

East Cambridgeshire District Council



East Cambridgeshire Local Development Scheme 2015

July 2015

This East Cambridgeshire Local Development Scheme (LDS) was approved by East Cambridgeshire District Council at a meeting of its Council on 16 July 2015 and came into effect immediately. This LDS replaces the previous LDS, dated July 2013.

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Preface

This East Cambridgeshire Local Development Scheme (LDS) was approved by East Cambridgeshire District Council at a meeting of its Council on 16 July 2015 and came into effect immediately. It is the seventh LDS produced by the Council, replacing the previous LDS, dated 11 July 2013.

If you require any further information regarding the Scheme, please contact a planning policy officer of Strategic Planning Team on (01353) 665555 or by email to ldf@eastcambs.gov.uk

This LDS is produced under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended).

East Cambridgeshire Local Development Scheme 2015 to 2018

1. Introduction

- 1.1 The Local Development Scheme (LDS) is a timetable which sets out the Development Plan Documents (DPDs) that a local planning authority intends to produce over the next few years. Such DPDs are also known as the Local Plan for an area.
- 1.2 This East Cambridgeshire LDS sets out the timetable for East Cambridgeshire for the period 2015 to 2018. It explains when the Council intends to reach key stages in the preparation of a new Local Plan. This LDS replaces the East Cambridgeshire LDS which was adopted on 11 July 2013.

The Local Plan and Supporting Documents

- 1.3 National planning policy is headlined by the 'National Planning Policy Framework' (NPPF). Locally, we are describing the collection of planning policies for East Cambridgeshire as the 'East Cambridgeshire Planning Policy Framework' (ECPPF) which comprises more than just DPDs (Local Plan).
- 1.4 In summary, the ECPPF comprises the following:
- **Development Plan Documents (DPDs):** These are documents (often referred to as 'Local Plans') that form part of the statutory development plan for the area. They are prepared by the relevant plan-making authority and are subject to independent examination by a planning inspector appointed by the Secretary of State. For East Cambridgeshire, as at July 2015, they are the East Cambridgeshire Local Plan (April 2015), and the Cambridgeshire and Peterborough Minerals and Waste Core Strategy and Minerals and Waste Site Specific Proposals DPDs. This LDS explains that the East Cambridgeshire Local Plan (2015) will be reviewed and replaced by a new Local Plan over the coming few years, whilst the two Minerals and Waste DPDs are to be retained.
 - **Policies Map:** This is a map on an Ordnance Survey base for the whole of a local planning authority's area which shows where policies in DPDs apply. The Policies Map may include inset maps for particular areas to show information at a larger scale. The Policies Map is updated each time that a DPD (including a Minerals and Waste DPD) is adopted.
 - **Supplementary Planning Documents (SPDs):** These can cover a wide range of issues on which the planning authority wishes to provide guidance to supplement the policies and proposals in its DPDs (Local Plan). They do not form part of the statutory development plan and are not subject to independent examination. The District council can decide to produce an SPD on any appropriate subject whenever the need arises. There is no requirement for this LDS to set out a timetable for the production of any SPDs.
 - **Neighbourhood Plans:** Local communities, including Parish and Town Councils, can now prepare Neighbourhood Plans (NPs) putting in place policies to guide the future development of the area. Any NP must be in general conformity with 'strategic policies' in DPDs (Local Plan) and with national policy. NPs are not able to propose lower levels of development than those set out in up to date Local Plans but could propose higher levels, or offer other detailed policy proposals. It is up to local communities to decide if it wants to produce a Neighbourhood Plan and so it is not appropriate for this LDS to specify when, or for where, they will be produced. Any NP, if adopted, has the same status as a DPD.

- **Statement of Community Involvement (SCI):** This is a document that explains how the local planning authority will engage the community in the preparation, alteration and review of planning documents, and in development control decisions. It is required to specify how and at what stages people will have the opportunity to be involved in planning for their area. A refresh of East Cambridgeshire's SCI is due later in 2015.
- **Authority's Monitoring Report:** This is a report which must be produced by the local planning authority (on an annual basis) to explain how the local development scheme is being implemented and the extent to which policies in the Local Plan are being achieved.

1.5 Further details on the adopted East Cambridgeshire documents can be found in Tables 2 and 3.

Joint Working Arrangements and Joint Local Plans

1.6 The District Council has a good track record of joint working with other authorities, and has especially close ties with other Cambridgeshire districts.

1.7 However, there are no plans to establish formal joint working arrangements or a joint committee (under section 29 of the Planning and Compulsory Purchase Act 2004) with any other local planning authority, but the District Council will fulfil its responsibilities under the duty to co-operate requirements of s33A of the Planning and Compulsory Purchase Act, and keep open the possible production of joint evidence studies, and, if appropriate, the preparation of a joint plan or SPDs.

2.0 Local Plan Timetable

2.1 There are a number of stages involved in producing a DPD (Local Plan). This process allows for opportunities for the public to be involved, early resolution of conflicts/objections, and an Independent Examination. The stages in producing a Local Plan, and the intended time of those stages for the new Local Plan, are set out in Table 1.

3.0 Subject Matter and Geographical area of a new East Cambridgeshire Local Plan (DPD)

3.1 To meet the requirements of section 15 (2)(b) of the Planning and Compulsory Purchase Act 2004, it is confirmed that the subject matter of the new Local Plan (DPD) for East Cambridgeshire will include:

- A vision for the future of East Cambridgeshire
- Policies for community-led developments
- Housing policies and allocations for housing
- Employment allocations and policies
- Retail policies
- Transport policies
- Culture, Leisure and Tourism policies
- If required, policies and land allocations on other subject matters

3.2 The Local Plan will cover the whole administrative area of East Cambridgeshire. It will replace the current Local Plan (2015) in its entirety.

Table 1: Timetable for Production of a new Development Plan Document

| | 2015 | | | | | | 2016 | | | | | | 2017 | | | | | | 2018 | | | | | | | | | | | | | | | |
|---------------------------------------|------|---|---|---|---|---|------|---|---|---|---|---|------|---|---|---|---|---|------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A |
| East Cambridgeshire Local Plan | | | 1 | | | | | 2 | | | | | | 2 | | | | | 3 | | 4 | | | | | 5 | | 6 | | 7 | | | | |

| No. | Stage | Description | Actual dates stage proposed to take place |
|-----|---|---|--|
| 1 | Consult on a sustainability appraisal (SA) scoping report | The SA scoping report sets out the sustainability objectives proposed to be used to appraise the economic, social and environmental effects of the emerging Local Plan policies. The SA scoping report is subject to consultation. | Sept – Oct 2015 |
| 2 | Public participation (Regulation 18) | Opportunity for interested parties and statutory consultees to consider the options for the plan before the final document is produced. This stage may involve one or more public consultation rounds, each for a minimum 6 weeks. We intend two rounds for the new Local Plan. | Feb - March 2016 Aug - Oct 2016 |
| 3 | Pre-Submission Publication (Regulation 19) | The Council publishes the Local Plan which is followed with a 6 week period when formal representations can be made on the Local Plan. | Feb – March 2017 |
| 4 | Submission (Regulation 22) | The Council submits the Local Plan to the Secretary of State together with the representations received at Regulation 19 stage. | May 2017 |
| 5 | Independent Examination Hearing | Held by a Planning Inspector into objections raised on the Local Plan | Sept – Oct 2017 (estimate: dates set by Inspector) |
| 6 | Inspector's Report | This will report whether if the Plan is 'Sound' or 'Not Sound'. The Inspector may make recommendations to make the plan 'sound' | Dec 2017 (estimate) |
| 7 | Adoption of DPD (Local Plan) | Final stage, the Council will formally need to adopt the Local Plan and it will then be used in making planning decisions. | Feb 2018 |

Table 2: Adopted Development Plan Documents in force in East Cambridgeshire (as at July 2015)

| Document title | Status | Geographical area | Role and content | Adoption Date |
|---|---------------|---|---|------------------------------|
| East Cambridgeshire Local Plan | DPD | Administrative area of East Cambridgeshire | Sets out the vision, objectives and overall strategy for the spatial development of East Cambridgeshire up to 2026, together with detailed planning policies and site allocations | Adopted April 2015 |
| Minerals and Waste Core Strategy (including development control policies) | DPD | Administrative areas of Cambridgeshire and Peterborough | Document setting out the strategic vision, objectives and core development control policies to guide minerals and waste development over the period to 2026 | Adopted July 2011 |
| Minerals and Waste Site Specific Proposals | DPD | Administrative areas of Cambridgeshire and Peterborough | Document setting out site specific proposals for minerals and waste development over the period to 2026 and supporting site specific policies | Adopted February 2012 |

Table 3: Other Adopted Documents (as at July 2015)

| No | SPD Title | Description | Adoption date |
|----|--|--|---------------|
| 1 | Ashley Conservation Area SPD | The SPD includes; a review of the boundaries of the areas, a character appraisal, design guidance for new development and policies for the management and monitoring of the area in order to preserve its character. | February 2008 |
| 2 | Burwell – High Town Conservation Area SPD | The SPD includes; a review of the boundaries of the areas, a character appraisal, design guidance for new development and policies for the management and monitoring of the area in order to preserve its character. | February 2008 |
| 3 | Burwell – North Street Conservation Area SPD | The SPD includes; a review of the boundaries of the areas, a character appraisal, design guidance for new development and policies for the management and monitoring of the area in order to preserve its character. | February 2008 |
| 4 | Haddenham Conservation Area SPD | The SPD sets out the historical and economic context for the locality and identifies what it is that makes the conservation area of special interest. It serves to provide clear guidance on what should be conserved in the area with specific policies devised for Development Control to help assess planning applications made on properties in the area. | January 2008 |
| 5 | Hill Row (Haddenham) Conservation Area SPD | The SPD document sets out the historical and economic context for the locality and identifies what it is that makes the conservation area of special interest. It serves to provide clear guidance on what should be conserved in the area with specific policies devised for Development Control to help assess planning applications made on properties in the area. | January 2008 |
| 6 | Soham Conservation Area SPD | This document aims to fulfill East Cambridgeshire District Council's duty to 'draw up and publish proposals for the preservation and enhancement' of these areas as required by the Planning (Listed Buildings and Conservation Areas) Act 1990. | February 2008 |
| 7 | Ely Conservation Area SPD | This document aims to fulfill East Cambridgeshire District Council's duty to 'draw up and publish proposals for the preservation and enhancement' of these areas as required by the Planning (Listed Buildings and Conservation Areas) Act 1990. | October 2009 |
| 8 | Stretham Conservation Area | This document aims to assist with East Cambridgeshire District Council's duty to 'draw up and publish proposals for the preservation and enhancement' of designated Conservation Areas as required by the Planning (Listed Building and Conservation Areas) Act 1990. | October 2009 |
| 9 | Dullingham Conservation Area SPD | The SPD sets out the historical and economic context for the locality and identifies what it is that makes the conservation area of special interest. It serves to provide clear guidance on what should be conserved in the area with specific policies devised for Development Control to help assess planning applications made on properties in the area. | January 2010 |
| 10 | Shop Front Design Guide SPD | The purpose of this SPD is to encourage greater care to be taken in shop front design and promote high quality design standards within the Districts retail centres in order to create settings in which retailers can establish and develop successful businesses. | May 2010 |

| | | | |
|----|---|--|---------------|
| 11 | County Wildlife Sites SPD | Register of all CWSs | June 2010 |
| 12 | Developer Contributions SPD | SPD sets out East Cambridgeshire District Council's approach to seeking developer contributions for infrastructure or environmental improvements required as a result of new development. It is aimed at developers, agents and the general public, and seeks to provide people with a better understanding of when planning contributions will be sought and how they will be used. | March 2013 |
| 13 | Design Guide SPD | This guide has two broad aims: 1) To set out prescribed rules that should be adhered to, unless material considerations indicate otherwise; 2) To focus attention on the design issues that will be assessed when determining applications. | March 2012 |
| 14 | Guidance on submitting planning applications on land that may be contaminated SPD | The East Cambridgeshire 'Guidance on submitting planning applications on land that may be contaminated' SPD provides detailed background information. | May 2010 |
| 15 | Little Downham Conservation Area | This document aims to assist with East Cambridgeshire District Council's duty to 'draw up and publish proposals for the preservation and enhancement' of designated Conservation Areas as required by the Planning (Listed Building and Conservation Areas) Act 1990. | May 2013 |
| 16 | Littleport Conservation Area SPD | This document aims to assist with East Cambridgeshire District Council's duty to 'draw up and publish proposals for the preservation and enhancement' of designated Conservation Areas as required by the Planning (Listed Building and Conservation Areas) Act 1990. | February 2011 |
| 17 | Sutton Conservation Area SPD | This document aims to assist with East Cambridgeshire District Council's duty to 'draw up and publish proposals for the preservation and enhancement' of designated Conservation Areas as required by the Planning (Listed Building and Conservation Areas) Act 1990. | May 2013 |
| 18 | Renewable Energy (commercial Scale) SPD | The Supplementary Planning Document (SPD) sets out East Cambridgeshire District Council's approach to renewable energy proposals. It is aimed at developers, local communities, Parish Councils and landowners and seeks to provide people with a better understanding of how planning applications for renewable energy proposals may be assessed by the Council. | October 2014 |
| 19 | Land off Bell Road, Bottisham - Masterplan | The Masterplan sets a framework – in the form of a number of 'Principles' and a 'Parameters Plan' – that will help guide the design of any development proposal and against which any such proposal will be assessed. | October 2014 |
| 20 | Interim Policy Guidance on Community-led Development | This Interim Policy Guidance sets out East Cambridgeshire District Council's approach to community-led development proposals. It is aimed at local communities, Parish Councils and landowners, and seeks to provide people with a better understanding of how planning applications for community-led development proposals may be assessed by the Council. | December 2013 |