objectives and policies for securing development and associated infrastructure across Cherwell including the identification of strategic development sites.

Background Information

1.39 The LDS that is before the Executive today has been formulated to meet requirements set down by legislation (Planning & Compulsory Purchase Act (2004)) as amended by the Localism Act 2011 and regulations. The LDS is essentially a project plan that outlines what planning policy documents the Council intends to prepare. The Scheme must specify:-

- the local development documents which are to be development plan documents
- the subject matter and geographical area to which each development plan document is to relate
- which development plan documents(if any) are to be prepared jointly with one or more other local planning authorities;
- any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee;
- the timetable for the preparation and revision of the development plan documents;
- such other matters as are prescribed

Key Issues for Consideration/Reasons for Decision and Options

3.1 The approval of the LDS to meet statutory requirements.

The following options have been identified. The approach in the recommendations is believed to be the best way forward

Option One	To support the timetable and contents in the LDS and agree that it should be submitted to the Secretary of State and subsequently bought into effect
Option Two	To support the timetable and contents in the LSD with amendments and agree that it should be submitted to the Secretary of State and subsequently bought into effect
Option Three	To not support the timetable and contents of the LDS

Consultations

CIlr Michael Gibbard Informal Briefing

Implications

Financial: There are no significant direct financial implications arising from this report. The work of reviewing the LDS, is met within existing budgets. The LDS does, however, set out a timetable for the preparation of planning documents which, themselves, will

require significant resources. These include use of consultants and (in the case of the Local Plan and other DPD's) funding public examinations. Provision has been made within budgets for these matters, which will continue to be kept under review through the service and budget planning process.

Comments checked by Leanne Lock 01295 227098

Legal:

The Council is required to keep its Local Development Scheme under review and update this as required. Since the previous LDS is now significantly out-of-date, it needs to be reviewed now.

Comments checked by Nigel Bell Team Leader – Planning and Litigation 01295 221687

Risk Management:

Not having an up-to-date LDS increases the risk of the Council's proposed Development Plan Documents being found 'unsound' at Examination with consequent delay implications for resources. It would also produce uncertainty in deploying resources for completion of the LDF.

Comments checked by Nigel Bell Team Leader – Planning and Litigation 01295 221687

Wards Affected

All

Corporate Plan Themes

- Accessible, Value for Money Council
- District of Opportunity
- Safe and Healthy
- Cleaner Greener

Lead Member

Councillor Michael Gibbard
Lead Member for Planning

Document Information

Appendix No	Title
Appendix 1	Local Development Scheme
Background Papers	
None	
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