

Local Development Frameworks

Quick Guide 1c

Introduction

The Government has introduced a new system to manage how development takes place in our boroughs, towns, cities and the countryside.

Hyndburn used to have a borough-wide 'local' plan but this has been replaced by the new two-tier system under the Planning and Compulsory Purchase Act 2004.

1. Regional Spatial Strategies

Regional Planning Bodies have the main responsibility for preparing Regional Spatial Strategies (RSS). In the North West this is the North West Regional Assembly (NWRA). They set out how a region should look in 15-20 years time or longer. The objective of the Regional Spatial Strategy (RSS) is to contribute to the achievement of sustainable development. RSSs bring together economic, social and environmental issues and they set out the Government's planning and transport policy for each region i.e. the north west.

The RSS is part of the statutory development of every local authority in the north west including Hyndburn.

To find out more about RSS visit: North West Regional Assembly at www.nwra.gov or Government Office for the North West at www.gos.gov.uk/gonw/

2. Local Development Framework

The Local Development Framework is a folder of local development documents prepared by Hyndburn Borough Council that outlines the spatial planning strategy for the local area. It determines how the planning system helps to shape communities. There are many different documents in the Local Development Framework.

Community Involvement

Communities have a crucial role to play in the plan-making process.

Statement of Community Involvement

The Statement of Community Involvement (SCI) shows how and when planning authorities intend to consult with local communities and other stakeholders when preparing documents. Consultation should begin at the earliest stage so that communities are given the fullest opportunity to participate in plan making and to make a difference. i.e. **people feel they can influence decisions in their locality.**

Every SCI must provide open access to information, actively encourage the contribution of ideas and representations from the community and provide regular feedback on progress.

The local planning authority must make sure they give everyone even the hard-to-reach, who do not normally get involved in planning, the opportunity to be involved.

They must also make sure that people know how and when community involvement will be sought, the possible forms of involvement, including receiving and spreading information, policy and plan development procedures and the feedback process.

Planning in your area—have your say

Planning shapes the place where you live, work and play. It is important that you take an active part in the planning and decision-making process.

If you want to know how to get involved in the revision of local planning documents and have the opportunity to consider planning applications then contact Hyndburn Community Network for more information

Hyndburn Community Network

HV&CRC (Old St James School), Cannon Street, Accrington BB5 2ER

Tel: 01254 232426 **Email:** info@hyndburncommunitynetwork.org.uk

Development Plan Documents (DPDs)

A Local Development Framework must include a *Core Strategy, Site-Specific Allocations of Land, a Proposal Map* and possibly optional documents such as an Area Action Plan or other documents concerned with housing, employment or retail development and control policies. *These documents outline the key development goals of the LDF.*

These DPDs are subject to community involvement, consultation and independent examination. The DFDs are subject to sustainable appraisal to ensure the economic, environmental and social effects of the plan are inline with the sustainable development targets.

Annual Monitoring Report

A report submitted to the government by the local planning authority (HBC) to assess the progress and the effectiveness of a Local Development Framework. The report includes a range of local and standard indicators and highlights any adjustments that need to be made to the LDF scheme.

This report assesses:

- are policies achieving their objectives and is sustainable development being delivered?
- have the policies had their intended consequences?
- are the assumptions and objectives behind policies still relevant?
- are the targets set out in the LDF being achieved?

Local Development Scheme

The LDS is a public' project plan' identifying which local development documents will be produced, in what order and when. This was the starting point for the community and stakeholders to find out more about the planning policies. All local authorities submitted their LDS to the government by the end of March 2005.

Core Strategy

This sets out the general spatial vision and objectives for delivering the LDF. It plays a key part in the delivery of the Hyndburn Sustainable Community Strategy. It is concerned with those parts of the community strategy relating to the development and use of land and the council's strategy for development needs including housing, leisure and retail.

Site Specific Allocations

The allocation of land for specific use must be set out in a development plan document called Site Specific Allocations. Sites are identified and assessed for suitability, availability and accessibility for a particular use or mixed use.

Adopted Proposals Map

The adopted proposals map illustrates all site specific policies in the development plan documents in map form. It identifies protected areas such as landscape or local nature conservation areas, green belt land and conservation areas. There may also be maps for Area Action Plans.

Area Action Plans

This is a plan that focuses on a specific location or an area subject to conservation or significant change such as a regeneration area. It should outline the protection for areas and aim to resolve conflicting objectives. Area Action Plans are important to ensure developments are of an appropriate scale, mix and quality.

Supplementary Planning Documents (SPDs)

These are optional and expand or add details to policies laid out in DFDs. They can take the form of design guides, area development briefs, a master plan or an issue based document. Local authorities need to involve the community in the preparation of SPDs.

Local Development Orders and Simplified Planning Zones

The Local Development Order is made by the planning authority in order to extend permitted rights for certain forms of development.

A Simplified Planning Zone is an area which a local planning authority wishes to stimulate development and encourage investment. The local authority can grant specified planning permission in the zone without the need for a formal planning application or the payment of fees.

Hyndburn Local Development Framework

[Hyndburn Borough Council web site](#)— Go to the **A-Z section** and find **Local Development Framework**.