

A Guide to the New Planning System

The Planning and Compulsory Purchase Act, 2004 (the Act)

The Act abolished Structure Plans and Local Plans and replaced them with Regional Spatial Strategies (RSS's) and Development Plan Documents (DPD's)

Development Plan

The Government is committed to ensuring that planning decisions on proposals for development or the change of use land should not be arbitrary. The statutory 'development plan' will continue to be the starting point in the consideration of planning applications (Section 38(6) of the Act).

Local Development Documents (LDD)

The collective term in the Act for *Development Plan Documents* or *Supplementary Planning Documents*.

Development Plan Documents (DPD)

DPD's will be spatial planning documents, which, together with the relevant RSS, will form the statutory 'development plan' for a local authority area for the purposes of the Act. They can include a *Core Strategy*, *Generic Development Control Policies*, *Site Specific Allocations*, and *Area Action Plans* (where needed). The DPD's produced by local authorities must conform with the RSS.

Local Development Framework (LDF)

Is the collective name for the portfolio of Local Development Documents that will provide the framework for delivering the spatial planning strategy, including DPD's, SPD's, a *Statement of Community Involvement (SCI)*, *Local Development Scheme (LDS)* and *Annual Monitoring Report (AMR)*.

Local Development Scheme (LDS)

The LDS sets out the programme for the preparation of the LDD's. Schemes must be submitted to the Secretary of State for approval and monitored on an annual basis through the AMR system.

Statement of Community Involvement (SCI)

The SCI sets out the Local Planning Authority's procedures for involving the local community in the preparation and revision of Local Development Documents and planning applications.

Core Strategy

The Core Strategy is the key document of the LDF, it sets out the spatial vision, objectives and policies. It does not include specific site allocations but will set out broad locations for land use.

Generic Development Control Policies

The LDF should contain a suite of policies, which set out the criteria against which planning applications for development and use of land and buildings will be considered. Such policies will ensure that development accords with the spatial vision and objectives set out in the Core Strategy. These may be produced as a separate DPD or included with the Core Strategy.

Site Allocations

This document identifies specific sites for development including land to meet the requirements of the Core Strategy, and geographically shown on an accompanying *Proposals Map*.

Proposals Map

This is a separate LDD, which illustrates, on an Ordnance Survey base map, areas of protection, such as nationally protected landscape, and local nature conservation areas. It also identifies sites allocated for particular land uses in any adopted DPD and set out the areas to which specific policies apply. The Proposals Map must be revised each time a new or revised DPD is adopted.

Area Action Plans (AAP's)

A DPD, which provides a more detailed planning framework for areas, identified as likely to experience 'significant change', i.e. regeneration areas; or conservation to protect areas sensitive to change. An AAP must accord with an adopted Core Strategy.

Supplementary Planning Documents (SPD's)

Whilst not having 'development plan' status, SPD's can form an important part of the LDF of an area. They can be used to expand policy or provide further detail to policies in DPD's.

Annual Monitoring Report (AMR)

Local planning authorities are required to produce an annual monitoring report to assess the implementation of the LDS; and the extent to which policies in LDD's are being achieved.