

PLANNING COMMITTEE

4 DECEMBER 2012

REPORT OF THE HEAD OF PLANNING

A.2 EXPLANATORY NOTE ON CURRENT LOCAL AND NATIONAL PLANNING POLICY

Members will be aware that the Government published the National Planning Policy Framework (the Framework) on the 27th March 2012. Government has given all Local Planning Authorities twelve months to ensure that their local planning policies are in line with the Framework. The Council is preparing a new 'local plan' and on 9th November 2012 it published a 'Proposed Submission Draft' of the new local plan for a period of eight weeks public consultation (until Monday 7th January 2013).

In accordance with the provisions of the Framework, the Council's 2007 Adopted Local Plan will remain in force until 27th March 2013 as part of the statutory development plan and for the time being it continues to have full weight in the determination of planning applications and at appeals. After that date it will cease to have any effect.

The Framework also allows Councils to give weight to emerging local plans as material considerations but the level of weight that can be attached to them will depend upon the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the plan and the degree of consistency of policies in the plan to the Framework.

Following its approval at Full Council on 11 September 2012, and subsequent publication, the draft local plan should be considered as a material consideration in the determination of planning applications and at appeals and, where relevant and appropriate, its policies should be applied alongside the 2007 Adopted Local Plan. Members will note that the new planning policies are now included (where relevant) within Planning Committee Agenda reports. However, at this time, the weight given to them will be minimal.

Following the public consultation, any policies or proposals that receive little or no objection will carry greater weight than those that did receive objections. The Planning Policy Team will issue guidance on the level of weight to attach to each policy/proposal as soon as possible following the close of the consultation period.

If, having considered any objections, the Council chooses to approve the plan (or only make minor changes) and submit it to the Secretary of State before the 27th March 2013, it will carry greater weight than, and take firm precedence over, the 2007 Adopted Local Plan.

From the 27th March 2013, the new local plan will become the principal source of local planning policy for Development Management. However, until it is formally adopted by the Council, the level of weight to attach to each policy/proposal will always depend upon the extent to which there are unresolved objections to the plan and the degree of consistency of policies in the plan to the Framework.