



**REPORT of
HEAD OF PLANNING SERVICES**

to
**PLANNING AND LICENSING COMMITTEE
18 JANUARY 2007**

**LOCAL DEVELOPMENT FRAMEWORK – CORE STRATEGY ISSUES AND
OPTIONS**

1. PURPOSE OF REPORT

To seek Members' approval for The Local Development Framework Core Strategy Issues and Options document for consultation purposes.

2. AREA FOR DECISION/ACTION

- 2.1 At the special meeting of the Planning and Licensing Committee meeting on 7 December 2006 Members considered a report setting out the 'tests of soundness' which lie behind the Local Development Framework (LDF). Prior to the meeting further advice had been sought from the Planning Officers Society 'critical friend' service advising that a restructuring of the Issues and Options report would be advisable in the light of recent LDF experience in some other local planning authorities.
- 2.2 Members agreed to the revision of the structure of the initial draft consultation document for the Core Strategy Issues and Options and to prepare for a two stage consultation process under Regulation 25 of the relevant Planning Regulations. The first part has now been completed and the document (**attached**) is now structured in three parts plus appendices; an introduction, a section on strategic issues and options (which will lead to the Core Strategy) and a section on more detailed issues and options (which will lead to development control policy).
- 2.3 Other than the restructuring into the three sections referred to above, the main revisions can be summarised as:
- i. Full range of strategic issues –This is addressed by introducing a spatial issue and options for service delivery and raising the profile of key issues within the document such as affordable housing and infrastructure to strategic status.
 - ii. Reasonableness – Issues and Options have been redefined to give greater weight to directions resulting from National and Regional guidance and therefore set as 'genuine issues'. Local distinctiveness in terms of other options not aligning with national and regional approach will need to emerge through consultation without prompting.

iii. The format now used is to set out the issue preceded by a summary paragraph, and followed by options.

iv. The use of language in the document has been revised to try and initiate debate rather than suggest that decisions may already have been taken.

v. Issues and Options response boxes have been added after the suggested spatial portrait, spatial vision and spatial objectives.

vi. Enhanced explanation has been added in the introduction as to the nature of the new LDF, and its relationship with the Regional Spatial Strategy (RSS) and national guidance. Coupled with this, the lack of consistent and sufficient description of the RSS and national policy context for each of the issues identified has been addressed.

vii. The full list of plans and programmes and the list of Local Strategic Partnership (LSP) estimated needs have been moved to the appendix but a summary of background evidence takes their place in the introduction. The tests of soundness have been moved towards the front of the introduction. The spatial portrait has been reordered to flow from community to economy to environment.

viii. Issues raised via ‘developer interest’ has been redistributed; ‘villages for frail and elderly’ to housing and the other three issues to economic futures.

ix. A new vision has been set as a short paragraph that aims to paint a picture of Maldon District at the end of the plan period.

- 2.4 It is proposed the emerging draft Sustainable Communities Strategy and the LDF Core Strategy Issues and Options will share a public consultation commencing in late January 2007. This has the support of the Local Strategic Partnership steering group. A two part consultation programme will be devised to comply with the Statement of Community Involvement. It is anticipated this will cause a slight slippage of the milestones in the Local Development Scheme but these can be picked up in the next review of that document. Officers have been in contact with the Government Office which advises that a slight slippage is preferable to a document being found to be “unsound” on account of initial faults in the consultation process.

3. LINKS WITH CORPORATE OBJECTIVES

The recommendations of this report would directly support the new corporate objectives by:

- Protecting our rural heritage;
- Supporting an active local economy;
- Increasing the affordable housing supply;
- Promoting Civic Pride.

4. IMPLICATIONS

Corporate Risk – The LDF is a key delivery document for The Sustainable Communities Strategy and the Corporate Plan.

Sustainability – A Sustainability Appraisal will accompany the LDF Core Strategy Issues and Options.

Resources – To be funded via the LDF and LSP budgets.

5. CONCLUSIONS

The Core Strategy Issues and Options document represents the meeting of a key milestone in the delivery of the Local Development Framework.

6. RECOMMENDATION

That the Local Development Framework Core Strategy Issues and Options document be approved for consultation purposes.

Background Papers:

PPS12 Local Development Frameworks

The Town and Country Planning (Local Development) (England) Regulations 2004

Maldon District Council Statement of Community Involvement Submission to Secretary of State May 2006

Maldon District Council Local Development Scheme First Review September 2006

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Our ref LDP Submission
Your ref

24 April 2014

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Dear Sir / Madam

Appendices to DOC57

The Council has provided the following Committee Report to assist the Examination-in-Public process and provide a comprehensive and transparent audit trail of the decision making process. Please note that following the Planning and Licensing Committee meeting the appendices to the report have since been published as either submission documents, evidence base documents or supporting documents as detailed below.

Appendix Number	Submission Reference
1	DOC50

Kind regards,



David Coleman
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