

Council Meeting - 2 August 2011

Adoption of Local Development Scheme

1. Purpose of report

To adopt the Local Development Scheme that sets out the planning documents the Council intends to prepare and a timetable for their production.

2. Key issues

- 2.1 The Local Development Scheme (LDS) describes the documents to be included in the Local Development Framework (LDF). It is a statutory requirement to publish an LDS that sets out a work programme for the next three years, identifying key milestones. The LDS is included as an **Appendix**.
- 2.2 The previous LDS was adopted in 2010, but needs updating to reflect important changes to the work programme that includes three new plans:
- ◆ Community Infrastructure Levy Charging Schedule
 - ◆ Swanage Area Action Plan
 - ◆ Update to Statement of Community Involvement
- 2.3 The LDS has also been updated to reflect changes to the preparation of other planning documents, e.g. the extra period of consultation on Proposed Changes to the Pre-Submission scheduled for September.
- 2.4 It is important that a Community Infrastructure Levy Charging Schedule (CIL) is prepared to ensure future housing development can take place. In April 2014 it will no longer be legal to collect pooled contributions from development. That would mean the Council is unable to collect heathland and transport contributions. Without contributions to provide mitigation of the development, new housing would not be permissible. CIL will cover all manner of development and the contribution will support a number of different infrastructure providers, e.g. police, health, adult services, children's services, open space, transport, heathlands.
- 2.5 The Swanage Area Action Plan (AAP) has been prioritised to deal with a number of issues including a 200 dwelling settlement extension, schools, care home, sea front improvements, doctor's surgery/hospital/ambulance station, allotments and improved sports facilities. The AAP will be undertaken jointly with Swanage Town Council and may evolve into a neighbourhood plan through the new Localism Bill.
- 2.6 The Statement of Community Involvement was adopted in 2007. It requires updating to reflect changing Council practice on consultation and a greater focus on community led planning that will deliver neighbourhood plans. Unlike the 2007 version, the regulations have been amended and it will not have to go through an examination process.
- 2.7 In light of this new work, preparation of the Site Allocations Plan for the part of the District not covered by the Swanage Area Action Plan will be put back until 2012 at the earliest. The Site Allocations Plan would include a review of more detailed policies including settlement boundaries, employment sites, town centre shopping and the non-strategic housing allocations e.g. 50 dwellings at Bere Regis and 30 dwellings at Bovington. Local communities who choose to undertake neighbourhood plans could complete this work instead.

2.8 The report was approved at Policy Group on 12th July. Minor amendments have been made to reflect comments. Once adopted the LDS will be submitted to government.

3. Recommendation

3.1 The revised Local Development Scheme be adopted and submitted to government.

3.2 Delegation of minor changes to the General Manager (Planning and Community Services) in consultation with LDF Steering Group, be approved.

4. Policy issues

4.1 How will this affect the environment, social issues and the local economy?

The Local Development Scheme will affect the timing of new Local Development Framework plans being brought into effect. It will not, in itself, have a direct effect on the environment, social issues or the local economy.

4.2 Implications

4.2.1 Resources

The LDS is important in that it sets out a work programme for the next three years and in doing so, serves to establish the priorities for the Council in terms of planning policy work. The production of planning documents follows a prescribed statutory process. When combined with the requirement for frontloading of evidence, Sustainability Appraisal, Strategic Environmental Assessment and Appropriate Assessment, it is evident that the Local Development Framework is a resource intensive process.

The LDS sets out a work programme that is considered deliverable with the current staffing and agreed budgets. There may be further request for resources to cover examination costs of the Swanage Area Action Plan, Site Allocations Plan, Community Infrastructure Levy Charging Schedule and Heathland DPD. Costs depend upon the complexity of the particular plan and the number of days of examination, which are yet to be understood. Facilitating the delivery of housing will ensure the achievement of significant amounts of New Homes Bonus from government.

4.2.2 Equalities

The timetable will ensure that people have adequate time to engage in the planning process.

Appendices: 1

Background papers: Local Development Scheme (2005, 2007, 2010), Statement of Community Involvement (2007), Annual Monitoring Report (2010), Core Strategy Pre-Submission (2010), Affordable Housing SPG (July 2005), Development Contributions towards Transportation Infrastructure (Jan 2007), Dorset Heathlands Interim Planning Framework (Jan 2007)

For further information contact:-

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Local Development Framework 2011-2014

Developments Plan Documents (DPD)

Core Strategy*
 Proposed Changes: Sept 11
 Submission: Nov 11
 Examination: Feb 12
 Adoption: Jun 12

Gypsy & Traveller DPD**
 Issues & Options: Dec 11
 Pre-Submission: Sept 12
 Submission: Jan 13
 Examination: Apr 13
 Adoption: Aug 13

Heathland DPD**
 Preferred Options: Nov 11
 Pre-Submission: Jun 12
 Examination: Dec 12
 Adoption: Jun 13

Swanage Area Action Plan (AAP)**
 Commence: Aug 11
 Issues & Options: Feb 12
 Pre-Submission: Sep 12
 Examination: Early 13
 Adopt: Mid 13

Site Allocations Plan*
 Commence: 2012
 (tbc)

* Require Habitats Regulations Assessment (SD) and Sustainability Appraisal (MC)
 # Timetable provisional and awaiting agreement with partner authorities

Supplementary Planning Documents (SPD)

Interim Heathland Contributions (Adopted)
 Consult on update: Jan 12
 Adopt: Apr 12

Interim Transport Contributions (Adopted)
 Consult on update: Jan 12
 Adoption: Jun 12

Affordable Housing
 Commence: Jun 11
 Consult on update: Jan 12
 Adoption: Jun 12

Design Guidance
 Commence: Jul 11
 Draft consultation: Jan 12
 Adopt: Jun 12

Huntick Road, Lytchett Matravers Development Brief
 Preliminary consultation: Sep 11
 Draft consultation: Feb 12
 Adoption: Jun 12

Worgret Road, Wareham Development Brief
 Preliminary consultation: Sep 11
 Draft consultation: Feb 12
 Adoption: Jun 12

Policeman's Lane, Upton Development Brief
 Preliminary consultation: Sep 11
 Draft consultation: Feb 12
 Adoption: Jun 12

Statement of Community Involvement (SCI)
 Commence: Jul 11
 Consult: Jan 12
 Adopt: Jul 12

Local Development Scheme (LDS)
 Update: Aug 11

Community Infrastructure Levy Charging Schedule
 Commence: Aug 11
 Preliminary consult: Jul 12
 Draft consult: Mar 13
 Examination: Nov 13
 Adopt: Apr 14

Proposals Map
 Adopt: Mid 12
 and update alongside each adopted DPD

Annual Monitoring Report (AMR)
 Update: Autumn 11
 Adopt: Dec 12

Other Documents

SWANAGE AREA ACTION PLAN

Summary

Role:	To facilitate the delivery of new development in Swanage and provide detailed policies such as protected open spaces, employment land, town centres and review settlement boundaries.
Coverage:	Swanage
Status:	Development Plan Document.
Conformity:	General conformity with Planning Policy Guidance / Statements, RPG10, LDF and neighbourhood plans. Take into account the Swanage Community Strategic Plan, Purbeck Community Strategy and other plans and strategies for the district. Engagement and consultation to be undertaken in accordance with the Statement of Community Involvement.

Timetable

Stage	Dates
• Commence work	September 2011*
• Engage on Issues & Options – informal consultation	Feb 2012*
• Pre-Submission - formal six weeks public consultation	Sep 2012*
• Submission	Late 2012*
• Examination	Early 2013*
• Inspector's report	Spring 2013*
• Adoption and publication	Mid 2013*

*Timetable provisional, yet to be agreed with Swanage Town Council

Arrangements for Production

Organisational Lead:	General Manager, Planning and Community Services
Project Leader:	Planning Policy Manager
Political Management:	The LDF Steering Group to provide advice and direction throughout the process. Policy Group and Full Council resolution required for consultation documents, submission to the Secretary of State and adoption.
Internal Resources:	Planning and Community Services, Graphics, IT
External Resources:	Swanage Town Council, Swanage Community Partnership, Dorset County Council other stakeholders identified in the Council's Statement of Community Involvement (SCI), Consultants for evidence gathering
Community involvement:	As set out in the Statement of Community Involvement
Risk Assessment:	See section 6.

Evidence Base

Core Strategy evidence base plus others, e.g. Employment Land Review Part 3, Seafront Improvements report.

Monitoring and Review

The Swanage Area Action Plan will be monitored annually through the Annual Monitoring Report and reviewed when necessary.