

## DEFINITIONS OF TERMS AND ILLUSTRATIVE MATERIAL RELATING TO LOCAL DEVELOPMENT FRAMEWORKS

The following information is extracted from Annex A of draft Planning Policy Statement 12- Local Development Frameworks

**The development plan:** will consist of regional spatial strategies (spatial development plans in London) and development plan documents contained within the local development framework.

**Regional spatial strategy (RSS):** will be prepared by the regional planning body. The regional spatial strategy will set out the policies in relation to the development and use of land in the region and will be approved by the First Secretary of State. In London, the spatial development strategy prepared by the Mayor will be the equivalent of RSS and GOL Circular 1/2000 provides advice in respect of the spatial development strategy. Planning Policy Statement II on Regional Planning provides detailed guidance on the function and preparation of regional spatial strategies.

**Local development framework (LDF):** will comprise a portfolio of local development documents which will provide the framework for delivering the spatial planning strategy for the area.

**Local development scheme (LDS):** will set out the programme for the preparation of the local development documents. All plan-making authorities – district councils, unitary authorities, national park authorities broad authority and county councils (in respect of minerals and waste local development documents only) – must submit a local development scheme to the First Secretary of State for approval within six months of the commencement date of the Act regardless of where they are in terms of their current development plan. The transitional arrangements allow for existing adopted plans to be saved for three years from the date of commencement of the Act and for unadopted plans to be saved for three years post adoption.

**Local development documents (LDD):** will comprise of:

- i. **Development plan documents (DPD):** prepared by the relevant plan-making authority. They will be spatial planning documents and subject to independent examination. There will be a right for those making representations seeking change to be heard at an independent examination;
- ii. **Supplementary planning documents (SPD):** will cover a wide range of issues on which the plan-making authority wishes to provide policy guidance to supplement the policies and proposals in development plan documents. They will not form part of the development plan or be subject to independent examination;

- iii. **Statement of community involvement:** will set out the standards which the plan-making authority intend to achieve in relation to involving the community in the preparation, alteration and continuing review of all local development documents and in significant development control decisions, and also how the local planning authority intends to achieve those standards. The statement of community involvement will not be a development plan document but will be subject to independent examination. A consultation statement showing how the local planning authority has complied with its statement of community involvement will be required for all local development documents.

**Development plan documents:** the development plan documents which local planning authorities must prepare include:

- i. Core strategy;
- ii. Site specific allocations of land;
- iii. Area action plans (where needed); and
- iv. Proposals map (with inset maps, where necessary)

Development plan documents may form one document covering a range of policy areas or a number of individual documents. Individual development plan documents or coherent parts of a single development plan document will be able to be reviewed independently from other development plan documents. Taking each in turn:

- i. **Core strategy:** will set out the long-term spatial vision for the local planning authority area and the strategic policies and proposals to deliver that vision. It will contain a set of primary policies for delivering the core strategy. Broad locations for development may be set out in a key diagram;
- ii. **Site specific allocations and policies:** allocations of sites for specific or mixed uses or development will be contained in development plan documents. Policies will identify any specific requirements for individual proposals;
- iii. **Area action plans (AAP):** will be used to provide a planning framework for areas of change and areas of conservation; and
- iv. **Generic development control policies:** will be a suite of criteria-based policies which are required to ensure that all development within the area meets the vision and strategy set out in the core strategy.

**Strategic environmental assessment/sustainability appraisal:** Strategic environmental assessment (SEA): a generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) does not in fact use the term strategic environmental assessment; it requires a formal 'environmental assessment' of certain plans and programmes, including those in the field of planning and land use.

# Local development framework illustrative material

**Key diagram:** diagrammatic interpretation of the spatial strategy as set out in the core strategy. This is a device which some authorities may wish to use to enable them to illustrate the broad strategy for the area in a similar fashion to existing structure plan's key diagrams. It is most likely to be appropriate to an area of significant change where the general location of broad areas of future development can be identified together with linkages between such areas and the relationship to other strategies and neighbouring areas. Broad areas of protection/little anticipated change can also be shown.

**Proposals map:** the function of the proposals map is to illustrate the policies and proposals in the development plan documents and any saved policies which are included in the local development framework. It will be an Ordnance Survey based map at a scale which allows the policies and proposals to be illustrated clearly in map form. The proposals map may show any of the following elements where these are reflected in the policies and proposals of the development plan (*list is not exhaustive*):

- key policy areas i.e. the areas to which the core strategy policies will apply such as:
  - allocations of land for major development such as urban extensions;
  - key linkages such as public transport corridors and the road distribution system;
  - location of major multi-modal interchanges; and
  - nationally designated areas such as AONB, SSSIs Green Belts and Metropolitan Land etc.
- areas to which detailed policies and proposals in the development plan document may apply such as:
  - areas subject to specific design initiatives (such as high buildings policies);
  - areas where flooding issues will need to be addressed (flood risk areas);
  - areas where accessibility for non-car modes will be improved;
  - areas subject to any demand management proposals;
  - areas subject to specific density policies;
  - areas of more regional or local importance for biodiversity and where biodiversity will be enhanced e.g. through the use of planning obligations;
  - areas of potential land contamination where investigation and remediation measures may need to be taken;
  - areas which have been declared as air quality management areas;
  - areas where specific initiatives will be encouraged such as rural employment initiatives, vacant homes initiatives etc;
  - areas subject to security initiatives (designing out crime);
  - areas of protected views; and
  - areas relating to hazards such as flooding, land instability and contaminated land.

- areas where policies will be seeking to co-ordinate the delivery of community facilities to assist regeneration and the achievement of sustainable communities (such as health/education/social facilities) – these areas are likely to be subject to area action plans;
- major regeneration/conservation areas including areas subject to community or social initiatives that are the subject of area action plans. These may be illustrated in detail on inset maps. They should be cross referred to the relevant strategic policy in the core strategy which will set the parameters of the area action plan e.g. the number of houses to be included within any mix of development, or the scale and mix of commercial development sought in a particular regeneration scheme etc;
- detailed land allocations arising from the policies and proposals in the development plan document for those areas where there is no area action plan proposed;
- the retail hierarchy where this is relevant to the core strategy;
- rural areas where economic/social initiatives will be sought/supported/co-ordinated;
- In relation to minerals and waste development plan documents the following will need to be shown on the proposals map:
  - areas of significant mineral resources subject to safeguarding policies and minerals consultation areas;
  - safeguarding of areas for mineral working, handling and for recycling;
  - areas of search and preferred areas for waste management development and mineral working (including allocations of secondary aggregates);
  - railheads and wharves safeguarded for bulk transportation (including minerals and waste);
  - land allocated for recycling of construction and demolition waste;
  - areas safeguarded and subject to groundwater protection;
  - consultation areas relating to hazards such as flooding, land instability and contaminated land; and
  - areas designated for the protection of the aquatic environment.

The proposals maps prepared by district councils must include safeguarded areas, minerals consultation areas and any minerals and waste allocations included in a county minerals and waste development plan document.

The proposals map should cross-refer to relevant policies in the development plan document and may set out the essential land use elements proposed to be included in the areas identified for proposed areas for development. Where inset maps will provide greater detail the area covered by the inset map should be shown on the proposals map.