



Canal &  
River Trust

# The Development Plan System

# Introduction

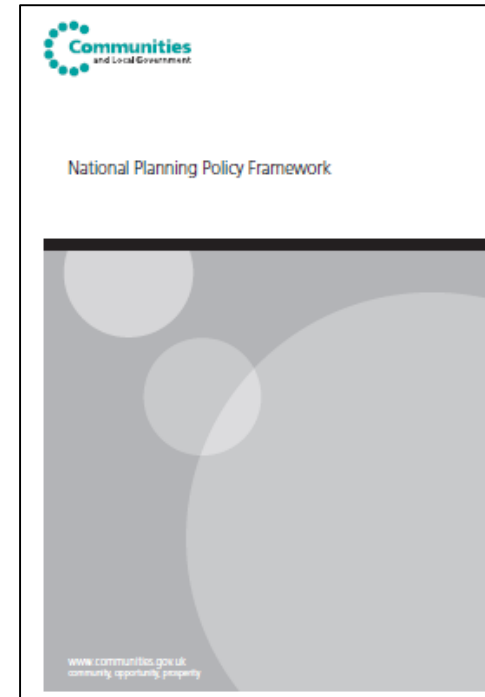
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- Development Plan system
- What it is and why important.
- Explain different types of Plan.
- Key stages of producing a Plan.

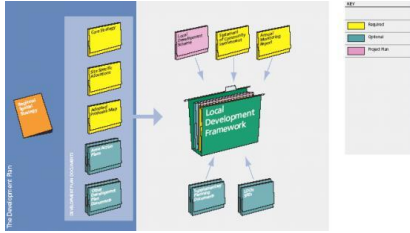
# Development Plan System

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- Local Plans at the heart of the planning system
- Key to delivering sustainable development
- Local Authorities are required to produce a Local Plan.
- less than 20% of authorities can claim to have a fully up to date local plan



# What Plans?



Core Strategy

Local Plan Part One

Local Plan Part Two

Site Allocations Plan

Development Management Policies

Local  
Plan

Also: Minerals and Waste



# Preparing a Local Plan

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- Prepared by Local Planning Authorities

Districts, London Borough, Metropolitan District, Unitary and National Park authorities

- Provide a vision and framework for the future development of an area
- Guide decisions about individual development proposals
- Starting-point for considering whether applications can be approved
- Presumption in favour of sustainable development
- Timetable for production set out in Local Development Scheme (LDS)
- Consultation Framework set out in Statement of Community Involvement

# Local Plans – The Process



Get in Early  
Opportunity  
to Comment

Opportunity to  
Comment on  
Limited  
Grounds  
“SOUNDNESS”

Participate as  
Necessary

\* = possible  
changes to  
the plan

**DIMINISHING OPPORTUNITY TO INFLUENCE**

**early engagement is critical**



# Preparation

- Formal Consultation – (Reg 18)
- Vision – Issues and Options
- Evidence gathering
- Informal Consultation



# Publication

- Regulation 19 Consultation – Minimum 6 weeks
- Focus on whether plan is Sound
  - Positively Prepared
  - Justified
  - Effective
  - Consistent with National Policy

**Ashford Borough Council**  
**Ashford Local Plan 2030**  
**Regulation 19 – Publication Version**

**Representation Form**

The preferred method for receiving comments is on-line by using the consultation portal. You register to access the consultation portal at: [www.ashford.gov.uk/consult](http://www.ashford.gov.uk/consult). If you are unable to use the on-line method of submitting comments you may still submit comments by using this form. **Please use a separate form for each comment you wish to make.**

Guidance Notes for submitting a representation can be found at the end of this form. Please read these notes before completing the form.

**Please return this form by 5pm on Wednesday 10<sup>th</sup> April 2014**

**Personal Details**

Name of individual: \_\_\_\_\_  
Organization (where relevant): \_\_\_\_\_  
Address: \_\_\_\_\_  
Postcode: \_\_\_\_\_  
Day: \_\_\_\_\_  
Email address: \_\_\_\_\_

If an agent has been appointed to act on your behalf please provide details below:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email address: \_\_\_\_\_

**Question 1 - Which part of the Plan does your representation relate to?**  
Please state clearly a chapter, paragraph or page number.

**Question 2 - To be "Sound" a Plan should be Positively Prepared, Justified, Effective and Consistent with National Policy.**  
Please refer to National Policy.

Do you consider this section of the Plan to be:  
Yes  No

**Question 3 - If you consider the Plan is unsound, on which grounds do you consider the document unsound?**  
 Positively prepared  
 Justified  
 Effective  
 Consistent with National Policy

**Question 4 - Do you consider the Document is Legally Compliant?**  
Yes  No

**Question 5 - Please give details in the box below of why you consider the document is not legally compliant, or is unsound. Please be as precise as possible. If you wish to support the legal compliance of the document, please also use this box to set out your comments.**

**Question 6 - What changes do you suggest to make the document legally compliant or sound?**

**Question 7 - Do you consider it necessary to participate at the oral part of the examination?**  
Yes  No

**Question 8 - Does your representation relate to an omission site (a site that has not been included, for example a site for housing, employment, travellers or local green spaces)?**  
If Yes, please supply details of the omission site.

Signature: \_\_\_\_\_  
Print name: \_\_\_\_\_  
Date: \_\_\_\_\_

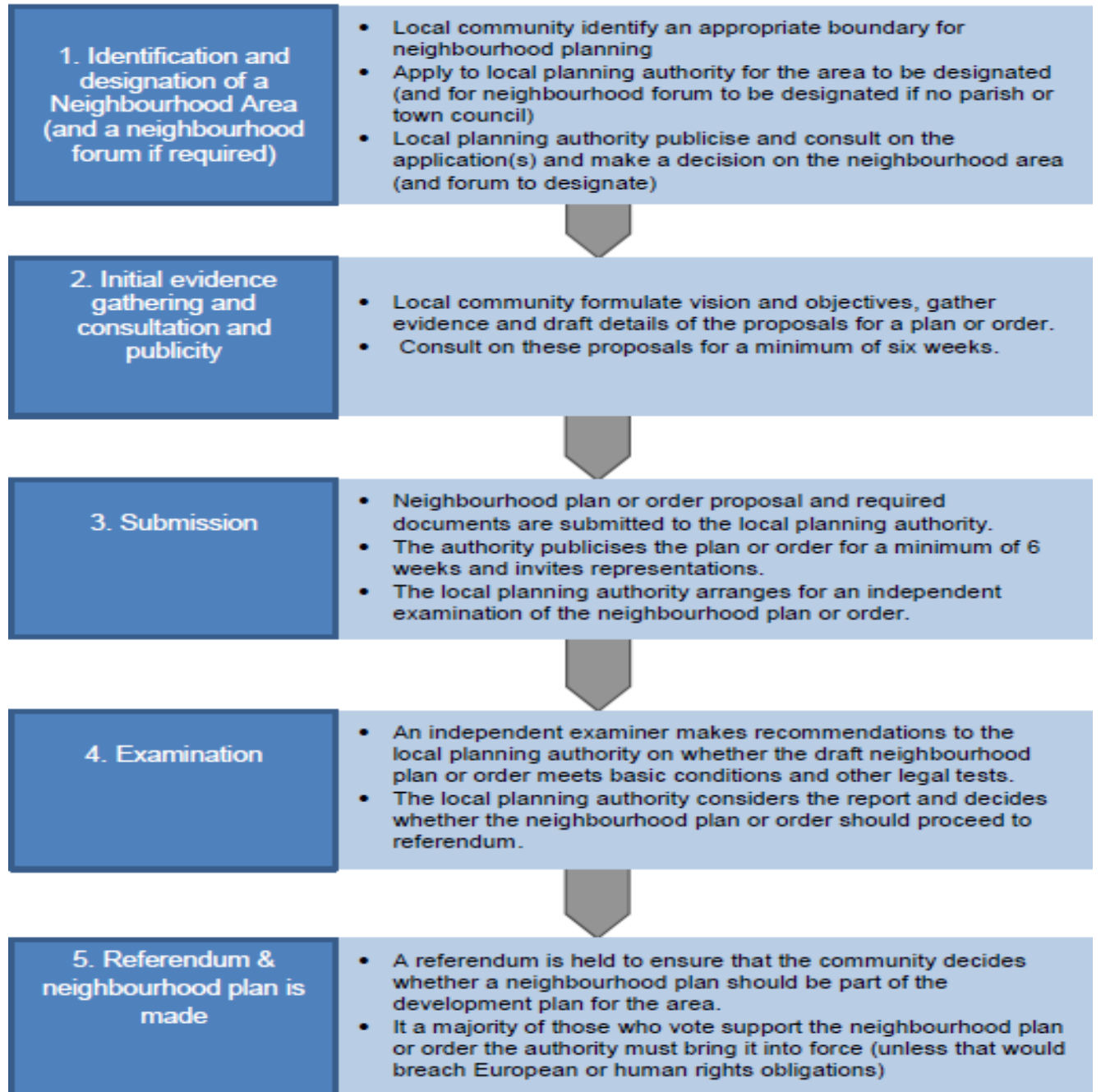


# Examination and Adoption

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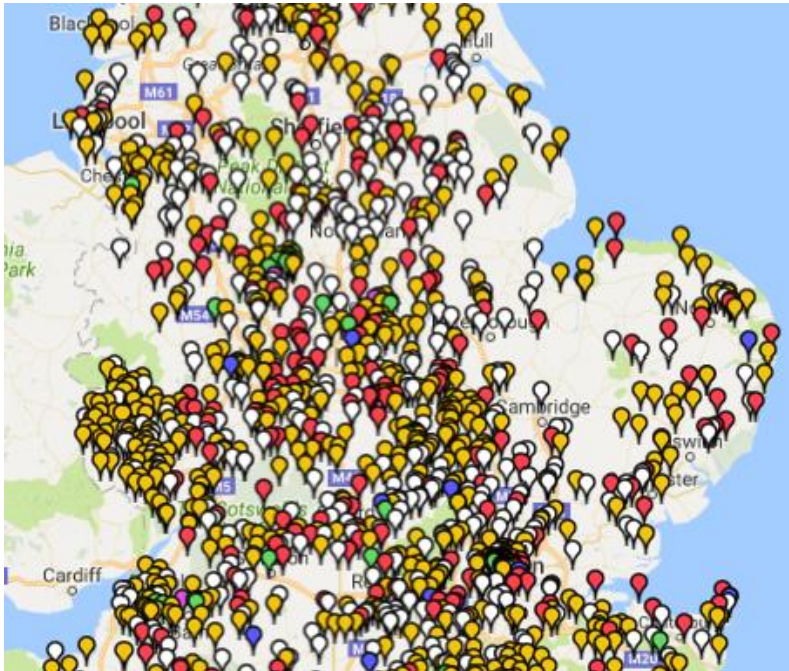
- Local Plan Documents submitted
- Examination by Independent Inspector
- Plan must:
  - meet relevant legal requirements
  - meet tests of soundness
- Modifications
- Inspectors Report
- Adoption by LPA

# Neighbourhood Plans

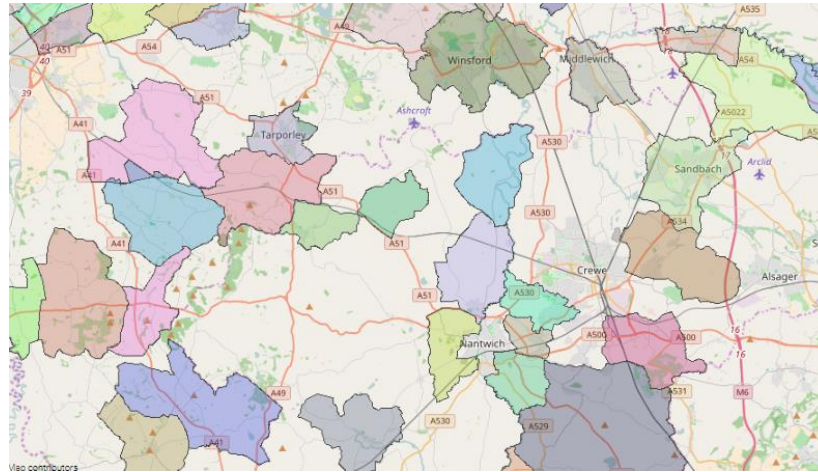


# Neighbourhood Plan Coverage

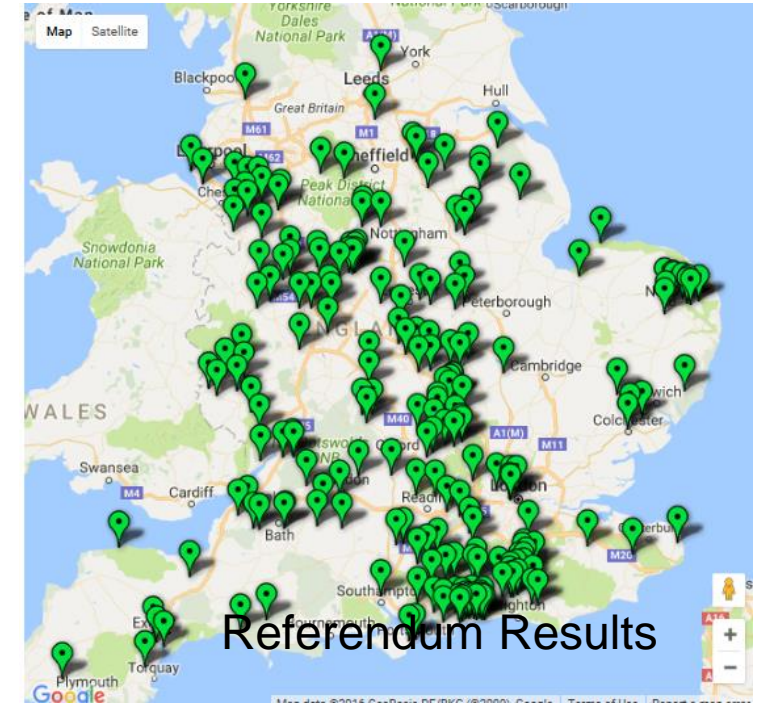
- More than 200 referendums since 2013
- Many more at various stages of production



<http://neighbourhoodplanner.org.uk/map>



<http://neighbourhoods.esd.org.uk/#?areaType=NBHD&tab=Introduction>



# The London Plan

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The Mayor's Spatial Development Strategy:

- brings together the Mayor's other strategies
- Overarching policy framework for 33 London Borough Local Plans

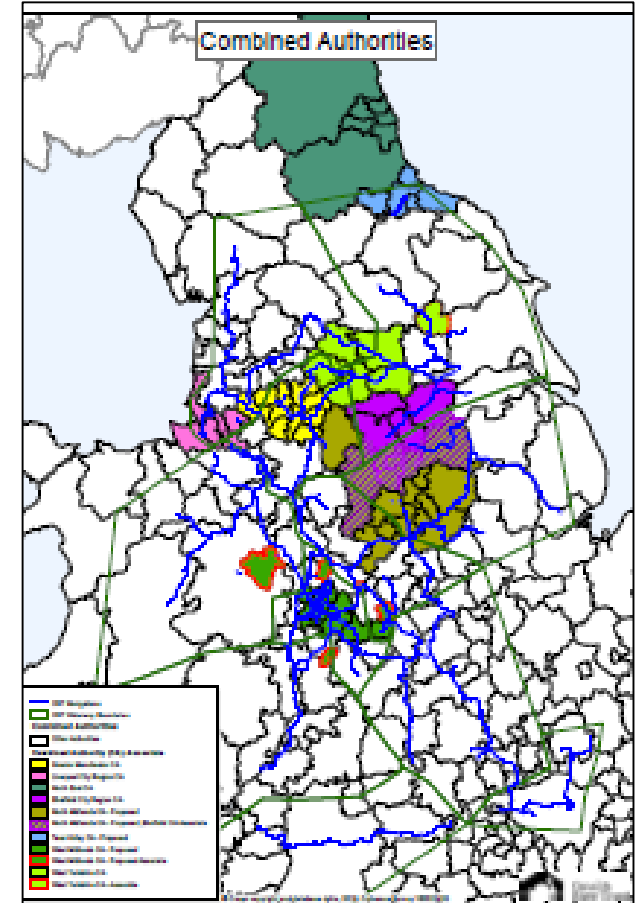
It is:

- Subject to public consultation
- Consideration by Government
- Scrutiny by the London Assembly
- Examination in Public
- Report and Recommendations to Mayor
- Government can intervene at any time



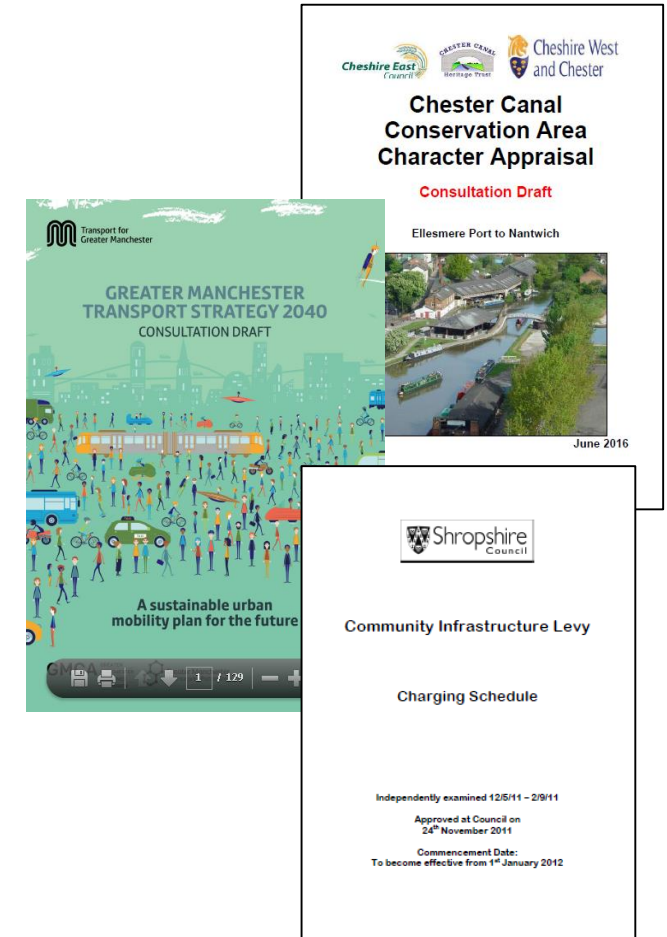
# Devolution

- Transfer of powers and responsibilities
- Can include Planning – Statutory Spatial Framework



# Other Documents

- Supplementary Planning Documents (SPD) (SPG in Wales)
- Transport Plans and Strategies
- Development Briefs and Masterplans
- Infrastructure Delivery Plans
- CIL Charging Schedules
- Conservation Areas



# Influencing Policy



# IWA Perspective



# Development Plans

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- Statement of Community Involvement
- Consultations
- Development Plan documents
- How to Respond
- Waterways policies
- Engaging with Neighbourhood Plans
- Other Planning Consultations

**Any Questions ?**