

7. LOCAL DEVELOPMENT FRAMEWORK MEMBER WORKING GROUP

PROGRESS OF THE LOCAL DEVELOPMENT FRAMEWORK (MONITORING)

OFFICER REPORTING: SARAH BALL: TEAM MANAGER - STRATEGY AND PLANS

1.0 PURPOSE OF REPORT

- 1.1 To update the Local Development Framework (LDF) Member Working Group on general matters relating to the local development framework including the emerging Town and Country Planning (Local Development) England Regulations, the RBWM local development scheme and the evidence base for the RBWM LDF.

2.0 RECOMMENDATION

That the LDF Member Working Group notes the content of this report.

3.0 BACKGROUND

Emerging Town and Country Planning (Local Development) (England) Regulations; Revised Planning Policy Statement 12: Local Development Frameworks and the content implications for the Council's Local Development Scheme

- 3.1 Members will recall in March that a report was circulated on the 'RBWM Response to the DCLG Consultation "Streamlining Local Development Frameworks". The long awaited revised Town and Country Planning (Local Development) (England) Regulations and the revised Planning Policy Statement 12: Local Development Frameworks have still yet to be published. Originally expected in April, the publication date has since been put back to the end of May 2008. This has impacted on the Council's ability to submit its revised Local Development Scheme (LDS) that was agreed at the December¹ meeting of the Member Working Group given that GOSE have indicated in April 2008 that it does not want to see any revised local development schemes until after the Regulations have been published. However, officers have, to a greater degree completed the LDS and it is envisaged that as soon as the Regulations are published that the scheme can be submitted to GOSE.
- 3.2 Whilst no further changes are proposed to the development plan document (DPD) content of the LDS, one additional supplementary planning document (SPD) is currently being progressed. This relates to the site development brief for Broadway/King Street/Queen Street. This is discussed in a separate report elsewhere on this agenda.

4.0 Progress with Development Plan Documents

- 4.1 Some slippage to the proposed LDS timetable (approximately 2 months) is evident when compared to the timetable for the production of the Core strategy and Delivery and Development Principles DPDs as set out in the LDF Member working Group Report in December². It was originally expected that the Regulation 25 consultation on 'issues and options' could be undertaken in June/July 2008, however this has now slipped to September/October 2008 for a number of reasons which relate to the original assumptions underpinning the expected delivery of the LDF:

¹ 18th December 2007: Agenda Item 8: Review of the RBWM Local Development Scheme: Options for the Delivery of the LDF

² 18th December 2007: Agenda Item 8: Review of the RBWM Local Development Scheme: Options for the Delivery of the LDF

- **Vacant posts:** recruitment delays to key posts within the Team has hindered progress.
- **GIS:** lack of dedicated GIS resources has meant that the digitising work associated with the SHLAA and the Green Belt Analysis Study has had to be done within the Strategy and Plans team which has impacted on overall LDF delivery.

4.2 Despite these setbacks, officers are confident that, under the current Regulations, the Core Strategy will still be submitted by the end of 2009 as originally programmed.

5.0 Progress with the Evidence Base work

5.1 Members will be aware that at the end of 2007, a number of the key projects were identified which needed to be completed so as to form part of the evidence base for the Core Strategy and Delivery and Development Principles DPDs:

- Green Belt Analysis study
- Strategic Housing Land Availability Assessment (SHLAA)
- Townscape character assessment
- Open space audit
- Annual update of the Strategic Flood Risk Assessment (SFRA)
- Transport modeling and assessment
- Sustainability Assessment and Appropriate Assessment.

Progress on these items is summarised below:

Project	Expected Progress by end May 2008	On target (✓/x)	Completion of evidence/Next stage	Comment
Green Belt Analysis Study	Local consultation on Green Belt purposes undertaken in March 2008.	✓	Final approval of document by the Member Working Group programmed for early September 2008.	(Refer to separate Green Belt Analysis Study report on this agenda.) To be published for the Issues and options consultation.
SHLAA	Stages 1-5 completed (planning the assessment; determining site sources; desktop review of existing information; selection of sites and areas to survey; carrying out survey work)	✓	386 site surveys completed ahead of schedule. Currently estimating the housing potential. Final approval of document by the Member Working Group programmed for early September 2008.	(Refer to separate SHLAA report on this agenda.) Majority of study expected to be completed so as to be available for the Issues and options consultation.
Townscape character assessment	Brief completed and consultants appointed within set timeframe.	✓	Characterisation work expected to be completed by end August 2008. Report on progress to the Member Working Group programmed for early September 2008 followed by consultation on the characterisation work in September/October 2008.	Project to be completed by March 2009.
Open Space Audit		✓	Completion of draft report expected by Sept 2008	A presentation to the Member Working Group will be made by the consultants to set out the findings of the draft report.

Project	Expected Progress by end May 2008	On target (✓/x)	Completion of evidence/Next stage	Comment
2008 Review of the SFRA	Brief completed and consultants appointed within set timeframe.	✓	End July 2008	The review is running to timeframe and the output from the study will be available at the issues and options consultation
Transport modeling and review	N/A	N/A	Not required until later in the development plan process, when preferred options are determined. A project brief will need to be completed over the summer 2008.	-
SA	SA Core Strategy DPD & Delivery & Development Principles DPD Scoping consultation completed March 2008. Report on consultation completed and Revised Scoping report published will be published by end May 2008. Report on Maidenhead Town Centre consultation completed and Revised Scoping Report published May 2008. Scoping Report: Design and Construction SPD completed and out to consultation until mid June 2008.	✓	Revised Scoping report and Issues and Options SA appraisal due for completion September 2008	-
AA	N/A	N/A	AA not required until later in the development plan process, when preferred options are determined.	-
Employment Land Review - Update	N/A	N/A	A project brief will need to be completed over the summer 2008. Awaiting further Government guidance on revised approach to conducting ELRs	-

5.2 In addition to the above, the Strategy and Plans Team have also published its annual Retail Health Check report which is now available on the planning pages of the Council's website.

6.0 Progress with Supplementary Planning Documents

6.1 Two SPDs are currently being progressed as set out below.

6.2 **Sustainable Design and Construction SPD** – The SA Scoping Report for this SPD has been completed. A 5 week period of consultation will begin at the end of May 2008. An outline of the draft SPD has been prepared. However, given that the consultation on the draft SPD is not programmed until November 2008, the draft SPD will be presented to the LDF Member Working Group and the Sustainability Panel at the end of the Summer 2008.

- 6.3 **Broadway/King Street Triangle Development Brief** – See separate report for further detail.
- 6.4 The emerging Regulations are likely to indicate that a LDS will not need to include details of SPD-related work. However, the Council will need to demonstrate to GOSE that any SPD work does not interfere with progress on its development plan documents. The Member Working Group will continue to have a key role in determining what SPDs should be progressed by the Council. For example, future work may include further development briefs for Maidenhead Town Centre for areas of priority identified by those engaged in town centre work such as PROM . In addition at an officer level, joint working possibilities are being explored with the other Berkshire UA's in relation to lifetime homes, having regard to the aging population agenda and planning for an increase in elderly people.

7.0 CONCLUSION

- 7.1 Details of the evidence base supporting the LDF are included on the planning pages of the Council's website. The LDF Member Working Group will be informed of further progress of the LDF at its next scheduled meeting.

<p>For further information on this report, please contact:</p>	<p>Sarah Ball: Team Manager - Strategy and Plans, Planning Policy Unit, York Stream House, St Ives Road, Maidenhead, SL6 1QS.</p> <p>Tel: 01628 7966112 mailto:sarah.ball@rbwm.gov.uk</p>
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