

Planning Policy Jargon Buster

Planning Policy	The adopted criteria against which planning and listed building applications are determined.
LDF - Local Development Framework:	A suite of documents that contain all the planning policy for the District, Borough or Unitary Authority Area
Local Plan	A single document containing all the planning policy relevant to the District, Borough or Unitary Authority area. Local Plans preceded the Local Development Framework and are now replacing them again in an effort to simplify the system of plan making.
Development Plan	The planning policy against which planning applications will be considered. The Development Plan includes national, regional and local planning policy documents and must be referred to when making a decision.

Policy Production

The preparation of planning policy documents typically follows the chronology outlined below. At each stage prior to the submission of the draft policy document to the Secretary of State for Examination consultation on the document is undertaken where the public are typically given six weeks to review and comment on the draft proposals contained within the consultation documents. The comments from the consultation are then used by the Council to refine its policy ready for the next stage of the production process.

- **Issues and Option** Evidence gathering gauging response to possible options for development focus
- **Preferred Options** Publication of the Council's preference for development and growth within the Council's administrative area
- **Submission Draft** Publication of Council's final version of the document following previous public consultation
- **Submission** The Council sends the Submission Draft and the comments received from the public, during the consultation to the Secretary of State for Communities and Local Government who in turn appoints a Planning Inspector through the Planning Inspectorate
- **Planning Inspector** An independent expert appointed by the Secretary of State, through the Planning Inspectorate to assess all sides of an argument and make a determination based on the planning merits of the case.
- **Planning Inspectorate** An Executive Agency of the Department for Communities and Local Government (DCLG) and of the Welsh Government. The inspectorate, through its officers and inspectors processes planning and enforcement appeals; holds examinations into local plans and community infrastructure levy charging schedules.
- **Pre-examination Inquiry** A meeting held by the Inspector in advance of the Examination of a policy document with interested parties to confirm the procedures attaining to the examination and any material that the interested parties wish to be submit, the timetable and form that this should take.
- **Examination in Public** A roundtable discussion of the proposed policy with interested parties asking questions of the Council through the Inspector.
- **Inspector's Report** A reasoned response and justification from the Inspector to all those objection to the proposed document detailing what, if anything, will be changed within the document. Inspector's reports are binding on the Council, meaning that all the suggested changes must be made prior to the Council's formal adoption as planning policy for the administrative area.
- **Adoption** The confirmation by a meeting of the Full Council of elected members that following approval by the Secretary of State, through his Inspector, that the proposed policy is acceptable that this will now form the planning policy for the area against which planning applications will be determined.

For more information please contact PlanSurv.