

Changes to the Local Development Plan System

INTRODUCTION

Following Royal Assent on 13 May 2004, the Planning and Compulsory Purchase Act commenced in 28 September 2004.

Amongst other changes to the planning system, all tiers of planning policy and guidance are subject to review and alteration. This is outlined in the table below:

PLANNING POLICY & GUIDANCE	
EXISTING SYSTEM	NEW SYSTEM
Planning Policy Guidance (PPGs) <ul style="list-style-type: none"> • prepared by the Government 	Planning Policy Statements (PPSs) <ul style="list-style-type: none"> • prepared by the Government
Regional Planning Guidance for the South East (RPG9) <ul style="list-style-type: none"> • approved by the Government 	Regional Spatial Strategy (RSS) (also known as the South East Plan) <ul style="list-style-type: none"> • prepared by South East England's Regional Assembly (SEERA) and approved by Government
Surrey Structure Plan – adopted December 2004	(Structure Plan will be abolished. The RSS is likely to incorporate issues on a sub-regional basis. Epsom & Ewell are part of the London Fringe sub-region)
Epsom & Ewell Borough Council District Wide Local Plan – adopted May 2000 <ul style="list-style-type: none"> • prepared by Epsom & Ewell Borough Council 	Local Development Framework (LDF) comprising of the following Local Development Documents (LDDs) to be prepared by Epsom & Ewell Borough Council: <ul style="list-style-type: none"> • Local Development Scheme (LDS) • Statement of Community Involvement (SCI) • Development Plan Documents (DPDs) • Supplementary Planning Documents (SPDs)
Supplementary Planning Guidance (SPGs) <ul style="list-style-type: none"> • prepared by Epsom & Ewell Borough Council 	

The existing system sets out the current policy hierarchy. It will continue to be used to determine planning applications throughout the preparation process of the new system, and indeed there will be some overlap once the new system has been adopted. The transitional arrangements will become clearer as progress is made on the various documents.

GLOSSARY

The new Act introduces new terms and a new way of preparing policy guidance. The new terms will be unfamiliar at the moment. They will become clearer when they are defined in the Regulations and when work on the LDF starts. If you want help in understanding the new system, follow up the links listed at the end of this bulletin, or contact the Council.

Annual Monitoring Report (AMR)

An annual review of the policies against core indicators and progress against the LDS

Development Plan Document (DPD)

Along with Regional Spatial Strategies, DPDs comprise the statutory development plan. They include:

- Core Strategy – sets out vision, objectives and the Borough's spatial development strategy based on the Council's Community Strategy
- Area Action Plans – addressing identified redevelopment opportunities
- Site Allocations – identifying sites for specific uses
- Proposals Map with inset maps – diagrammatic form of the above
- General Policies for Development Control

Evidence Base

A collection of information on key topics, such as housing, retail, employment and open spaces, with an emphasis on current provision and future requirements, taking into consideration external factors (national policy, housing allocations, market conditions)

Local Development Document (LDD)

These documents comprise DPDs and SPDs, setting out the spatial strategy for the Borough, as well as the SCI on how the Council will engage with the public and key stakeholders

Local Development Framework (LDF)

Portfolio of LDDs

Local Development Scheme (LDS)

Programme for the preparation of the LDDs, with an annual review submitted to GOSE justifying any requirement for additional LDDs to be produced

Statement of Community Involvement (SCI)

Standards and approach to involving stakeholders and the community in the production of all LDDs and consulting them on planning applications

Supplementary Planning Document (SPD)

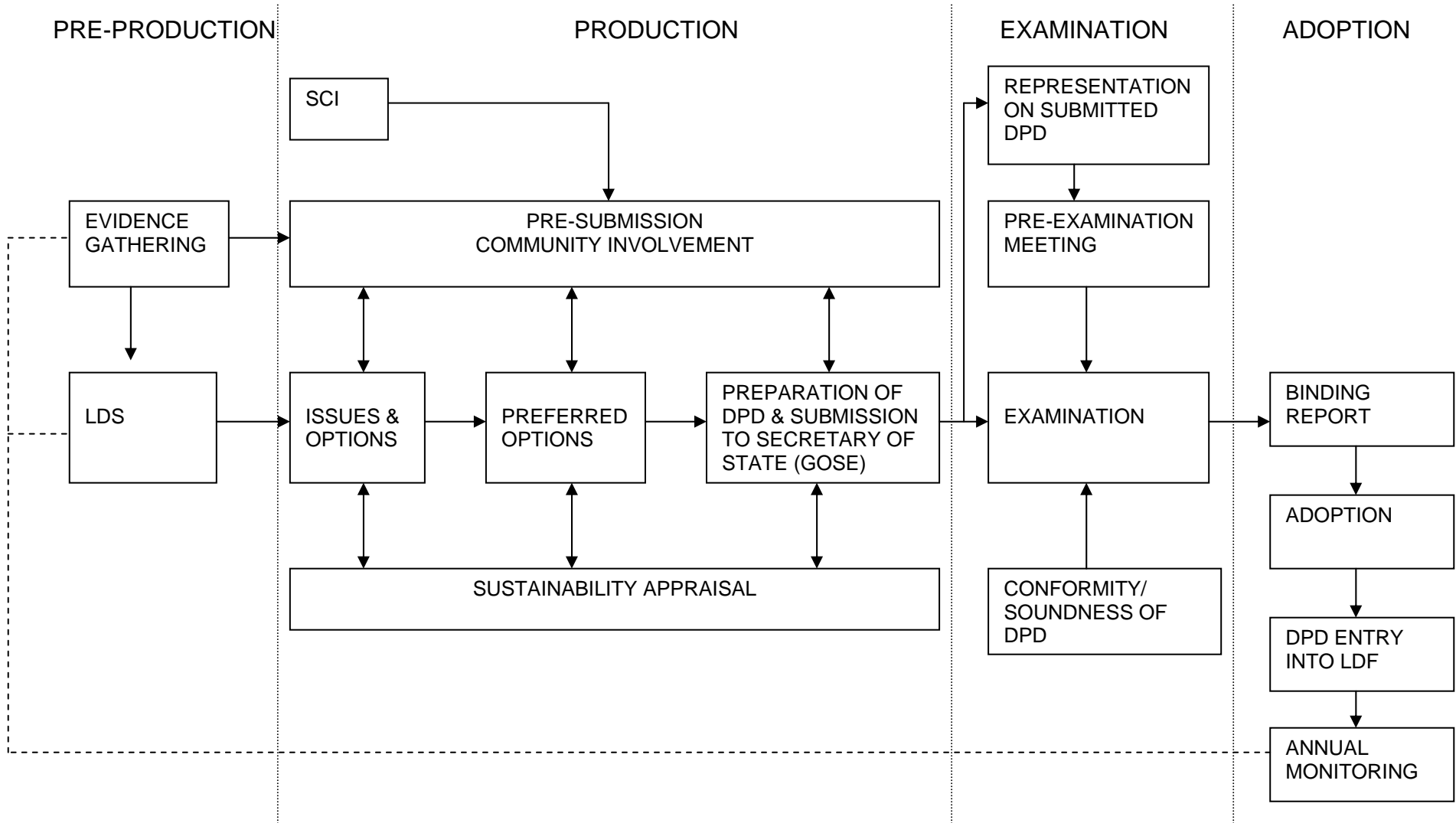
Similar to DPDs, except they are not subject to independent examination. Elaboration of policies, design guidance, site development and the like.

Sustainability Appraisal (SA)

A larger remit than Strategic Environmental Assessments, SAs includes economic and social factors as well as environmental:

- maintenance of a high and stable level of economic growth and employment
- social progress which recognises the needs of everyone
- effective protection of the environment
- prudent use of natural resources

DPD PROCESS



OBJECTIVES

There are 5 key aims driving these changes:

1. to involve the public and stakeholders throughout the preparation of LDDs;
2. to support policy with background information (evidence base);
3. to express the Community Strategy spatially;
4. to create a more efficient delivery mechanism for residential development; and
5. to monitor and review

CONSULTATION

There are 3 stages of consultation in the preparation of each DPD and the SCI, each taking a period of 6 weeks:

1. Consultation on Issues and Options
2. Consultation on Preferred Options
3. Consultation on Submitted Version

The Council will be engaging the public, stakeholders and statutory consultees to identify the key issues facing the Borough, to draw up objectives for each of these issues, and then to apply policies to these objectives when drafting the submission version.

At each stage of the DPD preparation process, a Sustainability Appraisal report accompanies the document, which assesses the issues, objectives or policies against social, environmental and economic objectives.

Following submission to the Government Office for the South East (acting on behalf of the Secretary of State), the representations received during the 6-week period will be considered by a Planning Inspector during a Public Examination, after which the Inspector will draft a report, which is binding on the Council (their comments must be incorporated into the final version for formal adoption).

For further information:

Please check out the following websites:

www.odpm.gov.uk

www.southeast-ra.gov.uk

www.epsom-ewell.gov.uk