

LDF Project Management Board

Workshop 20: 16th November

Local Development Scheme

Report by Andy Foyne, Spatial Policy Manager and Jo Manley Policy Planner

Introduction

This report presents a Local Development Scheme (LDS) for the Board's endorsement following consideration of key issues at the last Board workshop 19 held on 26th October. The Scheme will need to be submitted to District Executive for approval.

Recommendations

That PMB

- 1. Consider the attached report and LDS document and if agreed recommend it to the next District Executive Committee for approval**
- 2. Consider the role of the LDF PMB post the Local Plan to take responsibility for monitoring the Local Development Scheme and recommend to District Executive**

Report

Members will recall giving consideration and guidance on the matter of a revised Local Development Scheme at its last meeting on 26th October 2012. The attached Scheme has taken on the Board's views, as expressed at that meeting, and has updated and amended the existing Scheme. The Scheme requires to be approved by District Executive Committee.

Key Elements of the Local Development Scheme

Key elements to bring to members attention include

- An up to date LDS is a requirement to find a Development Plan Document (DPD) as sound
- Existing Scheme for 2007 – 2010 is out of date and needs updating
- Proposed LDS shows Supplementary Planning Documents (SPDs)– whilst not essential it is considered that the LDS should present a full overview of the Council's forward plan effort
- DPDs and SPDs proposed all emanate from existing Local Plan and reflect National Planning Policy Framework (NPPF) guidance
- Yeovil Town Centre Area DPD not proposed to pursue due to resource constraints
- Gypsy and Traveller Site allocations DPD currently, at time of writing, a District wide plan but it may be a joint and county wide Plan but this would be subject to consideration by Somerset Councils in the light of an updated Gypsy and Traveller Accommodation Assessment and 5 year land assessments through established Duty to Co-operate arrangements. Should ratification of a county wide joint plan not occur then SSDC will proceed on its own in the identified timeframe although a risk of delivery is identified if shared resource from all Districts cannot be relied on to deliver the Plan
- Annual Monitoring report now proposed to be published on on-going basis as information becomes available rather than 1 annual publication
- CIL charging schedule identified and timetabled in the Scheme to be concluded prior to the April 2014 date that Section 106 agreements can no longer be pooled. IDP

update identified to be available for early 2014 so that CIL attribution of funds can be undertaken on the basis of up to date evidence.

- Neighbourhood plans recognised as a resource requirement but specific identification awaits further input from Town and Parish Councils and other interested parties
- Resource to undertake the proposed LDS is identified and needs to be managed to deliver the LDS
- Triennial review suggested with responsibility for review to be with LDF PMB and subject to ratification by District Executive
- Early review required in the event that Local Plan is amended substantively following examination or if delay to Local Plan timetable (and if decision to proceed with CIL is not taken)
- Number of clearly identified risks to delivery including resource and funding pressures and legal challenge to the Local Plan.
- LDF PMB to be assigned responsibility for the oversight of all of the DPDs and SPDs and other documents within the LDS (as well as the Local Plan)

Explanation of DPD and SPD timings in the LDS Timetable (appendix 1)

- The Local Plan takes precedence and is in the later stages of the plan process. The Inspectorate promise examination 14 weeks after plan submission and an Inspector's report may be expected 60 days later. The timetable shown is predicated on no significant delays that might be attributed to requirements to reconsult on the Submission Plan or prospective major amendments should an Inspector suggest any.
- Preparatory work can commence on site allocations plans prior to the conclusion of the Local Plan but after the expected intensive effort to prepare for its examination
- The site allocations DPD and the Yeovil Urban Extension are both allocations DPDs and will therefore need to be commenced and proceeded with broadly in tandem to ensure overall delivery of the Local Plan housing provision within the Plan period.
- Timings for the various stages of the DPDs are informed by experience with the Local Plan, statutory requirements such as consultation periods, indicative information such as the 14 weeks from Submission to examination and a clearer strategic context set by an adopted Local Plan which should allow for a quicker overall progression.
- The Gypsy and Traveller timetable as a Joint plan will be informed by others' priorities. The availability of wider resources will assist in progressing a third DPD concurrently
- Town centre and retail frontages will need to commence later due to resource constraints.
- Charging Schedule and SPDs can proceed concurrently when Spatial Policy resource is working on site allocations DPDs as there will be resource forthcoming from Development Management and Economic Development to undertake much of this work in the case of the Charging Schedule and Conservation in the case of the Historic Heritage and Landscape Strategies. Green Infrastructure Strategy will be taken forward by a corporate working party
- The on-going nature of the annual monitoring report is clearly demonstrated
- Whilst the input into neighbourhood plans is uncertain and probably rear loaded in terms of this LDS allowing for Town and Parish Council's to gear up for such initiatives there is already involvement in neighbourhood planning as witnessed by the programme of workshops on such Plans for Town and parish councils.