

BROADLAND DISTRICT COUNCIL LOCAL DEVELOPMENT FRAMEWORK



Local Development Scheme 2012 – 2015



1 Introduction	2
Background	2
2 Development Plan Documents (DPDs)	5
3 Other Related Documents	6
4 Overall Programme DPD Preparation	8
Proposed Timetable 2012-2015	8
5 Profiles	9
Overview	9
Joint Core Strategy DPD (remitted text)	9
Site Allocations DPD	10
Development Management DPD	11
Old Catton, Sprowston, Rackheath & Thorpe St Andrew (OSRT) Growth Triangle Area Action Plan DPD	11
6 Monitoring and Review	15
Monitoring	15
7 Glossary	16

1 Introduction

Background

1.1 Under the Planning and Compulsory Purchase Act 2004 the development plan will constitute of a range of documents, which together form the 'Local Development Framework' (LDF) or the Local Plan. The 'Local Development Scheme' (LDS) has to be prepared by each local planning authority to outline its programme for production of the new development documents within the Local Plan. This LDS has been revised and updated from that approved in 2010 to include:

- The timetable for the proposed Joint Core Strategy remitted text (following from a legal challenge to the JCS),
- The inclusion of the OSRT Growth Triangle Area Action Plan Development Plan Document (DPD) ,
- Changes resulting from the Localism Act 2011.

1.2 The Broadland Local Development Scheme does not include the Broads Area even though this is within Broadland District, as the Broads Authority is a local planning authority in its own right and produces a Local Development Scheme for its area.

Localism Act (2011)

1.3 The Localism Act 2011 requires planning authorities to prepare and maintain a Local Development Scheme. The scheme must specify:

- The documents which are development plan documents;
- The subject matter and geographical area to which each development plan documents to relate;
- Which development plan documents (if any) are to be prepared jointly with one or more other local planning authorities;
- Any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee under section 29;
- The timetable for the preparation and revision of development plan documents;
- Such other matters as are prescribed.

1.4 It is no longer required to submit the scheme to the Secretary of State.

East of England Plan - Proposed Revocation

1.5 On 6 July 2010 the Secretary of State for Communities and Local Government announced the revocation of Regional Spatial Strategies with "immediate effect". However, there was a legal challenge to this revocation that was upheld by the court. Therefore, the Regional Spatial Strategies remain in effect. The Secretary of State has re-iterated the intention to revoke the Regional Spatial Strategies, through forthcoming legislation, and has also stated that this intention should be a material consideration in planning matters. The Localism Act 2011 provided the legislative framework for the revocation, though as yet this has not taken place.

- 1.6** For Broadland, the Regional Spatial Strategy is the East of England Plan published in May 2008.

Greater Norwich Development Partnership

- 1.7** The Greater Norwich Development Partnership (GNDP) brings together Broadland District Council, Norwich City Council, South Norfolk District Council and Norfolk County Council. The partnership has overseen the production of a Joint Core Strategy for the Broadland, Norwich and South Norfolk local planning authority area. This is the overarching strategic spatial planning document for the LDF / Local plan for the three local planning authorities. For more information please see www.gndp.org.uk

Greater Norwich Development Partnership



Joint Core Strategy

- 1.8** The Joint Core Strategy for Broadland, Norwich and South Norfolk was adopted in March 2011. However, following a legal challenge part of the text was "remitted" by the court. This meant that part of the process for producing the strategy had to be repeated for this element. The timetable for this is included in this LDS.

Growth Triangle and Rackheath Eco-community

- 1.9** The Government's Planning Policy Statement: Eco-towns - A supplement to Planning Policy Statement 1, identifies Rackheath as an eco-town location. This is within the proposed 'growth triangle' to the north-east of Norwich, set out in the Joint Core Strategy (remitted text). It is proposed that an 'Area Action Plan' (AAP) Development Plan Document be produced for the growth triangle.

Broadland District Local Plan Replacement (2006)

- 1.10** The policies of the adopted **Joint Core Strategy** supersede some of the policies of the **Broadland District Local Plan (Replacement)** (May 2006). Some other policies of the Broadland Local Plan Replacement (ENV4, ENV15, ENV19, ENV21 and CS10) expired on May 2009. Otherwise, the Local Plan (Replacement) policies have been saved under transitional arrangements as outlined in the Secretary of

State's Direction. These 'saved' policies will be progressively replaced by the relevant Development Plan Documents produced under the Local Development Framework (LDF)/ new "Local Plan".

Local Development Documents

- 1.11** The local development framework / Local Plan will contain two main types of documents known as **Local Development Documents (LDDs)**. These are: **Development Plan Documents (DPDs)** which are required and **Supplementary Planning Documents (SPDs)** which are optional.
- 1.12** **Development Plan Documents (DPDs)**, will be the most important documents as they will form part of the statutory Development Plan. The DPDs must be in general conformity with the Regional Spatial Strategy (unless revoked) and will be subject to public consultation and an independent examination by a Planning Inspector. When the document is adopted it will be part of the Development Plan and will therefore carry considerable weight in the determination of planning applications. Under section 38(6) of the Act, "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". The proposed Development Plan Documents for Broadland are set out in this document.
- 1.13** Supplementary Planning Documents (SPD's) are not policy documents in themselves, but are to support or 'supplement' the policies in the Development Plan Documents. The SPD's will be produced as and when necessary, and are not set out in this document.

2 Development Plan Documents (DPDs)

The following DPDs will form the Local Development Framework / Local Plan for Broadland:

- 2.1 Broadland, Norwich and South Norfolk Joint Core Strategy (DPD)**- The Core Strategy (adopted March 2011) is a joint strategic planning document, prepared by the three districts: Broadland, Norwich and South Norfolk as part of their Local Development Framework (LDF). It provides a long term vision, objectives and spatial strategy for future development which will reflect upon: national policy, the East of England Plan (EEP), the community strategies in the area and have regard to various background documents. The JCS sets out the long-term vision and objectives for the area, including strategic policies for steering and shaping development. It identifies broad locations for new housing and employment growth and changes to transport infrastructure and other supporting community facilities, as well as defining areas where development should be limited. It helps to coordinate and deliver other services and related strategies.
- 2.2 Joint Core Strategy (Remitted text)** - Part of the JCS has been remitted by the courts. Part of the process is being repeated for this element, primarily relating to the Broadland part of the Norwich Policy Area.
- 2.3 Site Allocations (DPD)**– The Site Allocations identifies or "allocates" areas of land for specific types of development, such as housing, employment, community facilities etc. It will also include the definition of development boundaries or settlement limits for those places where some further growth may take place, etc. in accordance with the Joint Core Strategy DPD.
- 2.4 Development Management Policies (DPD)** - This includes more detailed local policies for the management of development.
- 2.5 The Old Catton, Sprowston, Rackheath, Thorpe St. Andrew (OSRT) Growth Triangle Area Action Plan (DPD)** - This will set out detailed guidance for major development growth located to the north-east of Norwich. The AAP will also include a timetable for development in the area and seeks to help agencies, service providers and land owners work together. The boundaries of this growth area will be within or close to the parishes of Sprowston, Rackheath, Thorpe St Andrew, Great and Little Plumstead, Postwick, Old Catton, Beeston St. Andrew, Spixworth and Salhouse defined in the Joint Core Strategy (remitted text). The scale of this development will be in the region of 7,000 homes to be built by 2026, progressing to 10,000 thereafter. It also includes an Eco-Community at Rackheath following on from PPS: Eco-towns a Supplement to PPS1.
- 2.6 Policies Map (previously known as the Proposals Map)** – The Joint Core Strategy, Site Allocation (DPD), and Development Management (DPD) and (OSRT) Area Action Plan will each require an updated Policies Map to be published to show their policies in spatial form. The Policies Map will not form a separate document but will be part of the (LDF).

3 Other Related Documents

Other documents related to the DPD's are:

- 3.1 Annual Monitoring Report (AMR)** – includes a summary of progress on the targets set out in the documents forming part of the Local Development Framework.
- 3.2 Statement of Community Involvement (SCI)** – sets out the Council's approach to involving the community in the preparation of all local development documents and also major planning applications. Adopted in April 2006.
- 3.3 Sustainability Appraisal (SA) Reports** - a systematic process undertaken during the preparation of a plan or strategy, as required by the Planning and Compulsory Purchase Act 2004 (S19(5)). There is also a requirement for Development Plan Documents to undergo a Strategic Environmental Assessment, (known as SEA) under European Directive 2001/42/EC (transposed into UK legislation by the Environmental Assessment of Plans and Programmes Regulations 2004). It is intended that the Sustainability Appraisal incorporates the SEA in accordance with the Act and Regulations. This means that in addition to **Environmental** issues, on which an SEA focuses, **Social and Economic** matters will also be addressed as part of the overall assessment of sustainability, within a single joint appraisal.
- 3.4 Equality Impact Assessment (EQIA)** - the purpose of EQIA is to improve the work of the Council by making sure that it does not discriminate and that, where possible promotes equality. The relevant legislation is the Equalities Act 2010 which places obligations on local authorities and public sector organisations to consider equality issues in decision making.
- 3.5** EQIA is a way of making sure the Council thinks carefully about the likely impact of its work on equality target groups. It involves anticipating the consequences of policies, strategies, projects or procurements on the target groups and making sure that, as far as possible, any negative consequences are eliminated or minimised and opportunities for promoting equality are maximised. It is anticipated that an EQIA will accompany each DPD.
- 3.6 Neighbourhood Plans** - documents that will set out policies relating to the use of land within a neighbourhood. In Broadland's communities, the development of these plans will be led by the appropriate Parish or Town Council, with support from Broadland District Council. The process will involve extensive consultation with residents, an independent examination of the submitted plan, followed by a local referendum. Assuming the plan passes the examination and referendum, it will then become adopted as part of the development plan for the district. Currently there are four proposed Neighbourhood Plans in Broadland: Aylsham, Salhouse, Sprowston and Strumpshaw. These are not included in the Local Development Scheme.

Evidence Base

- 3.7** The Local Development Documents (LDD's) will establish the Authority's spatial planning policies. However, a range of background work has to be undertaken, to provide the base evidence for the Local Development Framework, particularly the Joint Core Strategy. Regard will also be had to other relevant documents seek to strategies and policy documents, produced by the council or other appropriate bodies.

4 Overall Programme DPD Preparation

Proposed Timetable 2012-2015

Development Plan Documents (DPD) s	2012												2013											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Joint Core Strategy (Remitted text)									P					S						A				
Site Allocations																*								
Development Management Policies																		*					P	
OSRT Growth Triangle AAP																*							P	

KEY

- Initial Stages
- * Intended informal public consultation
- P Publication (Pre-submission stage)
- S Submission
- A Adoption

	2014												2015											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Site Allocations		S										A												
Development Management Policies		S										A												
OSRT Growth Triangle AAP		S										A												

5 Profiles

Overview

- 5.1** This section contains a “profile” of each document to be produced describing the content, explaining how each document conforms with higher order documents, the geographical area it covers, whether it will be a joint document and who will be involved, the set timetable for the production of each document, the section which will lead and how each document will be reviewed.

Development Plan Documents (DPDs)

1. Joint Core Strategy (remitted text)
2. Site Allocations
3. Development Management Policies
4. (OSRT) Old Cattton, Sprowston, Rackheath, Thorpe, Growth Triangle - Area Action Plan

Joint Core Strategy DPD (remitted text)

DOCUMENT DETAILS	
What is the Purpose of the Document?	The JCS is to provide the strategic vision, objectives and strategy for the spatial development of the area, to accommodate the growth identified and to enhance the effective functioning of the whole urban area. Although the JCS is adopted, part was remitted following a legal challenge, and this element is going through the process again. This relates to specific text that was remitted by the court, affecting the Norwich Policy Area within Broadland.
What geographical area does the document cover?	The adopted JCS covers the Greater Norwich area consisting of the whole of Norwich City Council, South Norfolk and Broadland District Councils, (except excluding those areas that are part of the Broads Authority Executive Area) (See Image 1). The remitted text relates to the Broadland part of the Norwich Policy Area.
What is its status?	Development Plan Document. All other Local Development Documents will be in conformity with this.
Will the document require a joint approach with other authorities? If so, with whom?	Yes, Norwich City Council, South Norfolk and Broadland District Council and Norfolk County Council.
What documents must it conform to?	General conformity with Regional Spatial Strategy and the National Planning Policy Framework.
TIMETABLE	See Proposed Timetable

ARRANGEMENTS FOR PRODUCTION AND REVIEW

Who will lead the process?	The Greater Norwich Development Partnership -
How will stakeholders and the community be involved?	The Councils involve stakeholders and the local communities across the area as set out in the adopted SCI's for the three Districts.
How will the document be reviewed?	The document will be monitored and reviewed as part of the Annual Monitoring Report process.

Site Allocations DPD**DOCUMENT DETAILS**

What is the Purpose of the Document?	Site Allocations Section - To set out policies that apply to particular defined areas of land for specific use e.g. housing, employment, community facilities. the definition of areas for development. The areas to which the policies apply will be shown on the Policies Map.
What geographical area does the document cover?	The area of Broadland district for which the District Council is the local planning authority, i.e. it does not include the Broads Authority Executive Area; and excludes the area of OSRT Growth Triangle Area Plan DPD (See Image 1).
What is its status?	Development Plan Document.
Will the document require a joint approach with other authorities? If so, with whom?	Possibly some joint working or coordinated approach with Norwich City Council and South Norfolk District Council in assessing needs and opportunities. However, it will be a Broadland District Council Document.
What documents must it conform to?	To conform with the Joint Core Strategy. General conformity with East of England Plan and National Planning Policy Framework (NPPF) and Policy Statements.
TIMETABLE	See Proposed Timetable

ARRANGEMENTS FOR PRODUCTION AND REVIEW

Which department will lead the process?	Spatial Planning
How will stakeholders and the community be involved?	The Council will involve stakeholders and local communities as set out in the Statement of Community Involvement.
How will the document be reviewed?	The document will be monitored and reviewed as part of the Annual Monitoring Report process.

Development Management DPD

DOCUMENT DETAILS	
What is the Purpose of the Document?	Development Management Section - To provide clear policies for topics that affect development management decisions, including specific environmental designations and constraints.
What geographical area does the document cover?	The area of Broadland district for which the District Council is the local planning authority, i.e. it does not include the Broads Authority Executive Area (See Image 1).
What is its status?	Development Plan Document.
Will the document require a joint approach with other authorities? If so, with whom?	Possibly some joint working or coordinated approach with Norwich City Council and South Norfolk District Council in assessing needs and opportunities. However, it will be a Broadland District Council Document.
What documents must it conform to?	To conform with Joint Core Strategy. General conformity with East of England Plan and National Planning Policy Framework (NPPF) and Statements.
TIMETABLE	See Proposed Timetable
ARRANGEMENTS FOR PRODUCTION AND REVIEW	
Which department will lead the process?	Spatial Planning
How will stakeholders and the community be involved?	The council will involve stakeholders and local communities as set out in the Statement of Community Involvement.
How will the document be reviewed?	The document will be monitored and reviewed as part of the Annual Monitoring Report process.

Old Catton, Sprowston, Rackheath & Thorpe St Andrew (OSRT) Growth Triangle Area Action Plan DPD

DOCUMENT DETAILS	
What is the Purpose of the Document?	<p>To set out policies for future major development of an area north east of Norwich.</p> <p>The areas to which the policies apply will be shown on the Policies Map.</p>

What geographical area does the document cover?	An area to the north east of Norwich, including parts of the parishes of Beeston St Andrew, Great & Little Plumstead, Old Catton, Rackheath, Salhouse, Spixworth, Sprowston and Thorpe St Andrew (See Image 1 & 2).
What is its status?	Development Plan Document
Will the document require a joint approach with other authorities? If so, with whom?	Possibly some joint working or coordinated approach with Norwich City Council and South Norfolk District Council in assessing needs and opportunities. However, it will be a Broadland District Council Document.
What documents must it conform to?	To conform with Joint Core Strategy. General conformity with East of England Plan and National Planning Policy Framework (NPPF) and Statements.
TIMETABLE	See Proposed Timetable
ARRANGEMENTS FOR PRODUCTION AND REVIEW	
Which department will lead the process?	Spatial Planning
How will stakeholders and the community be involved?	The Council will involve stakeholders and local communities as set out in the Statement of Community Involvement.
How will the document be reviewed?	The document will be monitored and reviewed as part of the Annual Monitoring Report process.

Image 1: Broadland District

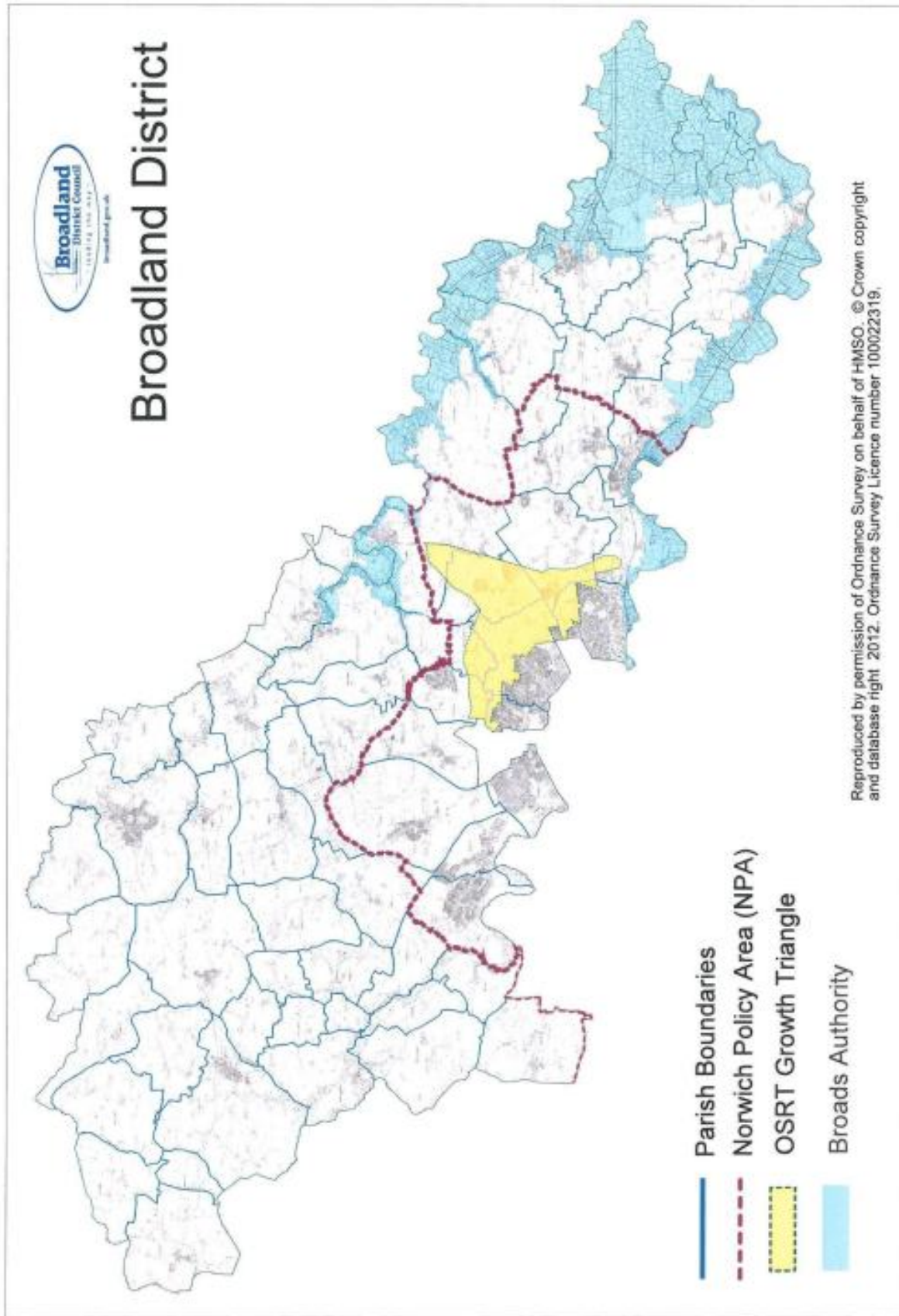
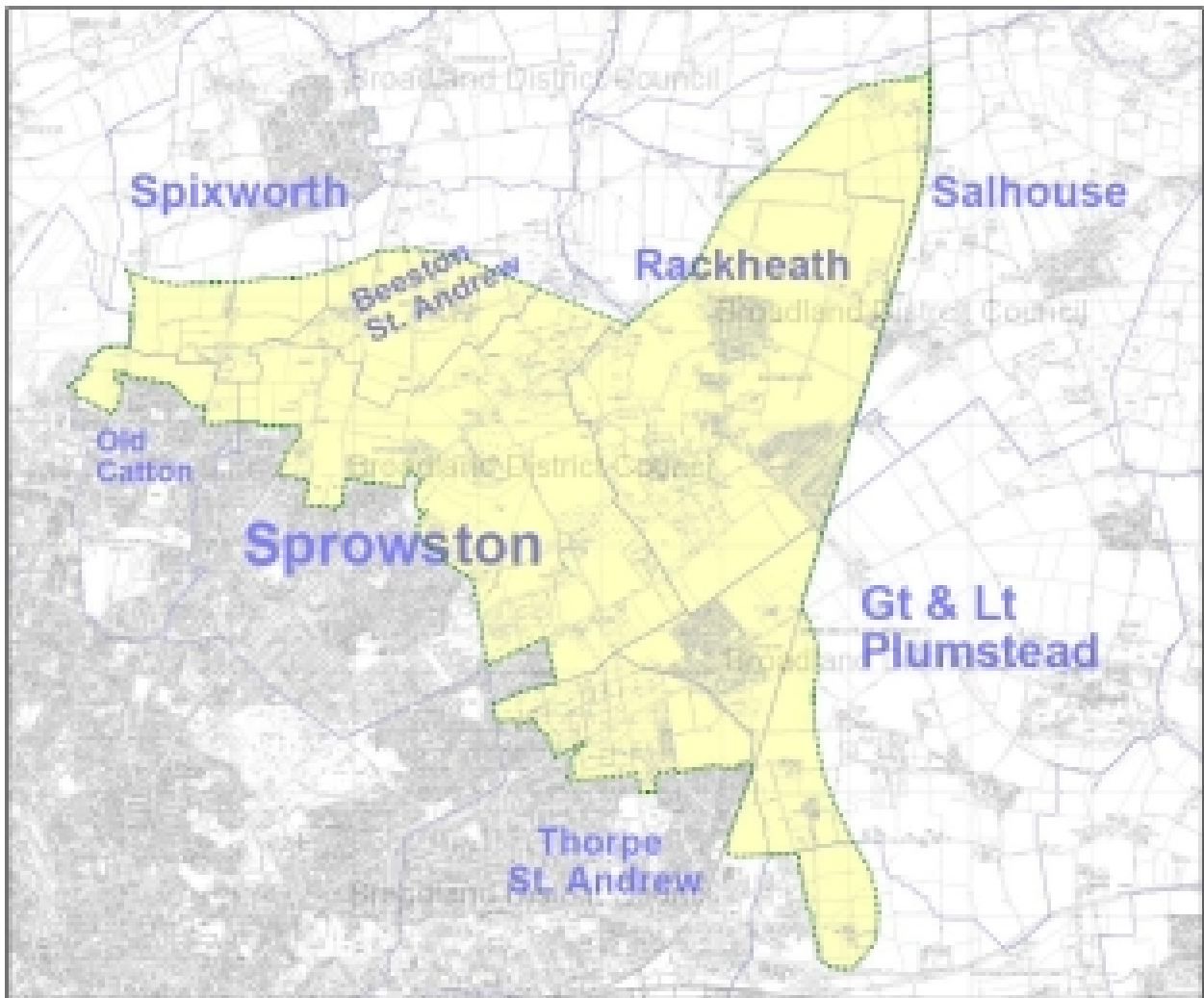


Image 2: The geographical area of the OSRT Growth Triangle Area Action Plan (DPD)

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012. Ordnance Survey Licence number 100022319.

6 Monitoring and Review

Monitoring

- 6.1** The (Joint) Annual Monitoring Report (AMR) is the means of bringing forward a range of planning information to show performance of the plans and policies over the previous year. The aims of the (AMR) can be summarised as:
- To monitor the implementation of the local development scheme;
 - To measure development performance against individual plan targets;
 - To provide a commentary on the development performance and suggest any external factors which need to be taken into account, as being likely to affect the plan's targets in future.
- 6.2** It is intended that monitoring should be done jointly across the three authorities to measure performance of the Joint Core Strategy across the Greater Norwich area, as well as individually for Broadland.
- 6.3** In addition, the existing adopted Local Plan sets each authority's own monitoring objectives and indicators and they will continue to provide the basis for monitoring performance and implementation of policies until the other LDDs are adopted. Each LDD will provide its own targets and indicators and once they are adopted, monitoring will reflect the new system in this respect.
- 6.4** This Local Development Scheme will need to be reviewed at regular intervals. In particular it will need to be reviewed if the Annual Monitoring Report shows that attention needs to be given to a new area of policy or a new location where growth or regeneration will not occur without some specific assistance. The LDS will in particular need to be considered for review after the Annual Monitoring Report has been prepared each year in order to take account of any matters which it identifies as needing review.

7 Glossary

Glossary of Terms

Abbreviation/ Document	Explanation
AMR	Annual Monitoring Report: part of the local development framework. Local authorities are required to produce an AMR each December with a base date of the previous financial year monitoring the progress of the implementation of the local development scheme and the extent to which policies in local development framework are being implemented.
AAP	Area Action Plan: a planning framework for area of major change or conservation similar to masterplan.
CS or (JCS)	Core Strategy/ (Joint): sets out the long term spatial vision for the area. A development plan document, and one with which all other development plan documents must conform.
Development Plan Document (DPD)	Development Plan Documents contained within the local development framework and the Regional Spatial Strategy. According the Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In order to acquire this status they will be subject to independent scrutiny through a public examination. Certain documents within the local development framework must be DPDs, for example Core Strategy, Site Specific Allocations of land and Area Action Plans where produced. There must also be an adopted Policies Map which will be varied as successive DPDs are adopted.
Development Management Policies DPD	This DPD will include a suite of criteria based policies to ensure all development within the district meets the spatial vision and objectives set out in the Core Strategy.
EEP	East of England Plan - adopted by the East of England Regional Assembly - part of the Development Plan
LDD	Local Development Document: the collective term for development plan documents, supplementary planning documents and statement of community involvement.
LDF	Local Development Framework: the portfolio of local development documents consisting of DPDs, SPDs, SCI, LDS and AMR. This is now referred to as the Local Plan as defined in the NPPF.

LDS	Local Development Scheme: the programme for the preparation of local development documents. Under the terms of the Planning and Compulsory Purchase Act 2004, the Council is required to submit a LDS to the Secretary of State. It is linked to Planning Delivery Grant.
LTP	Local Transport Plan: five year strategy prepared by local transport authorities (in Norfolk the County Council) for the development of local integrated transport and a supporting programme of transport improvements. One of its functions is as a bid for government funding for transport matters.
NPPF	The National Planning Policy Framework (NPPF) published in March 2012, sets out the Government's planning policies and requirements for the English Planning System. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
Policies (Proposals) Map	The adopted policies map as defined by the NPPF (previously termed the proposals map) illustrates all the policies contained in development plan documents and any saved policies. It will need to be revised as each new development plan document, which has a spatial content, is adopted. As development plan documents are submitted, they will include within them a submissions policies map showing the changes which would be required upon adoption of the document.
Saved Plans or Policies	Under transitional arrangements as the new style planning system is introduced, the current adopted local plan is automatically saved and retains development plan status for a period of 3 years or until superseded by development plan documents.
Site Allocations DPD	Allocations of sites for specific or mixed uses for development, i.e. Housing, Employment, Open Space, Mix uses, etc. Document to follow from Joint Core Strategy (JCS)
SCI	Statement of Community Involvement: sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. SCI is not a DPD, but is subject to independent examination.
SA	Sustainability Appraisal: appraises policies to ensure they reflect sustainable development objectives (social, environmental and economic factors). Required by the Act to be undertaken for all local development documents.
SEA	Strategic Environmental Assessment: the term used to describe environmental assessment applied to policies, plans

	and programmes. In compliance with European SEA directive, a formal environmental assessment of land use planning proposals and plans is required. In practise SA and SEA are often combined.
SPD	Supplementary Planning Documents: provide supplementary information elaborating on policies in DPDs. Forming part of the Local Development Framework (LDF) not subject to independent examination and do not form part of the development plan. No longer require Sustainability Appraisal.

Planning, Broadland District Council
Thorpe Lodge, 1 Yarmouth Road, Norwich NR7 0DU
Tel: (01603) 430619 Fax: (01603) 430591 Email: ldf@broadland.gov.uk
www.broadland.gov.uk

