

TITLE:	Local Development Scheme for the Derwentside Local Development Framework
TO/ON:	Executive - 12th June 2006
BY:	Director of Environmental Services
PORTFOLIO:	Environment
STATUS:	Report

STRATEGIC FACTOR CHECKLIST

The Council's Corporate Management Team has confirmed that the Strategic Factor Checklist has been applied to the development of this report, and there are no key issues, over and above those set out in the body of the report, that need to be brought to Members' attention.

1 SUBJECT MATTER AND PURPOSE

- 1.1 This report seeks approval for the Council's revised Local Development Scheme (LDS). The LDS identifies the documents that are to be prepared for the District's new Local Development Framework (LDF) and the timetables for their preparation. The LDS also includes a list of those policies that the Council wishes to save beyond September 2007 until the Core Strategy and Development Control DPDs are adopted. A full copy is appended to this report.
- 1.2 The report is also an official recognition of the commencement of work on the preparation of the Core Strategy and Development Control Development Plan Documents, meeting the milestones identified in the LDS.

2 BACKGROUND

- 2.1 Derwentside's existing LDS was adopted in March 2005. As recently as the publication of the Annual Monitoring Report in December 2005 it was thought that no revision to the LDS would be required. However, since that time the timetable for the preparation of the Regional Spatial Strategy (RSS) has slipped. The LDS therefore needs revising to take this slippage into account.

3 CONTENT OF THE LOCAL DEVELOPMENT SCHEME

- 3.1 The LDS identifies the content and geographic area of each Local Development Documents (LDD). It shows whether each LDD is a Development Plan Document (DPD), which has to be independently examined by an Inspector, or a Supplementary Planning Document (SPD), which has no examination and therefore have less weight in determining planning applications. Within the Scheme there is a planned timetable for preparing, appraising, consulting, submitting and adopting each of the documents.

- 3.2 The LDS shows that the Core Strategy and Development Control DPDs are to be produced first, followed by a Major Allocations DPD and the Stanley Central Area Action Plan DPD. There also nine SPDs being produced, many in partnership or led by other organisations such as the Green Corridor Partnership or the Great North Forest.
- 3.3 The content of the revised LDS has been prepared in consultation with the Government Office North East and the Planning Inspectorate who have both agreed its contents.

4 CONCLUSIONS

- 4.1 The principal reason for revising the LDS is the slippage in the preparation of the RSS. The revised LDS has been designed to reflect the Council's available resources and fulfils the requirements of Planning Policy Statement 12, which guides the contents of Local Development Frameworks documents.

5 RECOMMENDATIONS

- 5.1 The Executive is recommended to:
- approve the contents of the revised Local Development Scheme; and
 - acknowledge the commencement of work on the Core Strategy and Development Control Development Plan Documents.

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WHAT WE'RE DOING AND WHEN

LOCAL DEVELOPMENT SCHEME

JUNE 2006



DERWENTSIDE LOCAL DEVELOPMENT FRAMEWORK

DERWENTSIDE DISTRICT COUNCIL
LOCAL DEVELOPMENT SCHEME
JUNE 2006

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CONTENTS

INTRODUCTION	1
LOCAL DEVELOPMENT FRAMEWORK STRUCTURE	2
SAVED PLANS	3
THE COMMUNITY STRATEGY & OTHER EXTERNAL STRATEGIES	4
SUSTAINABILITY APPRAISAL	4
RESOURCES	5
RISK ASSESSMENT	5
ANNUAL MONITORING REPORT	6
Figure 1 - Structure of the Derwentside Local Development Framework	7
Figure 2 – Geographic Coverage of Local Development Documents	8
Figure 3 – Local Development Scheme Milestones	9
LOCAL DEVELOPMENT DOCUMENT PROFILES.....	10
APPENDIX 1: EXISTING LOCAL PLAN POLICIES TO BE SAVED	I
APPENDIX 2: GLOSSARY	V

INTRODUCTION

1. The Local Development Scheme (LDS) forms part of the Council's Local Development Framework (LDF) and is essentially a 3-year project plan explaining:
 - which Local Development Documents (LDDs) are to be prepared and the content and geographic area to which they will relate, together with key milestones;
 - which LDDs will be subject to statutory 'development plan' procedures and which will not;
 - in the transitional period, which sections of the existing development plan will be replaced by LDDs and those which will be saved;
 - whether LDDs are to be prepared on a joint basis with other local planning authorities; and
 - the planned timetable for preparing LDDs.
2. The progress made in the preparation of the documents against the milestones in the LDS will be measured in the Annual Monitoring Report (AMR) and further reviews undertaken if required. (For the full context of the Local Development Scheme please see the March 2005 LDS). A glossary of terms and abbreviations used in the LDS has been included as Appendix 2.
3. Derwentside's existing Local Development Scheme was adopted in March 2005. As recently as the publication of the Annual Monitoring Report in December 2005 it was thought that no revision to the LDS would be required. However, since that time the timetable for the preparation of the Regional Spatial Strategy (RSS) has slipped. The EIP ended on the 7th April 2006 and the Panel indicated that their Report will not be published until August 2006. It will take the Government Office for the North East (GONE) a number of months to consider the contents of the Panel's Report and publish the subsequent Proposed Changes. The implications of the Proposed Changes to the RSS will then need to be incorporated into the Preferred Options of the Core Strategy and the Development Control DPDs to ensure they are in general conformity. In order to do this and take account of the political processes publishing the Preferred Options in May 2007 is probably the earliest date possible.
4. Following consultation on the Preferred Options for the Core Strategy and the Development Control DPDs work will then start on the preparation of the Submission version of these documents. At the same time, work will begin on the Issues and Options for the Major Allocations DPD and Stanley Area Action Plan. This will involve a significant workload for what is a small team (currently 3 persons including only 2 qualified planners) therefore a gap of a year between Preferred Options and Submission for the Core Strategy and the Development Control DPDs is realistic.
5. The next milestone for the Core Strategy and Development Control DPDs is the Examination in Public expected in March 2009. Preparation for the EIP will be the primary focus of the Team's workload at that time and it is unlikely that much progress will be made on the preparation of the Submission

versions of the Major Allocations DPD and Stanley Area Action Plan. As a result Submission is not planned for these two DPDs until October 2009 to allow work on these documents to be undertaken once the EIP is completed.

6. The GONE and the Planning Inspectorate have both been consulted on the contents of this LDS and accepted the list of LDDs to be prepared and the milestones identified. If the Council's Executive agree the LDS in June then it will be submitted to the Secretary of State for approval. When the LDS takes effect, it will be made available for inspection at the Council Offices, Consett and posted on the Council's website. This will allow stakeholders, consultees and the community to be informed of the new procedures and timetable for preparing the LDF.

LOCAL DEVELOPMENT FRAMEWORK STRUCTURE

7. As the District Local Plan was adopted over 9 years ago its policies are becoming dated. It is therefore important to prioritise the Core Strategy and Development Control Policies DPDs first so that the Council has more up to date policies for dealing with planning applications. The latter will focus on a limited number of generic policies rather than many individual policies. It is intended to prepare these two documents in tandem, to save time and expense on consultations and examinations, so as to have a new policy framework in place as soon as possible.
8. The regeneration of Stanley Town Centre is an important issue that the Council wishes to address through the Area Action Plan. It will support those initiatives currently underway and those likely take place in the future. An important influence on the content of the AAP will be the Stanley Area Development Framework (ADF). This is separate from the LDF process and is being undertaken by consultants, on behalf of the Council, using money from English Partnerships. It is a document that will set out a series of strategic proposals for a number of areas in Stanley, including the Town Centre, to encourage regeneration. The AAP will eventually take forward work carried out as part of the ADF and use planning powers to give it more influence.
9. Work on the Major Allocations DPD is not programmed to start until the middle of 2007 and not be adopted until 2011. However, the principle purpose of the document will be the identification of sites for new housing and using the housing requirement for Derwentside in the Submission draft of the RSS (250 net new dwellings per annum, 2004-2021), there is currently a 14 year supply already completed, under construction or with planning permission. Therefore, work on the other DPDs can be prioritised, as there is little immediate need to identify further housing sites other than those already known.
10. As the North Pennines AONB and the North Durham Green Belt are likely to be important issues, policies will need to be incorporated within the Core Strategy and Development Control Policies DPDs with boundaries shown on the Proposals Map.
11. Work has already commenced on the River Team Catchment Plan SPD, which is being prepared in partnership with adjoining local authorities and the Great

North Forest. It is part of a wider series of catchment plans and is a management plan for the river environment, funded through the PURE North Sea initiative.

12. Similarly, it is intended that six local authorities will jointly adopt the North Pennines Building Design Guidance and North Pennines AONB Planning Guidelines SPDs. These are being brought forward, before the adoption of the Core Strategy DPD, to meet the aspirations of the North Pennines AONB Partnership that recently produced a management plan for the area, which included policy guidelines for land use planning.
13. The Lanchester Locality Plan SPD is being produced by Great North Forest to provide guidelines to protect and enhance local sites of nature conservation importance within Lanchester Parish.
14. Across the three old wards of South Moor, South Stanley and Stanley Hall the Green Corridor Partnership will be leading the preparation of the Green Corridor Masterplan SPD to provide guidelines to direct the future development of the this part of Stanley.
15. An Environmental Protection SPD is being prepared in partnership with other County Durham authorities and led by Durham County Council. It will seek to safeguard the County's and Derwentside's natural assets, including its landscape and bio and geodiversity.
16. Three more SPDs relating to development control will be produced on Planning Obligations, House extensions and the Conversion of Rural Buildings.
17. The relationships between all of the documents that will make up the Derwentside Local Development Framework are shown in Figure 1. The lines linking the LDDs imply chains of general conformity within the LDF. The Core Strategy is the LDD with which all other DPDs/SPDs need to be in conformity. It will need to be in conformity with the RSS and will have regard to the Community Strategy. The Framework must also include an adopted Proposals Map, on an ordnance survey base, which will identify sites and polices from the DPDs that relate to specific areas of land. The Proposals Map must be updated whenever a new DPD is adopted. As well as printing paper copies it is intended to also put the Proposals Map on the Council's website. Full profiles for each LDD are given below.
18. Figure 2 is a map that shows the extent of the District, across which all LDDs will apply, with the exception of the Stanley Central Area Action Plan, the Green Corridor Masterplan SPD, the Lanchester Locality Plan, the River Team Catchment Plan SPD and the two North Pennines SPDs. Figure 3 shows the milestones for each LDD.

SAVED PLANS

19. Until the 28th September 2007 the adopted Derwentside District Local Plan is a 'saved' plan. This means that its policies and proposals are still a material

planning consideration in the assessment of planning applications. After this date the entire Plan will lapse. As the proposed date for adoption of the Core Strategy and Development Control Policies DPDs is anticipated to be at least two years beyond the 2007 date the Council must receive GONE's permission to save some of the Plan's policies beyond that date. In order to do this an assessment of the adopted Plan's policies has been undertaken to identify those will be needed beyond 2007 and those that can be allowed to lapse. The results of this exercise are given in Appendix 1.

THE COMMUNITY STRATEGY & OTHER EXTERNAL STRATEGIES

20. The adopted Derwentside Community Strategy was published in March 2004. It is currently undergoing a full review, which is likely to result in new objectives and actions. The LDF will have regard to the revised Community Strategy and ensure that the land-use requirements arising from that strategy are addressed. In turn, as the Community Strategy is updated, it will be expected to address issues that arise from the development requirements of the emerging RSS.
21. There are economies of scale in synchronising community and stakeholder engagement for both the Community Strategy and Local Development Framework, provided the requirements of the Statement of Community involvement are met. It is hoped that the consultation on the review of the Community Strategy can be co-ordinated with the front loading consultation for the Core Strategy and Development Control DPDs.

SUSTAINABILITY APPRAISAL

22. All LDDs will be subject to a Sustainability Appraisal (SA), which must start as soon as a new LDD has been conceived. It will consider the environmental, social and economic impacts of the policies and proposals in the LDD. This will allow the LDF to comply with the Strategic Environmental Assessment (SEA) Directive (European Directive 2001/42/EC). The SA will be continually updated as the LDF progresses and methods of community and stakeholder involvement in the SA processes will be included within the SCI.
23. Therefore as part of the preparation process for all LDDs, the Council will:
 - prepare an environmental report on the significant effects of the proposals and strategies in the Preferred Options and Submission LDDs;
 - carry out consultation on the environmental report;
 - take into account the environmental report and the results of consultation in decision making; and
 - provide information when the plan is adopted and show how the results of the SEA have been taken into account.
24. Last year two officers were appointed jointly by Derwentside District Council, Durham County Council and three other Durham local authorities to undertake an objective and independent Sustainability Appraisal of each of the authority's LDFs. The officers are based at the County Hall, Durham where they also have access to the in-house Sustainability Section.

RESOURCES

25. The LDS, in setting out the timetable for production of the LDF, has taken into account the projected staffing resources within the Council's Development Plans Team. Preparation of the LDF will be an important part of the work programme for the Team over the next four years. It is anticipated that the planning officers in the Team will spend the majority of their time on preparing the LDF, with the support of the Sustainability and Planning Information Officers. In addition, help will be required from a number of other staff within the Council, particularly from the Division's Development Control and Support Teams, but also from within the Corporate Strategy, Economic Development and Strategic Resources Divisions.
26. Consultants will be engaged on specific projects where there is a lack of expertise or capacity in house. In addition the expertise of the County Council will also be drawn upon, particularly in relation to environmental issues.

RISK ASSESSMENT

27. The Stanley Central Area Action Plan and Major Allocations DPDs are timetabled to be submitted before the binding Inspector's report has been published for the Core Strategy DPD. It is important that these DPDs are adopted as soon as possible, in view of the aging adopted District Local Plan. The main risk is that, following the examination of the Core Strategy DPD, there may be a need to delay the submission of these documents and adjust the timetable. This would allow time for the Inspector's report to be received and consideration of the need to revise the documents, to reflect any changes to the Core Strategy proposed by the Inspector, so as to avoid conformity difficulties.
28. A more serious risk that could hinder progress on the preparation of any LDD is the availability of a full complement of staff resources, which are vital to meet the timescale set out for the preparation of the LDF. If key experienced staff cannot be retained or recruited there would be serious repercussions on the programme. There is also a risk that illness could deplete the Division's resources. Subject to funding and availability, the use of consultants may need to be considered if staffing shortages or long-term sickness of key personnel were to occur. If experienced staff are unavailable, it will be important to keep in touch with other authorities and the Government Office to learn from the experience of others.
29. The timetable for the preparation of the LDF has been designed to reflect the timetable for the preparation of the new RSS. Any delays with the preparation of the RSS will therefore have a knock on effect on the Council's ability to keep to its timetable. It seems reasonable therefore that any delays will be reflected in the LDF timetable in future LDS.
30. Funding uncertainty could affect the programme in the current climate of revenue budget reductions within the authority. Although it is intended that the

LDF process will be partly funded from the planning delivery grant, particularly research studies, future grant money is not guaranteed.

31. In order to minimise the risk of legal challenge it is intended to consult closely with the Government Office for the North East, to ensure that the procedures adopted comply with the Planning and Compulsory Purchase Act 2004. This should also minimise the risk of a challenge on the 'soundness' of the document at the public examination.

ANNUAL MONITORING REPORT

32. The Council is required to monitor, on an annual basis, how effective the policies and proposals in the LDDs have been implemented. That report must be published before the end of December each year, covering the period April 1st to March 31st, and will assess:
 - whether the Council is meeting, or is on track to meet, the targets set out in the LDDs and, if not, the reasons why,
 - what impact LDD policies are having on other targets set at national, regional or local level,
 - whether any policies need to be replaced to meet sustainable development objectives, and
 - whether policies and proposals need updating in light of changes to national guidance or the Regional Spatial Strategy.
33. As a result of monitoring the Council will consider what changes, if any, need to be made and will bring forward any such changes through the review of the local development scheme.
34. Reviews of Local Development Documents may be full or partial depending on the change in circumstance that requires the review to be undertaken. In cases where only part of a document does not appear to be working then only a partial review will be required. If the changes required are more fundamental then a full review will be considered. In any case all Development Plan Documents will be reviewed, in line with the review period of the Regional Spatial Strategy, on a five-year cycle.

Figure 1 - Structure of the Derwentside Local Development Framework

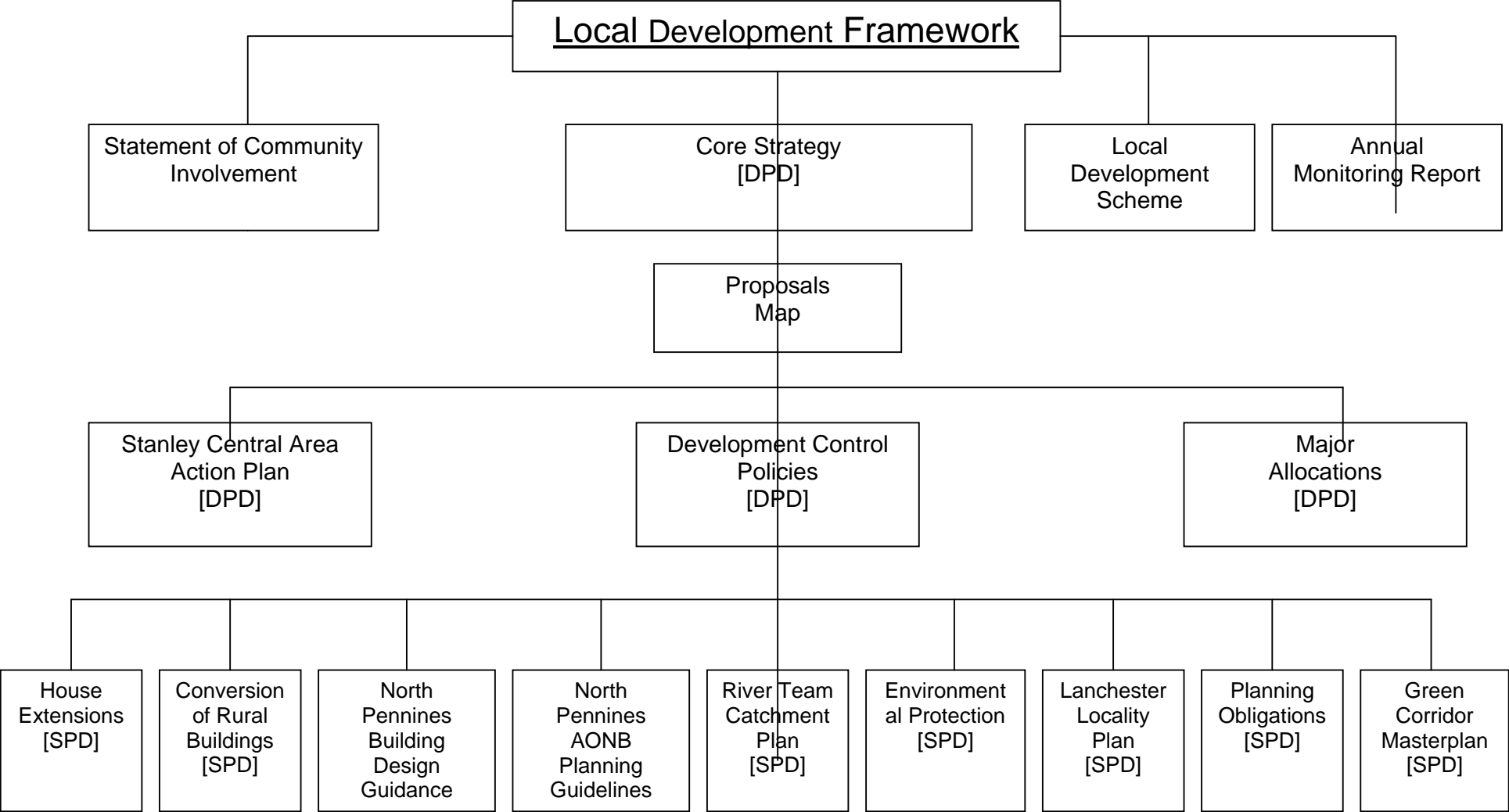
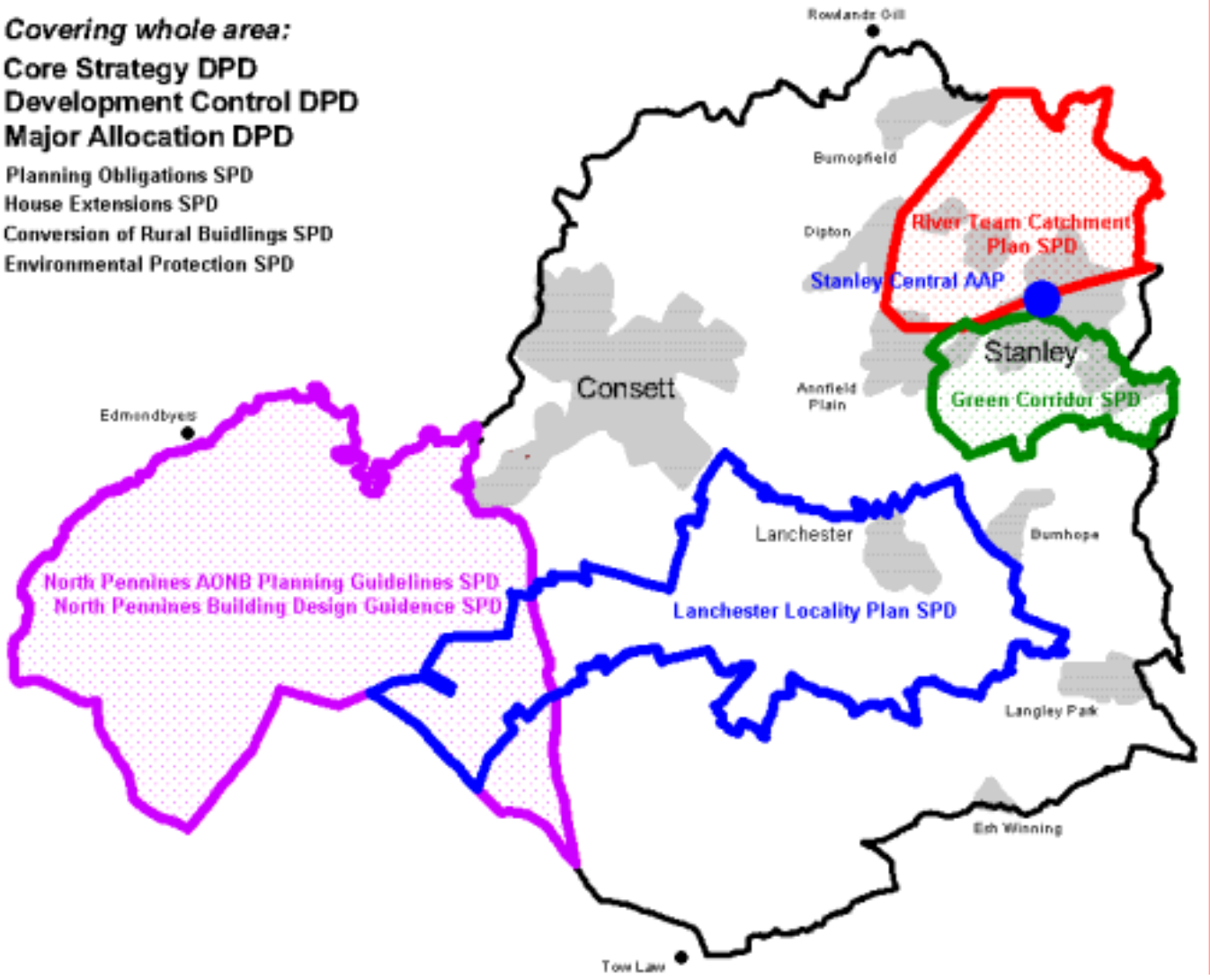


Figure 2 – Geographic Coverage of Local Development Documents



LOCAL DEVELOPMENT DOCUMENT PROFILES

The tables below list all proposed Development Plan and Supplementary Planning Documents that are to be incorporated into the Derwentside Local Development Framework, together with their roles, chains of conformity and the main stages in their preparation, up to adoption.

Statement of Community Involvement	
Overview	
Role & Subject	The Council's service level agreement with stakeholders and the community, covering engagement in the plan-making process.
Coverage	District wide.
Status	Part of the LDF and subject to the same procedures as DPDs (although the SCI is not a Development Plan Document, it is examined for soundness by the SoS).
Conformity	Must at least meet minimum requirements in the regulations to be issued by the Government.
Timetable	
Stages [Key milestones are in bold]	Dates
Pre-production period, including commencement of document preparation	July - September 2005
Preparation of draft statement of community involvement with consultation	October - December 2005
Public participation on draft statement	January - March 2006
Preparation of submission statement	April - June 2006
Submission of statement to the Secretary of State	July 2006
Pre-examination consideration of representations	October 2006
Pre-examination meeting	December 2006
Examination period , including commencement of the examination	February 2007
Receipt of Inspector's binding report	April 2007
Adoption and publication of document	May 2007
Arrangements for Production	
Project Management	The Council's Principal Planning Officer (Development Plans)
Management Arrangements	The Council's Environment Scrutiny Panel, Development Control Committee and Executive.
Evidence Base	Comprehensive survey of existing community groups within the District.
Resources Required	The Council's Development Plans and Support Teams, plus printing and consultation costs.
Community & Stakeholder Involvement	Local Strategic Partnership (LSP) to provide key link to community planning consultation processes and hard to reach groups. Representatives of stakeholder groups to attend meetings and focus groups.
Monitoring	
To be monitored in the light of joint working experience and consultation with local communities and stakeholders.	

Core Strategy	
Overview	
Role & Subject	A strategic document setting out the vision, objectives and spatial strategy for the District and the primary policies for achieving this. It will include a key diagram to show broad locations (not specific sites) of development. It will also contain core policies for the North Pennines AONB.
Coverage	District wide.
Status	Development Plan Document.
Conformity	In general conformity with national PPSs, the RSS and the Derwentside Community Strategy.
Timetable	
Stages [Key milestones are in bold]	Dates
Pre-production period, incl commencement of document preparation	July - October 2006
Publication of issues and alternative options and initial sustainability appraisal report	October 2007
Public participation on preferred options document and formal sustainability appraisal report	May - June 2007
Consideration of representations and discussions with community and stakeholders	July - December 2007
Preparation of submission development plan document and any amendments to the sustainability appraisal report	January - April 2008
Submission of development plan document to Secretary of State and sustainability appraisal report	May 2008
Public consultation period on submission development plan document and sustainability appraisal report	May - June 2008
Pre-examination consideration of representations	October - December 2008
Pre-examination meeting	January 2009
Examination period, including commencement of the examination	March 2009
Receipt of Inspector's binding report	August 2009
Adoption and publication of document and revised proposals map	November 2009
Arrangements for Production	
Project Management	The Council's Principal Planning Officer (Development Plans)
Management Arrangements	The Council's Environment Scrutiny Panel, Development Control Committee and Executive.
Evidence Base	Derwentside District Local Plan Annual Reports, Urban Capacity Study, Housing Needs Assessment, Employment Land Survey, Open Space Assessment, Accessibility Profiling etc.
Resources Required	The Council's Development Plans Team, plus printing and consultation costs. Funding may be required for consultants to produce assessments such as Housing Needs, Major Centre Retail and Open Space.
Community & Stakeholder Involvement	Prior to consultation on options, initial consultation will be undertaken with specific groups for their views on important issues. Advice will also be sought from the development industry and the LSP. All consultation with relevant bodies will be undertaken in accordance with the SCI.
Monitoring	
The Core Strategy will need to be reviewed in line with the proposed five-yearly review of the Regional Spatial Strategy. The AMR may highlight a need for an earlier review.	

Development Control Policies	
Overview	
Role & Subject	Sets out the general framework of policies for determining planning applications that are not covered by other DPDs. Policies will be non-land-use specific with other DPDs or SPDs providing more detailed guidance on how to apply policies to specific land-uses, if required. Settlement boundaries and development limits will be included, where necessary.
Coverage	District wide.
Status	Development Plan Document.
Conformity	In general conformity with national PPSs, the RSS, and the Core Strategy.
Timetable	
Stages [Key milestones are in bold]	Dates
Pre-production period, incl commencement of document preparation	July - October 2006
Publication of issues and alternative options and initial sustainability appraisal report	October 2007
Public participation on preferred options document and formal sustainability appraisal report	May - June 2007
Consideration of representations and discussions with community and stakeholders	July - December 2007
Preparation of submission development plan document and any amendments to the sustainability appraisal report	January - April 2008
Submission of development plan document to Secretary of State and sustainability appraisal report	May 2008
Public consultation period on submission development plan document and sustainability appraisal report	May - June 2008
Pre-examination consideration of representations	October - December 2008
Pre-examination meeting	January 2009
Examination period, including commencement of the examination	March 2009
Receipt of Inspector's binding report	August 2009
Adoption and publication of document and revised proposals map	November 2009
Arrangements for Production	
Project Management	The Council's Principal Planning Officer (Development Plans)
Management Arrangements	The Council's Environment Scrutiny Panel, Development Control Committee and Executive.
Evidence Base	Derwentside District Local Plan Annual Reports.
Resources Required	The Council's Development Control and Plans Teams, plus printing and consultation costs.
Community & Stakeholder Involvement	All consultation with relevant bodies will be undertaken in accordance with the SCI.
Monitoring	
To be monitored through the AMR and subject to review if this highlights a need.	

Stanley Central Area Action Plan	
Overview	
Role & Subject	Defines the commercial centre boundary and sets out the allocations of land within and adjacent to the town centre for future development.
Coverage	Stanley commercial centre and adjoining areas.
Status	Development Plan Document.
Conformity	In general conformity with national PPSs, the RSS, the Core Strategy and other relevant DPDs.
Timetable	
Stages [Key milestones are in bold]	Dates
Pre-production period, incl commencement of document preparation	July - November 2007
Publication of Issues and alternative options and initial sustainability appraisal report	November 2007
Public participation on preferred options document and formal sustainability appraisal report	May - June 2008
Consideration of representations and discussions with community and stakeholders	July - December 2008
Preparation of submission development plan document and any amendments to the sustainability appraisal report	April - September 2009
Submission of development plan document to Secretary of State and sustainability appraisal report	October 2009
Public consultation period on submission development plan document and sustainability appraisal report	October - November 2009
Pre-examination consideration of representations	October - December 2009
Pre-examination meeting	April 2010
Examination period, including commencement of the examination	June 2010
Receipt of Inspector's binding report	November 2010
Adoption and publication of document and revised proposals map	January 2011
Arrangements for Production	
Project Management	The Council's Principal Planning Officer (Development Plans)
Management Arrangements	The Council's Environment Scrutiny Panel, Development Control Committee and Executive.
Evidence Base	RPS Stanley Core Retail Area Study and Major Centre Retail Assessment.
Resources Required	The Council's Development Control and Plans Teams, plus printing and consultation costs.
Community & Stakeholder Involvement	All consultation with relevant bodies will be undertaken in accordance with the SCI.
Monitoring	
To be monitored through the AMR and subject to review if this highlights a need.	

Major Allocations	
Overview	
Role & Subject	Sets out the specific locations for housing, employment, retail, recreation, tourism, community and renewable energy developments. It includes the housing allocations for the plan period and provides the framework for determining applications for residential windfall developments.
Coverage	District wide.
Status	Development Plan Document.
Conformity	In general conformity with national PPSs, the RSS and the Core Strategy DPD.
Timetable	
Stages [Key milestones are in bold]	Dates
Pre-production period, incl commencement of document preparation	July - November 2007
Publication of Issues and alternative options and initial sustainability appraisal report	November 2007
Public participation on preferred options document and formal sustainability appraisal report	May - June 2008
Consideration of representations and discussions with community and stakeholders	July - December 2008
Preparation of submission development plan document and any amendments to the sustainability appraisal report	April - September 2009
Submission of development plan document to Secretary of State and sustainability appraisal report	October 2009
Public consultation period on submission development plan document and sustainability appraisal report	October - November 2009
Pre-examination consideration of representations	October - December 2009
Pre-examination meeting	April 2010
Examination period, including commencement of the examination	June 2010
Receipt of Inspector's binding report	November 2010
Adoption and publication of document and revised proposals map	January 2011
Arrangements for Production	
Project Management	The Council's Principal Planning Officer (Development Plans)
Management Arrangements	The Council's Environment Scrutiny Panel, Development Control Committee and Executive.
Evidence Base	Derwentside District AMRs, Housing Land Availability, Employment Land Review, RSS Housing Requirement, Housing Needs, Major Centre Retail and Open Space Assessments.
Resources Required	The Council's Development Plans Team, supported by the relevant Service Teams, plus printing and consultation costs.
Community & Stakeholder Involvement	Prior to consultation on options, initial consultation will be undertaken with specific groups for their views on where new development might go. Advice will also be sought from the development industry and the Local Strategic Partnership on realistic and reasonable options to pursue. All consultation with relevant bodies will be undertaken in accordance with the SCI.
Monitoring	
To be monitored through the AMR and subject to review if this highlights a need.	

River Team Catchment Plan

Overview

Role & Subject	The SPD will identify and address environmental issues and opportunities affecting the Team catchment. It will provide guidelines for the management, understanding and enjoyment of the area.
Coverage	River Team Catchment
Status	Supplementary Planning Document.
Conformity	In general conformity with national PPSs, the RSS, the Core Strategy DPD and Development Control Policies DPD.

Timetable

Stages [Key milestones are in bold]	Dates
Draft supplementary planning document and sustainability appraisal report issued for public participation	July - August 2006
Authority consideration of consultation representations	June – September 2006
Adoption and publication of document	September 2009

Arrangements for Production

Project Management	The Director of the Great North Forest and the Team Revival Planning Group
Management Arrangements	The River Team Revival Project Steering Group and the Council's Development Control Committee.
Evidence Base	Local Management Zone Strategies and the Great North Forest Plan
Resources Required	Consultants, Great North Forest Team and the Council's Development Plans Team. The Environment Agency is providing GIS support and 'PURE Check' will be used as the sustainability appraisal tool, provided through the PURE transnational project.
Community & Stakeholder Involvement	The Great North Forest Partnership will undertake consultation with the local community, stakeholders and relevant bodies.

Monitoring

To be monitored through the AMR and subject to review if this highlights a need.

North Pennines Building Design Guidance

Overview

Role & Subject	The SPD will provide detailed advice and guidance on the design of new buildings, agricultural buildings and conversions of existing structures in the North Pennines AONB, to help ensure that they contribute to the conservation and enhancement of the character of the area.
Coverage	North Pennines Area of Outstanding Natural Beauty
Status	Supplementary Planning Document
Conformity	In general conformity with national PPSs, the RSS, the Core Strategy DPD and Development Control Policies DPD.

Timetable

Stages [Key milestones are in bold]	Dates
Pre-production period, incl commencement of document preparation	July - December 2007
Preparation of draft supplementary planning document and sustainability appraisal report	January - April 2008
Draft supplementary planning document and sustainability appraisal report issued for public participation	May - June 2007
Authority consideration of consultation representations	July - October 2007
Adoption and publication of document	September 2009

Arrangements for Production

Project Management	North Pennines Building Design Guidance Review Steering Group and the Council's Development Control Manager.
Management Arrangements	The North Pennines AONB Partnership and the Council's Development Control Committee.
Evidence Base	North Pennines AONB Management Plan, North Pennines AONB Building Design Guide [Good Practice in the Design, Adaption and Maintenance of Buildings] and North Pennines AONB Agricultural Development Design Guide
Resources Required	North Pennines AONB Partnership Core Staff and the Council's Development Control Team
Community & Stakeholder Involvement	Consultation with relevant bodies will be undertaken in accordance with the SCI.

Monitoring

To be monitored through the AMR and subject to review if this highlights a need.

North Pennines AONB Planning Guidelines

Overview

Role & Subject	The SPD will provide guidelines for conserving and enhancing the natural beauty and character of the North Pennines AONB.
Coverage	North Pennines Area of Outstanding Natural Beauty
Status	Supplementary Planning Document
Conformity	In general conformity with national PPSs, the RSS, the Core Strategy DPD and Development Control Policies DPD.

Timetable

Stages [Key milestones are in bold]	Dates
Pre-production period, incl commencement of document preparation	July - December 2007
Preparation of draft supplementary planning document and sustainability appraisal report	January - April 2008
Draft supplementary planning document and sustainability appraisal report issued for public participation	May - June 2007
Authority consideration of consultation representations	July - October 2007
Adoption and publication of document	September 2009

Arrangements for Production

Project Management	North Pennines AONB Partnership Planning Guidelines Steering Group and the Council's Development Plans Manager.
Management Arrangements	The North Pennines AONB Partnership and the Council's Development Control Committee.
Evidence Base	North Pennines AONB Management Plan
Resources Required	North Pennines AONB Partnership Core Staff, the Council's Development Plans Team and perhaps consultants
Community & Stakeholder Involvement	Consultation with relevant bodies will be undertaken in accordance with the SCI.

Monitoring

To be monitored through the AMR and subject to review if this highlights a need.

Planning Obligations	
Overview	
Role & Subject	The SPD will provide guidelines for negotiating planning obligations in relation to new developments.
Coverage	District Wide
Status	Supplementary Planning Document
Conformity	In general conformity with national PPSs, the RSS, the Core Strategy DPD and Development Control Policies DPD.
Timetable	
Stages [Key milestones are in bold]	Dates
Pre-production period, incl commencement of document preparation	July - December 2007
Preparation of draft supplementary planning document and sustainability appraisal report	January - April 2008
Draft supplementary planning document and sustainability appraisal report issued for public participation	May - June 2007
Authority consideration of consultation representations	July - October 2007
Adoption and publication of document	September 2009
Arrangements for Production	
Project Management	The Council's Principal Planning Officer (Development Plans)
Management Arrangements	The Council's Environment Scrutiny Panel, Development Control Committee and Executive.
Evidence Base	Derwentside District Annual Monitoring Reports.
Resources Required	The Council's Development Control and Plans Teams, plus printing and consultation costs.
Community & Stakeholder Involvement	Consultation with relevant bodies will be undertaken in accordance with the SCI.
Monitoring	
To be monitored through the AMR and subject to review if this highlights a need.	

Green Corridor Masterplan

Overview

Role & Subject	The SPD will provide guidelines to direct the future development of the Green Corridor area of Stanley.
Coverage	Stanley Green Corridor (the pre 2002 wards of South Stanley, South Moor and Craghead)
Status	Supplementary Planning Document
Conformity	In general conformity with national PPSs, the RSS, the Core Strategy DPD, Development Control Policies DPD and the Stanley Area Action Plan.

Timetable

Stages [Key milestones are in bold]	Dates
Pre-production period, incl commencement of document preparation	July - December 2007
Preparation of draft supplementary planning document and sustainability appraisal report	January - April 2008
Draft supplementary planning document and sustainability appraisal report issued for public participation	May - June 2007
Authority consideration of consultation representations	July - October 2007
Adoption and publication of document	September 2009

Arrangements for Production

Project Management	The Green Corridor Partnership and the Council's Principal Planning Officer (Development Plans).
Management Arrangements	The Council's Environment Scrutiny Panel, Development Control Committee and Executive.
Evidence Base	Studies undertaken by the Green Corridor Partnership.
Resources Required	Contributions of staff time and possibly to printing.
Community & Stakeholder Involvement	Consultation with relevant bodies will be undertaken in accordance with the SCI particularly the residents of the Green Corridor area.

Monitoring

To be monitored through the AMR and subject to review if this highlights a need.

Lanchester Locality Plan	
Overview	
Role & Subject	The SPD will provide guidelines to protect and enhance sites of local sites of nature conservation importance.
Coverage	Lanchester Parish
Status	Supplementary Planning Document
Conformity	In general conformity with national PPSs, the RSS, the Core Strategy DPD, Development Control Policies DPD.
Timetable	
Stages [Key milestones are in bold]	Dates
Pre-production period, incl commencement of document preparation	July - December 2007
Preparation of draft supplementary planning document and sustainability appraisal report	January - April 2008
Draft supplementary planning document and sustainability appraisal report issued for public participation	May - June 2007
Authority consideration of consultation representations	July - October 2007
Adoption and publication of document	September 2009
Arrangements for Production	
Project Management	The Great North Forest and the Council's Principal Planning Officer (Development Plans).
Management Arrangements	The Council's Environment Scrutiny Panel, Development Control Committee and Executive.
Evidence Base	Studies undertaken by the Great North Forest.
Resources Required	Contributions of staff time and possibly to printing.
Community & Stakeholder Involvement	Consultation with relevant bodies will be undertaken in accordance with the SCI particularly the residents of Lanchester parish.
Monitoring	
To be monitored through the AMR and subject to review if this highlights a need.	

Environmental Protection	
Overview	
Role & Subject	The SPD will provide guidelines to protect and enhance the natural environment including landscape, biodiversity and water quality.
Coverage	District wide.
Status	Supplementary Planning Document
Conformity	In general conformity with national PPSs, the RSS, the Core Strategy DPD, Development Control Policies DPD.
Timetable	
Stages [Key milestones are in bold]	Dates
Pre-production period, incl commencement of document preparation	July - December 2007
Preparation of draft supplementary planning document and sustainability appraisal report	January - April 2008
Draft supplementary planning document and sustainability appraisal report issued for public participation	May - June 2007
Authority consideration of consultation representations	July - October 2007
Adoption and publication of document	September 2009
Arrangements for Production	
Project Management	Durham County Council.
Management Arrangements	The Council's Environment Scrutiny Panel, Development Control Committee and Executive.
Evidence Base	Landscape Character Assessment, Durham Biodiversity Action Plan and Catchment Flood Management Plans.
Resources Required	Contributions of staff time.
Community & Stakeholder Involvement	Consultation with relevant bodies will be undertaken in accordance with the SCI.
Monitoring	
To be monitored through the AMR and subject to review if this highlights a need.	

House Extensions	
Overview	
Role & Subject	Provides detailed advice and guidance on the extension to residential properties in the District. This will replace existing SPG2.
Coverage	District wide.
Status	Supplementary Planning Document
Conformity	In general conformity with national PPSs, the RSS, the Core Strategy DPD, Development Control Policies DPD.
Timetable	
Stages [Key milestones are in bold]	Dates
Pre-production period, incl commencement of document preparation	July - December 2007
Preparation of draft supplementary planning document and sustainability appraisal report	January - April 2008
Draft supplementary planning document and sustainability appraisal report issued for public participation	May - June 2007
Authority consideration of consultation representations	July - October 2007
Adoption and publication of document	September 2009
Arrangements for Production	
Project Management	The Council's Principal Planning Officer (Development Plans)
Management Arrangements	The Council's Environment Scrutiny Panel, Development Control Committee and Executive.
Evidence Base	None
Resources Required	The Council's Development Control and Plans Teams, plus printing and consultation costs.
Community & Stakeholder Involvement	Consultation with relevant bodies will be undertaken in accordance with the SCI.
Monitoring	
To be monitored through the AMR and subject to review if this highlights a need.	

Conversion of Rural Buildings	
Overview	
Role & Subject	Provides detailed advice and guidance on the conversion of rural buildings. This will replace existing SPG3.
Coverage	District wide.
Status	Supplementary Planning Document
Conformity	In general conformity with national PPSs, the RSS, the Core Strategy DPD, Development Control Policies DPD.
Timetable	
Stages [Key milestones are in bold]	Dates
Pre-production period, incl commencement of document preparation	July - December 2007
Preparation of draft supplementary planning document and sustainability appraisal report	January - April 2008
Draft supplementary planning document and sustainability appraisal report issued for public participation	May - June 2007
Authority consideration of consultation representations	July - October 2007
Adoption and publication of document	September 2009
Arrangements for Production	
Project Management	The Council's Principal Planning Officer (Development Plans)
Management Arrangements	The Council's Environment Scrutiny Panel, Development Control Committee and Executive.
Evidence Base	None
Resources Required	The Council's Development Control and Plans Teams, plus printing and consultation costs.
Community & Stakeholder Involvement	Consultation with relevant bodies will be undertaken in accordance with the SCI.
Monitoring	
To be monitored through the AMR and subject to review if this highlights a need.	

APPENDIX 1: EXISTING LOCAL PLAN POLICIES TO BE SAVED

The table below identifies those policies from the adopted Derwentside District Local Plan that are to be saved beyond September 2007. It should be noted that all policies and proposals, including those that are to be saved, will be reviewed as part of the preparation of the Local Development Framework.

Num.	Policy Name	Save
GDP1	General development principles	Save
EN1	Protecting the countryside	Save
EN2	Preventing urban sprawl	Save
EN3	Extensions to buildings in rural areas	Save
EN4	Conversion of rural buildings	Save
EN5	Development within the North Pennines ANOB	Save
EN6	Development within areas of high landscape value	Save
EN7	Protection of historic parkland	Save
EN8	Protection of relic landscapes	
EN9	Works to trees covered by preservation orders	Save
EN10	Protection of ancient woodlands	Save
EN11	Trees and development	Save
EN12	Development within the Great North Forest	Save
EN13	Development within conservation areas	Save
EN14	Demolition in conservation areas	Save
EN15	Materials in conservation areas	Save
EN16	Protection of open spaces in conservation areas	
EN17	Alterations and extensions to listed buildings	Save
EN18	Demolition of listed buildings	Save
EN19	Protection of sites and settings of ancient monuments and archaeological features	Save
EN20	Special protection areas	Save
EN21	Protection of the national nature reserve and sites of special scientific interest	Save
EN22	Protection of sites of nature conservation importance	Save
EN23	Wildlife corridors	Save
EN24	Proposals for the reclamation and re-use of derelict sites	Save
EN25	Development affected by pollution	
EN26	Control of development causing pollution	Save
EN27	Development on or close to landfill and contaminated sites	Save
EN28	Hazardous substances consent	
EN29	Noise	
HO1	Maintenance of a five year supply of housing land	
HO2	New dwelling requirements	
HO3	Large sites identified for housing development	
HO4	Large sites identified for housing and associated development	
HO5	Development on small sites	
HO6	Development opportunity sites suitable for housing	
HO7	Development limit for Lanchester	Save

HO8	Low cost housing provision	
HO9	Provision of specialist housing	
HO10	Affordable housing in rural areas	Save
HO11	Housing for disabled persons	
HO12	Sheltered accommodation, care and nursing homes	Save
HO13	Accommodation for travellers	Save
HO14	Infill housing	
HO15	Agricultural and countryside workers' dwellings	Save
HO16	Removal of agricultural occupancy condition	Save
HO17	Sub division and adaptation of existing buildings to residential use	Save
HO18	Living over the shop	Save
HO19	Extensions and alterations to existing dwellings	Save
HO20	Satellite dishes	Save
HO21	Peripheral planting within housing development sites	
HO22	Recreational public open space within housing sites	Save
HO23	The layout of new housing	Save
CF1	Location of health and community facilities	Save
CF2	Layout and design of new facilities	
CF3	Development opportunity sites suitable for community facilities	
CF4	Reuse of the hospital site at Maiden Law	Save
CF5	Disabled access	
CF6	Development of mini recycling sites	
CF7	New, and extensions to, sewage treatment works	
CF8	Development of wind farms	Save
CF9	Renewable energy	Save
CF10	Development of telecommunication equipment	Save
IN1	Location of new industrial development	Save
IN2	Development within business parks	Save
IN3	Development within prestige industrial parks	Save
IN4	Development within general industrial estates	Save
IN5	Development involving less attractive uses	Save
IN6	Development within landscaped areas	
IN7	Development in the countryside	Save
IN8	Development of light industrial/office use	
IN9	Extensions to industrial premises	Save
TO1	Sites for the development of New tourist attractions	Save
TO2	Development of tourist attractions	
TO3	Development of recreational paths	Save
TO4	Development opportunity sites suitable for tourism	
TO5	Development of visitor accommodation	Save
TO6	Visitor accommodation within the countryside	Save
TO7	Camping, caravan and chalet development	Save
TO8	Occupancy conditions for caravans and chalets	Save
TO9	Winter storage of caravans	Save

AG1	Protection of better quality agricultural land	
AG2	Diversification of agricultural enterprises	Save
AG3	Agricultural development	Save
AG4	Agricultural development under the prior notification procedure	Save
AG5	Farm sub-division	
RE1	Sites for outdoor recreational facilities	
RE2	Protection of existing recreational open spaces	Save
RE3	Recreation facilities within the Countryside	
RE4	Protection of Rights of Way and recreational paths	Save
RE5	Provision of picnic and parking sites	
RE6	Sports and cultural facilities	
RE7	Development of golf courses	
RE8	Outdoor sports which may cause nuisance	
RE9	Development opportunity sites suitable for leisure and recreation	
CO1	Supporting existing town centres within the District	
CO2	Development opportunity sites suitable for commerce	
CO3	Controlling out of town retail developments	
CO4	Location of petrol filling stations, car showrooms and garden centres	Save
CO5	Retailing from industrial premises	Save
CO6	Corner shops	
CO7	Retailing in the countryside	Save
CO8	Open air markets	Save
CO9	New shop fronts	Save
CO10	Roller shutters	Save
CO11	Private hire offices	Save
CO12	Hot food take-aways and cafes	Save
CO13	Poster hoarding sites	Save
CO14	Advertisements on business premises	Save
CO15	Advertisements for tourist accommodation and facilities	Save
TR1	Proposed schemes	Save
TR2	Development and highway safety	Save
TR3	Cycling	Save
CI1	Development within the commercial centre	
CI2	Pedestrian and traffic management	
CI3	Provision of car parking facilities	
CI4	Development within Berry Edge	Save
CI5	Development at Lydgetts Lane	Save
CI6	Provision of play facilities	
CI7	Redevelopment of the Templetown Brickworks	
CI8	Environmental improvement site	
CI9	Development opportunity sites – Consett Reservoir and Leadgate Road	
CI10	Development opportunity site – Station Yard West	

LI1	Road improvement corridor at Villa Real	
LI2	Traffic management proposals	
LI3	Development within the commercial centre	
LI4	Provision of play areas	
LI5	Provision of informal recreational areas	
LI6	Provision of footpaths	
LI7	Environmental improvement sites	
SMI1	Protection of open space	
SMI2	Environmental improvement sites	
SMI3	Development within the green wedge	
SMI4	Safeguarding a site for educational use	
SMI5	Redevelopment of school site	
SMI6	Development opportunity site – Rose Avenue	
SMI7	Development within the commercial centre	
SMI8	Development limit at Quaking Houses	Save
SMI9	Provision of play facilities	
SMI10	Provision of woodland area	
BI1	Development limit for Burnhope	Save
BI2	Infill housing development	
BI3	Development opportunity site – rear of South View	
BI4	Environmental improvement sites	
SPG1	Development affecting trees	
SPG2	House extensions	Save
SPG3	Conversion of rural buildings	Save
SPG4	Caravan and chalet development	
SPG5	Siting and design of agricultural buildings	
SPG6	Shop fronts	
SPG7	The layout of new housing	
SPG8	Agricultural development design guide for the North Pennines AONB	
SPG9	Lanchester village design statement	Save

APPENDIX 2: GLOSSARY

Below is a glossary of terms used within the Local Development Framework.
The Act: the Planning and Compulsory Purchase Act 2004.

Annual Monitoring Report (AMR): part of the Local Development Framework, the annual monitoring report will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully carried out.

Area Action Plan: used to provide a planning framework for areas of change and areas of conservation. Area Action Plans will have the status of Development Plan Documents.

Corporate Consultation Policy: adopted Council policy that sets out the Council's corporate approach to community engagement and involvement in all services the Council provides.

Community Strategy: local authorities are required by the Local Government Act 2000 to prepare these, with aim of improving the social, environmental, and economic well being of their areas. Through the Community Strategy, authorities are expected to co-ordinate the actions of local public, private, voluntary, and community sectors. Responsibility for producing Community Strategies may be passed to Local Strategic Partnerships, which include local authority representatives.

Core Strategy: sets out the long-term spatial vision for the local planning authority area, the spatial objectives, and strategic policies to deliver that vision and those objectives. The Core Strategy will have the status of a Development Plan Document.

Corporate Plan: sets out the Council's vision, aims, values, priorities, and proposals to achieve the Community Strategy.

Development Plan: as set out in Section 38(6) of the Act, an authority's development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within its Local Development Framework.

Development Plan Documents (DPD): spatial planning documents that are subject to independent examination, and together with the relevant Regional Spatial Strategy, will form the development plan for a local authority area for the purposes of the Act. They can include a Core Strategy, Site Specific Allocations of land, and Area Action Plans (where needed). Other Development Plan Documents, including generic Development Control Policies, can be produced. They will all be shown geographically on an adopted proposals map. Individual Development Plan Documents or parts of a document can be reviewed independently from other Development Plan Documents.

Local Development Document (LDD): the collective term in the Act for Development Plan Documents, Supplementary Planning Documents, and the Statement of Community Involvement.

Local Development Framework (LDF): the name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area.

Local Development Scheme (LDS): sets out the programme for preparing Local Development Documents.

Local Strategic Partnership (LSP): non-statutory, multi agency bodies which bring together the public, private, community, and voluntary sectors. The District Partnership, the LSP for Derwentside, brings together decision makers, communities, and organisations to improve the quality of life of all citizens, but particularly those that face disadvantage.

Planning Policy Statement (PPS) – specific Government guidance, advice and policies, on national land use in England that replace Planning Policy Guidance notes (PPGs).

Proposals Map: the adopted proposals map illustrates on a base map (reproduced from, or based upon a map base to a registered scale) all the policies contained in Development Plan Documents. It must be revised as each new Development Plan Document is adopted, and it should always reflect the up-to-date planning strategy for the area.

Regional Spatial Strategy (RSS): sets out the region's policies in relation to the development and use of land, and forms part of the development plan for local planning authorities.

Site Specific Allocations: allocations of sites for specific or mixed uses or development to be contained in Development Plan Documents. Policies will identify any specific requirements for individual proposals.

Statement of Community Involvement (SCI): sets out the standards which authorities will achieve when they involve local communities in the preparation of local development documents and development control decisions. The SCI is not a Development Plan Document but is subject to independent examination.

Strategic Environmental Assessment (SEA): a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental

assessment of certain plans and programmes, including those in the field of planning and land use'.

Supplementary Plan Documents (SPD): provide supplementary information about the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

Sustainability Appraisal (SA): tool for appraising policies to ensure that they reflect sustainable development objectives (that is social, environmental, and economic factors). Councils must carry out SAs for all Local Development Documents.

Sustainable Development – development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

The Planning and Compulsory Purchase Act 2004 - legislation that fundamentally reformed the planning system, by introducing LDFs to replace the existing system of local, structure and unitary development plans.