

Local Development Framework

Local Development Scheme

November 2012

Shaping the future of Bolton

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The Local Plan

The Bolton Unitary Development Plan 2005 (UDP) allocated land for various uses and sets criteria for the determination of planning applications. Under the 2004 Planning and Compulsory Purchase Act, Unitary Development Plans are being progressively replaced with Local Plans.

Local Development Scheme (LDS)

This is a programme document for Bolton's Local Plan and sets out the documents the council needs to prepare over the next three years with timescales and milestones for their preparation. This includes transitional arrangements for carrying forward remaining UDP policy into the Local Plan. The first Local Development Scheme was published in March 2005 and covered the period to March 2008. It has been revised several times since it was first produced, most recently in July 2011. This Local Development Scheme covers the period up to February 2016. A summary timetable and programme chart are contained in the appendices 4 and 5 respectively.

Authority Monitoring Report (AMR)

The council is required to prepare an Authority Monitoring Report (AMR). The AMR should contain information on the progress of the Local Plan as set out in the Local Development Scheme (LDS) and the extent to which policies set out in the Local Development Documents, including saved policies, are being achieved. The seventh AMR was published in December 2011.

Regional Planning Context

Regional Spatial Strategy (RSS) provides a strategic context for the Local Plan. The current RSS for the North West was published in September 2008 and it currently forms part of the Development Plan for Bolton. However RSS is in the process of being revoked under the powers of the Localism Act.

The Statement of Community Involvement (SCI) sets out how the council will engage the community in the preparation of Local Development Documents and the council's procedures for public involvement in planning policy development and planning control decisions. It is also subject to public consultation. The first SCI was adopted in February

2007. The council subsequently revised it and the current SCI came into force in January 2011.

Development Plan Documents (DPD) set out the council's policies for the borough's development and use of land and form the primary criteria in determining planning applications. All DPDs must conform to the provisions of the council's SCI and will be subject to examination by the Planning Inspectorate before adoption. Where relevant these will comprise a Core Strategy, Development Control Policies, Land Allocations, Proposals Map, Area Action Plans and specific policy plans.

Core Strategy : sets out the council's vision and spatial strategy for future development to 2026 and includes Development Management policies, a Key Diagram and allocations for major development. The council adopted the Core Strategy in March 2011.

Allocations Plan DPD: will set out land allocations for a range of relevant future uses which will include housing, employment, mixed use, retail development and community facilities. It will also identify areas of protection from development such as Green Belt and Conservation Areas. See Appendix 3.

Unitary Development Plan Saved Policy: A transitional period is allowed for existing statutory plans to be 'saved' for 3 years or longer with approval from the Secretary of State, enabling relevant existing policy to be carried forward into the new system.

Bolton's Unitary Development Plan (UDP) was adopted in April 2005. In 2008, the 2005 plan was saved in its entirety, but in 2011 it was partially replaced by the adopted Core Strategy. The adoption of the Greater Manchester Waste Plan in April 2012 replaced one further UDP policy. Its remaining policies will be replaced in due course by further Development Plan Documents.

A list of the remaining saved policies and where these may be incorporated into Local Plan documents can be found at Appendix 2. This should not be taken to suggest that policies will automatically be carried forward into future Local Plan documents, rather that the issues covered by them and the need for continued policies will be considered through work on new documents including the results of evidence gathering and consultation.

Greater Manchester Waste Plan

The council adopted the Greater Manchester Waste Plan on 1st April 2012, and it is now part of the Development Plan for Bolton.

Greater Manchester Minerals Plan

The ten Greater Manchester councils are working together on a joint Minerals Development Plan Document. The Minerals Plan will provide a sound, sub-regional, planning policy framework that provides a clear guide to minerals operators and the public about:

- The locations where mineral extraction may take place
- The safeguarding of sensitive environmental features and of mineral resources with potential for future extraction
- All aspects of environmental and resource protection including the sustainable transportation of minerals.

When adopted the Minerals Plan will replace one of the saved UDP policies.

Conformity

The Local Plan must be internally consistent and policies must be in conformity with the Core Strategy. It must be in conformity with the National Planning Policy Framework and, until it is revoked, the Regional Spatial Strategy.

Sustainability Appraisal

All Development Plan Documents will be subject to sustainability appraisal throughout the process including the production of an appraisal report. This incorporates Strategic Environmental Assessment required by European environmental legislation to ensure they reflect sustainable development principles.

Resources

The production of documents forming the Local Plan will be led by the Planning Strategy Team in the Development & Regeneration Department. This staff resource must also

balance the preparation of the Local Plan with other council and departmental work priorities.

This section will have overall responsibility for the production process but will receive support from other departmental sections, and council departments as appropriate. Consultants may be engaged on specific projects where there is a lack of expertise or capacity in-house.

Risk

The Council seeks to minimise the risk of additional expense and delay. Key risks are:

-external change identified above which the Council will address by ensuring that long-life documents focus on essentials and are flexible enough to be adaptable to change and anticipating change;

-procedural complications and slippage which the Council will address by maintaining robust information and ensuring that plans are sound;

-resource issues such as staff retention, specialist advice and document and map production, which the Council will address by matching resources to work priorities sufficient resources available;

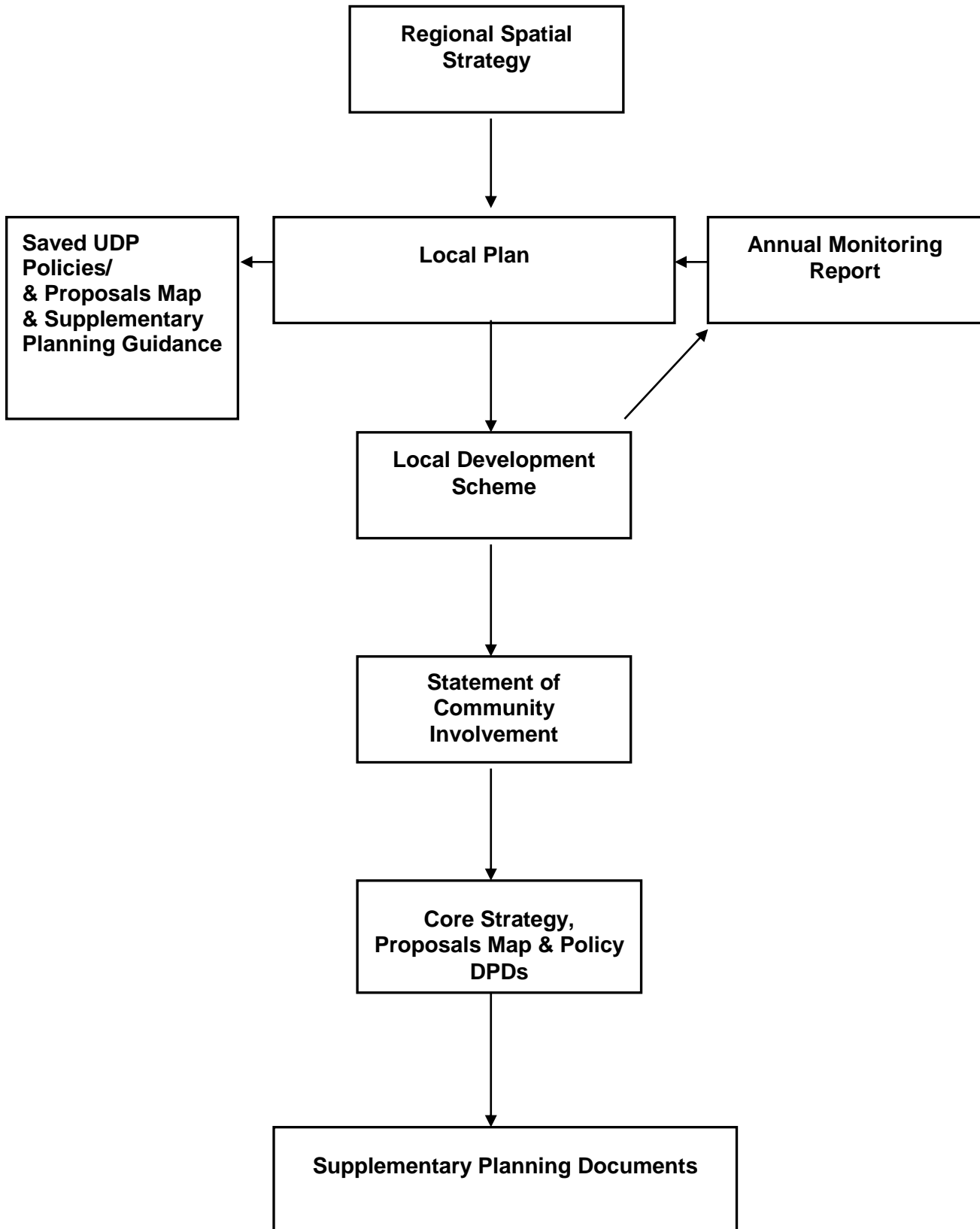
-stakeholder commitment issues which the Council will address with commitment to community involvement.

-risk of non conformity of documents with the Core Strategy. Careful timetabling of DPD production within the LDS should minimise the risk of subsequent documents being found to be unsound.

Monitoring and Review

Circumstances will inevitably change during the LDS period with changing priorities at national and local level. These have been addressed in the 2011 Annual Monitoring Report that was produced in December 2011, and this Local Development Scheme takes into account the AMR's findings.

Appendix 1 Relationship between Local Development Documents



Appendix 2: Saved UDP Policies & Incorporation into Local Plan

	Saved Policy	Local Plan
R2	Protected Open Land	Allocations Plan
R3	Diversification in the Countryside	Allocations Plan
G2	Control of Development in the Green Belt	Allocations Plan
G3	Re-use of Buildings in the Green Belt	Allocations Plan
G4	Infilling in the Green Belt	Allocations Plan
G5	Infilling at major development sites in the Green Belt	Allocations Plan
G6	Wallsuches Bleachworks, Horwich: A major developed site in the Green Belt	Allocations Plan
N8	Trees in Conservation Areas and TPO	Allocations Plan
EM5	Derelict Land & Buildings	Allocations Plan
EM9	Hazardous Installations	Allocations Plan
D4	Advertisements	Allocations Plan
O6	Development at Waterside Locations	Allocations Plan
O7	Public Rights of Way	Allocations Plan
A14	Park and Ride Facilities	Allocations Plan
A15	Protection of Former Railway Lines	Allocations Plan
A18	The Road Network	Allocations Plan
A19	Road Schemes and Improvements	Allocations Plan
E6	Improvement of Existing Industrial Areas and Premises	Allocations Plan
TC3	Evening Economy Zone	Allocations Plan
TC4	Protection of Core Shopping Areas	Allocations Plan
M4	Conditions to be applied/Legal Agreements	Greater Manchester Joint Minerals DPD

Appendix 3 Local Development Document Profiles

DPD 1 – CORE STRATEGY

Adopted in March 2011

DPD 2 – ALLOCATIONS PLAN DPD			
Area	Bolton District	Status	DPD
Content (Indicative)	The Allocations Plan will set out land allocations for a range of relevant future uses which may include housing, employment, mixed use, retail development and community facilities and it will also identify areas of protection such as Green Belt, Conservation Areas etc.		
Conformity	Must conform to National Planning Policy, Regional Spatial Strategy, Core Strategy and Statement of Community Involvement.		
Milestones	Consulting statutory bodies on the scope of the Sustainability Appraisal Regulation 18 consultation ¹ Publication Submission to Secretary of State Pre hearing meeting Commencement of hearings Receipt of Inspector's Report Adoption		March 2009 April 2009 - Dec 2012 March 2013 August 2013 Oct 2013 Dec 2013 Mar 2014 May 2014
Production	Lead Organisation: Development & Regeneration Department Management Arrangements: Drafts to be approved by Executive Member for Environment, Regulatory Services and Skills Resources: Planning Strategy Community & Stakeholder Involvement: Consultation with general bodies. Community consultation process including Area Forum meetings and focus groups.		
Monitoring and Review	The Authority Monitoring Report will examine contextual issues and whether development is conforming to the Strategy.		

¹ Regulation 25 before April 2012

DPD3 GREATER MANCHESTER WASTE PLAN

Adopted April 2012

DPD 4 – THE GREATER MANCHESTER MINERALS PLAN

Area	Bolton Metropolitan Borough Council, Bury Metropolitan Borough Council, Manchester City Council, Oldham Metropolitan Borough Council, Rochdale Metropolitan Borough Council, Salford City Council, Stockport Metropolitan Borough Council, Tameside Metropolitan Borough Council, Trafford Metropolitan Borough Council and Wigan Metropolitan Borough Council.	Status Joint DPD
Content	<p>Role and Subject. The JMDPD will:</p> <ul style="list-style-type: none"> • Set out the strategic aims and objectives relating to minerals for the Greater Manchester area; • Develop the main policies and broad framework for implementation and monitoring; • Detail how the Planning Authorities will meet their contribution to delivering the identified needs of the region for all minerals, within acceptable social, economic and environmental parameters; • Set out how minerals will be considered alongside other spatial concerns, recognising the importance of the prudent use of minerals in preserving natural resources; • Safeguard existing rail head, wharfage, and other storage and handling facilities and identify future sites to accommodate such facilities; • Safeguard rail and water-served sites for concrete batching, coated materials, and the reprocessing of recycled and secondary materials into aggregate, and, where appropriate, identify future sites for these uses; • Indicate areas where future working might be sustainable; • Identify Mineral Safeguarding Areas (MSAs); • Include a key diagram detailing sites identified within the plan area, and a set of 10 inset maps, one for each district, to be included within their individual proposals maps; and • Set out detailed criteria based and site specific policies for the plan area. 	
Conformity	The JMDPD will be written to conform to National Planning Guidance, Regional Spatial Strategy and each of the District's Core Strategy Development Plan Documents.	
Milestones	<ul style="list-style-type: none"> • Consultation on Sustainability Appraisal Scoping Report • Regulation 18 consultation¹ • Publication of the JMDPD² • Submission to Secretary of State • Pre Hearing Meeting • Examination hearings • Receipt of Binding Inspector's Report • Estimated Date for Adoption 	<p>November – December 2009</p> <p>November 2009 – November 2010</p> <p>July 2011</p> <p>November 2011</p> <p>No meeting necessary</p> <p>February 2012</p> <p>December 2012</p> <p>April 2013</p>

¹ Regulation 25 before April 2012

² This includes a statutory 6 week consultation in line with Regulation 28.

Production	<p>Organisational Lead</p> <p>Work on the JMDDP will be co-ordinated and managed by the Greater Manchester Minerals and Waste Planning Unit (GMMWPU) on behalf of each District.</p>
Production	<p>Political Management</p> <p>A Joint Committee has been established to act as an Executive, with responsibility for approval of the document except at publication and adoption, at which point the JMDDP must be agreed by each District's Full Council, with delegated approval to the Joint Committee at submission. The Joint Committee is supported by a Steering Group consisting of officers from each of the Districts.</p>
Production	<p>Resources</p> <p>GMMWPU will have responsibility for co-ordinating and managing the JMDDP preparation, also drawing on contributions from each of the ten Greater Manchester Councils and the Association of Greater Manchester Authorities (AGMA) Policy Unit.</p>
Production	<p>Community & Stakeholder Involvement</p> <p>Consultation on the JMDDP has been carried out in accordance with each of the District's Statement of Community Involvement (SCI).</p>
Evidence Base	<p>The following documents represent the main existing evidence base for minerals:</p> <ul style="list-style-type: none"> - RAWP Annual Monitoring Report 2008 - AMRI Survey - NW Regional Study in to arisings of Construction, Demolition and Excavation Waste - AGMA Report: Investigation into Minerals Resources in Greater Manchester - ODPM Survey on Arisings of Construction, Demolition and Excavation Waste (2005) (Symonds Report)
Monitoring and Review	<p>In respect of the JMDDP, annual monitoring will be carried out by GMMWPU as they are the most appropriate body to undertake this work. A report will be produced and this will be incorporated into each district's Authority Monitoring Report. The document will contain details on the progress of the JMDDP, and make any necessary amendments to the LDS timetable. Monitoring of the JMDDP will be carried in accordance with each of the 10 Greater Manchester Authorities and the Regulations.</p>
Risk Assessment	<p>Every effort will be made to ensure that the programme set out for the JMDDP will be fulfilled, but clearly there are various risks to different aspects of it. The following table identifies these possible risks, the problems that could ensue and the mitigation measures that might be taken to alleviate them.</p>

Risk	Problem	Mitigation Measure
Staff absence/turnover	May leave the JMDPD under resourced and delay production.	Staff will be drawn from the planning team within GMMWPU. The Plan will be produced by a team of people who will share knowledge on production issues and will be able to provide cover. Furthermore as part of Urban Vision, staff with significant policy making experience can be called on, if necessary.
Political Delay/programme slippage	Due to the unique nature of the production arrangement of this JMDPD, it is required to gain approval at key stages through the 10 authorities. Therefore there is the risk that key dates may not be met due to timings of Full Council meetings.	The Joint Committee and the JMDPD Steering Group have been established to ensure that political commitment from each authority is gained from the outset and to raise the importance of meeting key dates for council approval.
One or more Authorities withdraws from the Joint Working arrangements	An authority may choose to withdraw from the arrangements to produce the JMDPD as a result of change of circumstances or as a result of disagreements occurring regarding plan production.	Every effort will be made to maintain good working relations throughout plan production. However where an authority chooses to withdraw from joint working arrangements, the established Local Agreement allows the remaining authorities to reserve the right to continue to work together to develop a JMDPD for the remaining sub-region area.
General Election and local elections	Risk of delay due to restrictions on consultations and approval of plans in approach to elections.	For local elections, ensure approvals process and consultations are arranged outside of this period. Influence of general election may depend on date and could delay the timetable.

DPD 5 – TRAVELLERS DPD			
Area	Bolton District	Status	DPD
Content (Indicative)	The Travellers DPD will set out overall requirements for the number of additional pitches for the gypsy and traveller, and travelling show people communities, and if necessary allocate sites to meet the requirement		
Conformity	Must conform to National Planning Policy, Regional Spatial Strategy, Core Strategy and Statement of Community Involvement.		
Milestones	Consulting statutory bodies on the scope of the Sustainability Appraisal Regulation 18 consultation Publication Submission to Secretary of State Pre hearing meeting Commencement of hearings Receipt of Inspector’s Report Adoption		March 2014 March 2014–Jun 2014 December 2014 May 2015 July 2015 September 2015 December 2015 February 2016
Production	Lead Organisation: Development & Regeneration Department Management Arrangements: Drafts to be approved by Executive Member for Environment, Regulatory Services and Skills Resources: Planning Strategy Community & Stakeholder Involvement: Consultation with general bodies. Community consultation process including Area Forum meetings and focus groups.		
Monitoring and Review	The Authority Monitoring Report will examine contextual issues and whether development is conforming to the Strategy.		

APPENDIX 6A - DEVELOPMENT PLAN DOCUMENTS SUMMARY TABLE

Document Title	Chain of Conformity	Consulting statutory bodies	Regulation 25 consultation	Publication	Submission to Secretary of State	Pre-hearing meeting	Commencement of hearing	Receipt of Inspector's report	Adoption
Allocations Plan	NPPF, RSS, Core Strategy & SCI	March 2009	Apr 2009 – Dec 2012	Mar 2012	Aug 2012	Oct 2013	Dec 2013	Mar 2014	May 2014
GM Joint Minerals Plan	NPPF, RSS & Gtr M/C UDP/LDFs District's Core Strategy & DPDs.	Nov – Dec 2009	Nov 2009 – Nov 2010	July 2011	Nov 2011	Not held	Feb 2012	Dec 2012	April 2012
Travellers Development Plan Document	NPPF, RSS and Core Strategy	March 2014	Mar 2014 – Jun 2014	Dec 2014	May 2015	July 2015	Sep 2015	Dec 2015	Feb 2016
Proposals Map	Core Strategy, RSS & adopted DPD						Update on each DPD adoption		

