

## MAP ISSUES

This paper should be read in conjunction with the Council's responses to the Inspector's initial questions to the Council (Question 19) as attached.

### Legal Context

Under regulation 22 of the T&CP (local Planning)(England) Regulations 2012 a 'submission policies map' is one of the prescribed documents under s20(3) of the Planning and Compulsory Purchase Act 2004 and must be submitted to the Secretary of State as part of the local plan process. A submission policies map is defined in the Regulations as a map which shows how the 'adopted policies map' would be amended by the accompanying local plan if it were adopted.

Regulation 9 confirms that the adopted policies map must contain a map of the area which must 'illustrate geographically the application of the policies in the adopted development plan'.

### Policies Map status

Ealing has until recently proceeded on the basis that the Policies Map (and associated booklet) is a stand-alone DPD and, as a result has gone out to consultation and submitted its documents on that basis. As part of the submission documents the Council also submitted an Atlas of Map Changes (EPM6) which for the purposes of the DPD process is the 'submissions policies map'

Given that the Policies Map is not now being considered as a stand-alone DPD then the changes reflected in the Policies Map need to be treated as part of one or other of the two DPDs currently under consideration. The Council proposes that it would be appropriate to incorporate the Map into the Development Management DPD, and publish this alongside the Atlas (EPM6) as a main modification. Arguably the sites designations/boundaries derived from the Development Sites DPD should be removed, but that will be a matter for the Inspector. The Council's preference would be to retain this layer as it provides useful context in understanding the interaction of all layers which make up the policies map.

The rationale for now including the Policies Map as part of the Development Management DPD is that (with the exception of the sites allocation designations) the boundary/designation changes introduced in the Map for the first time are geographical expressions of policies in the Development Management DPD. In some cases there is a direct link to a new 'local' policy in the Development Management DPD. However, given that the Council's approach to developing DPDs is that we have avoided duplicating policies covered in regional and national policy, in some cases the Map also includes the geographical expression of those policies which, for the purposes of Development Management the Council proposes to follow without amendment.

If the Inspector agrees this approach in principle the Council can provide some brief wording to be added to the introduction to the Development Management DPD to incorporate the Policies Map (and booklet) with a cross reference to Appendix 1. If deemed necessary additional wording could also be added to the introductory text to the Atlas of Map Changes (EPM6) to describe more explicitly the relationship between the DPD and the map changes. Given the context in which this proposed modification has arisen it is appropriate in the Council's view for the Inspector to still consider the representations on the map as part of this examination.

## **Policies Map**

**19. My examination relates to the Development Sites and Development Management Development Plan Documents. The Policies Map does not appear to be part of these plans and is not therefore part of the examination. In any event, the Policies Map should only be a visual representation of policies contained in Plans. If the Council wish they can include a list of changes in an annex to the development sites DPD to include it within the Plan discussion.**

**Council Response:** *The Council recognises that the Policies Map is not a separate DPD in its own right, but rather illustrates geographically the application of policies in the other DPDs forming the Local Plan for the borough. To date these include policies adopted in the London Plan, our own Development (or Core) Strategy and those policies set out in the emerging Development Management and Development Sites DPDs.*

*Currently the adopted Policies Map is the 2004 UDP Proposals Map, incorporating changes arising from the Development Strategy. These changes were considered alongside the Development Strategy in 2011, examined in November 2011, adopted in April 2012, and detailed in the 'Atlas of changes to the UDP Proposals Map 2004' (EB2). Since the adoption of these changes in April 2012, further changes have been identified. The Council had initially intended to progress the Policies Map as a separate DPD, and so were planning to publish these changes alongside the full document itself, to coincide with the consultation on the Development Sites and Development Management DPD. Whilst the Policies Map is no longer seen as a separate DPD in itself, we have been equally rigorous in our approach to publishing these documents.*

*For consultation purposes, to aid the reader in understanding the document, we have highlighted changes between the consultation draft and earlier iterations of the map (i.e. UDP Proposals Map incorporating Core Strategy changes). Whilst these changes have been emphasised in the consultation document, the Council have published the map (and associated map booklet) in full, and have welcomed comments on all aspects of the map irrespective of whether changes are proposed. The Local Plan will replace the UDP in its entirety and accordingly associated mapping must be considered afresh rather than just a refinement of what has gone before. Consultation on the new set of mapping has been undertaken alongside the preparation of these other DPDs. Two formal stages of consultation were undertaken. The first in summer 2012 and the second in autumn 2012, coinciding with consultation on the publication draft of the Development Sites and Development Management DPDs.*

*In the large part where mapping changes are proposed these designations depend on policies set out in the DPDs currently being examined. The relationship between the designations on the Policies Map and policies in the DPD is set out in Appendix 1 of the Policies Map Booklet (EPM6) and in appendices to the Development Management DPD (Appendix 1 in EDM2 and EDM3 and Appendix 3 of EDM4). Given that the majority of these designations rely on policy hooks set out in the London Plan or our own*

*local Development Management DPD this table is appended to the Development Management DPD. Only one designation 'Development Site' relies directly on the Development Sites DPD.*

*As has been established elsewhere, and particularly in respect of the Development Management DPD, the Council's approach to developing DPDs has been to avoid duplicating policies covered in regional and national policy. Accordingly a number of allocations on the Policies Map do rely on policies in the regional plan (London Plan) to support the basis of this designation and to guide development in relation to such designations. Whilst such policies in the London Plan are not the subject of this examination, and the Council wishes to avoid duplicating such policies at the local level, we do nonetheless need to identify the spatial application of such policies and this will need to be examined.*

*In our view it is not possible to accurately identify the geographical extent of policy coverage through written policy text alone. Moreover the form that our Local Development Management Policies have taken, essentially defining criteria for managing applications, is not intended to define policy coverage. Clearly the geographical scope of policy coverage can only be effectively illustrated in mapped form, and policies can only be implemented if this is understood.*

*Clearly the decision not to recognise the Policies Maps as a DPD did create a considerable dilemma for us. We have however made every effort to publicise mapping alongside the preparation of the other DPDs and are keen to ensure that representations made by interested parties on such mapping are seen to be addressed albeit by reference back to their relevant DPD or London Plan context.*

*The approach we have taken has also been tested in earlier discussions with the Planning Inspectorate in front-loading/advisory visits and PAS/PINs hosted seminars on plan preparation. The advice received emphasised the need to provide a clear audit trail of any proposed changes using the Adopted UDP Proposals Map as a baseline. It would therefore be unfortunate if issues arising from this mapping could not be treated as part of the examination of the relevant DPD policy to which it relates. We would therefore respectfully request that mapping issues be considered as part of the relevant DPD examination process.*

*As indicated above our preference was to append the schedule showing relationship between the designations on the Policies Map and the relevant DPD policy to the Development Management DPD as the majority of the mapping issues relate back to that DPD. If required we would also be happy to also append this schedule to Development Sites DPD and will look forward to receiving further direction on this matter. Should this not be possible we would welcome advice on how, if at all, the content of such mapping should be considered through the plan making process*