

CABINET

1 March 2006

WINCHESTER DISTRICT LOCAL DEVELOPMENT SCHEME (REVISED)

REPORT OF THE CHIEF EXECUTIVE

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RECENT REFERENCES:

CAB 1048 Winchester District Local Development Scheme. 23 March 2005.

EXECUTIVE SUMMARY:

This report contains details of revisions proposed to the Council's Local Development Scheme (LDS), as originally agreed and published in March 2005. The report briefly explains the function of the LDS as part of the District's Local Development Framework (LDF). Changes in circumstances and the results of monitoring as detailed in the Annual Monitoring Report (AMR) have highlighted the need for changes to the LDS. This report describes the reasons for changes to the Scheme, together with a summary of the changes proposed. These consist of a number of additional Local Development Documents (LDDs) being added and some changes to the overall timetable for LDF production, together with some minor updating of the supporting text. GOSE are aware of many of the changes to the LDS as they have been highlighted in the AMR. The Scheme will be submitted formally to GOSE for their endorsement, before being published. Members are therefore requested to endorse the revised Local Development Scheme attached at Appendix A, for submission to GOSE and its subsequent publication.

RECOMMENDATIONS:

- 1 That, the Revised Winchester District Local Development Scheme attached at Appendix A, be approved for submission to the Government Office for the South East.

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1 Introduction

- 1.1 The preparation of a Local Development Scheme (LDS) is a statutory requirement and the Council's first LDS was published in March 2005. Local planning authorities are also required to keep the LDS up-to-date. Accordingly, this report contains a revised version of the LDS as Appendix 1, which represents an update from the initial LDS dating from March 2005.
- 1.2 The purpose of this report is to explain to Members the reasons for the changes that are being proposed to the LDS and to inform Members of the content of the revised LDS. This report seeks the approval of Cabinet for the submission of the revised LDS to the Secretary of State for the Environment (GOSE), for adoption.
- 1.3 This report will firstly summarise the purpose and content of the LDS. The report then discusses why amendments are required. Finally the amendments themselves are summarised, with the details being contained within the revised LDS itself, which is attached as Appendix 1.

2 Background

- 2.1 Members will be aware of the introduction of Local Development Frameworks (LDFs), which replaced the existing system of Local Plans and Structure Plans following the commencement of the Planning and Compulsory Purchase Act on 28 September 2004.
- 2.2 New planning policies will be produced via a series of Development Plan Documents (DPD) supported by a series of Supplementary Planning Documents (SPD) and Action Plans as necessary, under the new planning system. Members will also be aware however, that, as the Winchester District Local Plan Review was at an advanced stage of preparation, by the commencement of the 2004 Act, the legislation allowed for the Review Plan to proceed to adoption under the old 1990 Town and Country Planning Act (as amended) and associated Regulations. It is intended that the Local Plan Review will be adopted by June 2006, at which stage it will automatically become a "saved" plan within the District's Local Development Framework for a period of 3 years from the date of adoption.
- 2.3 The "saved" policies of the Local Plan Review will constitute the Council's development plan until replaced by new Development Plan Documents within the LDF.
- 2.4 The LDF consists of a number of elements:

- Development Plan Documents (DPDs) [such as the Core Strategy, any Area Action Plans, documents that include site specific allocations of land, generic development control policies, Proposals Map];
- Any 'saved' planning documents (ie the WDLP and subsequently the WDLPR when adopted) until superseded;
- Supplementary Planning Documents (SPDs);
- Statement of Community Involvement (SCI);
- Annual Monitoring Report (AMR), and
- Local Development Scheme (LDS).

2.6 The Local Development Scheme is a three year rolling programme for the production of Local Development Documents under the LDF. The LDS outlines what new documents will be prepared, which will form the LDF together with any saved documents. The LDS includes a supporting statement which describes the approach taken to developing the LDF. It contains a summary of how the evidence base will be managed including its links with other strategies. The role of SEA and SA in the production of LDDs is described. The Scheme explains how monitoring and review of the LDS will be carried out. The programme outlines the resources required for the LDF and includes a risk assessment.

2.7 An overall programme in the form of a Gantt chart sets out the timetables and milestones for production of LDDs over the next three years. A further diagram illustrates the linkages between the LDDs within the LDF.

2.8 The LDS contains a profile for each of the LDDs. These describe the scope of each LDD, a record of the management process and a timetable for their production. This timetable is detailed so as to enable progress to be measured. Legislation requires that the LDDs indicate when particular key milestones will occur. For DPDs the key milestones are:

- Commencement of document preparation;
- Consultation on preferred options and preparation of formal sustainability report;
- Submission of DPD and sustainability report to Secretary of State;
- Pre-examination meeting;
- Commencement of examination, and
- Adoption and publication.

For SPDs the key milestones are:

- Commencement of document preparation;

- Draft SPD and sustainability appraisal issued for public consultation, and
- Adoption and publication.

2.9 The next section of this report describes the content of the first Winchester Local Development Scheme and the rationale for the Local Development Documents included within the first three year period.

3 The Winchester District Local Development Scheme (2005)

3.1 It is not proposed to detail the contents and rationale of the LDS that was published in March 2005. However, a brief list of the documents detailed in the first LDS is as follows:

- Adopted Local Plan (the current saved plan);
- Winchester District Local Plan Review (to become the saved plan when adopted in mid 2006)
- Statement of Community Involvement (SCI)
- Core Strategy
- Development Provision
- Local Area Design Statements(LAD) for –
 Chilbolton Avenue, Winchester
 Sleepers Hill, Winchester
 Compton Down, Compton
 Springvale Road, Kings Worthy
- Village Design Statements (VDS) for –
 Denmead
 Kings Worthy
 Olivers Battery
 New Alresford
- Neighbourhood Design Statements (NDS)for –
 Fullood, Winchester
 Teg Down, Winchester

3.2 The Local Development Scheme of March 2005 covered the first three years from commencement in detail, up to the end of 2007. However where the production of a

document was likely to extend beyond that period, an indication of the likely programme up to the expected date of adoption was also provided.

4 The need for revision

- 4.1 Under the legislation, Council's have a duty to keep the LDS under review and update it as required. The Annual Monitoring Report (AMR) is seen as an ideal vehicle for both reviewing the progress of the production of the LDF against the timetable set out in the LDS, and for considering the requirement for additional documents to be prepared.
- 4.2 The Council's first AMR was submitted to GOSE in December 2005. The AMR showed that progress on the major components of the LDF had been good. The Local Plan Review and the Statement of Community Involvement were proceeding in accordance with the programme. However, the AMR also highlighted that Local Area, Village and Neighbourhood Design Statement SPDs were not likely to be completed in accordance with the programme set out in the LDS. It was therefore proposed to change the programme for the SPDs accordingly to reflect their revised expected completion date. It is likely to continue to be difficult to predict with accuracy when such documents will be prepared as they are primarily prepared by volunteers within Parish Councils and the local communities.
- 4.3 The AMR also highlighted the need for the preparation of three new SPDs that were not included in the original LDS. The first was the proposed preparation of a Village Design Statement for Durley, as the Parish Council had recently expressed a wish to commence work on a VDS as soon as possible.
- 4.4 The other two SPDs required arose from the recommendations of the Local Plan Inspectors into the WDLPR. The Public Inquiry into the WDLPR was held during 2004-2005 and the Inspectors' Report into the Review Plan was received in September 2005. The Inspectors' recommended the inclusion of four local reserve sites in the Local Plan and the deletion of proposed policies H3 and H4 and their replacement with a new policy to guide infill development. SPD would be required to interpret both of these new elements of the Local Plan Review.
- 4.5 As the Council resolved to proceed with the new policies recommended by the Inspectors, draft SPD is being produced to interpret these proposed new policies. In order to meet the timetable for the adoption of the WDLPR, the SPD needed to be produced quickly and to go out to consultation at the same time as the Proposed Modifications to the Local Plan Review, in January 2006. This has been achieved. The LDS needs to be altered to include these two SPDs as a matter of urgency, as they cannot be adopted until they are included in the LDS.
- 4.6 The AMR suggested that the above new SPD be covered within the LDS and included a proposed new programme for reflect both the new SPDs and the revised timetables for production of the other SPDs.

5 The Revised Winchester District Local Development Scheme 2006

- 5.1 The revisions to the LDS have now been made in detail and the proposed new version is attached as Appendix 1 of this report. During the period between the production of the AMR and the current time, further thought has been given to the LDS, with the result that some additional changes have been proposed that were not highlighted in the AMR.

- 5.2 Firstly, the programme in the LDS now runs in detail from 2006 – 2009. This has given the production of the Core Strategy more prominence. This has also meant that it has been possible to include a new DPD on Development Control policies. Development control policies will be required to support the spatial policies in the Core Strategy, and so production of a DPD has been programmed in to begin pre-production work in 2008.
- 5.3 Secondly, further consideration has been given to the timetables for production of the LADs, VDS and NDS with the result that some further changes are now proposed. These minor changes are not detailed in this report and Members should refer to the details contained within the programmes and LDD profiles in the LDS itself.
- 5.4 Associated with this, discussions have taken place with Durley Parish Council, with the result that it has been decided not to proceed with the production of a VDS at this time. The Parish are currently considering the possibility of a Parish Plan in place of this.
- 5.5 The opportunity has also been taken to up-date the text of the supporting statement of the LDS where appropriate & include extra information on the evidence base.
- 5.6 The revised LDS will be brought into effect four weeks after submission to GOSE, unless the Secretary of State intervenes during this period, or requests more time. When the revised LDS is implemented it must be made available for public inspection in the planning department, and published on the Council's web-site.

6 Conclusion

- 6.1 Members are requested to endorse the content of the Revised Winchester District Local Development Scheme attached at Appendix A, for formal submission to the Secretary of State for the Environment (GOSE) for adoption.

7 OTHER CONSIDERATIONS:

- 7.1 None.

8 CORPORATE STRATEGY (RELEVANCE TO):

- 8.1 The Local Development Scheme sets out a three year programme of work to be undertaken under the new planning system. The preparation of documents will reflect the key priorities of the Council's Corporate Strategy, particularly those relating to homes and environment, economic prosperity, cultural and leisure opportunities.

9 RESOURCE IMPLICATIONS:

- 9.1 The LDS indicates that the Local Development Framework will be co-ordinated using the existing resources of the Strategic Planning Team. Other internal resources are also likely to have an input to its implementation at various times, particularly from elsewhere within the Chief Executive Unit and from Development Directorate.

External resources are likely to be needed from time to time to supplement available skills, and to meet required timeframes. In particular, a number of studies will be needed to contribute to the production of the LDF Core Strategy during 2006/07, and resources will be needed for a strategic environmental assessment of the Strategy and public consultation. In future years there will be a need to budget for a public

examination. The main costs during 2006/07 relate to the need for an assessment of recreation provision in accordance with PPG17 (£40,000), a 'housing market assessment' as required by draft PPS3 (£40,000 of which Strategic Housing Division would contribute £20,000), and other possible specialist studies (e.g. retail), strategic environmental assessment work and public consultation exercises (estimated total £20,000). It is expected that it will be possible to fund these 'one-off' costs for 2006/07 from Planning Delivery Grant. However, as the final PDG settlement for 2006/07 has not yet been announced, it may be necessary to review the programme of work for the Core Strategy if resources are not available to fund key components of work.

10 BACKGROUND DOCUMENTS:

10.1 None.

APPENDICES:

A. Revised Winchester District Local Development Scheme.