



# Local Development Scheme

December 2018

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If you have any queries regarding this document please contact the Policy Team. If you find the text in this document difficult to read, we may be able to supply it in a format better suited to your needs.

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## 1. Introduction

### What is the Local Development Scheme?

The Local Development Scheme or LDS is a work programme that provides information about the Local Plan/Development Plan Documents (DPDs) that Stratford-on-Avon District Council will produce. The LDS sets out the subject and geographical area that each DPD will cover and the timetable for its preparation and revision.

### Why do we need a LDS?

Local Plans are important planning documents because they affect how land is used. It is therefore appropriate that residents, stakeholders and the community are fully aware of how and when they will be produced. The LDS provides information and certainty: it sets out which DPDs Stratford-on-Avon District Council will produce, and more importantly, the anticipated timescale for their preparation. Whilst consultations will continue to be advertised and stakeholders notified accordingly, by knowing in advance when consultations are likely to happen, everyone with an interest in the future of Stratford-on-Avon District can make sure they don't miss their opportunity to have their say. The Statement of Community Involvement sets out how the Council will engage stakeholders in the plan-making and plan decisions and can be viewed on the Council's website at [www.stratford.gov.uk/sci](http://www.stratford.gov.uk/sci).

### Hasn't the Council already published an LDS?

It is important to keep the LDS up-to-date and the Council reviews its timetable regularly to ensure that plan preparation is kept on-track and take account of any change in circumstances. Because Local Plans must be prepared in accordance with the published LDS it is important to keep it up-to-date and thus to publish on a regular basis an accurate timetable to reflect the current and anticipated work programme.

### Will the LDS be reviewed again?

It is intended that the LDS will be reviewed at least annually in conjunction with the preparation of the Annual Monitoring Report (AMR) to ensure that it is kept up-to-date. The Council will also publish up-to-date information on the progress in preparing its Plan on the Council's website at [www.stratford.gov.uk/lids](http://www.stratford.gov.uk/lids).

### A note on terminology

The 2004 Planning and Compulsory Purchase Act changed the way in which plans were to be prepared. The single Local Plan was to be replaced by a number of separate Development Plan Documents (DPDs) known collectively as the Local Development Framework (LDF). The primary document was called the Core Strategy. Changes brought in by the 2011 Localism Act abolished the concept of LDFs and reverted back to the term 'Local Plan', although Council's can if they so wish prepare more than one Local Plan. This is the approach Stratford-on-Avon District has taken.

National planning policy is set out in the National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance (PPG)<sup>1</sup>. The NPPF was revised in July 2018 and distinguishes between strategic and non-strategic planning policies. Local Plans can be prepared by Councils individually or jointly working together. There is also a requirement to assess whether a Local Plan needs to be updated at least every 5 years.

### What is the Development Plan?

The Development Plan is the name for the collection of local development documents (LDD) or planning policy documents that shape development and manage land use in a particular area. It is a legal requirement to produce and keep up-to-date a Development Plan. It contains the policies and proposals against which planning applications are determined.

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<sup>1</sup><https://www.gov.uk/government/collections/planning-practice-guidance>

## 2. Plan-making in Stratford-on-Avon District

### How is the Development Plan Prepared?

In non-unitary areas such as Stratford-on-Avon District, the responsibility for preparing the Development Plan is split between the three tiers of local government (see below). Notwithstanding this, all plans must be consistent with Government planning policy, for example, as set out in the National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance (PPG). More information about the NPPF and PPG can be found at <http://planningguidance.planningportal.gov.uk/>.



### What is Warwickshire County Council's plan-making role?

The County Council covering the whole of Warwickshire is responsible for producing minerals and waste plans. These are specific topic-based Development Plan Documents (DPD) that relate to minerals extraction and dealing with waste development including the use of land for landfill and incineration. More information about minerals and waste planning can be found at: <http://www.warwickshire.gov.uk/mwds>.

### What is Stratford-on-Avon District Council's plan-making role?

DPDs prepared by Stratford-on-Avon District Council cover all other aspects of development and land-use including housing, employment, retail, leisure, recreation and community. It is these documents that will be used to determine the vast majority of planning applications. They will set out the principles for development, as well as detailed policies in respect of design and amenity, varying in size from householder extensions to large-scale housing development. Importantly, the DPDs set the strategic context for any Neighbourhood Plans. More information about the Stratford-on-Avon District planning documents can be found at: [www.stratford.gov.uk/corestrategy](http://www.stratford.gov.uk/corestrategy).

### What is the plan-making role of Town and Parish Councils within Stratford-on-Avon District?

Town and parish councils can produce a Neighbourhood Plan for their area, identifying where the community thinks new development should be built. Neighbourhood Plans can then be adopted by Stratford-on-Avon District Council and used alongside the DPDs to determine planning applications. However, unlike county and district planning functions, Neighbourhood Plans are not compulsory and where a Neighbourhood Plan is not produced, DPDs will continue to form the basis of planning decisions. More information about Neighbourhood Plans, including an up-to-date list of which neighbourhood plans are being prepared can be found at: [www.stratford.gov.uk/neighbourhoodplans](http://www.stratford.gov.uk/neighbourhoodplans).

### 3. Documents Prepared by Stratford-on-Avon District Council

#### Local Plan Documents

Stratford-on-Avon District Council will prepare the following documents as Local Plans/DPDs which will apply across the whole of Stratford-on-Avon District:

- *Core Strategy* - The strategic planning policy document that establishes the vision for Stratford-on-Avon District to 2031, strategic policies and the broad locations for growth including any strategic allocations. The Core Strategy was adopted 11 July 2016;
- *Site Allocations Plan* - The site-specific planning policy document that will allocate and designate land for development, including identifying settlement boundaries;
- *Gypsy and Traveller Plan* - The site-specific planning policy document that will allocate land for Gypsy and Traveller pitches and plots for Travelling Showpeople.
- *Community Infrastructure Levy (CIL)* – The CIL is a charge on development to help pay for the provision of infrastructure. Although not a Local Plan itself, the charging schedule is subject to similar provisions and has to be examined by an independent Inspector. The CIL Charging Schedule was adopted 11 December 2017.

#### Supplementary Planning Documents

Supplementary Planning Documents (SPDs) provide more detailed advice and guidance on the implementation and interpretation of planning policies set out in the Local Plan. Because SPDs do not form part of the Development Plan they are not subject to an independent examination:

- *Development Requirements SPD* - provides additional detail about the various requirements expected from development proposals including, design, landscaping, affordable housing, open space, and Section 106 contributions policy. This SPD is being adopted in stages from December 2018 and is available to view at [www.stratford.gov.uk/devreq-spd](http://www.stratford.gov.uk/devreq-spd).
- *Gaydon/Lighthorne Heath Framework Masterplan SPD* – guides developers in respect of environmental, social, design and economic objectives to create a new community at Gaydon/Lighthorne Heath. This SPD was adopted 11 July 2016 and is available to view at [www.stratford.gov.uk/glh-spd](http://www.stratford.gov.uk/glh-spd).
- *Long Marston Airfield Framework Masterplan SPD* – guides developers in respect of environmental, social, design and economic objectives as they seek to create a new community at Long Marston Airfield. This SPD was adopted 26 February 2018 and is available to view at [www.stratford.gov.uk/lma-spd](http://www.stratford.gov.uk/lma-spd).
- *Canal Quarter Regeneration Zone Framework Masterplan SPD* – guides developers in respect of environmental, social, design and economic objectives as they seek to create a new community in the Canal Quarter. This SPD was adopted 16 July 2018 and is available to view at [www.stratford.gov.uk/canalquarter-spd](http://www.stratford.gov.uk/canalquarter-spd).

#### Other Documents

To accompany the preparation of the planning policy documents, alongside this LDS, the Council also prepares:

- *Policies Map* – illustrates geographically how and where the policies and proposals in the Local Plan/DPD apply across the District. The Policies Map will be revised following adoption of a Local Plan/DPD. View the current Policies Map at [www.stratford.gov.uk/corestrategy](http://www.stratford.gov.uk/corestrategy).
- *Authority Monitoring Report (AMR)* – monitors the delivery of the Council's planning policies and includes information about development across the District. Information is published at least annually at [www.stratford.gov.uk/amr](http://www.stratford.gov.uk/amr).
- *Statement of Community Involvement (SCI)* – sets out in more detail how the Council will engage, involve and consult stakeholders and the community in the plan-making process. The SCI is available at [www.stratford.gov.uk/sci](http://www.stratford.gov.uk/sci).

## 4. Preparation of Planning Policy Documents

### How are plans prepared?

The policies and proposals in each plan are based on an analysis of the technical evidence informed by comments received from stakeholders and the community. The Council also undertakes a Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA), as appropriate, to ensure that the plan contributes to sustainable development. The production of each plan is not a one-off event. There are various stages of preparation and consultation which need to be undertaken in accordance with the regulations and legal requirements.

### How will Local Plans be prepared?

- *Preparation Stage (Regulation 18)* – Scoping/preparation work and draft version of the plan including community and stakeholder engagement/public consultation.
- *Publication Stage (Regulation 19)* – Opportunity for stakeholders and the community to say whether they think the draft plan and its preparation is ‘sound’ and fit for purpose.
- *Submission Stage (Regulation 22)* – plan is formally submitted to the Secretary of State for examination by an independent planning inspector.
- *Examination Stage (Regulation 24)* – Inspector chairs an examination in public to check that all legal requirements have been met and that the plan is consistent with the NPPF.
- *Adoption Stage (Regulation 26)* – Following receipt of the Inspector’s Final Report, if the plan is found ‘sound’, it will then be formally adopted and implemented by the Council.

### How will CIL be prepared?

- *Preliminary Draft Charging Schedule (Regulation 15)* – community and stakeholder engagement/public consultation including a draft version of the CIL Charging Schedule.
- *Draft Charging schedule (Regulation 16)* - consultation bodies notified that draft charging schedule and accompanying documents have been published and representations can be submitted.
- *Submission Stage (Regulation 19)* – Draft Charging Schedule submitted to the secretary of state for examination by an independent CIL Examiner.
- *Examination Stage (Regulation 20)* - The Examiner chairs an examination in public to check that all legal requirements have been met.
- *Adoption Stage (Regulation 28)* – Following receipt of the Inspector’s Final Report, if the CIL Charging Schedule is approved, it will then be formally adopted by Council who will decide on ‘an effective date’ on which CIL will come into force.

### How will Supplementary Planning Documents be prepared?

- *Draft Stage (Regulation 13)* – Preparation work and draft version of the SPD, including community and stakeholder engagement/public consultation. Responses received will then be used to inform the content of the final version of the SPD.
- *Adoption Stage (Regulation 14)* – The SPD will then be formally adopted and implemented by the Council.

### When can residents get involved?

Responding to public consultations (usually a period of 4 to 6 weeks) is the best way for residents to get involved in shaping the content of the plan. The Council notifies individuals and organisations on its Planning Policy Database at the start of any public consultation as well as publishing notices in local newspapers. Although the examination is held in public and anyone can attend, only those individuals and organisations invited by the Inspector may participate in the actual hearing sessions. Please contact the Planning Policy Team via the address on the inside front cover if you would like to be included on the Planning Policy Database and kept informed of future planning policy consultations.

## 5. Schedule

The following schedule sets out the indicative timetable for the preparation of the Local Plans and SPDs:

	2018	2019												2020												2021														
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec			
<b>Site Allocations Plan</b>																																								
Preparation		SC	SC	SC																																				
Publication									PC	PC																														
Submission																																								
Examination																																								
Adoption																																								
<b>Gypsy &amp; Traveller Plan</b>																																								
Preparation																																								
Publication									PC	PC																														
Submission																																								
Examination																																								
Adoption																																								
<b>Development Requirements SPD*</b>																																								
Draft		DC	DC	DC																																				
Adoption																																								
<b>Core Strategy Review</b>																																								
Preparation																																								
Publication																																								
Submission																																								
Examination																																								
Adoption																																								

### Notes

The above timetable shows the periods within which the various stages of plan preparation and milestones will occur. For example, formal Adoption by Council can occur at any point within the 'Adoption' period shown. Please visit the relevant plan webpage for expected committee dates and up-to-date progress information. Webpage addresses can be found throughout this LDS.

Please note: the timing of the examination stage are set by the Planning Inspectorate. These timescales will therefore determine final date of adoption. Hearings are normally held between 9 and 14 weeks after submission.

DC = Consultation on Draft version of the SPD i.e. 6 weeks formal 'Regulation 13' public consultation expected within the period shown

PC = Consultation on the Publication version of the Plan i.e. 6 weeks formal 'Regulation 19' public consultation expected within the period shown

SC = Scoping Consultation i.e. 6 weeks formal 'Regulation 18' public consultation expected within the period shown

SE = Informal stakeholder engagement within the period shown

\* Please note: This SPD is being adopted in stages. Please refer to the website for more information.

## 6. Document Profiles

This section provides more detail on each of the planning policy documents.

<b>Title:</b>	<b>Core Strategy</b>
<b>Role and Subject</b>	Sets out the vision, objectives and spatial development strategy for the district to 2031 including the strategic policies and any strategic allocations. Key diagram illustrates the strategy geographically. The Core Strategy will be accompanied by the Policies Map.
<b>Conformity</b>	National Planning Policy Framework (NPPF); County Minerals Plan, County Waste Plan
<b>Local Plan Saved Policies to be Replaced</b>	All except for Policies: STR.4, PR.9, PR.11, EF.12, DEV.11, IMP.1, IMP.2, & IMP.3.
<b>Geographical Coverage</b>	District-wide
<b>Key Public Consultation</b>	Issues and Options: May 2007 Draft Core Strategy: October 2008 Consultation Core Strategy: February 2010 Draft Core Strategy: February 2012 New Proposals Consultation August/September 2013 Focused Consultation (Housing Requirement and Strategic Site Options February/March 2014 'Test of Soundness' Representations Period: June/July 2014 'Proposed Modifications' Representations Period: Aug/Sept 2015 Core Strategy Proposed Modifications Consultation: Mar/Apr 2016
<b>Submission, Examination &amp; Adoption</b>	Submission: Sept 2014 Examination Hearings: Jan 2015 & Jan 2016 Adoption: July 2016
<b>Staff Management</b>	Policy Manager and Planning Policy Team
<b>Corporate Management</b>	Portfolio Holder for Planning & Building, Strategic Policy Advisory Group; The Cabinet; Full Council
<b>Internal Resources</b>	Support as appropriate from Development Management, Housing Services, Internal Customer Services including DTP and printing, Corporate Support, Legal, Democratic Services
<b>Find out More</b>	<a href="http://www.stratford.gov.uk/corestrategy">www.stratford.gov.uk/corestrategy</a>



<b>Title:</b>	<b>Site Allocations Plan</b>
<b>Role and Subject</b>	Specific allocations and policies relating to development and the use of land.
<b>Conformity</b>	Stratford-on-Avon District Core Strategy, National Planning Policy Framework (NPPF), County Minerals Plan, County Waste Plan
<b>Local Plan Saved Policies to be Replaced</b>	n/a
<b>Geographical Coverage</b>	District-wide
<b>Key Public Consultation</b>	Scoping and 'call for sites': August/September 2014 Revised Scoping: Winter 2017/18 'Test of Soundness' Representations Period: Summer 2019
<b>Submission, Examination &amp; Adoption</b>	Submission: Winter 2019 Examination Hearings: Winter/Spring 2019/2020 Adoption: Summer 2020 (subject to receipt of Examiners Report)
<b>Staff Management</b>	Policy Manager and Planning Policy Team
<b>Corporate Management</b>	Portfolio Holder for Planning & Building, Strategic Policy Advisory Group; The Cabinet; Full Council
<b>Internal Resources</b>	Support as appropriate from Development Management, Housing Services, Internal Customer Services including DTP and printing, Corporate Support, Legal, Democratic Services
<b>Find out More</b>	<a href="http://www.stratford.gov.uk/siteallocations">www.stratford.gov.uk/siteallocations</a>

<b>Title:</b>	<b>Gypsy &amp; Traveller Plan</b>
<b>Role and Subject</b>	Specific allocations and policies relating to the provision of Gypsy and Traveller pitches and Travelling Showpeople plots
<b>Conformity</b>	Stratford-on-Avon District Core Strategy, National Planning Policy Framework (NPPF), County Minerals Plan, County Waste Plan
<b>Local Plan Saved Policies to be Replaced</b>	CTY.7
<b>Geographical Coverage</b>	District-wide
<b>Key Public Consultation</b>	Scoping and Call for Sites: February/March 2014 Implementation Options: September/October 2015 'Test of Soundness' Representations Period: Summer 2019
<b>Submission, Examination &amp; Adoption</b>	Submission: Winter 2019 Examination Hearings: Winter/Spring 2019/2020 Adoption: Summer 2020 (subject to receipt of Examiners Report)
<b>Staff Management</b>	Policy Manager and Planning Policy Team
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<b>Internal Resources</b>	Support as appropriate from Development Management, Housing Services, Internal Customer Services including DTP and printing, Corporate Support, Legal, Democratic Services
<b>Find out More</b>	<a href="http://www.stratford.gov.uk/gandt">www.stratford.gov.uk/gandt</a>

<b>Title:</b>	<b>Community Infrastructure Levy (CIL) Charging Schedule</b>
<b>Role and Subject</b>	To establish any charges to be levied on development under the CIL Regulations to support the delivery of necessary infrastructure
<b>Conformity</b>	Stratford-on-Avon District Core Strategy; National Planning Policy Framework (NPPF)
<b>Local Plan Saved Policies to be Replaced</b>	n/a
<b>Geographical Coverage</b>	District-wide
<b>Key Public Consultation</b>	Preliminary Draft Charging Schedule: November 2013 Draft Charging Schedule: August/September 2014 Submission Charging Schedule: October/November 2015
<b>Submission, Examination &amp; Adoption</b>	Submission: January 2016 Examination Hearings: September-December 2016 Examination Report: September 2017 Adoption: December 2017
<b>Staff Management</b>	Policy Manager and Planning Policy Team
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**Policy Team**

**Stratford-on-Avon District Council**