

Nexus 25 and Local Development Orders

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6 June 2018



Nexus 25 and LDOs

What will this presentation cover?

- **LDOs – what and why?**
Proactive planning which is focused on delivering a positive outcome for sites
- **Nexus 25 LDO**
Inception to delivery
- Reflect **Garden Town principles**
- LDOs are a positive planning tool used to *make good development happen*



Local Development Orders

What is an LDO?

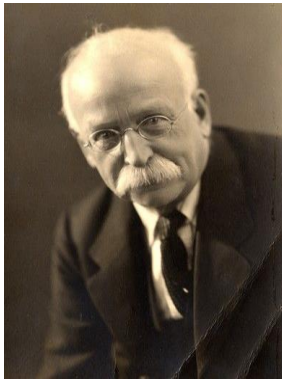
- A grant of PP other than the TCPA
- Respond to criticism from the development industry of planning being too slow
- Should make planning easier, cheaper and faster
- Shift from reactive (determining apps) to proactive – preparing LDOs
- Marry vision with delivery



LDO Legal Requirements

Short and simple

Howard benefited from a world where he could pursue his ideas relatively unencumbered by the bureaucracy of things like planning permission.....



.....he would like LDOs!

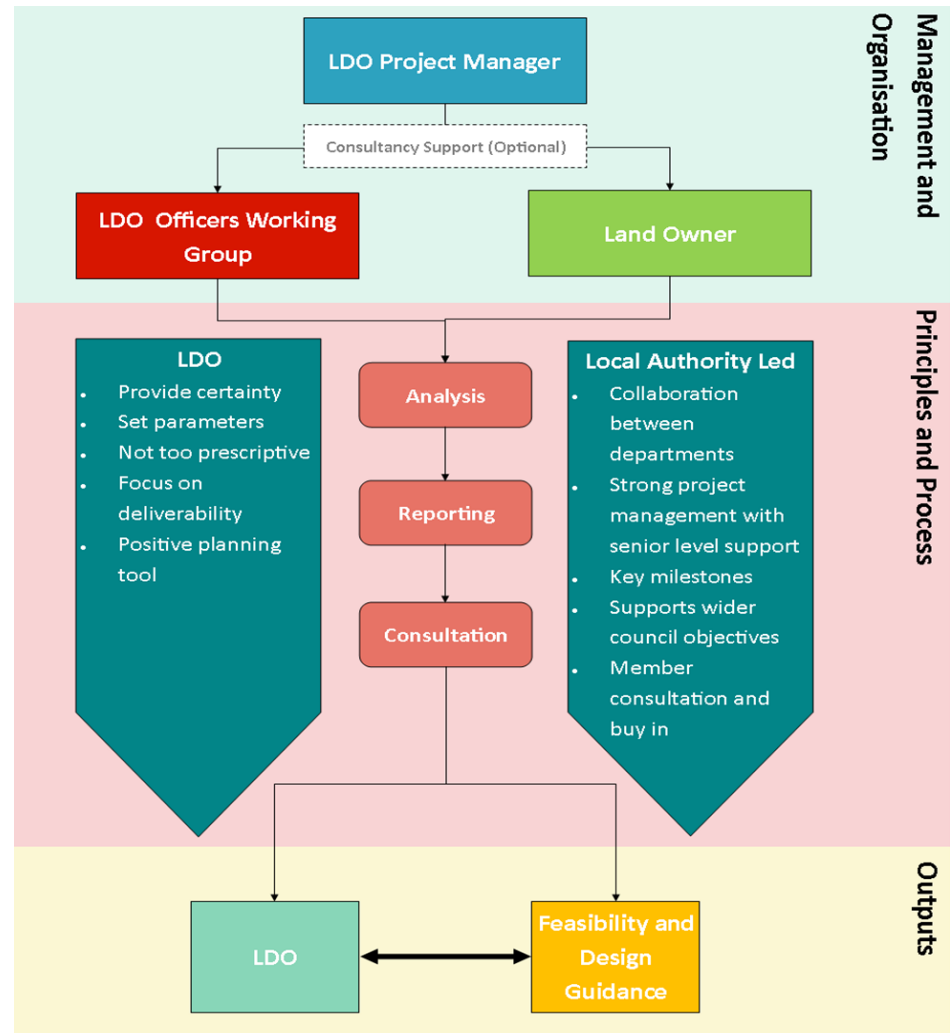
All about **delivery**

Preparation	<ul style="list-style-type: none">• Draft the LDO and SoR,• Define the devt,• Ensure no Listed blgs are affected,• Specify conditions
Consultation	<ul style="list-style-type: none">• Consultation with the prescribed bodies and any person affected by the LDO.• Place the draft LDO on the Plg Register
Publicity	<ul style="list-style-type: none">• Website, local newspaper, site notice
Consider Representations	<ul style="list-style-type: none">• Make any modifications to the draft
Adoption	<ul style="list-style-type: none">• Adopt by resolution of the Plg Authority• Send to the SoS
Revocation or Revision	<ul style="list-style-type: none">• The LPA can prepare a revision at any time
Maintain a Register	<ul style="list-style-type: none">• Add draft and adopted LDOs to the existing register of applications

Positive Planning

What drives an LDO?

- Project management
- Supporting technical information – front loaded
- Member buy in and training
- Public consultation
- LDO and Statement of Reasons
- Design Guide
- Focus on delivery
- Consideration of resource implications



Nexus 25

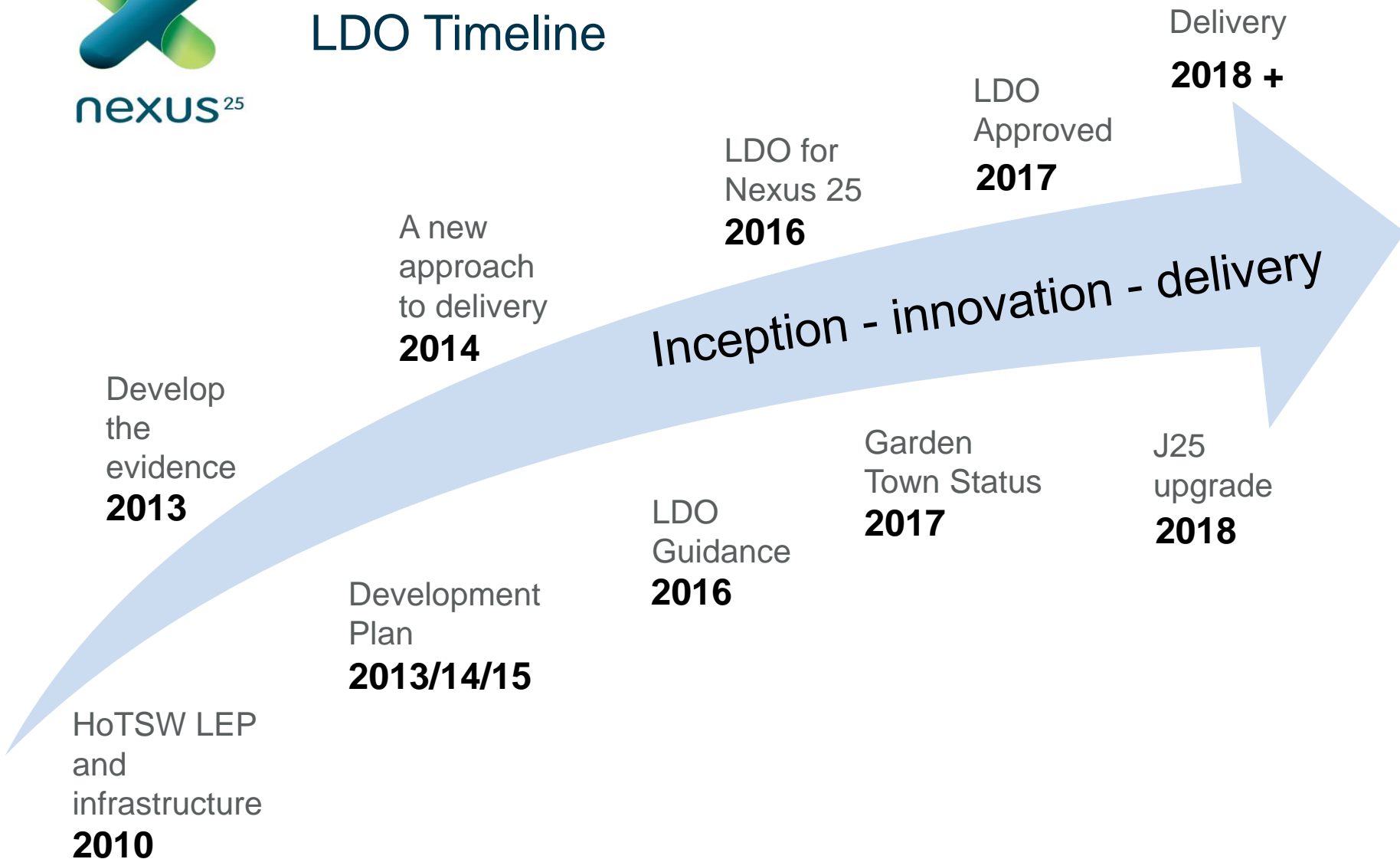
Delivery of a new Strategic Employment Site



- 25ha strategic employment site on the M5
- Crossroads (M5 / A303)
- Biggest new employment site in the South West
- Issues - technical and delivery
- Action - innovation and collaboration



LDO Timeline



Nexus 25

LDO and Design Guide

lhc

- A vibrant employment area, promoting a number of different uses
- LDO – reads like a planning permission
- Underpinned by technical work and EIA
- Statement of Reasons - links to policy and strategies
- Design Guide – high and consistent standard of design whilst enabling the diverse requirements of individual occupiers to be met



Development Parameters

- Indicative arrangement of development over 6 plots
- Based around a cohesive green infrastructure
- Plots are fixed, set the structure
- Uses and limitations per plot – office/ancillary/education/health/industrial
- Layout within each plot is flexible



LDOs are a positive planning tool

Summary

- Accelerate delivery
- Shaped to local circumstances and aspirations
- Deliverability / viability
- Engagement
- Make good development happen





Thank you.

Time for Lunch.

