

6. APPENDIX 2

Matrix for issues to consider in preparing an LDO

Appendix 2	Matrix for assessing matters to be considered						
	Design Code	Heritage	Viability	Transport	Flooding and Geo-Technical	EIA Regulations	Consultation
Geographic Scope							
Large strategic site or sites capable of accommodating major mixed-use development in regeneration and renewal areas.	Can include: illustrative scheme scenarios, character areas / plots / typologies of sites, suggested architectural typologies, storey heights, density, setbacks/buffers, and palette of materials.	Appraisals, conservation plan or targeted specialist investigation may be required to identify constraints and opportunities arising from assets on-site to avoid or minimise harm to the setting and significance of a heritage asset and ensuring no Listed Buildings are affected.	Likely to require consideration of phasing, strategic infrastructure costs/servicing the site, social infrastructure, on-site affordable housing via conditions. The quantum of development will inform maximum Gross Development Value and discussions with developer/ landowner.	Travel Plans, Transport Assessments and Statements are all ways of assessing and mitigating the negative transport impacts of development in order to promote sustainable development. They are required for all developments which will generate significant amounts of movements.	Large brownfield sites are likely to be contaminated in old commercial areas. Similarly it is likely that most strategic sites will be at risk from flooding. A site specific Flood Risk Assessment and Drainage Strategy may be required for the largest schemes. In addition it may be necessary to satisfy the sequential and exception tests. Large sites can utilise a variety of SUDs/drainage options.	The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015 amended Paragraph 2 of Schedule 2 in the 2011 Regulations ⁱⁱ - Industrial >5ha - Shopping centres and car parks / stadiums / leisure centres / cinemas - >150 dwellings - Urban development >5ha	Larger schemes will demand more intensive engagement efforts with the prescribed bodies, Members and other local stakeholders.

Appendix 2 Geographic Scope	Matrix for assessing matters to be considered				Flooding and Geo-Technical	EIA Regulations	Consultation
	Design Code	Heritage	Viability	Transport			
Site(s) capable of accommodating major development outside of regeneration areas i.e. standalone	Likely to be site-specific dependent on constraints.	Likely to require clauses in the LDO covering heritage assets	Likely to consider on-site provision of affordable housing vs paying a commuted sum If the scheme involves PRS, specialist housing the testing should reflect current yields in the local area to calculate capitalised rents	Where the transport impacts of development are not significant, it may be that no Transport Assessment or Statement or Travel Plan is required. LPAs, developers, relevant transport authorities, and neighbourhood planning organisations should agree what evaluation is needed in each instance	Likely to require clauses in the LDO covering flooding, contamination etc.	<ul style="list-style-type: none"> - Industrial >5ha - Shopping centres and car parks / stadiums / leisure centres / cinemas - >150 dwellings - Urban development >5ha - See other forms of development in Schedule 2 of the 2011 regulations 	Consultation with the landowner can be either collaborative production or light-touch where the landowner is not engaged (i.e. in compliance with the Regulations governing the 28 day consultation)
Examples from Swindon and Cherwell have included sites accommodating small-scale development ⁱⁱⁱ all the way up to simple area-wide LDOs that have simplified planning for	Area-wide LDOs may include design codes for shop fronts, Conservation Areas etc. Whereas a routine LDO may simply rely on conditions without a detailed design guide or code.	Likely to require clauses in the LDO covering heritage assets.	The LDO should ensure flexibility where there are different housing or economic markets i.e. development should be facilitated even in lower value areas as per the	Likely to require clauses in the LDO covering transport impacts.	Smaller sites will need to consider the design of SUDs.	Likely to be N/A for small-scale sites	<p>Some area-wide LDOs will require consultation with potential developers/stakeholders that are likely to be impacted on.</p> <p>Routine LDOs will not require the same intensive consultation as more detailed Enabling</p>

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topics such as low carbon LDOs			NPPF and not threaten delivery				LDOs or Regeneration-led LDOs.

¹ The Development Management Procedure Order 2015 defines “major development” as development involving any one or more of the following—

(a) the winning and working of minerals or the use of land for mineral-working deposits;

(b) waste development;

(c) the provision of dwellinghouses where—

(i) the number of dwellinghouses to be provided is 10 or more; or

(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);

(d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or

(e) development carried out on a site having an area of 1 hectare or more;

ⁱⁱ The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 – Schedule 2 (as amended)

(a) Industrial estate development projects where the area of the development exceeds 5 hectares.

(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas;

(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or

(ii) the development includes more than 150 dwellings; or

(iii) the overall area of the development exceeds 5 hectares.

ⁱⁱⁱ Development falling below the threshold for “major development” i.e. less than 10 dwellings/0.5ha (residential only) or 1ha (mixed use)