

# LOCAL DEVELOPMENT FRAMEWORKS

Their significance in the delivery of  
extra care housing



# What is an LDF?

- ▣ A collection of planning policy documents, produced by a local planning authority that together deliver the spatial vision for its area.
- ▣ Introduced by the Planning and Compulsory Purchase Act 2004.
- ▣ Current Government guidance on LDF preparation is provided by Planning Policy

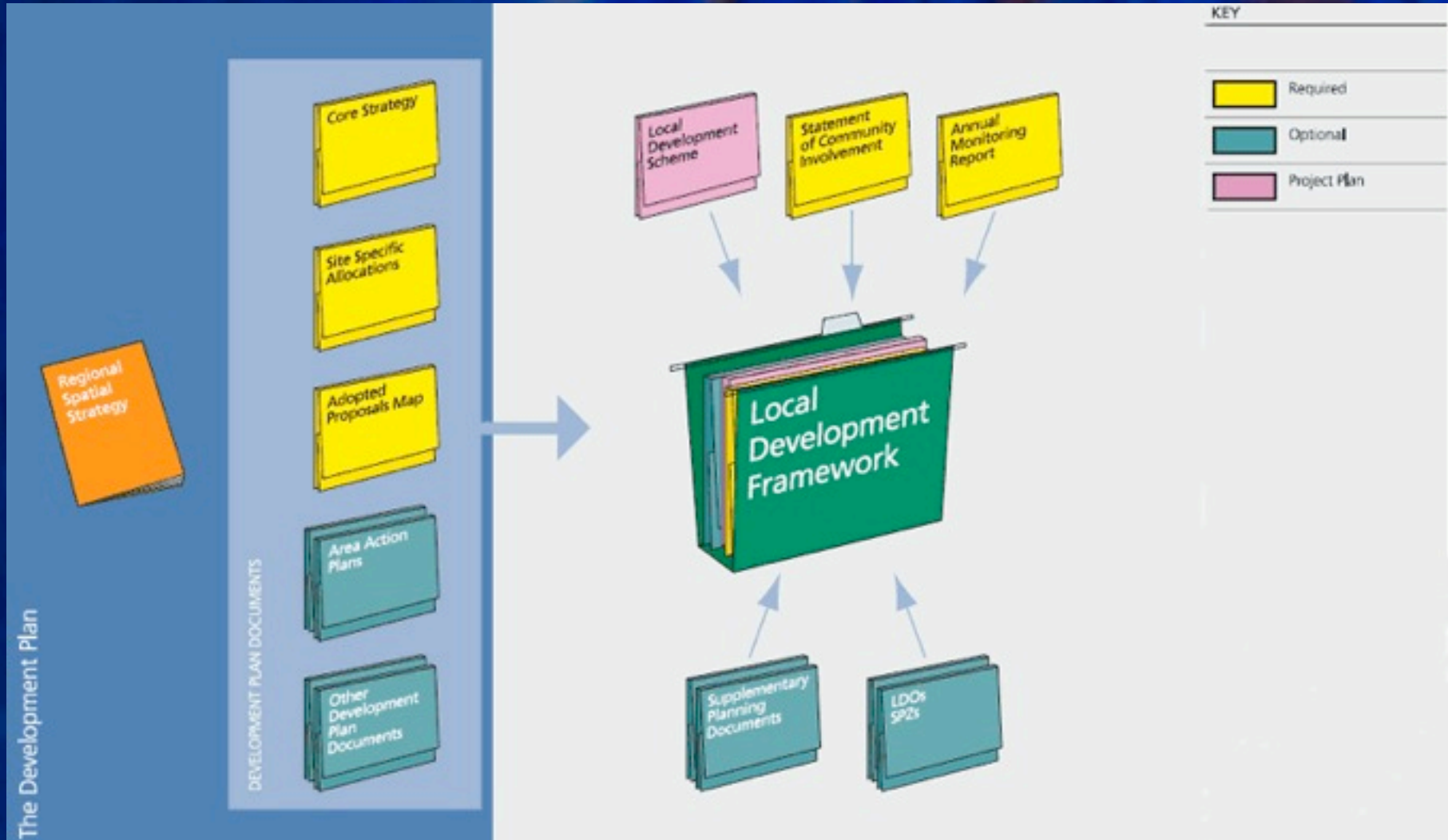
# Development Plan Hierarchy

- ▣ An LDF represents the most detailed tier of the Development Plan. Currently, it must conform with the relevant Regional Spatial Strategy (RSS). (But this is set to change!)
- ▣ LDFs will replace all previous Local Plans and Unitary Development Plans.

# Development Plan Hierarchy

THE REGIONAL PLAN

THE LOCAL DEVELOPMENT FRAMEWORK



# Significance of the Development Plan

Section 38(6) Planning & Compensation Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

Therefore, the content of the Local Development Framework is critical to the delivery of housing, employment and other development.

# LDFs & place-shaping

LDFs provide a foundation for place shaping and delivery (Spatial Planning). They should:

- produce a distinctive, evidence based vision for the future of places that responds to **community derived** objectives, within the overall framework of national policy and regional strategies;
- translate this vision into a set of priorities, programmes, policies, and land allocations together with the public sector resources to deliver them;
- create a framework for private investment and regeneration that promotes economic, environmental and social well being for the area;
- coordinate and deliver the public sector components of this vision with other agencies and processes;
- create a positive framework for action on climate change; and
- contribute to the achievement of Sustainable Development.

# The sustainability wheel



# The LDF Process – Context

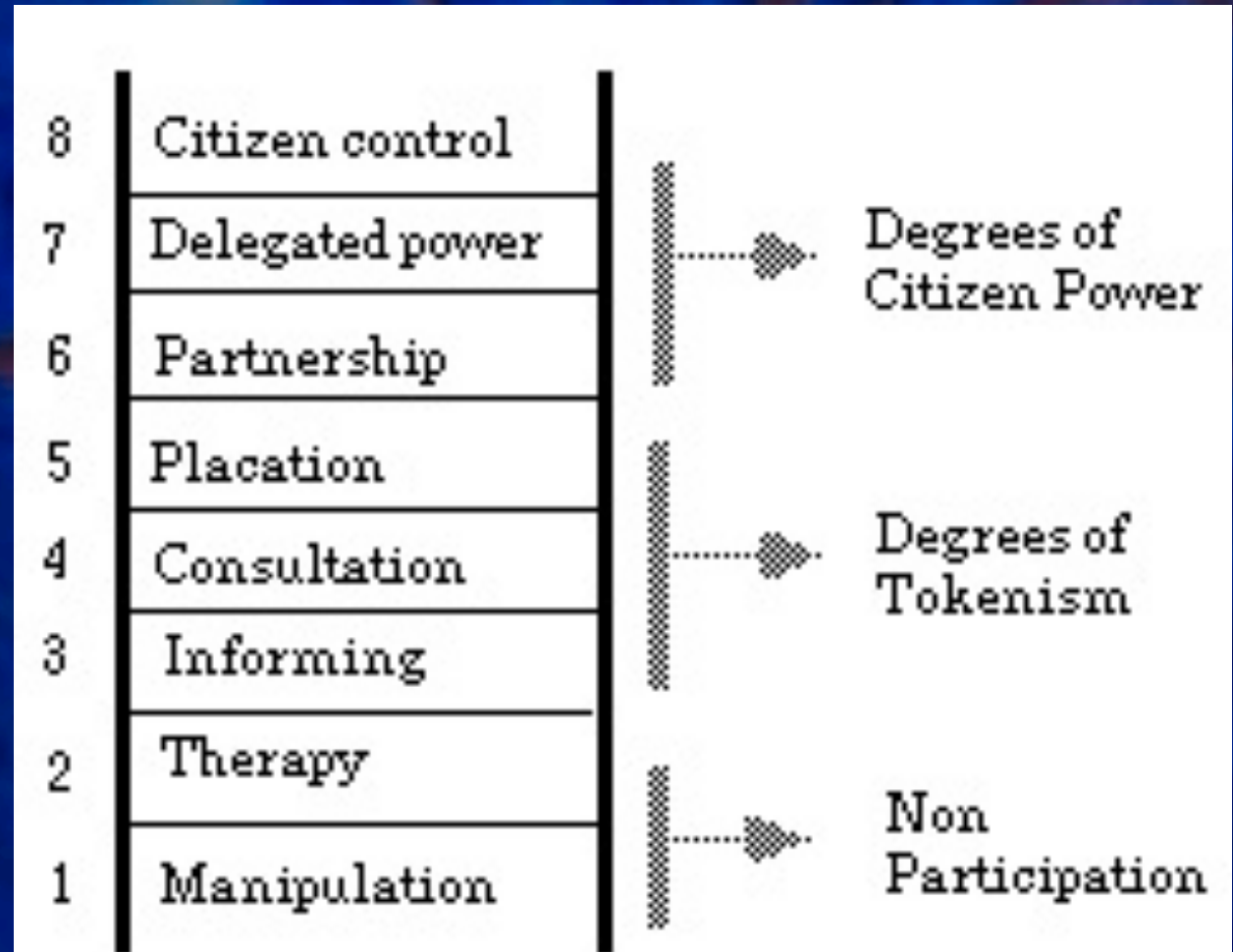
- ▣ The LDF process involves ongoing proactive engagement with the general public and key stakeholders e.g. housing providers.
- ▣ LDFs require public input into development of broad concepts, detailed policies and proposals – not merely consultation on policies that have already been developed!
- ▣ LDFs rely on an up-to-date and extensive evidence base.
- ▣ All planning policy documents (DPDs and SPDs) are subject to Sustainability Appraisal (incorporating S.E.A)
- ▣ Development Plan Documents are subject to Public Examination by independent inspector. Inspector's comments are currently binding.
- ▣ There should be a strong and clear link between the LDF & a Council's Sustainable Community Strategy.
- ▣ Process management documents include the Local Development



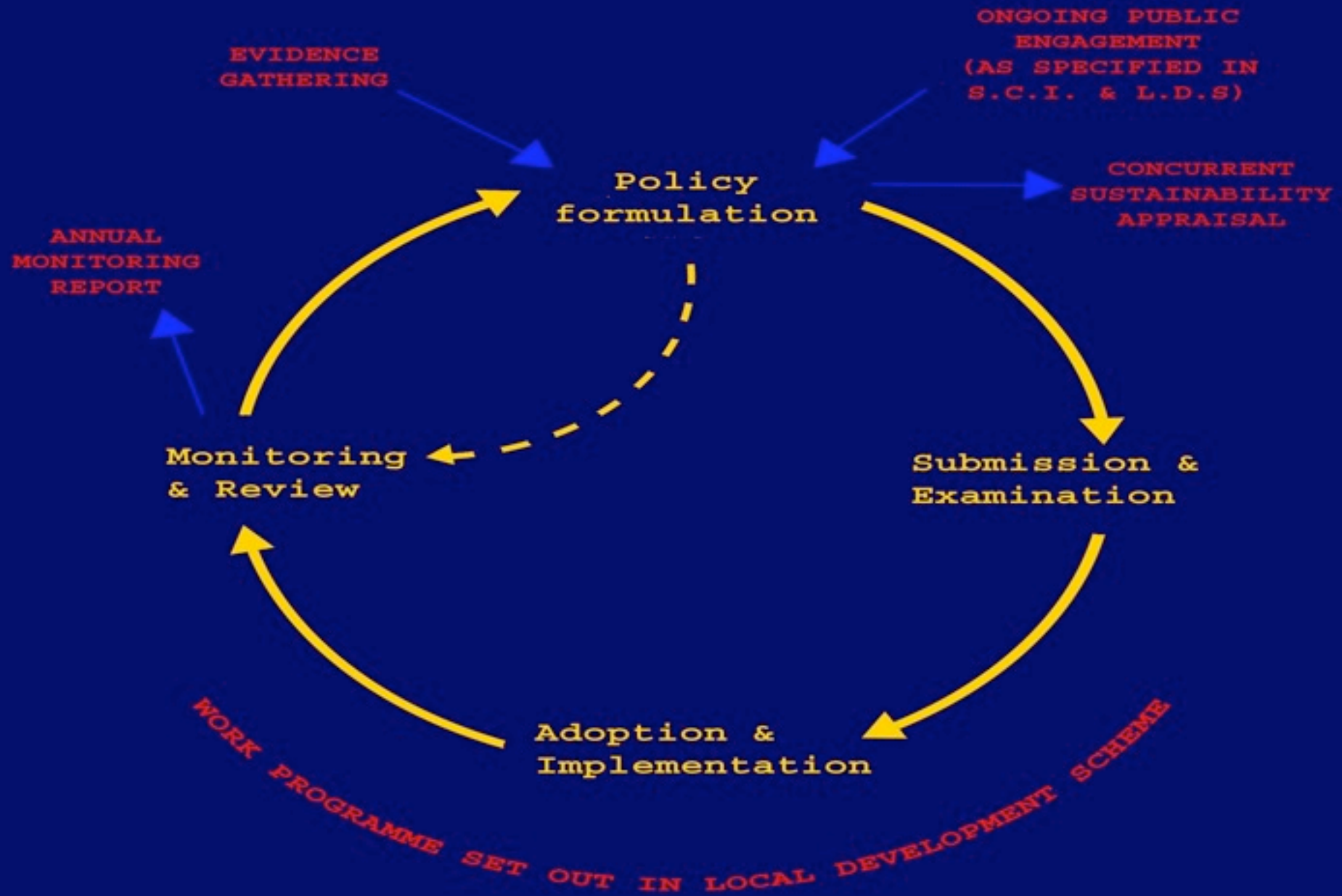
# LDFs & Local Plans comparison

Arnstein's "Ladder of Participation"

LDF.....  
↑  
Local Plan.....



# DPD preparation process



# Some practicalities

- ▣ Most planning authorities are proposing two or three proactive pre-submission consultation stages per Development Plan Document. 'Continuous engagement' is impractical.
- ▣ From submission to adoption is expected to take up to 6 months (flexibility is required by Planning Inspectorate).
- ▣ Preparation of LDFs still very slow – circumstances liable to change by time documents are adopted.
- ▣ Core Strategies are the priority (PPS12)! Other DPDs are further away with more uncertain timetables.

# Localism and LDFs

- in the absence of a Regional Plan will each planning authority have a sufficiently robust and credible evidence base?
- will LPAs cooperate adequately across boundaries to maintain a strategic overview of planning?
- how much influence will Neighbourhood Plans have?
- will the incentivisation of housing delivery (New Homes Bonus) corrupt the system?

# What should you do?

- ▣ Be aware of the programme for any LDF affecting your sites or interests
- ▣ Register your interest in relevant LDFs
- ▣ Understand the significance of different documents and stages of the process
- ▣ Get involved at the earliest practicable stage!
- ▣ Promote sites based on firm evidence base. Seek to influence broader policies as required.
- ▣ Consider if there is currently any policy vacuum...Does this present opportunities for 'quick wins'?

## Any questions?

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