



ELMBRIDGE LOCAL DEVELOPMENT FRAMEWORK

**SURREY COUNTY COUNCIL
LOCAL COMMITTEE (ELMBRIDGE)
18 JULY 2005**

KEY ISSUE:

Elmbridge Borough Council is preparing a Local Development Framework to replace the current Elmbridge Borough Local Plan.

SUMMARY:

The paper sets out the progress so far on the Local Development Framework and the proposed forward timetable. The Issues and Options public consultation on the Core Strategy development plan document is scheduled for September/October this year and the formal Preferred Options consultation for March/April 2006. At this latter stage, the formal view of the Elmbridge Local Committee will be sought to inform the County Council's corporate response to be agreed by the portfolio holder for the Environment.

OFFICER RECOMMENDATIONS:

That the Elmbridge Local Committee notes the timetable for the preparation of proposed local development plan documents, in particular the scheduled public consultations in Autumn 2005 and Spring 2006.

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BACKGROUND PAPERS:	Elmbridge Borough Council Local Development Scheme 2004 - 2007

1 INTRODUCTION AND BACKGROUND

- 1.1 The Planning and Compulsory Purchase Act 2004 introduces a new system of Local Development Frameworks (LDFs) to replace existing local plans prepared by borough/district councils. The aim is to promote a more pro-active, positive approach to managing development and to give spatial expression to the Community Strategy and elements of other strategies and programmes that relate to the use and development of land such as economic development, education, housing, waste, recycling, protection of the environment, transport and social issues. Elmbridge's LDF will provide a planning framework and policies to guide future development in the borough until 2016.
- 1.2 The LDF is a 'portfolio' or folder of individual documents comprising:
- The Local Development Scheme (LDS) or project plan for the LDF, which for Elmbridge was agreed with the Government Office for the South East in March 2005 and adopted by the Borough Council in April 2005.
 - The Statement of Community Involvement (SCI) explaining how the community and statutory consultees are to be involved in the preparation and revision of the LDF and consulted on major planning applications. This is a statutory document subject to an independent examination by an Inspector due in March 2006.
 - Development Plan Documents (DPDs) that together with the South East Plan will form the statutory development plan for the borough. These are subject to examinations by Inspectors. Further details on Elmbridge's DPDs are given below.
 - Supplementary Planning Documents (SPDs) to supplement policies and address specific topics. These are non-statutory documents. Further details are given below.
 - Annual Monitoring Report (AMR).
- 1.3 Elmbridge's LDS includes the following Development Plan Documents:
- **Core Strategy** setting out the vision and spatial development strategy for the borough and the core policy framework for development control;
 - **Planning Contributions** specifying the types of development for which developer contributions will be sought and how these will be calculated;
 - **Housing and Employment Land Allocations** identifying sites for housing, employment and other uses to meet requirements;
 - **Environmental Protection** setting out policies applicable to areas requiring special protection;
 - **Proposals Map and Insets** mapping the extent of development plan policies and proposals.
- and Supplementary Planning Documents:
- Residential Design Guidance.
- 1.4 There are several stages in the preparation of Development Plan Documents including the publication of a Preferred Options paper for formal consultation, followed by a Submission Document and second round of

formal consultation when representations can be made. The Submission Document is then subject to an Examination by an independent Inspector who will consider representations on its content having regard to tests of 'soundness'. Any changes required by the binding Inspector's Report will be made and the DPD adopted. The stages for producing a Supplementary Planning Document are: Publication of a draft, consultation and adoption of the final version. All documents will be subject to a Sustainability Appraisal (SA) to ensure that they do not conflict with the aim of securing sustainable development.

2 PROGRESS SO FAR

- 2.1 Work has already begun on preparing some of these documents:
- **Core Strategy** – Evidence gathering and early stakeholder and community engagement has been taking place since April last year. An Issues and Options paper is being prepared for consultation in September.
 - **Statement of Community Involvement** – a Draft SCI was published for a six week period of consultation on 7th June 2005.

3 FORWARD TIMETABLE

Document	Stage	Timescale
SCI	Submission to the Secretary of State – 6 week period during which representations can be made	Nov 05
	Examination by Inspector	Mar 06
	Adoption (following binding Inspector's report)	Jun 06
Core Strategy	Issues and Options - 6 week period of consultation	Sep – Oct 05
	Preferred Options - 6 week period of consultation	Mar – Apr 06
	Submission to the Secretary of State – 6 week period during which representations can be made	Sep 06
	Examination by Inspector	Feb – Mar 07
	Adoption (following binding Inspector's report)	Sep 07

Document	Stage	Timescale
Planning Contributions	Commencement	Spring 06
Housing and Employment Land Allocations	Commencement	Spring 07
Environmental Protection	Commencement	Spring 07
Proposals Map and Insets	Continual updating as DPDs are adopted	
Residential Design Guidance	Commencement	Spring 07

4 FINANCIAL IMPLICATIONS

4.1 None

5 SUSTAINABLE DEVELOPMENT IMPLICATIONS

5.1 It is important that the LDF takes account of the Surrey Structure Plan 2004, Surrey Local Transport Plan, Surrey 2020, Surrey Minerals and Waste LDF, Economic Strategy and other service strategies policies and plans.

6 CRIME AND DISORDER IMPLICATIONS

6.1 It is important that the LDF takes account of the Crime and Disorder Reduction Strategy.

7 RECOMMENDATIONS

7.1 That the Elmbridge Local Committee notes the timetable for the preparation of proposed local development plan documents, in particular the scheduled public consultations in Autumn 2005 and Spring 2006.