

Local Development Framework Progress Report April 2010

Agenda Item 5

Portfolio Area: Cllr N. Harley Cabinet Member for Enterprise and Culture

Report Presented by: Eleanor Dash Planning Policy Manager

Background Papers: Local Development Scheme March 2010

Corporate Implications: Please refer to table at end of report.

Options: 1. To note the progress report.
2. To make changes to the progress report.

Risks: That the programme could be delayed.

Executive Summary

This report sets out current progress on the preparation of documents which make up the Local Development Framework.

Decision

- 1. To note the Local Development Framework Progress Report.**
- 2. To approve the deletion of the following sentence from the Statement of Community Involvement:-
'The Council does not charge for pre-application advice.'**

1 Introduction

1.1 This report sets out progress on the preparation of the documents that make up the Local Development Framework.

2 Local Development Scheme

2.1 This sets out the timetable for Development Plan Document production. It was updated in March 2010 and sets out the Council's current approved timetable and does not require any further amendments.

3 Evidence Base

3.1 The following evidence base studies need to be approved by the Council and made available as supporting evidence, prior to the pre-Submission consultation:-

**Stage Two Highways Assessment of the Core Strategy
Braintree District Retail Update by GVA Grimley
Strategic Housing Land Availability Assessment (SHLAA)**

**Suitable Accessible Natural Greenspace Report (SANG)
to accompany the Habitats Regulation Assessment.**

3.2 Members have already considered draft versions of the Stage Two Highways Assessment and SHLAA. Reports recommending approval of the final versions of these studies, together with reports recommending approval of the Retail Update and SANG are included on this agenda.

3.3 In addition, two further assessments must be available and published together with the pre-submission Core Strategy:-

**Sustainability Appraisal and Strategic Environmental Assessment of the
Core Strategy Submission Draft**

Equality Impact Assessment of the Core Strategy

Reports on these assessments are also included on this agenda.

4 Core Strategy

4.1 The pre- Submission Core Strategy was approved by the Council on 15th February, subject to final changes to be approved by this Panel in response to comments from key stakeholders.

4.2 Once these final changes have been approved, the Pre-Submission Core Strategy will be sent to the East of England Local Government Association /Regional Strategy Board, with a request for confirmation that this is in accordance with the Regional Strategy.

4.3 There will be public consultation on the pre-Submission Core Strategy from 26th April to 4th June.

Representations will be reported to this Panel in June / July 2010.

Proposed Submission to Secretary of State August 2010

Hearing November- December 2010

Adoption June 2011

5 Development Management Development Plan Document (DPD)

5.1 This will replace the policies in the Local Plan Review, that have not already been replaced by the Core Strategy policies.

5.2 The first milestone for the preparation of this document will be Member approval of the consultation document in July 2010.

There will then be public participation in September-October 2010.

6 Site Specific Allocations DPD

6.1 This will update town development boundaries and village envelopes and allocate sites for specific land uses. (Apart from the Growth Locations already set out in the Core Strategy.)

6.2 The first stage of the preparation of this document will be stakeholder engagement in August-September 2010, which will include correspondence and meetings with Parish Councils concerning village envelope boundaries and land-use allocations.

7 Statement of Community Involvement (SCI)

7.1 A supplement to the SCI has been approved by this Panel, which is up to date, apart from the following reference to pre-application advice:-

Paragraph 5.4 of the Statement of Community Involvement states that :-
'the Council will encourage pre-application discussions for certain types of development. The objective of these discussions is to establish whether the principle of the development is acceptable and to clarify the format, type and level of detail required to enable the Council to determine the application. The Council does not charge for pre-application advice. We strongly encourage developers to discuss their proposals with us at an early stage so that appropriate arrangements for pre-application consultation can be agreed. The Council will expect the costs of this consultation to be met by the developer.'

7.2 It is proposed that the sentence 'The Council does not charge for pre-application advice.' should be deleted when the Statement of Community Involvement is next revised.

Corporate Implications				
Financial:	Charges for preliminary planning enquiries to cover the costs involved.			
Legal:	LDF Planning Policy Guidance and Regulations			
Equalities & Diversity:	n/a			
Customer Impact:	Update on LDF progress for customers. Impact of charging for Preliminary Enquiries.			
Environment & Climate Change:	N/a			
Consultation/Community Engagement:	Local Committees		Partners	✓
	Public		Staff	✓
Key Decision:	No			
Public/Private Report:	Public			
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