

Item 9

**Surrey Heath Local Development
Framework**

**Surrey County Council's Local Committee
(Surrey Heath)**

21st July 2005

KEY ISSUE:

Surrey Heath Borough Council is preparing a Local Development Framework to replace the current Surrey Heath Local Plan 2000.

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 was carried out in September/October last year and the formal Preferred Options consultation is scheduled for September/October this year. At this latter stage, the formal view of the Surrey Heath 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 Surrey Heath Local Committee notes the timetable for the preparation of proposed local development plan documents, in particular the scheduled public consultation this Autumn.

INTRODUCTION AND BACKGROUND

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. Surrey Heath's LDF will

provide a planning framework and policies to guide future development in the Borough until 2016.

2. The LDF is a 'portfolio' or folder of individual documents comprising:
 - The Local Development Scheme (LDS) or project plan for the LDF, which was agreed by the First Secretary of State in January 2005 and approved in February 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 October 2005.
 - 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 Surrey Heath's DPDs are given below.
 - Supplementary Planning Documents (SPDs) to supplement policies and address specific topics. These are non-statutory documents.
 - Annual Monitoring Report (AMR).

3. Surrey Heath'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;
 - **Proposals Map** mapping the extent of development plan policies and proposals.

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. All documents will be subject to a Sustainability Appraisal (SA) to ensure that they do not conflict with the aim of securing sustainable development.

PROGRESS SO FAR

5. Work has already begun on preparing some of these documents:
 - **Statement of Community Involvement** – a Draft SCI has been submitted to the Secretary of State.
 - **Core Strategy** – Evidence gathering and early stakeholder and community engagement has been taking place since mid-2004 and several Issues and Options papers went out on consultation in September/October 2004.

FORWARD TIMETABLE

6.

Document	Stage	Timescale
SCI	Examination by Inspector	Oct 05
	Adoption (following binding Inspector's report)	Feb 06
Core Strategy	Preferred Options - 6 week period of consultation	Sep – Oct 05
	Submission to the Secretary of State – 6 week period during which representations can be made	Jun - Jul 06
	Examination by Inspector	Feb 07
	Adoption (following binding Inspector's report)	Dec 07
Proposals Map and Insets	Continual updating as DPDs are adopted	

FINANCIAL IMPLICATIONS

7. None

SUSTAINABLE DEVELOPMENT IMPLICATIONS

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

EQUALITIES IMPLICATIONS

9. None.

CRIME AND DISORDER IMPLICATIONS

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

RECOMMENDATIONS

That the Surrey Heath Local Committee notes the timetable for the preparation of proposed local development plan documents, in particular the scheduled public consultation in September/October 2005.

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BACKGROUND PAPERS:

Surrey Heath Local Development Scheme
2005