Wealden District Council and South Downs National Park Authority Response to the Summary of the Inspector's Concerns and letter dated 31st October 2011

Appendix D

Wealden Local Development Scheme Review
Report to Full Council on 30th November 2011

Contents

Appendix D - Wealden Local Development Scheme Review 2011

	Page
Report to Full Council on 30th November 2011	1
Draft Local Development Scheme 2011 (Appendix A to Report)	8
LDF Sub-Committee Minute Extract of 9th November 2011 (Appendix B to Report)	46

For: Full Council Date: 30th November 2011

Wealden Local Development Scheme Review (2011)

Summary

The Local Development Scheme (LDS) was reviewed in March 2010, and with proposed changes to legislation and the formation of the South Downs National Park Authority it requires updating. The new LDS, once approved by Council, will provide detail on the Development Plan Documents being produced as well as the Community Infrastructure Levy (CIL) Charging Schedule. This report seeks the agreement to the essential elements of the revised LDS.

Portfolio Holder: Cllr Roy Galley
Portfolio Holder for Strategic Planning and Delivery

Recommendation that

(i) Mindful of the views of the LDF Sub-Committee (Appendix B) and subject to the agreement of the South Downs National Park Authority concerning the programme for the joint Core Strategy DPD and the correction of any typographical or other minor amendments, the Draft Local Development Scheme set out in Appendix A to the report be approved; and

(ii) The Portfolio Holder respond to the Neighbourhood Planning consultation and there be a subsequent assessment of the legislative arrangements that flow from the consultation process.

Reason

The Council is required to publish a Local Development Scheme (LDS) setting out the programme, content and timetable of Development Plan Documents (DPD) that it intends to prepare. Any DPD must be must be prepared in accordance with the LDS. The current LDS was published in 2010 and now requires revision to show the geographical extent of plan making now that the South Downs National Park Authority is the Local Planning Authority for part of Wealden District and the changes to the joint submission Core Strategy timetable for the purposes of the examination of the Core Strategy. The revision also provides an opportunity to timetable the prodiction of the Community Infrastructure Levy (CIL) Charging Schedule, which although is not part of the Local Development Framework has resource implications and a close relationship to DPD production.

Introduction

1. Whilst the Council's 2010 LDS is out of date by some 7 months, the production timetable has been regularly updated on the Council's website. However, with the creation of the South Downs National Park Authority in April 2011, as Local Planning Authority for part of Wealden District, and the

submission of the joint Core Strategy in August 2011, it is necessary to update the LDS for the purposes of the examination of the Core Strategy. Due to the joint submission of the Core Strategy, it is necessary for the South Downs National Park Authority to agree any programme relating to that document. However, this does not affect the Strategic Sites Development Plan Document, Delivery and Site Allocations Development Plan Document or the CIL Charging Schedule as these documents exclude the part of Wealden District within the South Downs National Park.

2. The review also provides an opportunity to publish information to the public as to the process by which the Council will undertake public participation in order to adopt a CIL Charging Schedule.

3. When enacted the Localism Bill will allow for communities to create neighbourhood plans. Neighbourhood plans are not compulsory and are not currently part of the LDS process, but if adopted will guide decision making. The Council as Local Planning Authority will be required to provide technical advice and support and is required to consider neighbourhood plans against legislation and regulations. This includes European Directives such as Strategic Environmental Assessment and Appropriate Assessment under the Habitats Directive. It will also be the role of the Council to designate formally a neighbourhood area, including any necessary mediation, and arrange and pay for independent examination. If the plan passes the examination the Council will also be obliged to pay for a referendum in order to determine whether the plan may be adopted. It is proposed, through the Localism Bill, that provisions may be made to impose charges on development in order to meet expenses. Until further detail is provided, the extent of this financial contribution and its ability to meet costs is unknown.

4. Neighbourhood Plans potentially have significant resource implications for the Local Planning Authority and therefore may have an impact upon the resources required to deliver DPDs and a CIL Charging Schedule as proposed. Neighbourhood planning, as currently proposed, will also have resource implications for a number of Council departments, including the Planning Policy Team as Local Planning Authority. Any additional demands created by Neighbourhood Plans will need to be considered in this context.

5. The Draft LDS is attached at Appendix A, and views of the LDF Sub Committee are sought before the consideration of the document by Cabinet and Full Council. In addition, consideration of how to resource neighbourhood plans, in the context of the proposed LDS, is required.

Current LDS

6. The LDS agreed in 2010 contained the three planning documents:

- The Core Strategy DPD
- The Strategic Sites DPD
- The Delivery and Site Allocations DPD

For: Full Council Date: 30th November 2011

7. The Core Strategy was submitted for examination on 5th August 2011. Work has commenced on the Strategic Sites DPD and is subject to a report on this agenda. Preparatory work has started on the charging schedule for CIL and work has yet to commence on the Delivery and Site Allocations DPD.
8. The timescales and programme for each proposed DPD has changed over time, after consultation with the LDF Sub Committee, reflecting proposed changes in legislation and other circumstances beyond our control including the weight of responses to the Regulation 27 Representation stage of the Core Strategy.
9. Prior to the establishment of the South Downs National Park Authority in April 2011 all development documents related to the geographical extent of Wealden District. Whilst the Core Strategy was submitted jointly by the South Downs National Park Authority and the Council it will be necessary to show the new areas covered by subsequent development plan documents produced by the Council.
10. Although the Council's website outlines the changes to the Core Strategy timetable, the LDS is now out of date and does not take into account the implications of the South Downs National Park Authority being the Local Planning Authority for part of the District.

Proposed Revised LDS

11. The whole LDS programme has been reviewed. The timing of the production the DPDs contained within the current LDS has been changed to reflect current circumstances, and now includes the CIL Charging Schedule. It is imperative that to have a planned approach to development that the sequence of development plan documents are delivered. In addition, it is also necessary to include provision for the CIL.
12. The Regulations state that if a Charging Schedule is not adopted by April 2014 we will be unable to collect the necessary monies for off-site infrastructure from development, if 5 separate planning obligations (ie Section 106 agreements) are already signed for provision of that infrastructure. Wealden District has a number of strategic off-site infrastructure requirements, which will require contributions from more than 5 separate planning obligations. If we do not have a CIL schedule in place by April 2014 this means that we will not be able to collect any additional monies required for that infrastructure from other S106 agreements. Such inability would have a significant impact on meeting the infrastructure needs of the District. In order to ensure that an adopted charging schedule is in place initial programming work has taken place, and is being carried forward on a county group basis. Although each District/ Borough will require an individual charging schedule a common methodology across the County, particularly with reference to cross boundary infrastructure, and economies of scale for procurement purposes are an advantage to this process. In order to adopt a CIL Charging Schedule a number of stages of

public participation and examination are stipulated, which are very closely aligned to the DPD process.

13. The Draft LDS at Appendix A contains the suggested revision to the 2010 LDS.

Core Strategy DPD

14. The Core Strategy timetable is changed to reflect current circumstances, that is examination is anticipated late 2011/ early 2012 with adoption in summer 2012. The timetable is determined by the examination process, and the DPD will also need to be adopted by the South Downs National Park Authority.

Strategic Sites DPD

15. The LDS will clarify that all Strategic Development Areas identified in the Core Strategy will be covered in the Strategic Sites DPD with associated policies. The timetable will reflect the work undertaken so far and the consultation document elsewhere on this agenda. The timescale takes into account experience of developing the Core Strategy and seeks to coordinate the examination of the Strategic Sites DPD and the CIL Charging Schedule, to use shared evidence bases and to reduce the costs of consultation and examination.

Delivery and Site Allocations DPD

16. The overall content of the Delivery and Site Allocations DPD is not proposed to change, with a modification of the timetable to take into account delays in the production of the Core Strategy. However, it may be necessary to take into account proposed changes to national planning policy guidance (the National Planning Policy Framework) which may require an additional raft of development management policies to be added to the DPD if, as is currently proposed in the NPPF, many existing Planning Policy Statements are cancelled. There may be an opportunity in some circumstances to combine a neighbourhood planning approach with the production of the Delivery and Sites Allocations DPD subject to the availability of appropriate resources

Community Infrastructure Levy Charging Schedule

17. The CIL Charging Schedule is not a DPD, but is subject to consultation and examination. It is imperative that a Charging Schedule is adopted by April 2014, and therefore the timescale and priority for development of the document is shown in the programme. The programme has been joined with the Strategic Sites DPD in order to provide a robust evidence base for both documents, and provide economies of scale for resources.

Neighbourhood Planning and National Planning Policy Framework

18. The Localism Bill proposes a number of changes, which will have implications across the Council. A number of the initiatives will require corporate assistance such as mediation in the designation of a neighbourhood area as well as involvement in referenda. The Local

Planning Authority also has a part to play and has a duty to provide technical support and expertise. The proposed National Planning Policy Framework (NPPF) may also have implications in terms of the role and function of DPDs. The resource implications of both the Localism Bill and the NPPF will need to be considered when they are in place, and a separate report produced on the corporate resource requirements will be required.

Implications of proposed approach

19. There has not been a significant change in the LDS in terms of the type of DPD or the sequential approach taken to the development and adoption of documents. However, the timescales have had to take into account changes in the Core Strategy timetable and the affirmation by Government on the use of CIL and the importance of the April 2014 date.

20. This revision to the LDS will provide an update to the timetable of all three DPDs and communicates to the community our proposal to progress a CIL Charging Schedule, outlining the opportunities to get involved with the production of the document. Clarification will also be given to those communities in the South Downs National Park as to the policy making process in their area.

21. Taken together the DPDs and the CIL Charging Schedule will provide a robust planning framework in a timely manner which will replace previous Wealden Local Plans.

22. The LDS is a focused and challenging timetable, necessary to ensure a plan led approach to development within the District with critical infrastructure provision. Additional demands such as the NPPF and neighbourhood planning, with particular regard to the necessary role of the Local Planning Authority, will not be able to be accommodated within the LDS timetable as proposed. Any future report concerning neighbourhood planning may require a review of the LDS.

Options

23. It is necessary to update the LDS for the examination of the Core Strategy, and the implications of delays to the process are shown in the timetabling. Previously options have been considered to merge the two outstanding DPDs the Strategic Sites DPD and the Delivery and Site Allocations DPD. This combined document would be a significant document in terms of the number of policies it will need to contain and the land it would need to allocate and therefore would take longer to prepare. The preparation of the Strategic Sites DPD and the evidence that will be collected will assist in the development of the CIL Charging Schedule and allow adoption by April 2014, assisting in not only our 5 year housing land supply but also the delivery of necessary infrastructure.

For: Full Council Date: 30th November 2011

Conclusion

24. The current Local Development Scheme has become outdated and, with changes to the Local Planning Authority boundaries and the examination of the Core Strategy, requires updating. The revised LDS is considered realistic and necessary given resources available and the need to develop a CIL Charging Schedule.

Corporate Management Team Advice

25. To Agree the Local Development Scheme at Appendix A mindful to the views and comments of the LDF Sub Committee, the agreement of the South Downs National Park Authority concerning the programme for the joint Core Strategy DPD and the correction of any typographical or other minor amendments.
26. To put in place mechanisms to consider how the development of neighbourhood plans can best be achieved and how the necessary resources may be put in place.

Financial Implications

27. The financial implications of the staff resources needed to undertake the LDS project have been the subject of previous reports to this Sub Committee and to Cabinet. The costs associated with the next stages of the LDS programme are currently being met within existing agreed resources These may be affected by consideration of the examination of the Core Strategy itself and other legislative changes arising from the draft National Planning Policy Framework and the Localism Bill.

Legal Implications

28. It is a legal requirement to prepare a DPD in accordance with the LDS, therefore it is necsessary to revise the LDS to reflect current circumstances.

Human Resource Implications

29. Staff resources are currently at full strength and considered suitable for the LDS as proposed, based on current legislation and guidance. This may be affected by consideration of the examination of the Core Strategy itself and other legislative changes arising from the draft National Planning Policy Framework and the Localism Bill.

Other Implications

30. Sustainability Appraisal is embedded in each stage of the Local Development Scheme. All DPDs will be subject to sustainability appraisal which will be applied to key stages of decision making and policy formulation. The LDS will show how Sustainability Appraisal/ Strategic Environmental Assessment will relate to the Development Plan Documents produced.
31. The risk of proceeding with the current LDS is that it is out of date and potentially misleading. It requires updating so that all those interested know

what documents re being produced and the stages of production. This is as relevant to public consultees as it is to other authorities preparing plans and projects.

32. Each DPD and CIL Charging Schedule will have public consultation and representation opportunities, and these stages are shown on the timetable for the revised LDS. The purpose of the LDS is to provide a reference point to all those who are interested in planning policy documents related to an area. When agreed, the revised LDS will be available on the Council's website.

Other Implications	**Applies?**	**Other Implications**	**Applies?**
Human Rights	No	Equalities and Diversity	No
Crime and Disorder	No	Consultation	Yes
Environmental	Yes	Access to Information	No
Sustainability	Yes	Exempt from publication	No
Risk Management	Yes		

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Attached papers:	Appendix A- Draft Revised LDS Appendix B – LDF Sub-Committee Minute from 9th November
Background Papers:	None

Contents

	Wealden Local Development Scheme 2011	
1	Introduction	1
2	Local Planning Authorities and Neighbourhood Plans	3
3	Current Policy	4
4	Local Development Framework Documents	5
	Appendices	
	APPENDIX 1 - Saved local Plan Policies (beyond September 2007)	10
	APPENDIX 2 - Profiles of Local Development Documents	16
	APPENDIX 3 - Resources and Programme Management	27
	APPENDIX 4 - Risk Assessment	31
	APPENDIX 5 - Relationships with Other Plans and Strategies	35

Contents

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1. Introduction

The Local Development Framework

1.1 Wealden District Council (WDC) and the South Downs National Park Authority (NPA) are responsible for preparing the Local Development Framework in Wealden District.

1.2 There are a number of documents which make up the Local Development Framework including:

- Local Development Scheme (LDS)
- Development Plan Documents (DPD)
- Supplementary Planning Documents (SPD)
- Statement of Community Involvement (SCI)
- Annual Monitoring Report (AMR)

1.3 Each document has a prescribed method of production and the development of documents is subject to national regulations and Government guidance.

The Local Development Scheme (LDS)

1.4 Both WDC and the NPA are required to adopt a Local Development Scheme, which sets out the Development Plan Documents that will be produced over the next four years. It describes:

- Each DPD that will be produced
- Its subject matter and geographical coverage
- The timetable for its production

1.5 Previous local development schemes contained the programmes for the preparation of Supplementary Planning Documents (SPDs). However, SPDs are no longer required to be part of the LDS, due to changes regulations.

1.6 The LDS enables the local community to find out what current planning policy documents relate to the area and sets out the programme for the preparation of the development plan documents, which will replace current (or saved) policies. It also includes information concerning the development of the Community Infrastructure Levy (CIL) Charging Schedule for the area of Wealden District outside of the South Downs National Park. It includes timetables to advise when the various stages in the preparation of DPDs and the CIL Charging Schedule will be carried out and the opportunities there will be for public participation and for making representations.

1.7 Wealden's last LDS came into effect in March 2010. This revision takes into account changes in the timetable of production of development plan documents after proposed changes in legislation, the creation of the South Downs National Park Authority and the need to have a CIL Charging Schedule in place by April 2014.

Development Plan Documents (DPD)

1.8 DPDs, including the Core Strategy, are planning policy documents which provide the detail of the quantity, type and location of development and how it will be implemented. DPDs are subject to rigorous examination and are required to be subject to public consultation and representations and, once adopted, will become the Development Plan for the area.

Community Infrastructure Levy (CIL) Charging Schedule

1.9 The legislation relating to Community Infrastructure Levy allows charging authorities, in this case Wealden District Council, to raise money from development for off-site infrastructure, using a tariff based system. In order to collect monies a charging schedule must be adopted, which identifies the rate per square metre of floor space for different types of development in different locations. Before it is adopted the CIL Charging Schedule must be examined and is subject to public consultation and representations before its own independent examination.

1.10 The Regulations[(1)] state that if a Charging Schedule is not adopted by April 2014 charging authorities will be unable to charge and collect additional monies for off-site infrastructure from development, if five separate planning obligations (Section 106 Legal Agreements) are already signed for that infrastructure. Wealden District has a number of strategic off-site infrastructure requirements which will require more than five separate planning obligations to contribute to infrastructure, and therefore it is necessary for a Charging Schedule to be in place by April 2014.

Supplementary Planning Documents (SPD)

1.11 SPDs provide more detailed guidance to explain policies and proposals set out in Development Plan Documents. They are not subject to independent scrutiny at examination, but still require consultation. They must relate to a policy in the development plan.

Statement of Community Involvement (SCI)

1.12 The SCI is a document which sets out the type of consultation will take place in the preparation of DPDs and SPDs and how feedback on the process will be given.

Annual Monitoring Report (AMR)

1.13 The Council is required to prepare, and submit to the Secretary of State, an Annual Monitoring Report. The key roles of the AMR are to review progress against the LDS, to assess the extent of policy implementation (and if necessary identify steps that should be taken to respond to this), to identify any significant policy effects, and to set out where policies may need to change. The AMR also includes a housing trajectory, which shows forecast future housing supply against strategic housing requirements.

1 The Community Infrastructure Levy Regulations 2010 as amended

2. Local Planning Authorities and Neighbourhood Plans

The local planning authorities for the area and geographical coverage

2.1 As of 1st April 2011 the South Downs National Park Authority is the Local Planning Authority for the part of Wealden District which is designated as the South Downs National Park.

2.2 Wealden District Council has been preparing the Local Development Framework since 2004 and have produced a Statement of Community Involvement (February 2007), Local Development Scheme (March 2010), Annual Monitoring Reports and documents required under the relevant Regulations[(1)] for the development of the Core Strategy.

2.3 WDC published its Proposed Submission Core Strategy for representations between February and April 2011. The Core Strategy covers the geographical area of Wealden District including the area within the South Downs National Park. During the NPA shadow year (April 2010 to April 2011), the NPA's Planning Committee formally endorsed the Draft Wealden Core Strategy as the proposed strategic planning policy framework for that part of the National Park within Wealden District. In August 2011 WDC and NPA jointly submitted the Core Strategy to the Secretary of State for examination.

2.4 In due course the NPA will produce its own, Park-wide Core Strategy, and accompanying Development Plan Documents, which will supersede the Core Strategy and any local saved policies as it applies to the area of the National Park within Wealden District.

2.5 The NPA has produced its own LDS for the Park-wide Core Strategy and accompanying DPDs.

Neighbourhood Plans

2.6 When enacted the Localism Bill will allow for communities to create neighbourhood plans. These plans will direct growth in neighbourhood areas. Neighbourhood plans are not compulsory and are not currently part of the LDS process, but if adopted will guide decision making. The Local Planning Authority will be required to provide technical advice and support and will be required to consider the plan against legislation and regulations. This includes European Directives such as Strategic Environmental Assessment and Appropriate Assessment under the Habitats Directive. It will be the role of the Council to formally designate a neighbourhood area, including any necessary mediation over the boundaries of the area, and arrange and pay for independent examination. If the plan passes the examination the Council will also be obliged to pay for a referendum in order to determine whether the plan may be adopted. It is proposed, through the Localism Bill, that provisions may be made to impose charges on development in order to meet expenses. Until further detail is provided, the extent of this financial contribution and its ability to meet costs is unknown.

1 The Town and Country Planning (Local Development) (England) Regulations 2004 as amended

2.7 These plans have significant resource implications for the Local Planning Authority and therefore potentially have an impact upon the resources required to deliver DPDs and a CIL Charging Schedule outlined in the LDS. In addition to this there will be resource implications for other services within the Council arising from the Localism Bill but will not directly affect the LDS.

3. Current Policy

Current Development Plans

3.1 As the LDF system involves preparing a series of documents rather than one plan, there will be a significant period of transition as we move from the system of Local Plans and Regional Spatial Strategies to DPDs.

3.2 To allow a smooth hand over from one system to another, the majority of policies in the Wealden Local Plan (1998) have been "saved" until such time as they are replaced, merged or deleted by policies in the Local Development Framework. **Appendix 1** lists those policies that have been saved and explains which forthcoming development plan document will contain new policies which will replace them.

3.3 The **South East Plan**, which was adopted in May 2009, has replaced the saved policies from the adopted East Sussex and Brighton & Hove Structure Plan (1999). The Localism Bill, when enacted, proposes to revoke Regional Spatial Strategies. The detail of how and when the South East Plan will be revoked is currently not available from Government.

3.4 **Minerals and Waste Local Plans** were prepared by East Sussex County Council and Brighton & Hove City Council and their replacement by appropriate Development Plan Documents will be the responsibility of those Councils.

3.5 The Council's existing **Supplementary Planning Guidance (SPG) and Supplementary Planning Document** will be retained as non-statutory guidance to complement the relevant Adopted Wealden Local Plan policies which are being saved until replaced by the LDF. The following SPG documents will therefore remain a material consideration in the determination of planning applications in Wealden (the principal 'saved' policies that these relate to are shown in brackets).

- Wealden Design Guide Supplementary Planning Document (SPD) 2008 (EN1 and EN27)
- High Weald AONB Management Plan (Policies EN6 and EN7)
- Ashdown Business Park (Policy BS10)
- Hellingly Hospital (Policy HH1)

3.6 In due course, as saved policies are replaced by those in adopted DPDs, these supplementary planning guidance documents will themselves be reviewed and a decision will be taken to amend, modify or cancel them.

3.7 The **Proposals Map** is a component part of the 1998 Wealden Local Plan and will be saved until incrementally replaced as each new DPD is adopted. Until this happens, the Proposals Map will need to be read in tandem with the list of policies which have been "saved" (shown in **Appendix 1**).

The Wealden Non-Statutory Local Plan 2005

3.8 The Council approved a Non-Statutory Local Plan in December 2005 as an interim guide to development control, pending the Local Development Framework. The policies within this document are also therefore a material consideration in determining planning applications until such time as up to date DPDs are adopted by the Council and the non statutory policies are superseded.

4. Local Development Framework Documents

Timetable

4.1 **Table 1** sets out a summary schedule of DPDs to be prepared by Wealden District Council with associated timescales and includes the proposed development of the Community Infrastructure Levey (CIL) Charging Schedule. More detail of each DPD and the CIL Charging Schedule to be prepared is contained in the profiles in **Appendix 2**.

4.2 LDF documents will be supported by a wide range of documents and background papers relating to the technical evidence we have been collecting, consultation feedback and responses, Sustainability Appraisal/ Strategic Environmental Assessments, and the outcomes of discussions and dialogue with stakeholders, infrastructure providers and other agencies and interest groups. Wherever possible these will be made available on the Council's website.

Statement of Community Involvement (SCI)

4.3 The SCI was adopted by the Council in 2007. It sets out the levels of consultation and participation that stakeholders and local communities within Wealden can expect from the Council at the various stages of LDF production and with major planning applications. The SCI outlines the stages of participation that the Council is required to undertake and the methods of participation and feedback have an impact on resources and the time scales includes in the LDS. It enables the public to understand how they can get involved in planning policy making, and how consultation is undertaken in connection with planning applications. The Council is intending to review and update the SCI as necessary, and will provide information on the development of the CIL Charging Schedule as well as the new geographical coverage of plan making at Wealden District. This is not yet resourced and will require additional resources to that dedicated to the DPDs outlined in the LDS. In the meantime it will ensure that it carries out its consultation and engagement in accordance with the principles established in the SCI.

Core Strategy DPD

4.4 The Wealden District (Incorporating Part of the South Downs National Park) Core Strategy was submitted jointly by WDC and the NPA in August 2011 for examination. It is anticipated that the hearing will take place in January 2012 with adoption in spring/ summer 2012. This document is the fundamental basis of the following DPDs and SPDs and adoption will provide a sound basis for plan making within the District, including Neighbourhood Plans.

4.5 The NPA has commenced work on developing a park-wide Core Strategy, and when adopted will become the Development Plan for the part of Wealden District in the South Downs National Park.

Strategic Sites DPD

4.6 Work has commenced on the Strategic Sites DPD, and this document follows on from the Core Strategy in terms of strategic allocations within the District. The Core Strategy identifies how much growth will take place in the District and identifies the broad locations for housing and employment growth around our towns. These broad locations are known as Strategic Development Areas and Policy WCS 4 of the Core Strategy identifies these areas. They show the general area of where development will take place, but they do not show the exact location of this proposed development. The exact location of development will be established within the Strategic Sites DPD through the identification of strategic sites. Each strategic site will be presented on the proposals map and supported by specific policies applicable to that site.

4.7 The initial public consultation, identified as Regulation 25[(1)] is scheduled to take place in early 2012, with the publication of the proposed submission document and submission in 2013. With resources available and the work necessary to be undertaken, including a significant evidence base concerning infrastructure, adoption is scheduled in March 2014.

Community Infrastructure Levy (CIL) Charging Schedule

4.8 The CIL Charging Schedule for Wealden District is closely related to work being undertaken on the Strategic Sites DPD. Both documents will have a shared evidence based with particular regard to infrastructure requirements and site viability. In addition, in order to share resources and benefit from economies of scales, the later stages of publication and examination are proposed to be joined. Although the CIL Charging Schedule is not a DPD and examination may be undertaken by someone other than a Planning Inspector the Regulations allow for joint examination. The timetable for the CIL Charging Schedule mirrors the Strategic Sites DPD and is anticipated to be adopted in March 2014.

Delivery and Site Allocations DPD

4.9 This significant document will deal with the allocation of smaller sites to the villages as well as the development management policies required to ensure that decisions can

1 The Town and Country Planning (Local Development) (England) Regulations 2004 as amended

be appropriately assessed. The proposed National Planning Policy Framework will have implications on the time scale of production of the DPD if it results in the need for a significant increase in the number of Development Management policies. There is scope, if appropriately resourced, to introduce elements of the Neighbourhood Plan DPD to this process by inviting Neighbourhoods to get involved in the preparation of the plan where appropriate.

Table 1 Local Development Framework Programme

	Core Strategy DPD	**Strategic Sites DPD**	**Delivery and Site Allocations DPD**	**CIL Charging Schedule**
Brief Description	Sets out the vision, strategic objectives and spatial development strategy for Wealden District and shows broad locations of development. Policies for key elements of delivery.	Allocates land and details delivery of the Strategic Development Areas identified in the Core Strategy. Policies for principles of development and infrastructure requirements.	Allocates remaining sites for a range of land uses, as appropriate, and includes a suite of development control policies for decision making purposes.	Identifies the charging scheme for development.
Area	Wealden District including the part of the District within the South Downs National Park	Wealden District excluding the part of the District within the South Downs National Park	Wealden District excluding the part of the District within the South Downs National Park	Wealden District excluding the part of the District within the South Downs National Park
Chain of Conformity	In general conformity with the adopted South East Plan. Accompanied by changes to the Proposals Map.	In conformity with the Core Strategy and Government Guidance. Accompanied by changes to the Proposals Map.	In conformity with the Core Strategy and Strategic Sites DPD and Government Guidance. Accompanied by changes to the Proposals Map.	Founded on the evidence base for Core Strategy and Strategic Sites DPD.
Public Consultation[4]	Issues and Options : July - August 2007	Issues and Options with Sustainabilty Appraisal	Issues and Options with Sustainability Appraisal:	July 2012

	Core Strategy DPD	**Strategic Sites DPD**	**Delivery and Site Allocations DPD**	**CIL Charging Schedule**
	Spatial Development Options: July - August 2009	integrated in Background Documents: January to February 2012	January to February 2013	
Publication of Proposed Submission Version[5]	February - April 2011	February - March 2013 With associated Sustainability Appraisal Report	February - March 2014 With associated Sustainability Appraisal Report	February - March 2013
Date for Submission	August 2011	August 2013	August 2014	August 2013
Date for Adoption	June 2012	March 2014	March 2015	March 2014

4. Public consultation under Regulation 25 of The Town and Country Planning (Local Development) (England) Regulations 2004 as amended and Regulation 15 The Community Infrastructure Levy Regulations 2010 as amended

5. Publication of proposed submission version under Regulation 27 of The Town and Country Planning (Local Development) (England) Regulations 2004 as amended and Regulation 16 The Community Infrastructure Levy Regulations 2010 as amended

APPENDIX 1 - Saved local Plan Policies (beyond September 2007)

CS = Core Strategy DPD

SS = Strategic Sites DPD

DSA = Delivery and Site Allocations DPD

Wealden Local Plan Policy 1988	Description	**To be replaced by, or merged into:**
GD1	Development within development boundaries	CS/DSA
GD2	Development outside development boundaries	CS/DSA
EN1	Sustainable development	CS/SS/DSA
EN2	Development pattern	CS/SS/DSA
EN5	Water resources	CS/SS/DSA
EN6	Landscape conservation – High Weald AONB	CS/SS/DSA
EN7	Landscape conservation – Ashdown Forest	CS/SS/DSA
EN8	Landscape conservation – Low Weald	CS/SS/DSA
EN9	Landscape conservation – Sussex Downs AONB	CS/SS/DSA
EN11	Landscape conservation of Coastal Levels	DSA
EN12	Protection of Trees and Woodland	SS/DSA
EN13	Ancient semi-natural woodland	SS/DSA
EN14	Landscaping within developments	SS/DSA
EN15	Designated nature conservation sites	CS/SS/DSA
EN18	Open areas within settlements	SS/DSA
EN19	Development within conservation areas	SS/DSA
EN27	Layout and design of development	CS/SS/DSA
EN28	Design of development for people with disabilities	SS/DSA
EN29	Light pollution	DSA
DC2	Agricultural dwellings	DSA

DC3	Agricultural buildings	DSA
DC6	Conversion of rural buildings - general	DSA
DC7	Conversion of rural buildings – non residential use	DSA
DC8	Conversion of rural buildings – residential use	DSA
DC9	Recreational development in Sussex Downs AONB and Ashdown Forest	DSA
DC11	Golf driving ranges	DSA
DC12	Stables and loose boxes	DSA
DC13	Larger equestrian developments	DSA
DC14	Motor and gun sports	DSA
DC17	Housing development in countryside	DSA
DC18	Replacement dwellings	DSA
DC19	Extensions to dwellings	DSA
DC20	Subdivision of larger dwellings	DSA
DC22	Residential mobile homes	DSA
HG2	Affordable housing in new schemes	CS/SS/DSA
HG3	Affordable housing outside development boundaries	CS/DSA
HG5	Dwelling mix in new estate developments	CS/SS/DSA
HG6	Crime prevention in new housing schemes	SS/DSA
HG7	Energy conservation new housing	CS/SS/DSA
HG8	Retention of existing housing stock	CS/DSA
HG9	Subdivision of large dwellings within development boundaries	DSA
HG10	Extensions to dwellings within development boundaries	DSA
HG11	Special needs housing in development boundaries	DSA

HG12	Special needs housing outside development boundaries	DSA
BS3	Town business areas	DSA
BS4	Business development within towns	DSA
BS5	Retention of existing businesses within towns	DSA
BS6	Village business areas	DSA
BS7	Retention of existing businesses within villages	DSA
BS8	Business development in village development boundaries	DSA
BS9	Expansion, redevelopment , intensification in existing business sites outside development boundaries	DSA
BS10	Business allocation: Ashdown Business Park	CS/DSA
BS11	Business activity (B1) uses within Business Areas	DSA
BS12	General Industry (B2) within Business Areas	DSA
BS13	Warehousing (B8) within Business Areas	DSA
BS14	Alternative uses for Business Sites outside Business Areas	DSA
BS15	Home working	DSA
SH2	Main shopping areas	DSA
SH3	Service uses in main shopping areas	DSA
SH4	Amusement centres in main shopping areas	DSA
SH5	Business uses in main shopping areas	DSA
SH6	Residential uses in main shopping areas	DSA
SH11	Farm shops	DSA
SH12	Garden centres	DSA
TR1	Environmental impact of new road proposals	DSA
TR2	Design of new roads	DSA

TR3	Traffic impacts of new development	CS/SS/DSA
TR10	Heavy goods vehicles in rural areas	DSA
TR13	Footpaths and bridleways	DSA
TR16	Car parking standards	DSA
TR17	Safeguarding Uckfield-Lewes railway line route	CS/DSA
TR18	Safeguarding Polegate-Pevensey railway line route	DSA
TR19	Safeguarding Eridge-Tunbridge Wells railway line route	DSA
TM1	Tourist attractions and facilities	CS/DSA
TM2	Tourist attractions and facilities Sussex Downs and Ashdown Forest	DSA
TM3	Conversions to hostel accommodation for walkers and cyclists	DSA
TM4	Holiday villages and chalet parks	DSA
TM5	Static caravan sites	DSA
TM6	Touring caravan and camping sites: Ashdown Forest	DSA
TM7	Touring caravan and camping sites: Sussex Downs AONB and Coastal Levels	DSA
TM8	Touring caravan and camping sites	DSA
TM9	Caravan storage	DSA
TM10	Interpretation facilities	DSA
LR1	Provision of outdoor playing space	CS/SS/DSA
LR2	Protection of existing outdoor playing space	CS/SS/DSA
LR3	Children's play space in new developments (30+dwellings)	CS/SS/DSA
LR4	Artificial turf pitches	DSA
LR5	Informal amenity space in new developments	CS/SS/DSA
LR7	Indoor sports facilities	DSA

LR8	Community halls	DSA
CS1	Provision of capital works and services	CS/DSA
CS2	Drainage	CS/SS/DSA
CS3	Willingdon Levels drainage catchment area	SS/DSA
CS4	Recycling enclosures: residential development	DSA
CS5	Recycling enclosures: commercial and community development	DSA
CR1	Housing development in Crowborough	CS/SS/DSA
CR2	Crowborough Warren housing policy area	DSA
CR4	Western Road Goods Yard	DSA
CR5	Secondary shopping area: North of The Cross	DSA
CR6	Beacon Road and Park Road Business areas: business use	DSA
CR7	Beacon Road and park Road Business areas: proposals for shops and services	DSA
CR8	Mead House site	DSA
CR9	Jarvis Brook neighbourhood centre	DSA
CR10	Whitehill Road	DSA
CR11	Public open space allocation: Goldsmiths Recreational Ground	DSA
CR12	Crowborough Ghyll and Palesgate landscape policy area	DSA
HA1	Housing development in Hailsham	CS/SS/DSA
HA5	Land off Station Road, Hailsham	CS/DSA
HA6	New shopping facilities outside main shopping area	DSA
HA7	Commercial uses outside main shopping area	DSA
HA8	Traffic calming and pedestrian priority measures	DSA
HA9	Junction improvement South Road/Station Road/Western Road	DSA

HA11	New primary school: Ingrams Farm	DSA
HE1	Housing development in Heathfield	CS/SS/DSA
HE2	Business allocation: Land at Ghyll Road	CS/DSA
HE3	Burwash Road commercial area	DSA
PW1	Housing development in Polegate	CS/SS/DSA
PW5	Willingdon Levels recreation policy area	DSA
UC1	Housing development in Uckfield	CS/SS/DSA
UC2	Secondary shopping areas	DSA
UC3	Office/residential conversions between: Framfield Road and New Place	DSA
UC5	Framfield Road	DSA
UC7	Public open space: Land south of Victoria Pleasure Ground and north of the Mount	DSA
UC8	Riverside Walk	DSA
VB5.2	Pound Green Housing Policy area, Buxted	DSA
VB7	Old Willingdon housing policy area, Friston	DSA
VB8	Business allocation; East Hoathly	DSA
VB12.1	Park Road housing policy area, Forest Row	DSA
VB14	Florance Lane Groombridge housing policy area	DSA
VB22.1	Lower Dicker traffic on A22	DSA
VB22.2	Business allocation; Hackhurst Lane Business Area, Lower Dicker	DSA
VB23	Public open space allocation: Lower Horsebridge	DSA
VB24	Maresfield Park housing policy area	DSA
VB26	The Warren, Station Road, Knowle Park Road housing policy areas, Mayfield	DSA
VB31	Coast Road housing policy area	DSA
VB37	Mayfield Lane housing policy area	DSA
HH1	Hellingly Hospital	DSA

APPENDIX 2 - Profiles of Local Development Documents

CORE STRATEGY DPD

Role and subject:

A strategic document which sets out the long term spatial vision and objectives for Wealden District and the strategic policies required to deliver them in general conformity with the South East Plan. It will set out in a Key Diagram, broad locations for delivering the housing, business and other strategic development needs and it will include key strategic development management policies. The Core Strategy will draw on strategies and programmes of the Council and other organisations and agencies that have implications for the development and use of land in Wealden (e.g. the Sustainable Community Strategy and East Sussex County Council's Local Transport Plan). It will establish the means by which the strategy will be delivered.

Coverage: District-wide, including the part of Wealden District within the South Downs National Park.

Status: Development Plan Document

Conformity: General conformity with national guidance and the South East Plan. It will have regard to the Wealden Sustainable Community Strategy and East Sussex "Pride of Place" and other local strategies.

Inter-relationships: Include regional and local economic and housing strategies, Parish Plans and Templates, Town visioning and Master Plans.

Timetable

Pre-Production stage

Survey, information and evidence gathering: 2006-2009

Production stage

Reg. 25 (2004 regulations) Public consultation on Issues and Options involving community and stakeholder consultation: July/August 2007

Reg. 25 (2008 amended regulations) Public consultation on Core Strategy Spatial Development Options and initial sustainability appraisal, involving community and stakeholder consultation: July/August 2009

Consideration of representations and informal stakeholder dialogue on emerging Spatial Development Options; final preparation of proposed Submission version of DPD and Proposals Map, and revised Sustainability Appraisal: September 2009 – September 2010

Submission of final draft Submission version of Core Strategy to LDF Sub Committee/Council for approval: October to December 2010

Reg. 27 Publication of documents for inspection and six-week period for representations: February to April 2011

Reg. 30 Prepare statement of consultation, and summary and statement regarding responses received. Submit Core Strategy to Secretary of State with accompanying statements: August 2011

Examination stage

Exploratory meeting: October 2011

Hearing: Anticipated January 2012

Inspector's report received: April 2012

Estimated adoption: June 2012

Arrangements for production

Organisational lead:

Director of Development Services, Wealden DC

Management arrangements:

The Planning Policy Team reports to the Head of Planning and Environmental Policy. The Council has made arrangements for all key service areas which relate to the LDF to direct suitable resources to the project (see below).

Wealden District Council liaises with South Downs National Park Local Development Framework team and adjoining LPAs to ensure coherence between Core Strategies of neighbouring authorities.

A separate Wealden LDF Management Project Board oversees the Core Strategy project programme and advises on process and resources. This Board also oversees production of the accompanying Infrastructure Delivery Plan (IDP).

Internal Council resources

The Core Strategy is the key LDF document and its preparation embraces the work of many other Services within Wealden Council including Housing, Policy and Review, and Community Services. Other corporate officers will contribute to the finalisation of the Plan.

External and stakeholder resources

Specialist consultancy support will be engaged as appropriate to assist with key evidence gathering. The Policy and Review team will ensure close and productive working relationships are maintained with the Local Strategic Partnership, and that synergy is achieved between the key themes of the Sustainable Community Strategy and the LDF.

The LSP will provide a major input on community-based plans and strategies to ensure that key stakeholders are fully engaged in the planning process. Workshops, special briefings and regular reports to the LSP Board will be undertaken.

The integration of infrastructure providers and environmental regulators will be of critical importance to the plan and will allow a proper assessment of deliverability of the preferred spatial development option. Developing and maintaining these critical relationships will be a major commitment of staff time.

Community Involvement

Undertaken in accordance with the principles of the Council's adopted Statement of Community Involvement (SCI). As well as formal stages of consultation, informal focused community and stakeholder engagement undertaken at various stages, for example to host workshops to discuss issues and emerging options as the plan develops.

STRATEGIC SITES DPD

Role and subject:

A plan which focuses on delivering the key strategic development areas which are identified in the Core Strategy. These will primarily be housing sites but also include employment/business areas, community and education facilities and may include key pieces of infrastructure. This DPD will seek to ensure major new development delivers maximum benefit to the local community and creates good quality, sustainable communities.

Coverage: District wide site specific development allocations, excluding the part of the District within the South Downs National Park.

Status: Development Plan Document

Conformity: General conformity with national guidance and the South East Plan. The strategic development areas will be identified in the Core Strategy and this DPD will conform to that plan. It will have regard to the Wealden Sustainable Community Strategy and East Sussex "Pride of Place".

Timetable

Pre-Production stage

Survey, information and evidence gathering: January to October 2011. This plan will share the Core Strategy evidence base, although some additional studies will be required.

Production stage

Reg. 25 Public consultation on Issues and Options involving community and stakeholder consultation, incorporating an initial Sustainability Appraisal: January/February 2012

Further informal stakeholder dialogue on emerging Strategic Sites DPD and consideration of representations: March to October 2012

Final preparation of proposed Submission version of DPD and Proposals Map, revised Sustainability Appraisal and submission to LDF Sub Committee/Council for approval: October to December 2012.

Reg. 27 Publicise documents for inspection and six-week period for representations: February to March 2013

Reg. 30 Submit to Secretary of State with accompanying statements: August 2013

Examination stage

Hearing: Anticipated November 2013

Estimated adoption: March 2014

Arrangements for production

Organisational lead:

Director of Development Services, Wealden DC

Management arrangements:

The Planning Policy Team reports to the Head of Planning and Environmental Policy.

All District Councillors involved informally in preparatory stages (e.g. through workshops and briefings) and through opportunity to attend Cabinet LDF Sub Committee meetings. Portfolio Holder for Planning and Development to approve arrangements for formal consultation. Portfolio Holder and LDF Sub Committee to consider responses. Following LDF Sub Committee and joint Planning Committee South/North, Cabinet to consider, and full Council to approve, proposed Submission and Adoption versions of the Strategic Sites DPD.

Internal staff resources

The Strategic Sites DPD focuses on the detailed requirements of key strategic development sites and its preparation embraces the work of other Services within Wealden Council including Housing, Policy and Review, and Community Services. Other corporate officers will also contribute to the development and finalisation of the Plan eg. Housing, Development Mamagement and Policy and Review.

External and stakeholder resources

Specialist technical consultancy support will be engaged as appropriate to assist with key evidence gathering and option development and testing. This may include urban design and master planning work. The Policy and Review team will support close and productive working relationships with the Local Strategic Partnership and with Town and Parish Councils.

The LSP will provide a major input on community-based plans and strategies to ensure that key stakeholders are fully engaged in the planning process. Workshops, special briefings and regular reports to the LSP Board will be undertaken.

The integration of infrastructure providers and environmental regulators will be of critical importance to the delivery of the plan and the detailed proposals for each strategic site. Developing and maintaining these critical relationships will be a major commitment of staff time.

Community Involvement

This will be undertaken in accordance with the principles of the Council's adopted Statement of Community Involvement (SCI). As well as formal stages of consultation, informal focused community and stakeholder engagement will be undertaken at various stages, as required.

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Draft Local Development Scheme 2011

DELIVERY AND SITE ALLOCATIONS DPD

Role and Subject

A plan which will include remaining site allocations eg for our villages and development management policies where required (which will supersede those remaining "saved" policies contained in the Wealden 1988 Local Plan). This will also provide the Development Plan base for town centre master planning work and general site design guidance, development boundaries and more detailed site-specific proposals. It will also include more specific infrastructure requirements associated with land allocations and arising out of the dialogue with infrastructure providers.

Coverage: District wide site specific development allocations and development management policies, excluding the part of Wealden District in the South Downs National Park.

Status: Development Plan Document

Conformity: General conformity with national guidance and the South East Plan. Conformity with the Core Strategy and with the Strategic Sites DPD. It will have regard to the Wealden Sustainable Community Strategy and East Sussex "Pride of Place".

Timetable

Pre-Production stage

Survey, information and evidence gathering: January to October 2012

Production stage

Reg. 25 Public consultation on Issues and Options involving community and stakeholder consultation, and initial Sustainability Appraisal: January/February 2013

Further informal stakeholder dialogue on emerging policies and proposals and consideration of representations: March to October 2013

Final preparation of proposed Submission version of DPD and Proposals Map, revised Sustainability Appraisal and submission to LDF Sub Committee/Council for approval: October 2013 to December 2013

Reg. 27 Publicise documents for inspection and six-week period for representations: February to March 2014

Reg. 30 Submit to Secretary of State with accompanying statements: August 2014

Examination stage

Hearing: Anticipated November 2014

Estimated adoption: March 2015

Arrangements for production

Organisational lead:

Director of Development Services, Wealden DC

Management arrangements:

The Planning Policy Team reports to the Head of Planning and Environmental Policy.

All District Councillors involved informally in preparatory stages (e.g. through workshops and briefings) and through opportunity to attend Cabinet LDF Sub Committee meetings. Portfolio Holder for Planning and Development to approve arrangements for formal consultation. Portfolio Holder and LDF Sub Committee to consider responses. Following LDF Sub Committee and joint Planning Committee South/North, Cabinet to consider, and full Council to approve, proposed Submission and Adoption versions of the Delivery and Site Allocations DPD.

Internal staff resources

The Delivery and Site Allocations DPD focuses on the detailed requirements of the remaining development sites in Wealden, and on the development management policies that will help deliver the Core Strategy's objectives. Its preparation embraces the work of other Services within Wealden Council including Housing, Policy and Review, and Community Services. Close working relationships will be maintained with Development Management teams. Other corporate officers will also contribute to the development and finalisation of the Plan.

External and stakeholder resources

Specialist technical consultancy support will be engaged as appropriate to assist with key evidence gathering and option development and testing. This may include urban design and master planning work, particularly in relation to town centre design and development proposals. The Policy and Review team will support close and productive working relationships with the Local Strategic Partnership and with Town and Parish Councils.

The LSP will provide a major input on community-based plans and strategies to ensure that key stakeholders are fully engaged in the planning process. Workshops, special briefings and regular reports to the LSP Board will be undertaken.

The integration of infrastructure providers and environmental regulators will be of critical importance to the delivery of the plan and the detailed proposals for each development site. Developing and maintaining these critical relationships will be a major commitment of staff time.

Community Involvement

This will be undertaken in accordance with the principles of the Council's adopted Statement of Community Involvement (SCI). As well as formal stages of consultation,

informal focused community and stakeholder engagement will be undertaken at various stages, for example to discuss issues and emerging options as the plan develops.

Impact of Localism Bill and National Planning Policy Framework on Production of Delivery and Site Allocations DPD

The Localism Bill is currently being progressed through Parliament and seeks to devolve greater powers to councils and neighbourhoods and give local communities more control over housing and planning decisions. When enacted neighbourhoods have the opportunity to create Neighbourhood Plans and Neighbourhood Orders. Neighbourhood Planning is not currently part of the LDS process, however if and when neighbourhoods decide to develop Neighbourhood Plans there will be resource implications across the Council. It will be the role of the Council to formally designate a neighbourhood area, including any mediation concerning boundaries of the area, and arrange and pay for independent examination. It will be the role of the Local Planning Authority to provide technical advice and support and consider the proposed plan against regulations and legislation, including European Legislation. Ultimately, if the plan passes the examination, the Council will also be obliged to pay for a referendum in order to determine whether the plan may be adopted.

Although the Localism Bill proposes that the Secretary of State may provide regulations to allow the implementation of a charge on development in order to meet the costs of Neighbourhood Plans, the effectiveness is yet unknown. However, from the proposals in the bill it would appear that there will be resource implications across the services of the Council.

The National Planning Policy Framework is currently subject of consultation, and the implications is yet unknown. However, the document significantly reduces the guidance provided on a number of aspects of development, and as a result the Development Plans produced by the Council may need to compensate for the absence of detail.

The possible diversion of resources from the LDS, as a result of the enactment of the Localism Bill, and the need to have an increased set of policies as a direct result of the National Planning Policy Framework may require a review of the LDS.

THE PROPOSALS MAP

Role and subject

A map which gives geographical expression to adopted policies and which reflects the up to date spatial plan for the area. It will include areas of protection as well as areas of development and change. It will identify sites for particular land uses.

Coverage: District-wide for the Core Strategy but excluding the part of Wealden District in the South Downs National Park when superseded by the Park-wide Core Strategy, with Inset Maps covering parts of the District as appropriate to provide greater detail.

Status: Development Plan Document

Conformity: With "saved" policies and with adopted DPDs as appropriate. The proposals map can only be changed as a result of a DPD being adopted.

Timetable

Adoption of Core Strategy DPD: June 2012

Adoption of Strategic Sites DPD: March 2014

Adoption of Delivery and Site Allocations DPD: March 2015

Arrangements for production

Organisational lead:

Director of Development Services, Wealden DC

Management arrangements:

The Planning Policy Team reports to the Head of Planning and Environmental Policy.

The Proposals map will be updated following full Council adoption of the relevant DPDs.

Internal staff resources

The Proposals map will be updated by the **Planning Policy Team** who will be responsible for checking and managing the production and output of the document.

External and stakeholder resources

Decisions on additional external specialist support will depend on the requirements for digital mapping preparation, copying and distribution.

Community Infrastructure Levy (CIL) Charging Schedule

Role and subject

A charging schedule per square metre levied upon different types of development, as determined by evidence and independent examination of the CIL charging regime.

Coverage: District-wide for the Core Strategy but excluding the part of Wealden District in the South Downs National Park.

Status: CIL Charging Schedule

Conformity: Identifies funding gap of off-site strategic infrastructure based on the LDF and identified through viability assessments on appropriate charge for development.

Timetable

Arrangements for production

Consultation on preliminary draft charging schedule: July 2012

Publication of draft charging schedule: February/ March 2013

Submission: August 2013

Adoption: March 2014

Organisational lead:

Director of Development Services, Wealden DC

Management arrangements:

The Planning Policy Team reports to the Head of Planning and Environmental Policy.

Internal staff resources

The Planning Policy Team in close liaison with the Section 106 Officer in Development Management.

External and stakeholder resources

Working on a county wide basis to identify funding gap and viability assessment of sites to determine charging schedule. Use of external advice and support for specialist work.

APPENDIX 3 - Resources and Programme Management

The resource implications of this LDS relates to that of Wealden District Council, as the majority of the resources will be focused upon the preparation of documents for the part of Wealden District outside of the South Downs National Park. As the Core Strategy is currently progressing through the examination process it will be necessary for some limited resources from the South Downs National Park Authority to be deployed in order to assist with any issues that may arise at examination and through the adoption process.

In revising the composition and the timetable of this LDS Wealden District Council has sought to ensure, within the constraints of its overall budget, that the overall portfolio of planning documents best serves its community by putting in place the most important DPDs and policies at the earliest opportunity.

Primary responsibility for the preparation of the planning policy documents referred to in this LDS rests with the Planning Policy Team at Wealden District, with input from officers from the South Downs National Park Authority as required for the examination and adoption of the Core Strategy. In addition to those functions directly related to LDF document production, the Planning Policy Team at Wealden District Council must realistically allow for other tasks to be carried out as part of its normal duties. These include reviewing the implications of Government publications and strategies and plans from adjacent authorities and East Sussex County Council and participating in their formal consultation processes. The team is also closely involved in assisting with other corporate initiatives, and in working closely with projects associated with the Local Strategic Partnership. The resources available in the team are set out below.

The Wealden District Council recognises that the preparation of the LDF is a critical corporate activity and requires the support of other Services. The resource commitment necessary from other Wealden Services is dependant on the document concerned and the stage of preparation and includes Development Management, the Policy and Review Team, Housing, Cultural/ Community Services, Economic Development and Tourism, Information Technology, Property and Valuation and Legal Services.

Given the limited resources available, the Council recognises that, in the time available, the LDS programme remains a challenging one. The Planning Inspectorate (PINS) are being advised of the timetable for DPD production and Service Level Agreements with the Inspectorate will secure the timings proposed for all relevant public examinations.

Wealden District Council will endeavour to adhere to the programme set out in this LDS. However the scheme will be kept under review and rolled forward if necessary to take account of progress on the plan programme and in the light of any significant changes. Some of these may be outside the control of Wealden District Council. In this regard the implementation of the Localism Bill and the National Planning Policy Framework will need to be carefully reviewed once this further detail is available. Wealden District Council will also take account of any significant matters highlighted through its Annual Monitoring Report.

Estimate of resources of the Planning Policy Service

Post	Estimate of time available for LDF in year	FTE days available each year
Planning Policy Service		
Director of Environmental Services p/t	30%	30
Head of Planning and Environmental Policy f/t	75%	161
Planning Policy Manager f/t	80%	170
Senior Planning Officer f/t	80%	170
Senior Planning Officer f/t	80%	170
Planning Officer f/t	80%	170
Planning Officer f/t	80%	170
Planning Officer f/t	80%	170
Planning Technician f/t	50%	110
Planning Administrator f/t	60%	130
Total FTE (Planning Policy)		(1451/215 = 6.7 FTE)

In addition to staff costs, the LDF process will require additional expenditure on specialist technical support, consultation procedures and on the examination process itself. Key examination costs will be for the Programme Officer(s) required for each DPD examination, for room hire (should it not be possible to book the Council Chamber for the Hearing) and for the Inspector(s). There may also be the need for additional administrative support to maintain data bases etc. These provisional costs are set out below.

Item	
Independent examinations of three DPDs and CIL Charging Schedule **(1)**	PINS costs: (Assuming the hearing part of the Core Strategy examination will last 15 days, and each of the other DPDs (including CIL examination) 10 days, and based on PINS estimates of total time required by the Inspector)

1 taking into account that the Core Strategy Examination has commenced

	Total for three examinations 240 days @ £1,100 per day = £264,000
	Appointment of Programme Officer (Assume £25,000 per examination) for three examinations (2 x £25,000)+20,000 = £70,000
	Room hire for three Hearings @ £700 per day = £24,500
	Total potential cost for three examinations **= £358,500**
Production/mapping/printing and publication of all documents (All stages of DPD production)	Estimate is £20,000 per DPD – total = **£40,000** Estimate of CIL Charging Schedule = £5,000
Consultation and representations stages	Statutory Notices, display equipment, room hire etc. Estimate is £5,000 per DPD – total = **£10,000**
Temporary Support staff	These may be required to help design and maintain data bases for consultation responses and representations – total = **£15,000**
Estimated total costs of examination processes for the three proposed DPDs and CIL Charging Schedule	**£428,500**
In addition to these “fixed” costs there is also likely to be the need to engage specialist technical support where there is a lack of capacity or expertise in house	Based on experience these costs could amount to an additional £75,000 per Site Allocation DPD and CIL Charging Schedule (most additional costs associated with the Core Strategy are contained within existing budgets). The total cost to support 2 x Site Allocation DPDs and CIL Charging Schedule= **£225,000**

Estimated total additional costs (in addition to staff) to deliver the LDF	**£653,500**

APPENDIX 4 - Risk Assessment

The following main risk areas and mitigation measures have been identified in relation to the four year LDS programme up until 2015.

Area and effect of risk	Action to manage risk
Council Financial Resources: Availability of financial resources to support the staff and other costs associated with the LDF programme, including the need for external specialist support to undertake background studies and evidence gathering. Risk level: Medium/High Risk effect: programme slippage or the possibility that the DPD(s) will be found unsound	Provision has been made to cover the cost of the Core Strategy and associated work. Future Council budget reviews will continue to address the financial resources necessary to complete the LDF programme to the timetable currently envisaged. This needs to be reviewed once details of the National Planning Policy Framework and Localism Bill are available.
Staff turnover: This remains a concern because of the general shortage of skilled and experienced policy planners. The risk is the ability to retain and attract staff with an appropriate range of skills/experience. This may lead to reduced capacity within the Planning Policy Team to undertake the programme. Risk level: Medium/High Risk effect: programme slippage	It is increasingly difficult for Wealden District Council to maintain an attractive and competitive staff recruitment and retention package, but it has also retained some flexibility in its budget contingencies to allow for the recruitment of temporary staff. It has also sought temporary deployments of professional staff from other areas of the Planning Service (eg to undertake studies or assist with particular LDF functions and programmes) or secondments for a temporary period.
Staff resource diversion: Planning policy officers undertake a wide range of other tasks. Should there be a significant diversion of time onto other priorities such as review of national planning policy, neighbouring plans and programmes (such as Rother District Council, Mid Sussex District and Eastbourne Borough Council DPDs), partnership working which leads to the development of other plans and strategies such as the Bus Strategy, Local Transport Plan, Sustainable	The LDF is managed on project management principles, and reports on progress are made to CMT. The Council may need to make difficult decisions not to prioritise other areas of work so that the production of the LDF remains a key priority of the Council.

Community Strategy etc. This will reduce the resource available to meet the programme. Risk level: Medium/ High Risk effect: programme slippage	
Process delay due to national policy or legislative changes: There was some delay to the previous LDF programme which was triggered by changes to the development plan regulations in 2008, and the emergence of new national policy guidance. The risk is that the emergence of new policy guidance, or more fundamental changes to the plan making system through the introduction of new legislation or regulations, would require a review of the process and plan priorities. Risk level: high Risk effect: The LDF programme may need to be delayed whilst new evidence is gathered and analysed to fulfil a policy requirement, or the process may need to change to meet revised regulations. The effect would be programme slippage.	The Planning Policy Team will endeavour to keep up to date with likely changes to national planning policy and will assess the need to gather new evidence before critical consultation phases. Legislative or regulation changes are beyond the Council's control. The changes to the LDF system in 2008 have already been accommodated by the Council, and officers can only assess the impact of such changes as they become known. The implementation of the National Planning Policy Framework, the Localism Bill and the revocation of the Regional Spatial Strategy can all affect the programme significantly.
Process delay due to internal factors: The democratic process to approve the DPDs can be lengthy, with several reporting points, and a variety of meetings to be held to consider the submission and adoption documents. Risk level: Low/Medium Risk effect: Could add further delay to the programme and mean timetable slippage or critical dates missed.	The Council introduced a new local governance system for the LDF in 2006, and papers for the Cabinet LDF Sub Committee are available to all members. Workshops and informal briefings will continue to be arranged for all Members to help ensure that they are fully aware of the complex and challenging issues the LDF plans are tackling, and on the basis that they are fully prepared for the decisions to be taken at formal stages. The revised LDS takes account of the local governance arrangements (but is based generally on an assumption that documents

	are agreed at a single sitting of the committee). An LDF Project Board has also been set up to oversee the process and timetable.
Capacity of the Planning Inspectorate and other Agencies to support process: The issue is the capacity of stakeholders to respond to consultation either in a timely manner or with sufficient information to inform DPD preparation. The involvement of external agencies such as infrastructure providers is a key component of testing the deliverability of the spatial development strategy. Risk level: Medium/ High Risk effect: Could add delay to the programme, or risk a unsound plan, or one which doesn't address the needs of the District	Resourcing of outside bodies is outside the Council's control. However Wealden has already sought to engage with key agencies in DPD preparation to ensure issues are resolved as far as practicable before submission stage. All key agencies will be advised about the LDS programme. Working with the LSP and through local partnership commitment from stakeholders. It must be recognised that some issues may not be fully resolved. In these cases a judgement will need to be made about the impact this may have on the soundness of the DPD, or on the plan programme and the need to make progress in a timely way. Concern is expressed at poor engagement by some key providers.
Ensuring "soundness" of the DPDs (that is that they are justified, effective, and consistent with national policy): The DPDs we prepare must meet the soundness requirements described nationally. Risk level: Low/medium Risk effect: An unsound plan which will need to be substantially re-written and justified, and the Council may therefore need to start the process again.	The Council will endeavour to ensure soundness by preparing a robust evidence base which addresses the key issues, by building on thorough and comprehensive consultation and stakeholder engagement, and by ensuring all procedures are properly followed and the plan is based upon a comprehensive sustainability appraisal. We will develop awareness within the Planning Policy Team and learn from others eg by LDF training/workshops, County-wide LDF Manager groupings, and PINS advisory visits (if available). Some elements of delivery will be reliant upon full commitment by others to produce a sound approach.
Successful Legal challenge: This would have the potential to quash a DPD, or part of it. Risk level: Low	The commercial implications flowing from the LDF decisions will always suggest a risk of challenge. The Council will manage that risk by preparing "sound" DPDs which meet

Risk effect: Part or whole of the DPD would need to be replaced and this would have an impact on timing and programme of the whole LDF as the Council may need to start the process again.	the requirements of the Government's regulations and policy guidance.
Unsuccessful Legal challenge: Developers may wish to delay the process to have a 'plan led' approach to development. Risk level: High Risk effect: This would have the potential to significantly delay the production of the document and subsequent documents due to resource diversion and the need to await the outcome of the challenge.	The Council will manage that risk by preparing "sound" DPDs which meet the requirements of the Government's regulations and policy guidance. The Council will also seek legal advice at early stages of challenge in order to defend its position and reduce the risk of delay.
Programme slippage and the impact of the current national economic circumstances: Whilst it is not possible to predict the length and depth of the current downturn, and the speed with which the economy will recover, these factors will undoubtedly have an impact on the delivery of site development. Risk level: High Risk effect: Development that is expected/planned for may not happen, and South East Plan targets and DPD objectives may not be met. This will result in a potential failure of the delivery strategy (eg for housing and business development)	The Council has sought to be realistic about the programme of future local development documents in this LDS, given the resources likely to be available to it, and given the priority it places on preparing an up to date planning policy framework for the District. However it will need to remain flexible in its approach and be prepared to keep the programme of plans under review, should circumstances dictate. Careful consideration will need to be given to the impact of the current national economic downturn and in particular the impact it will have on the delivery of development schemes and infrastructure identified in the LDF. Development viability will be an important part of the evidence base. If there is substantial unforeseen delay, the LDS programme may need to be adjusted.

APPENDIX 5 - Relationships with Other Plans and Strategies

South East Plan

The strategic planning context is provided by the adopted South East Plan which looks ahead to 2026 and contains a wide variety of policies affecting Wealden. DPDs prepared by Wealden and described in this Local Development Scheme must be in general conformity with the South East Plan. The South East Plan remains the Development Plan for the area, although the Government has signalled its intention to revoke the Regional Spatial Strategies.

Wealden Sustainable Community Strategy

The Wealden Local Strategic Partnership (LSP) has been actively engaged in the LDF process to ensure that the LDF can give spatial expression to the elements of the Community Strategy which relate to the development and use of land. Our joint working aims to ensure that we share as far as possible a common spatial vision, with the creation of sustainable communities at its core.

In essence this means that the LDF can act as a land use delivery mechanism for the plans and programmes of other agencies such as those with an interest in health, education, economic development, community safety and environmental protection.

Infrastructure Delivery Plan

The capacity of existing infrastructure and the need for additional provision are key factors that we shall take into account in the preparation of the Wealden LDF. Conversely our development plans will be important factors in the preparation of the plans and programmes of infrastructure providers and other agencies. Dialogue and joint-working are therefore key components of the LDS programme and their results will feed into the preparation of the Council's Infrastructure Delivery Plan (IDP). Wealden District Council was one of a small number of pilot authorities being supported by the Planning Advisory Service in the production of its IDP. The IDP will provide a key basis for the development of our CIL Charging Schedule and the identification of infrastructure that will require to be CIL supported.

Transport

The integration of transport and spatial planning is essential for the development and delivery of an effective LDF. Land use planning needs to take account of the existing transport network and the timing and extent of plans for its development. Wealden will continue to work closely with the Highways Agency and East Sussex County Council (as Highway Authority) and other transport agencies on sustainable transport studies and the development of the spatial development strategy for the District.

Other Plans and Strategies

The Council has prepared, either in the capacity of service provider and enabler, or as a partner in wider plans, a number of strategies that have land-use implications and have relevance to the LDF. We shall take these into account in preparing our planning documents, together with relevant strategies prepared by partner organisations such as the Health Authority, Natural England, Southern Water, South East Water or Environment Agency.

Evidence Base

It is important that the preparation of development plan documents is underpinned by a strong and relevant base of evidence. We have undertaken a wide range of technical studies over recent years, or have commissioned experts to do so on our behalf. This evidence base also provides important baseline information for undertaking the Sustainability Appraisal and Strategic Environmental Assessment which form a critical part of our planning process. A number of these studies have been commissioned jointly with neighbouring authorities to ensure coherence and alignment between key Development Plan Documents.

The technical evidence we have collected is published separately and is available on the Council's website which is updated frequently to take account of the results of studies and assessments. There has also been an extensive programme of dialogue with the community and other stakeholders and the results of this are taken into account in preparing our plans, and are also available on the website.

Appendix B – Local Development Framework Sub-Committee Minute Extract of meeting held on 9th November 2011

11/22 WEALDEN LOCAL DEVELOPMENT SCHEME REVIEW (2011)

Members considered the review of the Local Development Scheme (LDS) which, with the proposed changes to legislation and the formation of the South Downs National Park Authority (SDNPA) now requires updating. It was noted that the new LDS, once approved by Full Council, will provide detail on the Development Plan Documents being produced as well as the Council's development of a Community Infrastructure Levy (CIL) Charging Schedule.

The Chairman stated that he considered the timetable to be too long but legally the Council had to follow it. He explained that the issue had been raised with the MP for Wealden with a request that he write to the Secretary of State in turn raising the issue.

The Planning Policy Manager updated Members on the detail of the revised LDS explaining that the Core Strategy Examination in Public also needed to factored in to the timetable. The following areas were then discussed in more detail:

Community Infrastructure Levy (CIL) It was noted that there would now be an opportunity to programme in the development of a charging schedule for the CIL but that although this would have resource implications for the Planning Policy Team, the CIL Schedule would have a close relationship with the SSDPD. It was explained that the CIL is to be adopted within the Draft LDS by April 2014 and that its inclusion in the revised timetable demonstrated a coordinated approach to the delivery of development. A cross boundary methodology in reference to viability work on infrastructure provision would also help ensure economies of scale for procurement purposes. The Committee recognised that there could be a joint examination of the SSDPD and the CIL charging regime to ensure a more efficient and economic way of dealing with these matters

Neighbourhood Planning Members noted that if adopted this could potentially impact on the resources of the LDS in terms of both the delivery of the Core Strategy, Strategic Sites DPD and the CIL charging schedule, as well the overall resources of the Planning Policy Team.

National Planning Policy Framework (NPPF) It was reported that National Policies had been relied on previously to inform the DPD and that Councils had been encourage not to repeat these within the LDF documents. Any reduction in National guidance and policies arising from the final version of the NPPF would be taken in to account as and when they emerge. Members noted that these changes would also have resource implications for the Core Strategy and subsequent DPDs.

Joint Submission of the CS with the SDNPA The Committee were reminded that the Council's had submitted a joint Core Strategy with the SDNPA in August 2011. It was noted that the SDNPA has to agree any changes to the programme for the Core Strategy and that the timetable set out in the revised LDS was a challenging and ambitious one.

The Committee agreed that its comments be reported to Full Council in November when the revised LDS was due to be approved.

Appendix B – Local Development Framework Sub-Committee Minute Extract of meeting held on 9th November 2011

RESOLVED that;

(i) Mindful of the views set out above and subject to the agreement of the South Downs National Park Authority concerning the programme for the joint Core Strategy DPD and the correction of any typographical or other minor amendments, it be agreed that the Draft Local Development Scheme set out in Appendix A to the report be considered by Full Council on the 30th November 2011; and

(ii) The Portfolio Holder should respond to the Neighbourhood Planning consultation and there should be a subsequent assessment of the legislative arrangements that flow from the consultation process.