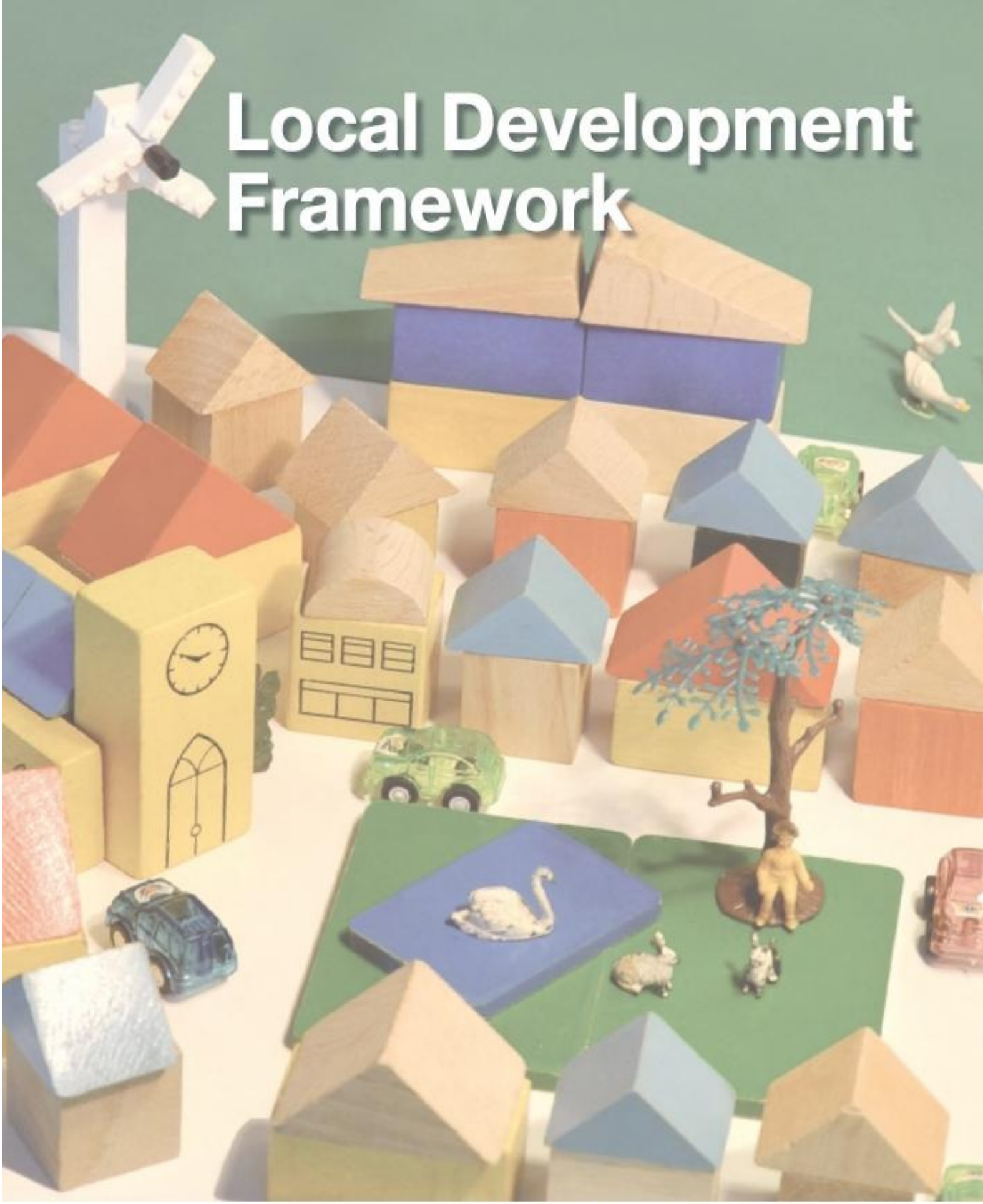
Local Development Framework



LOCAL DEVELOPMENT SCHEME

September 2011

THREE RIVERS DISTRICT COUNCIL

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The Local Development Scheme for Three Rivers District

1. Introduction

Three Rivers District Council as local planning authority is required to submit to the Secretary of State a Local Development Scheme under the provisions of the Planning and Compulsory Purchase Act 2004. The Local Development Scheme (LDS) for Three Rivers is a project plan which sets out the timescales for the preparation of Local Development Documents (LDDs) that form the Council's Local Development Framework (LDF), within the current planning system.

The Planning and Compulsory Purchase Act introduced major changes to the planning system. The Hertfordshire County Structure Plan and district-wide local plan will cease to exist and will be replaced by a local development framework for Three Rivers.

The Three Rivers Local Development Framework (LDF) will comprise the following statutory local development documents:

- **Core Strategy** Development Plan Document
- **Site Allocations** Development Plan Document
- **Development Management Policies** Development Plan Document
- **Gypsy & Traveller** Development Plan Document
- **Community Infrastructure Levy (CIL) Charging Schedule**
- **Statement of Community Involvement**
- **Supplementary Planning Documents**

Further details about these documents are set out further in this document and Appendix 5 provides a glossary of the terms used in this document.

2. Local Development Scheme

This document is the Local Development Scheme (LDS) that sets out:

- The Local Development Documents (LDDs) that the Council intends to produce
- Which LDDs will be part of the development plan (see Appendices 1 & 2)
- Which will be Supplementary Planning Documents (SPD) (see Appendices 1 & 2)
- Information on the Statement of Community Involvement (see Appendices 1 & 2)
- Information on the Annual Monitoring Report
- A timetable for the production of appropriate new DPDs and SPDs (Appendix 3)
- 'Milestones' to be achieved as part of the process leading to adoption (Appendix 3)
- The relationship of the LDF to existing policies (Appendix 4)
- Other supporting documents and statements that will be required or referred to
- Which current Local Plan policies will be 'saved' (Appendix 4)
- The resources available together with constraints and a risk assessment.

The Local Development Scheme September 2011 supersedes the LDS which came into effect in November 2010. This LDS reflects the changes made to the national planning system and the progress made on the LDDs. As with previous versions, the current LDS has been subjected to targeted and informal consultation with officers and Members from Three Rivers District Council, with appropriate local authorities and other stakeholders such as the Local Strategic Partnership (LSP).

The LDS is being publicised so that the public will know what the Council is intending to do and when, and at what stage they can get involved in the process.

3. Key Stages of Development Plan Production

Planning Policy Statement 12 'Local Spatial Planning' was published on 4 June 2008 alongside a new set of Local Development Framework (LDF) Regulations. Regulations came in to force on 28 November 2008 and 6 April 2009. The revised policy approach was designed to be simpler, quicker and more flexible. There is now a single statutory prescribed consultation, followed by publication and submission of a DPD.

The key production stages for DPDs that make up the Local Development Framework are summarised below and shown in Figure 1.

Preparation of the evidence base

It is essential that Core Strategies and other DPDs are based on a thorough evidence base in order to ensure that the choices made by the Plan are informed by the evidence.

Public participation in the Preparation of the Development Plan

There is now a single statutory prescribed consultation stage, known as 'Regulation 25'. There is significant emphasis on the concept of 'front loading' and building consensus at an early stage of the plan preparation process. This stage may not necessarily be an isolated stage of consultation that takes a set period of time; instead there maybe a variety of activities which happen more than once and at different stages.

Publication of a Development Plan Document

Before submitting a DPD to the Secretary of State, the Local Planning Authority must publish the proposed submission document and notify specific consultation and general consultation bodies. The publication of the DPD is not considered to be an additional stage of public consultation. The DPD is published for representations only relating to issues of soundness to be made.

Submission of a Development Plan Document

The Council must submit the DPD to the Secretary of State, together with a summary of the representations raised.

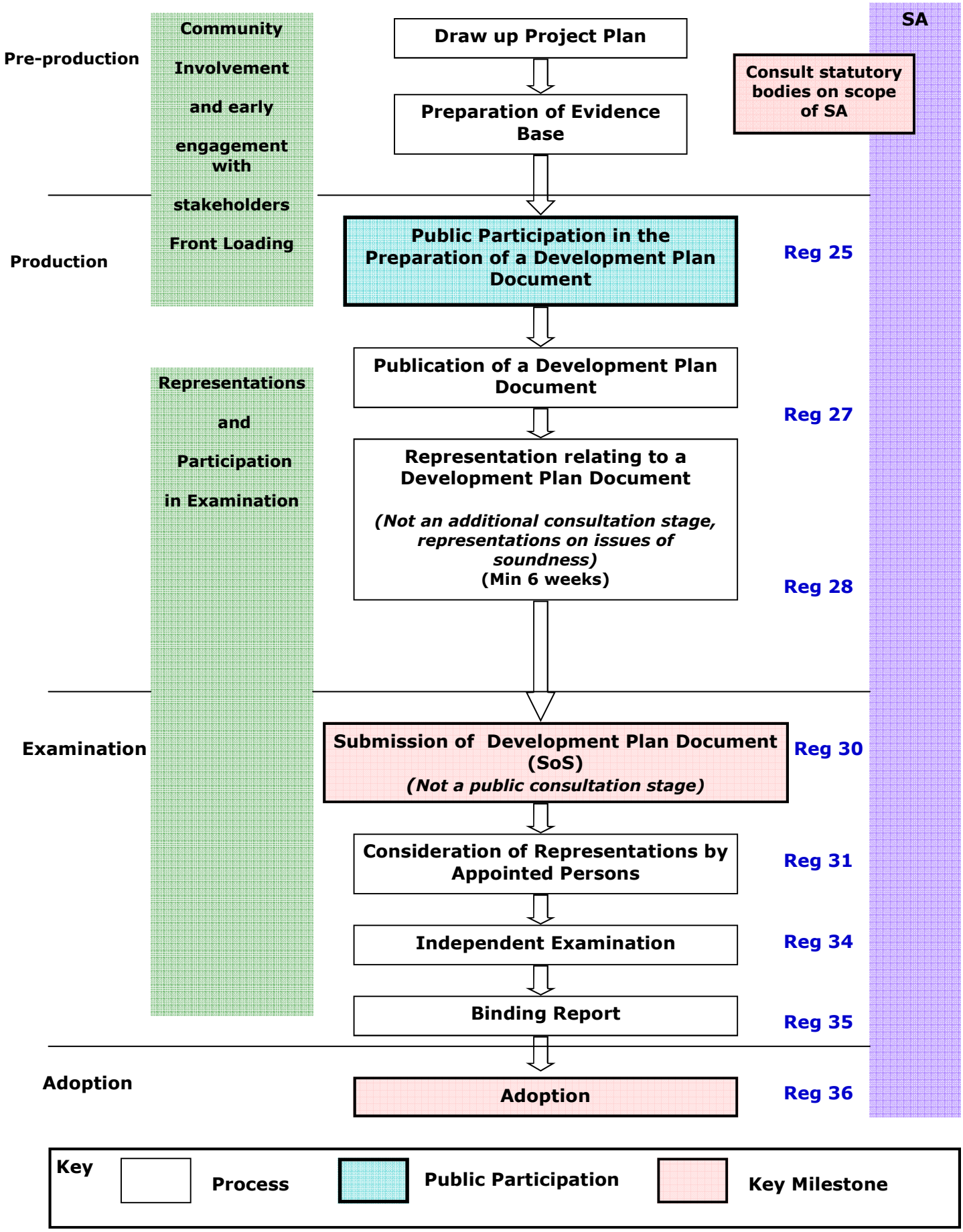
Examination in Public

The DPD is considered by a Planning Inspector at an Independent Examination to assess the 'soundness' of the Plan and the representations made.

Adoption

An Inspector's report will be issued following the independent examination which will set out binding recommendations for how the documents must be changed. The Council can then proceed to adopt the Plan.

Figure 1: PROCESS OF PRODUCING A DEVELOPMENT PLAN DOCUMENT (DPD)



Government guidance (PPS 12) permits the rolling forward of timescales agreed in local development schemes having regard to:

- Any special circumstances
- Meeting of government priorities
- Programme management and resource matters
- Producing a robust evidence base.

The Council has decided to review its LDS to set out the timescales for the production of the following documents following the Examination Hearings of the Core Strategy and changes to planning policy:

- Gypsy & Traveller DPD
- Community Infrastructure Levy (CIL) Charging Schedule
- Carbon Off Setting SPD
- Statement of Community Involvement (SCI)

4. The Transitional Period

Planning policy and control in Three Rivers is based on the statutory 'development plan' for the area. The components of the development plan are undergoing a period of review but currently consists of the following:

- **Three Rivers Local Plan 1996-2011**
- **East of England Plan (RSS)**
- **Hertfordshire County Structure Plan 1991-2011**
- **The Hertfordshire Minerals Local Plan 2002–2016**
- **The Hertfordshire Waste Local Plan 1993–2005**

Three Rivers Local Plan

The Three Rivers Local Plan 1996-2011 was adopted by the Council in July 2001 and provides, together with supplementary planning guidance, a comprehensive framework for the area.

As part of the Planning and Compulsory Purchase Act 2004, local plan policies were protected for a period of three years from commencement of the Act. The three year period expired on 27th September 2007 and in order to extend or 'save' policies beyond this period, local planning authorities were required to obtain a Direction from the Secretary of State. The effect of the Direction for Three Rivers is that the majority of the existing policies in the Three Rivers Local Plan 1996-2011 have been extended.

Appendix 4 sets out the 'saved' policies together with proposals and timescales for replacement within a relevant DPD.

Supplementary Planning Guidance

There are three adopted Supplementary Planning Guidance documents (SPGs) and eight further documents being used as material considerations in the determination of planning applications. These are linked to saved policies of the Local Plan and in due course will be replaced by new Supplementary Planning Documents (SPDs) or revised guidance as appropriate.

The three adopted SPGs (together with the linked Local Plan policies shown in brackets) are:

- SPG 3: Extensions to Dwellings in the Green Belt (GB6)
- SPG 4: Cycling in Three Rivers (T10)
- SPG 8: Landscape Character Assessment (N18, N23).

The 'material consideration' documents include guidance on:

- Affordable Housing (H6,H7)
- Car parking at new development (T8, App.3)
- Shopfront Design (C3,C4,C5)
- Moor Park Conservation Area Design Guide (C1,C2,C6)
- Chilterns AONB Buildings Design Guides and Technical Notes (N20,N21).

Supplementary Planning Documents (SPDs)

The Council formally adopted two SPDs in December 2007:

- Sustainable Communities SPD
- Open Space, Amenity and Children's Play Space SPD.

The Council also approved a revised Affordable Housing SPD for use as a material consideration for Development Management purposes in June 2011.

Hertfordshire Structure Plan

The plan for the period 1991–2011 was adopted in April 1998 and only policies 3, 15, 24, 35 and 52 remain saved until they are superseded by policies to be adopted in Local Development Documents.

Hertfordshire Waste and Minerals Plans

The Minerals Plan was adopted in March 2007 and all policies are automatically saved beyond 2010. Policies 1-46 (excluding 6) in the Waste plan adopted in January 1999 are saved. Both Plans will be replaced by the emerging Waste and Minerals Framework.

Further information on Hertfordshire County Council documents is available at http://www.hertsdirect.org/envroads/environment/plan/hccdevplan

East of England Plan

The East of England Plan (also known as the Regional Strategy) published in May 2008, provides the strategic framework for LDFs in terms of spatial development as well as setting targets for housing and Gypsy & Traveller pitch provision.

Localism Bill and Neighbourhood Planning

The Government introduced the Localism Bill to Parliament on 13 December 2010 which introduces legislation to revoke Regional Strategies (including the East of England Plan). The Bill is expected to receive Royal Assent early in 2012 with the revocation of Regional Strategies following shortly afterwards. It is anticipated that the Local Development Scheme will need to be updated at that time should it be decided that further Local Development Documents are required or that existing documents are amended as a result.

The Bill also introduces Neighbourhood Planning which will allow community groups and Parish Councils to prepare Neighbourhood Plans which can be adopted as part of the Development Plan for the District. The Bill when enacted, is likely to place a duty on the Council, to provide assistance to any community group wishing to produce such plans and although there is still uncertainty over the role of the Council, it is likely to include:

- Providing background information/maps/data
- Running engagement/plan making workshops
- Advising on existing policies that should be taken into account such as from LDFs and National Policy and
- Turning community ideas into plan text, maps and diagrams.

5. Preparation of Local Development Documents on a Joint Basis

Three Rivers is influenced by and relates to its immediate surroundings for the whole range of spatial planning, social, economic, transport and environmental issues. In particular, there are relationships with South and West Hertfordshire and the adjacent districts of Dacorum, Hertsmere, St Albans and Watford, as well as with Hertfordshire County Council. There are also links and similarities with the adjacent Buckinghamshire districts of Chiltern and South Bucks. Finally, links are significant with London, not only with the adjacent Unitary Authorities of Harrow and Hillingdon but also with Central London because of the strong economic and transport ties.

The Council will continue to work with its neighbours on issues of common and cross-boundary interest and will consider the need for joint development documents as appropriate. The Council has worked with neighbouring districts and the County Council in preparing several joint studies to inform the LDF. It is envisaged that these joint initiatives will continue in future and will inform the preparation of LDDs although at this stage no joint LDDs are envisaged.

6. Monitoring Progress

Each LDD will specify to what extent it replaces the existing planning policies. The Annual Monitoring Report (AMR) will specify what existing planning policies and guidance will remain in force.

The LDS will be monitored on an annual basis. Each year a report will be produced that will:

- Provide information on the extent to which 'saved' policies in the local plan and policies within the LDDs are being achieved
- Specify how the Council is performing against the timescales set out within the adopted LDS
- Include a forecast of future housing supply against strategic housing requirements
- Provide an up-to-date list of relevant background documents and other relevant publications
- Outline the status of Structure Plan and Local Plan policies
- Conclude as to whether any LDDs need reviewing in advance of their scheduled main review date
- Indicate what additional LDDs need to be prepared
- Update the LDS as appropriate.

Each LDD will need to be reviewed on a regular basis to ensure that it is kept up to date. However, in addition to the scheduled reviews, each AMR will consider whether earlier reviews are required.

It may not be appropriate or necessary to prepare or carry out a major review of some of the site specific DPDs or SPDs proposed within this LDS. This could be the case if development proposals are brought forward on identified sites before a DPD or SPD is prepared.

Annual Monitoring Reports, to a large extent, will be concerned with reporting on the effectiveness of Local Development Documents, measured against a set of indicators to monitor the progress of policies. Six AMRs have been submitted: December 2005 (covering 2004/5), December 2006 (covering 2005/6), December 2007 (covering 2006/2007), December 2008 (covering 2007/2008),December 2009 (covering 2008/2009) and December 2010 (covering 2009/2010).

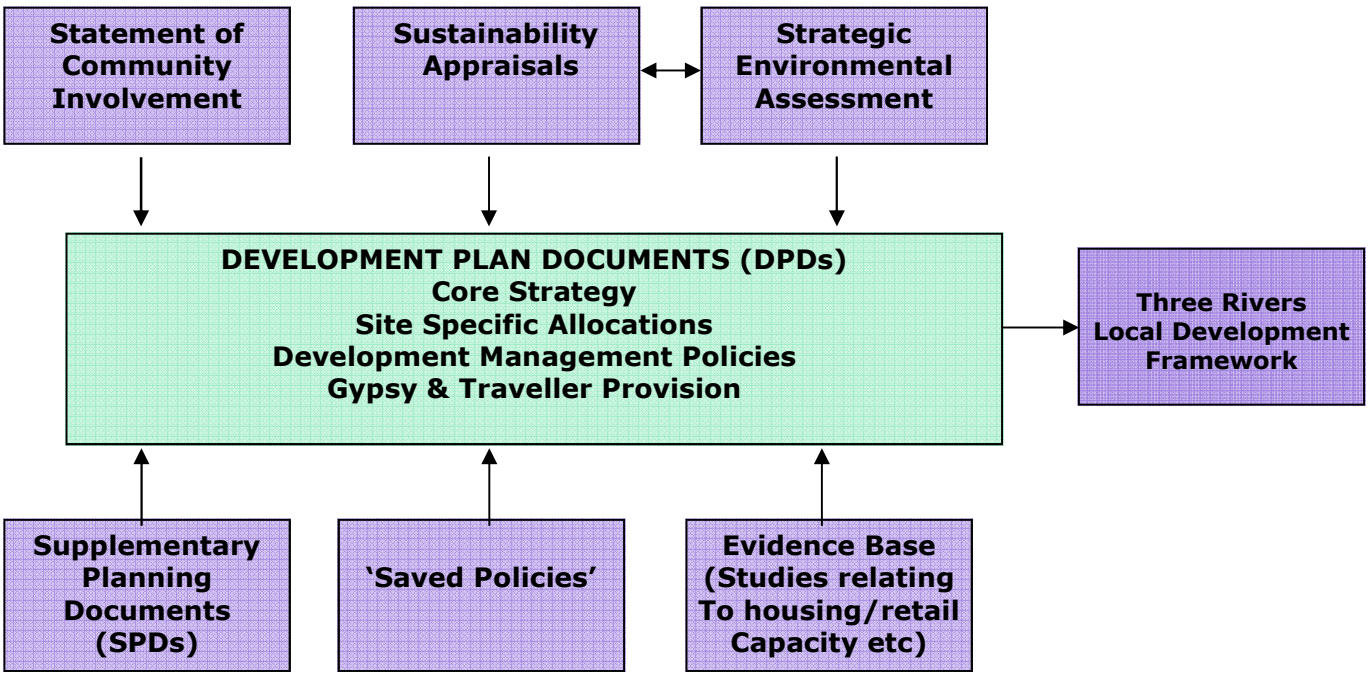
7. Planned Timescales

The provisional 'milestones' for the main DPDs that need to be achieved in order that the relevant parts of the LDF can be progressed towards adoption are set out below:

Document	Pre-Submission Consultation	Submission	Pre-Examination Meeting	Examination	Adoption
Core Strategy DPD	July to December 2010	February 2011	Not required	June 2011	December 2011
Site Allocations DPD	November 2009 to January 2010 and November 2011 to January 2012	August 2012	October 2012	December 2012	June 2013
Development Management Policies DPD	November 2009 to January 2010 and November 2011 to January 2012	August 2012	October 2012	December 2012	June 2013
Gypsy & Traveller DPD	September to October 2012	March 2013	May 2013	July 2013	December 2013
Community & Infrastructure (CIL) Charging Schedule	September — October 2012	March 2013	May 2013	July 2013	December 2013

Progress will be monitored annually and the milestones may need to be reviewed and reported in the Annual Monitoring Report. The LDS may therefore need to be revised although the Council will strive to keep to agreed timetables as far as possible. More information on the timetable showing the various stages of preparation is included in Appendix 3. Figure 2 below is a diagram showing how the various parts of the LDF link together.

Figure 2 Diagram of Key Links in the Local Development Framework



8. Developing and Managing the Evidence Base

It is essential that LDDs are informed by a thorough, proportionate and up-to-date 'evidence base'. The evidence base includes a series of research documents establishing an understanding of the needs, opportunities and constraints within the District. To date the following studies have been completed, many of them through joint working with adjoining authorities and the County Council:

- Urban Housing Capacity Study (January 2005)
- Employment Land Study (January 2005, update May 2010)
- Open Space, Sport and Recreation Study (July 2005, update 2010)
- Gypsy and Travellers' Needs Study (April 2005) and Identification of Potential Sites (September 2006)
- Retail Capacity Study (March 2007)
- Transport Background Paper (March 2007)
- Access to Services and Infrastructure Background Paper (March 2007, update October 2007)
- Settlement Appraisal Paper (March 2007, update March 2010)
- Housing Market Needs Background Paper (November 2006)
- Strategic Flood Risk Assessment (June 2007)
- Appropriate Assessment report (December 2007)
- Strategic Housing Market Assessment (April 2010)
- Development Economics Study (Housing and Viability) (February 2009)
- Strategic Housing Land Availability Assessment (November 2008, update April 2010)
- London Arc Employment Study (February 2009)
- Hertfordshire Investment and Infrastructure Strategy (November 2009)
- Green Infrastructure Background Paper (March 2010)
- Water Cycle Study (May 2010)
- Infrastructure Delivery Plan (March 2010)
- Spatial Portrait of Three Rivers (March 2010)
- Low and Zero Carbon Study (August 2010)
- Local Policy Context (March 2010)
- Meeting the Rising Demand for School Places (Hertfordshire County Council, 2010)

The above studies provide Three Rivers with a comprehensive evidence base for its LDF. However, the evidence base will be reviewed on a regular basis to ensure that it is kept up to date and reflects local circumstances and additional studies will be undertaken as required. Updates can b viewed at www.threerivers.co.uk/Default.aspx/web/EvidenceBase

9. Sustainability Appraisal/Strategic Environmental Assessment

A series of documents are required to assess the social, environmental and economic effects of plans to ensure that development is as 'sustainable' as possible. Several appraisals have already been carried out in relation to the Core Strategy DPD at various stages and also in relation to the two adopted SPDs. The LDF Regulations which came into force on 6 April 2009 removed the need for sustainability appraisals in relation to some future SPDs but they will continue to be required for all DPDs. An Appropriate Assessment is also required under the European Habitats Directive to ensure proposals do not have any significant impacts on Special Areas of Conservation (SACs). A screening report was carried out in relation to the Core Strategy and revealed no likely significant impacts.

10. Key Documents

There are a number of strategies and plans which affect the Three Rivers area in terms of priorities and actions. It is therefore important that LDDs and the Core Strategy in particular relate to these so that the community's aspirations can be delivered in an effective and joined-up way. The key strategic documents include:

- The Community Strategy for Three Rivers (2006-2012)
- Hertfordshire Sustainable Community Strategy (Hertfordshire 2021- A Brighter Future)
- Three Rivers Strategic Plan (2011-2014)
- Three Rivers Housing Strategy 2006-2011
- Hertfordshire Local Transport Plan 2011—2031
- Health Authority Strategy
- Hertfordshire Policing Plan 2010-2013.

11. Other Documents

There will be certain supporting documentation for each LDD. This will include for each document a:

- Sustainability Appraisal and Strategic Environmental Assessment
- Explanation of the steps undertaken to ensure that the document has been produced in accordance with the Statement of Community Involvement
- Statement explaining the relationship of the LDD to the Hertfordshire Structure Plan, the Three Rivers Local Plan and other documents under the 'old' planning policy framework
- List of any documents that are relevant to the LDD topic or areas which may be of relevance to the planning of that area.

12. Financial and Staffing Resources

In terms of staffing, preparation of local development plan documents will be co-ordinated in house by the Council's Development Plans Service. A full time staff equivalent of three posts is available to work on the local development documents.

The Development Plans Service currently consists of five full-time qualified or part-qualified planning officers, with support from two technical officers. This equates to a staffing establishment of 6.54 FTE. The Service is also responsible for a range of other work including, building conservation, design and development, systems support and mapping, and monitoring and information. Specialist building conservation advice is also provided externally on a part-time basis by an advisor. Consultants are also used to provide technical support in preparing the evidence base where appropriate.

The amount of officer time that each planning officer currently gives to the preparation of the LDF is as follows:

- Development Plans Manager (50%)
- Principal Planning Officer (90%)
- Senior Planning Officer (90%)
- Senior Planning & Conservation Officer (10%)
- Planning Officer (80%)

The Council recognises the need for close working between the above Service and other parts of the Council. This is particularly the case in relation to the Community Plan and Partnerships function of the Council. It is recognised that joint working between the LDF and the LSP is vital to the achievement of an integrated approach towards spatial and community planning. Joint work has already been undertaken, for example, in relation to infrastructure and access to services. Strong links also exist with Housing Services (in relation to affordable housing), Sustainability (in relation to carbon reduction and energy) Leisure and Landscape (in relation to green infrastructure and biodiversity) and Development Management (in relation to policy operation). The Council will continue to work with adjoining authorities and the County Council on joint technical studies to achieve economies of scale.

In terms of financing the preparation of the LDF, it is intended that this will be met by the existing revenue budget for Development Plans. Budgetary provision for 2011/12 and 2012/13 reflects the additional costs associated with the planned examinations for the Core Strategy DPD, Site Allocations DPD and the Development Management Policies DPD. On the basis of moderate length examinations a total of £200,000 has been set aside.

These costs take into account estimated Inspector's fees and expenses, legal advice and the employment of a programme officer. They will be kept under review and firmed up as the LDF progresses.

The impacts of the Localism Bill on planning services will not become clear until the Bill is enacted and further details are set out in the associated regulations in early 2012. As set out in Section 4 of this document, the new provisions are likely to place an additional requirement on district councils to assist in the preparation of Neighbourhood Plans and Neighbourhood Development Orders. The level of work generated in this regard will be dependent on the extent to which Parish Councils and any newly established Neighbourhood Forums wish to participate in the community planning process.

The work programme set out in this LDS is significant and challenging but is nevertheless considered to be deliverable on the basis of existing staffing and financial resources. However the impacts of new legislation and any other changes in circumstances will be assessed and kept under review as part of the Council's system of forward financial and service planning and budgetary monitoring.

13. Risk Assessment

In preparing the local development scheme, it was found that the main areas of risk are as follows:

Risk	Action to Mitigate Risks	Risk Level
Staffing levels (See also Financial & Staffing Resources in Section 12).	In the 2009 LDS it was acknowledged that the Development Plans service was small compared to other authorities and this was one factor in revising the timetable at that time. It was also recognised that staff retention strategies would need to be considered by the Council to minimise the risk of key planning staff leaving the Council. These factors we've addressed through additional budgetary and staffing provision. In the event that a member of staff leaves from the permanent establishment, consideration will be given to the temporary employment of contract staff in the short term.	High/ Medium
Skills levels.	Staff within the Development Plans Service are generally well skilled but there are skill shortages primarily in technical areas such as in developing the evidence base and in undertaking sustainability appraisals. In these cases, consultants are being employed not only to fill technical skills gaps but also to make more efficient use of time of existing planning staff on mainstream planning issues. The Council is using LDF software (from CAPS Uniform) to assist with the delivery and efficiency of consultation on LDF documents. External systems support for this is co-ordinated from a dedicated officer within the Service. In recent years in order to meet identified gaps in skills levels, two officers have successfully completed a Master's degree in Spatial Planning (2007 and 2009) and staff generally take part in training to further their Continued Professional Development (CPD).	Medium
Financial (See also Financial & Staffing Resources in Section 12).	Budgetary provision will be made on the basis of existing revenue funding . The Council has contingencies in place to deal with costs associated with the examination process in future years. Risks will be mitigated by identifying resource requirements through the Council's system of forward financial planning process.	High/ Medium
The soundness of DPDs	The timetable for the production of the LDF has been modified in the light of our experience having gone through the examination process and due to changes to the national planning system brought about by the new coalition Government. Whilst the programme and process remains challenging, this risk will be minimised by working closely with PINS at all milestone stages and in the run up to submission of DPDs. Any risks brought about by future changes to the national planning system will clearly need to be examined at the appropriate time. The Annual Monitoring Report (AMR) will track performance and highlight any amendments required to the work programme set out in the LDS.	Medium

Risk	Action to Mitigate Risks	Risk Level
Decision making process	Delays may be experienced as a result of democratic process and/or timetabling of meetings. This will be minimised by ensuring Members are kept informed of the LDF process.	Low/ Medium
Information and evidence base	A number of technical studies have been carried out by consultants and in-house to inform the LDF. The baseline information will become less up-to-date as the LDF timetable progresses. Updates will be commissioned where necessary but this will have both financial and staff resources implications. These implications will be minimised by focussing only on updates that are absolutely necessary and proportionate to ensure 'soundness'. The Council will seek advice from the Government Office on this as necessary.	Medium
The capacity of key stakeholders to input into the LDF	The ability of stakeholders, such as those forming part of the Local Strategic Partnership (LSP) and other external agencies and infrastructure and service providers, to provide technical data to feed into DDPs may be affected because of the increase in demand from other local authorities in the area. Whilst the risk is outside of the Council's control, the Council will continue to work closely and collaboratively with stakeholders to facilitate their input.	Medium
The ability of PINs to examine DPDs	The ability of the Planning Inspectorate (PINS) to deal with the examination process within the timescales set out in the LDS may be compromised by a rise in demand for their services from other authorities leading to a possible delay in adoption of DPDs. Again, whilst this is outside the control of the Council, it will work closely with PINs to minimise any delays. The LDS process in itself also alerts PINs to future DPD schedules so that they can plan workloads accordingly.	Low
The length of the public examination being longer than anticipated	Whilst complications may lead to longer examinations, the Council will work closely with PINs and stakeholders to minimise the risk of this happening (see also Financial implications).	Medium
Strategic Environmental Assessment/ Sustainability Appraisal	The Council has employed consultants, jointly with adjoining districts to assist with this work. Successful co-ordination and delivery at key output stages may sometimes be difficult because of the workload of the consultants and the ability of key consultation agencies to input into the process. The Council is seeking to minimise this risk by working closely with the consultants and partner authorities and meeting on a regular basis to identify any problems.	Low/ Medium
Localism Bill	The Localism Bill, when fully enacted in early 2012, is likely to place additional requirements on Councils to assist with the preparation of Neighbourhood Plans and Neighbourhood Development Orders. It may lead to a future revision of the LDS if there is an impact on staffing and financial resources and consequently the delivery of the identified LDF programme. At this stage the impact is not expected to be significant but there will be a need to review once the Bill is enacted and requirements become clearer.	Medium

Approved following Executive Committee on 5 September 2011.

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APPENDIX 1 LOCAL DEVELOPMENT PROFILES

CORE STRATEGY

Role and subject	Will set out the vision/objectives/spatial strategy for future development to 2026 (giving indications of where development will go and split between previously developed land and greenfield/green belt sites). Will set out Core Policies, Place Shaping Policies and high level Development Management Policies.
Geographical coverage	The whole District
Status	Development Plan Document
Priority	High
Chain of Conformity	With National Policy Guidance
Start of Preparation Process	January 2006 – January 2009
Pre – Submission Consultation	February– March 2009 and November 2009—January 2010
Submission to Secretary of State	February 2011
Pre – Examination Meeting	Not Required
Commencement of Examination	June 2011
Adoption	December 2011
Monitoring and Review	Ongoing
Lead Officer	Head of Development Plans
Reporting arrangements	Drafts to be approved by Executive Committee. Submission and Adoption stages by full Council.
Staffing resources	Development Plans Service with assistance other parts of the Council. Input also from LSP partner officers.
Evidence base	Responses from stakeholder and community involvement Three Rivers Community Strategy and other plans and strategies affecting the area Housing, Employment, Retail, Open Space and other Studies SEA/SA Annual Monitoring Reports
Stakeholder and Community Involvement	In accordance with adopted SCI.

SITE ALLOCATIONS DPD

Role and subject	Will allocate sites for housing, education, employment, retail, open space and community uses in accordance with Core Strategy .
Geographical coverage	The whole District
Status	Development Plan Document
Priority	High
Chain of Conformity	With Core Strategy.
Start of Preparation Process	September 2010 —February 2011
Pre – Submission Consultation	November 2011—January 2012
Submission to Secretary of State	August 2012
Pre – Examination Meeting	October 2012
Commencement of Examination	December 2012
Adoption	June 2013
Monitoring and Review	Ongoing
Lead Officer	Head of Development plans
Reporting arrangements	Drafts to be approved by Executive Committee. Submission and Adoption by full Council.
Staffing resources	Development Plans Service with input from other parts of the Council. Input also from LSP Partner officers.
Evidence base	Responses from stakeholder and community involvement Three Rivers Community Strategy and other plans and strategies affecting the area Housing, Employment, Retail, Gypsy and Traveller, Open Space, Flood Risk and other Studies SEA/SA Annual Monitoring Reports
Stakeholder and Community Involvement	In accordance with adopted SCI.

DEVELOPMENT MANAGEMENT POLICIES DPD

Role and subject	Will set out the Development Management Policies.
Geographical coverage	The whole District
Status	Development Plan Document
Priority	High
Chain of Conformity	With Core Strategy,
Start of Preparation Process	January 2006—January 2009
Pre – Submission Consultation	February—March 2009 ,November 2009—January 2010 and November 2011—January 2012
Submission to Secretary of State	August 2012
Pre – Examination Meeting	October 2012
Commencement of Examination	December 2012
Adoption	June 2013
Monitoring and Review	Ongoing
Lead Officer	Head of Development Plans
Reporting arrangements	Drafts to be approved by Executive Committee. Submission and Adoption by full Council.
Staffing resources	Development Plans Service with input from other parts of the Council. Input also from LSP Partner officers.
Evidence base	Responses from stakeholder and community involvement Three Rivers Community Strategy and other plans and strategies affecting the area Housing, Employment, Retail, Gypsy and Traveller, Open Space, Flood Risk and other Studies SEA/SA Annual Monitoring Reports
Stakeholder and Community Involvement	In accordance with adopted SCI.

GYPSY & TRAVELLER DPD

Role and subject	Will allocate site for Gypsy & Travellers to meet targets set out in the Core Strategy
Geographical coverage	The whole District
Status	Development Plan Document
Priority	High
Chain of Conformity	With Core Strategy
Start of Preparation Process	March —May 2012
Pre – Submission Consultation	September - October 2012
Submission to Secretary of State	March 2013
Pre – Examination Meeting	May 2013
Commencement of Examination	July 2013
Adoption	December 2013
Monitoring and Review	Ongoing
Lead Officer	Head of Development Plans
Reporting arrangements	Drafts to be approved by Executive Committee. Submission and Adoption by full Council.
Staffing resources	Development Plans Service with input from other parts of the Council.
Evidence base	Responses from stakeholder and community involvement Three Rivers Community Strategy and other plans and strategies affecting the area Housing, Employment, Retail, Gypsy and Traveller, Open Space, Flood Risk and other Studies SEA/SA Annual Monitoring Reports
Stakeholder and Community Involvement	In accordance with adopted SCI.

COMMUNITY & INFRASTRUCTURE LEVY Charging Schedule

Role and subject	Will set out developer contributions towards infrastructure for delivering sustainable development.
Geographical coverage	The whole District
Status	Local Development Document
Priority	High
Chain of Conformity	With Core Strategy
Start of Preparation Process	March—May 2012
Pre – Submission Consultation	September—October 2012
Submission to Secretary of State	March 2013
Pre – Examination Meeting	May 2013
Commencement of Examination	July 2013
Adoption	December 2013
Monitoring and Review	Ongoing
Lead Officer	Head of Development Plans
Reporting arrangements	Drafts to be approved by Executive Committee. Submission and Adoption by full Council.
Staffing resources	Development Plans Service with input from other parts of the Council, neighbouring authorities, Hertfordshire County Council
Evidence base	Prepared in accordance with the Planning Act 2008 and the Community Infrastructure Levy Regulations, Infrastructure Delivery Plan and economic viability assessments
Stakeholder and Community Involvement	In accordance with adopted SCI.

The following schedule includes proposed Supplementary Planning Documents (SPDs) for information only.

AFFORDABLE HOUSING SPD

Role and subject	Will provide supporting guidance in relation to Core Strategy policy on affordable housing including housing mix, tenure and size of units. Will also provide formula for calculating commuted payments towards affordable housing on small sites.
Geographical coverage	The whole District
Status	Supplementary Planning Document
Priority	High
Chain of Conformity	With Core Strategy.
Start of Preparation Process	January—March 2011
Public Participation on options	April—May 2011
Adoption	January 2012
Monitoring and Review	Ongoing
Lead Officer	Head of Development Plans
Reporting arrangements	Drafts to be approved by Executive Committee. Adoption by full Council.
Staffing resources	Development Plans Service with assistance from Community Partnership Unit, Housing Policy (Strategy) Group and LSP.
Evidence base	Responses from stakeholder and community involvement Three Community Strategy and other plans and strategies affecting the area Strategic Housing Market Assessment and Development Economics Study Annual Monitoring Reports
Stakeholder and Community Involvement	In accordance with adopted SCI.

INFRASTRUCTURE & OBLIGATIONS SPD

Role and Subject	Will set out further guidance on planning obligations which fall outside CIL regime such as those for site specific mitigation measures.
Geographical Coverage	The whole District
Status	Supplementary Planning Document
Priority	High
Chain of Conformity	With Core Strategy.
Start of Preparation Process	March—May 2012
Public Participation on options	September—October 2012
Adoption	December 2013
Monitoring & Review	Ongoing
Lead Officer	Head of Development Plans
Reporting Arrangements	Drafts to be approved by Executive Committee Adoption by full Council
Staffing Resources	Development Plans Service and officers from other parts of the Council and County Council.
Evidence Base	Responses from stakeholder and community involvement Three Community Strategy and other plans and strategies affecting the area Hertfordshire Infrastructure and Investment Study Three Rivers Infrastructure Schedule and Delivery Plan Annual Monitoring Reports
Stakeholder and Community Involvement	In accordance with adopted SCI.

GREEN INFRASTRUCTURE & LANDSCAPE SPD

Role and Subject	Will assess requirements and provision of Green Infrastructure to cover networks of protected sites, nature reserves, green spaces, waterways and green linkages. Also provide an updated landscape strategy for district in conjunction with regional designations and typologies.
Geographical Coverage	The whole District
Status	Supplementary Planning Document (incorporating existing SPG on landscape character)
Priority	Medium
Chain of Conformity	With Core Strategy.
Start of Preparation Process	November 2012—February 2013
Public Participation on options	September—October 2013
Adoption	February 2014
Monitoring & Review	Ongoing
Lead Officer	Head of Development Plans
Reporting Arrangements	Drafts to be approved by Executive Committee. Adoption by full Council.
Staffing Resources	Development Plans Service with input from other parts of the Council including Sustainability Service. Also input from County Landscape officers.
Evidence Base	Responses from stakeholder and community involvement Three Community Strategy and other plans and strategies affecting the area Hertfordshire Biodiversity Action Plan and other background biodiversity and landscape studies Annual Monitoring Reports
Stakeholder and Community Involvement	In accordance with adopted SCI.

DESIGN SPD

Role and Subject	Will provide guidance and good practice on improving the design of all new development within the District covering residential and commercial development within the urban area and countryside. Also set out how character of District can be protected and enhanced.
Geographical Coverage	The whole District.
Status	Supplementary Planning Document (incorporating existing SPGs on Shopfront Design and Extensions to Dwellings in the Green Belt)
Priority	Medium
Chain of Conformity	With Core Strategy
Start of Preparation Process	January—April 2013
Public Participation on options	September—October 2013
Adoption	February 2014
Monitoring & Review	Ongoing.
Lead Officer	Head of Development Plans
Reporting Arrangements	Drafts to be approved by Executive Committee. Adoption by full Council.
Staffing Resources	Development Plans Service and other parts of the Council. Input from consultants as necessary.
Evidence Base	Responses from stakeholder and community involvement Three Community Strategy and other plans and strategies affecting the area Building Futures modules including sustainable design Chiltern Design Guide Annual Monitoring Reports
Stakeholder and Community Involvement	In accordance with adopted SCI.

PARKING STANDARDS SPD

Role and Subject	Will provide revised parking standards for new development. Also updating of zonal map of District relating to accessibility.
Geographical Coverage	The whole District
Status	Supplementary Planning Document
Priority	Low
Chain of Conformity	With Core Strategy.
Start of Preparation Process	March—June 2013
Public Participation on options	September—October 2013
Adoption	February 2014
Monitoring & Review	Ongoing
Lead Officer	Head of Development Plans
Reporting Arrangements	Drafts to be approved by Executive Committee. Adoption by full Council
Staffing Resources	Development Plans Service with officers other parts of the Council and County Council
Evidence Base	Responses from stakeholder and community involvement Three Community Strategy and other plans and strategies affecting the area Research to be undertaken by HCC including population projections and car ownership rates Existing SPG on car parking (2002) Annual Monitoring Reports
Stakeholder and Community Involvement	In accordance with adopted SCI.

CARBON OFF SETTING SPD

Role and Subject	To provide details of contributions to a Carbon Off Setting fund where developments are incapable of meeting carbon/energy targets.
Geographical Coverage	The whole District
Status	Supplementary Planning Document
Priority	High
Chain of Conformity	With Core Strategy, Development Management DPD and Infrastructure & Obligations SPD
Start of Preparation Process	March—May 2012
Public Participation on options	September—October 2012
Adoption	December 2013
Monitoring & Review	Ongoing
Lead Officer	Head of Development Plans
Reporting Arrangements	Drafts to be approved by Executive Committee. Adoption by full Council
Staffing Resources	Development Plans Service with officers other parts of the Council
Evidence Base	Responses from stakeholder and community involvement Evidence Base Studies and CPLAN
Stakeholder and Community Involvement	In accordance with adopted SCI.

STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

Role and Subject	To set out how communities will be involved in the preparation and revision of Local Development Documents and in the consideration of planning applications
Geographical Coverage	The whole District
Status	Local Development Document
Priority	Low
Chain of Conformity	With National Guidance and Policy
Start of Preparation Process	April—July 2013
Public Participation on options	October—November 2013
Adoption	April 2014
Monitoring & Review	Ongoing
Lead Officer	Head of Development Plans
Reporting Arrangements	Drafts to be approved by Executive Committee. Adoption by full Council
Staffing Resources	Development Plans Service with officers other parts of the Council
Evidence Base	Responses from stakeholder and community involvement
Stakeholder and Community Involvement	In accordance with national guidance and regulations

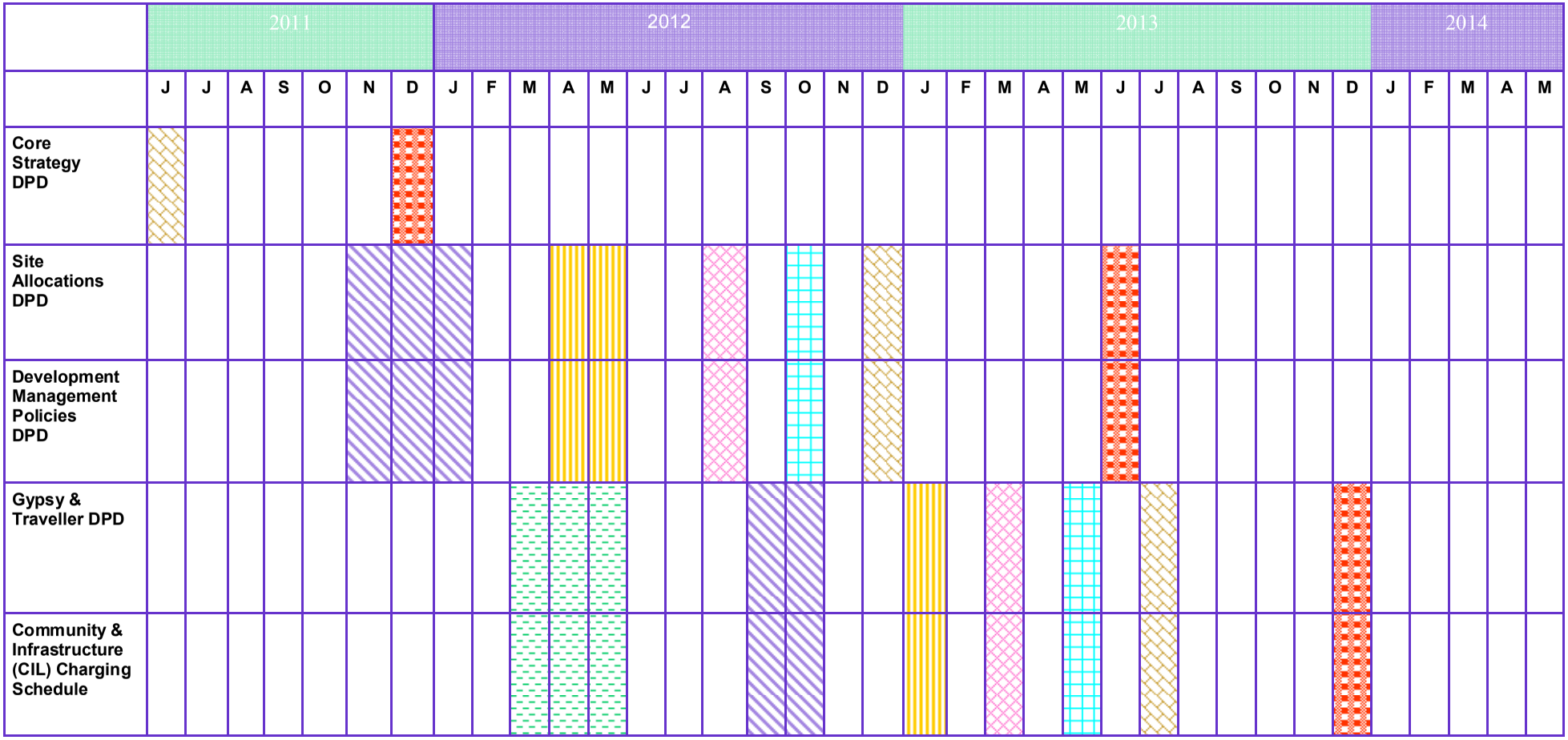
APPENDIX 2 Schedules

Document	Brief Description	Conformity to Regulations/ policies and other parts of LDD	Area	Proposed Status	Priority	Start of Preparation Process	Pre-submission consultation	Submission to Secretary of State	Pre-Examination Meeting	Start of Examination	Adoption
Core Strategy	Will set out the vision/ objectives/spatial strategy for future development to 2026. Will set out Core Policies, Place Shaping Policies and high level Development Management Policies.	In general conformity with National Planning Guidance. All other LDDs to be in conformity with Core Strategy	District	To be prepared as a DPD	High	January 2006-January 2009	February—March 2009 and November 2009—January 2010. July—December 2010	February 2011	Not Required	June 2011	December 2011
Site Allocations DPD	Will allocate key land uses including housing, employment, retail and open space	With Core Strategy, Housing Strategy	District	To be prepared as a DPD	High	September-October 2010	November 2011—January 2012	August 2012	October 2012	December 2012	June 2013
Development Management Policies DPD	Will set out the Development Management Policies	With Core Strategy	District	To be prepared as a DPD	High	January 2006-January 2009	February—March 2009 and November 2009—January 2010. November 2011—January 2012	August 2012	October 2012	December 2012	June 2013
Gypsy & Traveller DPD	Will allocate land for Gypsy & Traveller provision	With Core Strategy	District	To be prepared as a DPD	High	March—May 2012	September—October 2012	March 2013	May 2013	July 2013	December 2013
Community & Infrastructure (CIL) Charging Schedule	Will set out the developer's contributions towards infrastructure	With Core Strategy	District	To be prepared in accordance with CIL Regulations	High	March—May 2012	September—October 2012	March 2013	May 2013	July 2013	December 2013
Proposals Map	Will show policy designations and sites with specific allocations	With Site Allocations DPDs.	District	To be prepared alongside DPD and incorporated within.	High	To be prepared as part of the Site Allocations DPD process to reflect the up to date spatial plan for the area.					
Strategic & Environmental Assessment Of LDF	Will analyse the potential impact of LDD policies on the environment	N/A	District	To be prepared alongside DPDs and incorporated within.	High	To be prepared alongside DPDs and related timetables in order to inform Options.					
Sustainability Appraisal of LDF	Will consider the potential impact of LDDs on environmental, economic and social issues.	N/A	District	To be prepared alongside DPDs and incorporated within.	High	To be prepared alongside DPDs and related timetables in order to inform Options.					

Document	Brief Description	Conformity to Regulations/ policies and other parts of LDD	Area	Proposed Status	Priority	Start of Preparation Process	Public Participation on Revised Draft SPD	Representations and Finalise SPD	Adoption	Monitoring & Review
Affordable Housing SPD	To provide guidance on the quantity/ type of affordable housing required as part of new development.	With Core Strategy	District	New SPD	High	January—March 2011	April—May 2011	June—July 2011	January 2012	On going
Infrastructure & Obligations SPD	To provide guidance on contributions for infrastructure for new development (CIL & S106)	With Core Strategy and Community & Infrastructure (CIL) LDD	District	New SPD	High	March—May 2012	September—October 2012	March 2013	December 2013	Ongoing
Carbon Off Setting SPD	To provide details of contributions when developments incapable of meeting carbon/ energy targets	With Core Strategy, Development Management DPD and Infrastructure & Obligations SPD	District	New SPD	High	March—May 2012	September—October 2012	March 2013	December 2013	Ongoing
Green Infrastructure & landscape SPD	To provide guidance for the requirements of Green Infrastructure	With Core Strategy	District	New SPD incorporating and expanding existing SPG	Medium	November 2012—February 2013	September—October 2013	November 2013	February 2014	On going
Design SPD	To provide guidance on improving design of all new development	With Core Strategy	District	New SPD combining and expanding existing SPG.	Medium	January—April 2013	September—October 2013	November 2013	February 2014	On going
Parking Standards SPD	To provide guidance on parking facilities of all new development	With Core Strategy	District	New SPD incorporating and expanding existing SPG	Low`	March—June 2013	September—October 2013	November 2013	February 2014	On going
Statement of Community Involvement	To set out how communities will be involved in the preparation of LDDs and of planning applications	With National Guidance and Community Strategy	District	Update of existing LDD	Low	April—July 2013	October—November 2013	N/A	April 2014	On going

APPENDIX 3 Timetable for LDF Preparation

DEVELOPMENT PLAN DOCUMENTS



	Preparation (including informal consultation on issues and options)
	Pre-submission consultation (on preferred alternatives and approach)
	Publication stage
	Submission stage
	Pre-Examination Meeting
	Examination
	Adoption

APPENDIX 3 Timetable for LDF Preparation

SUPPLEMENTARY PLANNING DOCUMENTS (shown for information only)

	2011							2012												2013												2014			
	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M
Affordable Housing SPD																																				
Infrastructure & Obligations SPD*																																				
Carbon Off Setting SPD**																																				
Green Infrastructure & Landscape SPD																																				
Design SPD																																				
Parking Standards SPD																																				
Statement of Community Involvement																																				

*To be prepared and adopted alongside the Community Infrastructure Levy (CIL) DPD
**To be prepared alongside the Infrastructure & Obligations SPD

	Preparation
	Public Consultation
	Adoption

Appendix 4
Schedule of policies "saved" from the Three Rivers Local Plan 1996-2011

Theme	To be replaced with new policies in DPDs but "saved" until then	To be deleted	To be merged into DPD	Timescale	Relevant DPD
General Development (GEN)	1a	5a	1, 2, 3, 4, 5, 6, 7, 8	Jan 2006—April 2013	**Core Strategy/ Development manage-ment Policies DPD**
Natural Environment & Resources (N)	10, 15, 16, 21, 23, 24	8, 14, 19, 21	1, 2, 3, 4, 5, 6, 7, 9, 12, 13, 14, 17, 18, 20, 22	Jan 2006—April 2013	**Core Strategy/ Development Manage-ment Policies DPD**
Conservation of Built Heritage (C)		10, 11	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14,	Jan 2006—April 2013	**Core Strategy/ Development Manage-ment Policies DPD**
Green Belt (GB)	1, 2, 3, 4, 5		6, 7, 8, 9, 10, 11, 12	Jan 2006—April 2013	**Core Strategy/ Development Manage-ment Policies DPD**
Design (D)	2, 3	5	1, 4, 6, 7, 8, 9	Jan 2006—April 2013	**Core Strategy/ Development Manage-ment Policies DPD**
Housing (H)	1, 2, 3, 5, 6, 7	16	4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17	Jan 2009—April 2013	**Core Strategy/ Development Manage-ment Policies & Site Allocations**
Employment and Economic Development (E)	1, 3	5, 6	4, 6	Jan 2009—April 2013	**Core Strategy/ Development Manage-ment Policies & Site Allocations**
Town & Local Shop-ping Centres (S)		5a	1, 2, 3, 4, 5, 6, 7	Jan 2009—April 2013	**Core Strategy/ Development Manage-ment Policies & Site Allocations**
Transport & Move-ment (T)	3, 8, 9		1, 2, 4, 5, 6, 7, 10, 11	Jan 2006—April 2013	**Core Strategy/ Development Manage-ment Policies & Site Allocations**
Sport & Leisure (L)	1, 2, 3, 4, 10, 11, 16		5, 6, 7, 8, 9, 12, 13, 14, 15	Jan 2009—April 2013	**Core Strategy/ Development Manage-ment Policies & Site Allocations**

General Development Policies (GEN)

Making Development More Sustainable	GEN.1
General Location of Development	GEN.1A
Location of Major Development	GEN.2
Compliance with Design and Access Standards	GEN.3
Potentially Hazardous or Polluting Development	GEN.4
Development, Unstable Land and Contamination	GEN.5
Provision of Utilities and Services	GEN.6
The Need for Environmental Impact Statements	GEN.7
Planning Obligations and Conditions	GEN.8

Conservation of the Built Heritage

Development within Conservation Areas	C.1
Setting of Conservation Areas	C.2
Shop Front Design & Advertisements in Conservation Areas	C.3
Signage in Conservation Areas	C.4
Shop Security	C.5
Demolition in Conservation Areas	C.6
Change of Use of Listed Buildings	C.7
Alterations or Extensions of Listed Buildings	C.8
The Setting of Listed Buildings	C.9
Locally Important Buildings	C.12
Historic Parks and Gardens	C.13
Archaeology and Development	C.14

Natural Environment and Resources (N)

Nature Conservation	N.1
Sites of Nature Conservation Importance	N.2
Protected Species	N.3
Protection of Water Resource	N.4
Flood Prevention and River Corridors	N.5
Water Supply and Sewerage Infrastructure	N.6
Agricultural Land	N.7
Use of Recycled and Reclaimed Materials	N.9
Provision for Waste Recovery and Recycling Facilities in New Development	N.10
Air Quality	N.12
Light Pollution	N.13
Trees, Hedgerows and New Development	N.15
Protection of Trees and Hedgerows during Development	N.16
Replacement Planting	N.17
Landscape Management	N.18
Protection of the Chilterns AONB	N.20
Colne Valley Regional Park	N.22
Landscape Regions	N.23
Telecommunications Apparatus	N.24

Green Belt (GB)

Aims, Objectives & Introduction	
Development within the Green Belt	GB.1
Leavesden Studios Site	GB.2
Maple Lodge Sewage Treatment Works	GB.3
Maple Lodge Planning Brief	GB.4
Replacement of Dwellings in the Green Belt	GB.5
Extensions to Dwellings in the Green Belt	GB.6
Ancilliary Buildings, including those in the Green Belt	GB.7
The Extension of Residential Curtilages in the Green Belt	GB.8
Re-Use and Conversion of Buildings in the Green Belt	GB.9
Residential Conversion of Groups of Farm Buildings	GB.10
Agricultural and Forestry Dwellings in the Green Belt	GB.11
Use of Agricultural Occupancy Conditions	GB.12
Design Statements	D.1
Energy Efficient Building Forms	D.2
Energy Efficient Layout	D.3
Pedestrian Priority and Cycle Routes	D.4
Landscaping	D.6
Design for Water Conservation	D.7
Design for Safety and Security	D.8
Access for the Disabled	D.9

Housing (H)

Residential Land Supply	H.1
Development of Identified Housing Sites	H.2
Control over Housing Land Supply and Identification of Additional Housing Sites	H.3
Dwelling Mix and Density	H.4
Definition of Financially Affordable Levels	H.5
Affordable and Special Needs Housing	H.6
Rural Affordable Housing	H.7
Specialist Residential Accommodation	H.8
Home Working	H.9
Loss or Conversion of Dwellings	H.10
Conversion of Space above Shops	H.11
Conversion of Office Space to Residential Use	H.12
Subdivision of Dwellings	H.13
Infilling and Development on Garden Land	H.14
Residential Caravan Parks	H.15
Residential Moorings	H.17

Employment and Economic Development

New Development for Employment	E.1
Safeguarding of Employment Areas	E.3
Small Business Units	E.4

Town and Local Shopping Centres

Primary Shopping Frontages	S.1
Secondary Shopping Frontages	S.2
Local Shopping Centres	S.3
Local Shops	S.4
Retail Development in existing Shopping Areas	S.5
Retail Development outside Existing Shopping Centres	S.6
Conversion and Redevelopment of Business Premises in Rickmansworth	S.7

Transport and Movement

Transportation Interchanges	T.1
Passenger Transport and New Development	T.2
CrossRail and Croxley Link Rail Improvements	T.3
New Road Schemes	T.4
Transfer of Road Freight to Rail and Water	T.5
M25 Motorway	T.6
Highways and New Development	T.7
Car Parking Provision	T.8
Reduced Levels of Parking Provision	T.9
Cycling	T.10
Walking	T.11

Sport and Leisure

Protection of Existing Sports Facilities	L.1
Dual and Multiple Use of Sports Facilities	L.2
Built Sports Development	L.3
Provision for Sports Facilities by New Development	L.4
Golf Courses	L.5
Golf Driving Ranges	L.6
Sport in the Countryside	L.7
Water-based Sport and Leisure	L.8
Protection of Existing Amenity and Children's Play Space	L.9
Amenity and Children's Play Space Provision	L.10
in New Residential Development	L.11
Design of Open Space	L.12
Protection of Grass Verges and Minor Open Spaces	L.13
Access to the Countryside	L.14
Rights of Way	L.15
Commons	L.16
Protection of Allotments	L.17

APPENDIX 5 Glossary

AMR Annual Monitoring Report
A document to be produced each year showing progress in achieving the timetable set out in the LDS and setting out revisions to the LDS.

AONB Chilterns Area of Outstanding Natural Beauty
National designation of countryside which is of high landscape quality. Stringent controls on development apply. Three Rivers District Council is a member of the Chilterns Conservation Board which ensures implementation of the Management Plan for the AONB.

DPD Development Plan Document
Any part of the LDF that forms part of the statutory development plan – these are: Core Strategy, area wide policies, topic policies, area action plans, proposals map, and site allocations (includes LDDs but not SCI or SPDs)

EiP Examination in Public
An examination chaired by an independent inspector into objections to the LDDs and into LDDs as a whole.

GOEast Government Office for the East of England
Regional government office (based in Cambridge) responsible for implementing national policy in the region and ensuring Local Planning Authorities policies and plans accord with national guidance.

HEF Hertfordshire Environmental Forum
Countywide group consisting of representatives from the 10 Hertfordshire districts and the County Council which monitors the state of the local environment and co-ordinates improvements.

LDD Local Development Document
The individual documents that set out planning policies for specific topics or for geographical areas

LDF Local Development Framework
The collective name given to all those policies and documents forming the planning framework for the District

LDS Local Development Scheme
A project management document setting out what the LDF will contain, a timetable for its production, proposals for monitoring and review.

LP Local Plan
The existing statutory plan for the area setting out policies for controlling development and proposals for particular areas/sites.

PPG13 Planning Policy Guidance Note 13 Transport
Guidance note produced by the Office of the Deputy Prime Minister which promotes sustainable transport.

Public Service Agreement Target 6
PSA6 is the target set by the Office of the Deputy Prime Minister for local planning authorities to achieve the milestones set out in Local Development Schemes by 31 March 2007. It seeks to ensure an efficient planning system to deliver sustainable communities and to deliver housing provision, regeneration and the required infrastructure. It aims for a better, simpler, faster and more accessible planning system to serve business and the community.

'Soundness' of the Plan
Development Plan Documents will be tested thoroughly by independent examination to ensure they have followed correct procedures, conform to national and regional policy and the Council's community strategy, and the policies they contain are coherent, consistent and effective.

Spatial Planning
An approach to planning that ensures the most efficient use of land by balancing competing demands. Does not consider just the physical aspects of location/land use but also economic, social and environmental matters.

SA Sustainability Appraisal
An appraisal of the impacts of policies and proposals on economic, social and environmental issues.

SCI Statement of Community Involvement
The document that sets out how the Local Planning Authority will involve and consult the public in the production of the LDF and on major development control matters.

SEA Strategic Environmental Assessment
An assessment of the potential impacts of policies and proposals on the environment, to include proposals for the mitigation of impacts.

SPD Supplementary Planning Document
A document providing an elaboration of policies, design guidance, site development guidance, parking standards etc.

SPG Supplementary Planning Guidance
Documents produced under the existing system providing an elaboration of policies, design guidance, site development guidance.