

THE LOCAL DEVELOPMENT FRAMEWORK (LDF)

Planning Aid for London

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Introduction

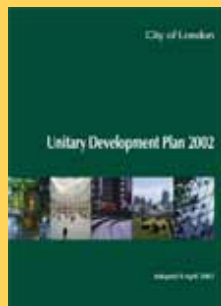
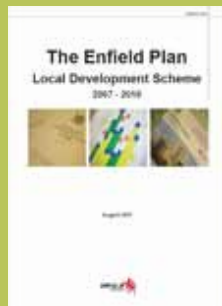
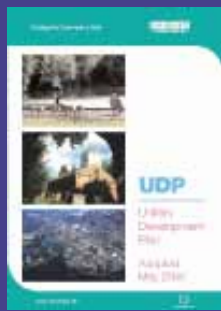
The Planning and Compulsory Purchase Act 2004 introduced a new planning system that has replaced the Unitary Development Plan (UDP) with the Local Development Framework (LDF). Over the next few years, UDPs will be phased out and replaced with an LDF that will become the new development plan for your area.

The LDF is part of a new system which will deliver the spatial planning strategy for an area. The spatial planning system is different from the 'old' land use planning system of UDPs as it is designed to achieve positive social, economic and environmental outcomes for a local authority area. In addition, all of the LDF's policies should be consistent with the government's aim for 'sustainable development'.

As part of the new system, when the main documents in the LDF are prepared, they must also undergo a process known as Sustainability Appraisal (SA). This tests the document's policies against a number of economic, social and environmental criteria to make sure that they are effective and to make sure that the LDF complies with European law.

In London, there is a two-tier structure to the planning system; it is made up of:

- The London Plan – This is produced by the Mayor; it is also known as the Regional Spatial Strategy (RSS) and provides the broad strategy for the London region over the next 15-20 years.



- The Local Development Framework – This is produced by each of the London Boroughs; it provides the more detailed, local policies that your council will use in its planning decisions over a period of up to 20 years.

What's in an LDF?

An LDF is made up of a number or 'folder' of Local Development Documents (LDDs) that will be prepared by your council to provide the spatial planning strategy for your area. The documents in the 'folder' are prepared separately so that they can be updated or replaced as necessary.

Development Plan Documents (DPDs)

DPDs are documents that set out the main policies upon which development control decisions will be made. They are subject to public consultation and to independent examination by an Inspector. They must include a Core Strategy and a Proposals Map. They may also include additional documents such as Area Action Plans (AAPs). An AAP focuses on specific areas that will be subject to change; for example, an area that will undergo regeneration or redevelopment; the emphasis of an AAP is on the implementation of this change.

The Core Strategy

The Core Strategy sets out the key principles and the overall approach to development in your local authority's area. It is a key document within the LDF as it sets out the 'vision' for the future development of your Borough and how your council expects this to be achieved.

For example, it will set out policies on key issues, such as re-using previously developed land for new developments, providing new employment land and what new retail or community facilities are needed in the area.

The Proposals Map

This is used to illustrate the areas and sites that have been identified for development and to show the areas within which particular policies will apply.

Supplementary Planning Documents (SPD)

SPDs can be prepared to provide greater detail on the policies contained within DPDs. For example, specific, more detailed guidance could be given on topics such as urban design, loft conversions or house extensions. A council would be expected to allow the community to comment on the draft guidance before it is approved.

The Local Development Scheme (LDS)

The LDS is the timetable for the preparation of local development documents. It is inspected and approved by Government and councils are expected to produce documents at the specified times set out in it.

The Statement Of Community Involvement (SCI)

Early community consultation and involvement is an essential part of the new LDF system. Councils must produce an SCI; it explains how and when the community will be actively involved in the process.

An Annual Monitoring Report (AMR)

As its name suggests, the AMR is produced yearly to track the progress on the LDF and the performance of the policies that it contains.

Where Can I Find out More?

Your local council will be able to give you more information on the preparation of its LDF and what opportunities you will have to comment. You can look on its website or you can contact your council by letter or phone. Also, keep an eye on the local papers or look out for other publicity information that your council may publish.

Useful Contact Information

The Planning Inspectorate

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Communities and Local Government

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