

Local Development Framework

Developing the Planning Policy for the future of the Borough

CONSULTATION ON THE DEVELOPMENT MANAGEMENT DEVELOPMENT PLAN DOCUMENT FRIDAY 29 JANUARY TO FRIDAY 12 MARCH 2010

NEWSLETTER
JANUARY 2010

WHY PLANNING POLICY IS RELEVANT TO EVERYONE IN THE BOROUGH.

Planning policy is relevant to everyone in the Borough because it sets the framework for assessing proposed changes to places in which we live, shop, work, study and spend our leisure time. It provides the basis for deciding all planning applications, from a house extension to a supermarket. Yet it is something in which there is often little interest until there is a proposal for a large scale new development or one which directly affects your own neighbourhood.

WE ARE IN THE PROCESS OF DEVELOPING PLANNING POLICY FOR THE FUTURE.

The planning policy framework for the future of the Borough is called the Local Development Framework (LDF). The Local Development Framework will include a number of Development Plan Documents (or DPD's) and is gradually replacing the 2005 Unitary Development Plan.

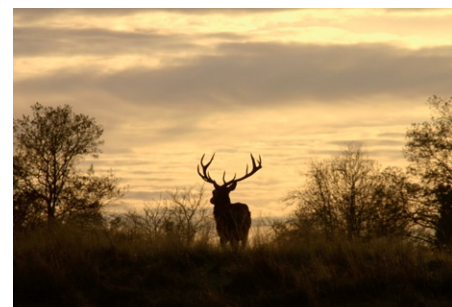
WHAT WE ARE CONSULTING YOU ABOUT NOW.

You may recall that we have already consulted on the LDF Core Strategy which was adopted in April 2009. This further stage of the consultation is about the Development Management Plan (DMP), which includes over 60 detailed policies. These policies will be used as a basis for deciding on all planning applications. The DMP complies with National and Regional (i.e London) Guidance and takes forward the vision within the adopted Core Strategy, which has three inter-related themes.

THE POLICIES WITHIN THE DMP INCLUDE

For a Sustainable Future

Leading edge policies for sustainable construction, a 20% reduction in carbon emissions by encouraging renewable energy, retrofitting, adapting to climate change, encouraging living roofs on larger developments, reducing flooding risk and the provision of sufficient drainage, water and sewerage for new development.



Protecting Local Character

Strengthened policies to protect and enhance our attractive heritage and built and natural environment, open land, riverside and town centres, including the protection of some back gardens from development.

Meeting People's Needs

Policies for the provision of well designed housing, giving priority to affordable housing and social infrastructure, flexibility for employment to help business in the recession, and a balanced approach to transport and parking, with lower levels of parking to be provided in areas with good public transport links.

DETAILED GENERIC POLICIES

Policies for development to take account of layout, design and neighbourliness, and to protect and enhance trees and landscaping, and control shop fronts and adverts.



 LONDON BOROUGH OF
RICHMOND UPON THAMES

THE LOCAL DEVELOPMENT FRAMEWORK DEVELOPMENT PLAN DOCUMENTS

| Name | What it does | Stage reached in production |
|--------------------------------|--|--|
| The Core Strategy | Provides a broad framework for the use of land in the Borough over the next 15 years | Adopted in April 2009 |
| The Development Management DPD | Provides detailed policies used for deciding Planning Applications | In production – the subject of this consultation |
| The Site Allocations DPD | Includes proposals for Sites within the Borough | Work to start on this later in 2010 |

DEVELOPMENT MANAGEMENT DPD STAGES OF PRODUCTION

| Stage | Purpose | Dates |
|------------------------------|---|--|
| Preparation | Research and monitoring to produce evidence, background and issues papers | Jan-June 2009 |
| Focussed Issues consultation | To identify main issues and opinions on a series of topics likely to be included in the DPD, before drawing up the policies | June-October 2009 |
| Pre-submission consultation | To consult on detailed policy wording before finalising document for submission to Government | 6 weeks from January 2010 – this is the current consultation |
| Submission of DPD | Plan is formally submitted to Government, there is a final opportunity for public consultation, all views will be put before an Independent Inspector | 6 weeks, Autumn 2010 |
| Examination in Public | An Independent Inspector examines the Plan to check if it is sound. An opportunity for consultees to explain their views to the Inspector | 2-3 weeks, Jan 2011 |
| Adoption of DPD | The Plan becomes official policy | June 2011 |

WHAT WE WANT YOU TO DO IN THIS CONSULTATION

As a resident or business of Richmond Borough we want to know whether you agree with the Borough planning policies within the draft Development Management DPD.

You can view the Development Management DPD at main libraries, the Civic Centre Reception or online at www.richmond.gov.uk/development_management_dpd

Please submit your comments by Friday 12 March 2010 online or by post to: Policy and Design Section, 2nd floor, London Borough of Richmond, Civic Centre, 44 York St, Twickenham, TW1 3BZ.

If you have any queries call 020 8891 7322 or email ldfconsultation@richmond.gov.uk

WHAT HAPPENS NEXT AFTER THIS CONSULTATION?

It is important for you to comment now as in the next stage the grounds for comment will be more limited. The results of this consultation and proposed revisions for the Development Management DPD will be approved by Full Council. The document will then be submitted to the Government Department for Communities and Local Government in Autumn 2010, and published for final public consultation. An Inspector will assess the submitted Plan against 'tests of soundness' at an Examination in Public scheduled for January 2011. If agreed it should be adopted in June 2011.