

LOCAL DEVELOPMENT FRAMEWORK (LDF) – GENERAL PROGRESS REPORT

Agenda Item ..

Contact Details: Paul Munson
Designation: Head of Sustainable Development
Ext. No: 2560
E Mail Address: paul.munson@braintree.gov.uk

Background Papers:

Financial Implications: Costs of ldf preparation are being met from base budget and from planning delivery grant

Equalities Implications: Addressed as part of ldf preparation

Legal Implications: None

Options:

1. To approve the action taken and the proposals for the preparation of the local development framework
2. Not to approve the action taken and the proposals for the preparation of the local development framework

Risks:

The main risks to the preparation of the local development framework are set out in the local development scheme. Keeping to the proposed timetable depends on the availability of sufficient staff and funding. At the moment much of the work is being funded from the planning delivery grant. If this reduces or ends then there will be a need for additional funding from the base budget.

EXECUTIVE SUMMARY

This report summarises progress on the preparation of the local development framework (ldf).

DECISION

1. That the action taken and the proposals for the local development framework be approved.

LOCAL DEVELOPMENT FRAMEWORK (LDF) – GENERAL PROGRESS REPORT

Background

1. Under the Planning and Compulsory Purchase Act 2004 the Council has a statutory duty to prepare a Local Development Framework (LDF) for the District. This will replace the Review Local Plan for the District. The Local Development Scheme sets out the programme for the preparation of the documents that will make up the Local Development Framework.

Local Development Scheme (LDS)

2. The original LDS came into effect on 1.4.05. At the meeting of the District Development Committee on 21st September 2006 members agreed that it should be reviewed and updated. The First Review has now been approved by the Government Office and came into effect on 1.4.07. The Government expects local authorities to keep to the timetable set out in the latest LDS. The LDS First Review is available on the Council's website.

Statement of Community Involvement

4. This was adopted in July 2006 and is available both on the website and in hard copy. This sets out how we will involve the local community in the preparation of the local development framework and in the consideration of planning applications.

Annual Monitoring Report

5. The Council has now prepared and submitted two annual monitoring reports to Government. The latest report covering the period 1.4.05 to 31.3.06 is available in hard copy and on the Council's website. The third annual report for the period 1.4.06 to 31.3.07 is in preparation and must be submitted to Government before 31.12.07.

Core Strategy

6. Consultation in the Issues and Options Document has now been completed. A report summarising the responses appears separately on this agenda. There is also a separate report setting out the way forward for the preparation of the Preferred Options Document.

Evidence Base

7. A number of studies have been completed and work is underway on others. These studies will contribute to the evidence base for the LDF. They are being funded from planning delivery grant already received. These are:

Gypsy and Traveller Accommodation Needs Assessment –A County-wide study commissioned by the Essex Planning Officers Association has been carried out by the University of Salford. This was reported to the District Development Committee at the meeting on 21st March 2006. A further report has been commissioned by the Essex Planning Officers Association to inform the response to the recent consultation by EERA on the Issues and Options Document for Gypsy and Traveller Accommodation in the East of England.

Site Options for Gypsy and Traveller Sites – We are in the process of selecting consultants to advise us on options for meeting the provision that will be required by the Regional Strategy.

Retail Study – The study carried out by GVA Grimley has been completed and is available on the Council's website.

Landscape Character Assessment – The study carried out by Chris Blandford Associates has been completed and is available on the Council's website. This covers the District at a scale of 1:25,000. More detailed work is being commissioned for the areas surrounding the main settlements of the District. This will be carried out at a scale of 1:10,000 and will provide information that will assist in determining appropriate directions of growth.

Sustainability Appraisals - we have entered into a service level agreement with Essex County Council to undertake sustainability work for us. This is a continuous process which helps to bring ldf policies and proposals into line with sustainability objectives. A non-technical summary of the appraisal of the Issues and Options Document is available on the website.

Economic Development – The study carried out by The University of the West of England has now been completed and is available on the Council's website

PPG17 Open Space Audit – This is an assessment of the quantity and quality of open space in the District. A consultant has been appointed to undertake this work in house and work is underway. An interim report has been completed and a strategy development group has been established.

Flood Risk Assessment – Scott Wilson have been appointed jointly with Chelmsford, Maldon and Colchester Councils to prepare a Scoping Report as the first stage of preparation of a Strategic Flood Risk Assessment. This has been completed and the work on the second stage of the work looking in more detail at individual Districts has started.

Strategic Housing Market Assessment and Housing Needs Study – Richard Fordham Associates have been appointed jointly with Chelmsford and Colchester Councils to

prepare a new housing needs study and strategic housing market assessment. This is nearing completion.

Urban Capacity Study – Llewelyn Davies Yeang has been appointed to prepare a new urban capacity study for the District. This is nearing completion.

Employment Land Review - Llewelyn Davies Yeang has recently been appointed to prepare an employment land review for the District.

The responses to the Issues and Options Document have identified the need for additional studies, in particular a highways and transportation study and a strategic housing land availability assessment. We are having discussions with the Highways Agency and Essex County Council on how to proceed with a highways and transportation study. The new PPS3 also requires a strategic housing land availability assessment to be prepared and we are investigating whether it may be possible to extend the work being carried out on the urban capacity study to achieve this.

Allocations Document

8. Work on this will not start until later in 2007 once the East of England Plan has been approved and work on the Core Strategy is further advanced.

Development Control Policies Document

9. Work on this will not start until later in 2007 once the East of England Plan has been approved and work on the Core Strategy is further advanced