



Local Development Framework

The Planning and Compulsory Purchase Act which came into force in September 2004 has resulted in major changes to the planning system. As part of the changes introduced by the Act, Structure Plans and Local Plans will be replaced by what is now known as Local Development Frameworks (LDFs).

Each Local Authority's Local Development Framework will comprise of a portfolio of documents which, together with the Regional Spatial Strategy, will form the Development Plan for the District/Borough.

Until a Local Development Framework is fully adopted, the provisions of the Act also allow for existing Local Plan and accompanying Supplementary Planning Guidance to be "saved".

The Local Development Framework is a folder of local development documents that outlines how planning policy will be managed in the authority area. It is intended to be more responsive to change than the old system of local plans and allow for greater public participation.



The Core Strategy is the most important document in the Local Development Framework, this document will set out:-

- The distinctive characteristics of the authority area.
- The issues, problems and challenges facing the district.
- A 'vision' for the district.
- What needs to be done to achieve the vision.
- Key policies to help meet the identified goals.

The Core Strategy will link with other plans or strategies that may have an effect on land use. All the other documents that make up the LDF must be in accordance with the Core Strategy.

The Local Development Framework will comprise a series of documents on different topics, most of these will either be:-

- Development Plan Documents (DPDs) with planning policies.
- Supplementary Planning Documents (SPDs) made up of advice and guidance on how the policies will be used.

Development Plan Documents go through a series of preparatory stages before they are finalised and adopted:-

- Issues and Options – one or more consultation and community involvement stages with the aim of identifying all the relevant issues and options for dealing with them.
- Preferred Options – consultation and community involvement on the Council's preferred policy/sites approach set alongside any alternative approaches.

- Submission – to Government when formal representations can be made and an independent Inspector is appointed to consider the DPD.
- Examination – when the Inspector considers the DPD and the representations made at public hearing sessions and through submitted written statements.
- Inspector's Report – on the examination, the findings are binding on the Council.
- Adoption – the final stage when the DPD comes into force.

Supplementary Planning Documents are first prepared in draft form for consultation and community involvement and then, after consideration of the comments made, are adopted.

Each Local Authority will be at a different stage in the LDF process. If you have potential development sites within your control it will be a matter of investigating at what stage your LDF is at, and whether there is the opportunity of promoting a site for inclusion within the Development Plan Documents.



EQUINE • AGRICULTURAL DWELLINGS • SMALL HOLDINGS • RURAL RE-DEVELOPMENT

SOUTH & EAST
Old Market Office
10 Risbygate Street
Bury St Edmunds
IP33 3AA
T: 01284 753 271

MIDLANDS
Woodthorne
Wergs Road
Wolverhampton
WV6 8TQ
T: 01902 693 213

SOUTH WEST
Mamhead Castle
Mamhead
Exeter
EX6 8HD
T: 01626 892 638

NORTH
Lincoln House
Lincoln Way
Sherburn In Elmet, Leeds
LS25 6PJ
T: 01977 682 313