

LONDON BOROUGH OF
BROMLEY

LOCAL DEVELOPMENT
SCHEME
DRAFT

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1. INTRODUCTION

1.1. Background

Bromley, like other local planning authorities, is required to prepare a development plan to provide a framework for the development or use of land and against which to consider planning applications. The current development plan is the Bromley Unitary Development Plan, which was adopted in 1994 and which is being reviewed. The Spatial Development Strategy for London (the London Plan, 2004) prepared by the Mayor for London is also now part of the statutory development plan for the area.

1.2. Changes to the Planning System

The Planning and Compulsory Purchase Act 2004 has introduced a new system of preparing development plans, which requires Bromley to progressively replace the existing UDP (when revised) with a portfolio of local development documents (LDDs) that will form a Local Development Framework (LDF) by 2007.

The new planning framework is intended to make the planning system more responsive to changing circumstances. It aims to speed up plan preparation, achieve more effective community involvement in planning, and ensure that plans are monitored and reviewed and kept up-to-date.

2. BROMLEY LOCAL DEVELOPMENT SCHEME

As a starting point for the implementation of the new framework, the Council has to prepare this Local Development Scheme (LDS). The LDS illustrates how the preparation of the LDF will be managed over the three-year period to 2007, and beyond. It provides a starting point for the local community to find out what the Council's current planning policies are and sets out the programme for the preparation of LDDs to replace those policies.

The LDS outlines:

- a timetable for the adoption of the emerging revised Unitary Development Plan;
- what other documents the Council proposes to prepare and the timetable for their preparation;
- an explanation of the relationships between the various documents;
- the arrangements and responsibilities for project management of the LDF;
- the arrangements for monitoring progress against the milestones in the LDS; and
- the timetable for the preparation of the Statement of Community Involvement, which is a new element of the planning framework.

Preparing the LDS is a mandatory requirement. It has been submitted to the Office of the Deputy Prime Minister for approval, via the Government Office for London (GOL). The Council will keep in regular contact with GOL over the annual review of the LDS, or when necessary.

3. THE LOCAL DEVELOPMENT FRAMEWORK PROCESS

The LDF will consist of a portfolio of Local Development Documents (LDDs), of which there are two types:

- Development Plan Documents (DPDs) – spatial planning documents prepared by the Borough that will be subject to a statutory adoption process including independent examination and will have development plan status. See Figure 1; and
- Supplementary Planning Documents (SPDs) – non-statutory documents approved by the Council after public consultation but not subject to independent examination. See Figure 2.

The new framework also requires the preparation of a Statement of Community Involvement and Annual Monitoring Report.

3.1. Development Plan Documents

The Act requires the following the following documents:

Core (Spatial) Strategy will set out a vision and key strategic policies and spatial strategy for the Borough. It will be based on the objectives of the revised UDP and will establish the key elements of the planning framework for the area. It will reflect national planning policy and the London Plan. It will be kept up-to-date and, once adopted, all other development plan documents must be in conformity with it.

Development Policies and Site Allocations will be a suite of criteria-based policies which will ensure that development within the Borough accords with the vision and strategy set out in the Core Strategy. Individual site allocations will be identified mainly through this document (although site specific land allocation will also occur in Area Action Plans).

Proposals Map (with inset map(s) for Area Action Plan(s)) will show on an ordnance survey plan the geographical application of the policies and proposals contained within all the development plan documents. The current Proposals Map will be replaced as soon as the revised UDP is adopted and thereafter will be replaced whenever a new development plan document is adopted.

3.2. Supplementary Planning Documents

Supplementary Planning Documents will provide guidance and further detail on the application of policies and proposals contained in the DPDs. These documents will not form part of the statutory development plan and do not set out new policies.

3.3. Statement of Community Involvement

The Statement of Community Involvement (SCI) is a non-statutory document setting out the standards and the approach to involving stakeholders and the community in the preparation, alteration and continuing review of all local development documents and major planning applications and development control decisions. It is the Council's service level agreement with the community and stakeholders.

3.4. Annual monitoring Report

The Council has to submit an annual monitoring report to the Office of the Deputy Prime Minister on the implementation of the Local Development Scheme showing the extent to which policies set out in the local development documents are being achieved (see also section 5.8).

3.5. General Conformity and integration with other plans and strategies

Under the new planning system the LDF is expected to be in general conformity with national and regional policies, and reflect other local and partnership strategies and plans.

The London Plan is the spatial expression of the strategies of the GLA (including the London Development Agency and Transport for London). It is now part of the development plan for the Borough and the LDF must be in general conformity with it. The Mayor is also preparing Supplementary Planning Guidance on various topics and a sub-regional development framework for south London will help link the London Plan with the Borough's LDF.

The Council will establish a clear chain of general conformity by seeking to ensure that:

- DPDs are consistent with government planning policies;
- DPDs are in general conformity with the London Plan;
- DPDs and SPDs are consistent with the Bromley Core Strategy; and
- SPDs relate directly to adopted policies in the DPDs or the saved UDP.

The Bromley Community Plan 2003 – 2015 sets out the long-term vision for the sustainable development of the Borough. It brings together many individual strategies endorsed by the Local Strategic Partnership. The Community Plan is kept under review and was updated in 2004. The LDF

process will have regard to the Community Plan and ensure that land-use requirements arising from that Plan are addressed and vice versa.

Other strategies prepared either by the Council or other organisations also have land-use implications, which will be taken into account in the preparation of the LDF in so far as they accord with the Community Plan. In particular, the LDF will take account of the following strategies:

- Draft Local Implementation Plan (the local strategy for implementing the Mayor's Transport Strategy)
- Housing Strategy
- Asset Management Plan
- Best Value Performance Plan 'Making a Difference'
- Education Development Plan
- Biodiversity Action Plan
- Waste Management Strategy
- Air Quality Strategy
- Crime and Disorder Strategy
- The Cultural Strategy
- Primary Care Trust, Bromley Health Trust and Oxleas Mental Health Trust Strategies

4. BROMLEY LOCAL DEVELOPMENT FRAMEWORK PROGRAMME

Table 1 and Figure 3 set out the proposed Bromley LDF and identify the Local Development Documents to be prepared. The Table also identifies their main roles, chains of conformity and the main milestones to adoption.

Table 2 (Appendix 1) is a simple Gantt chart providing an overview of the timetable and project management for preparing the LDS. The profiles in tables LDD1 – LDD 10 on pages x – x below, provide more details about the documents to be prepared.

BROMLEY LOCAL DEVELOPMENT SCHEME

Schedule of proposed Local Development Documents

Table 1

| Document title | Status | Brief description | Chain of conformity | Evidence gathering & Stakeholder engagement | Consultation on issues & options Reg 25 | Consultation on preferred issues & options Reg 26 | Date for submission to SoS | Date of adoption (Indicative) |
|---------------------------------------|--------|---|---|---|---|---|------------------------------|-------------------------------|
| Unitary Development Plan* | DPD ?? | Policies and proposals forming the planning framework for the Borough | Replace 1994 adopted UDP. In conformity with PPGs and PPSs and the London Plan | Consideration of Inspector's report Feb 05 | Council agrees modifications Sept 05 | Consultation on modifications Nov 05 | Intention to adopt Feb 06 | March 06 |
| Statement of Community Involvement | LDD | Sets out the standards and approach to involving stakeholders and the community in the preparation of the LDF | Must be in conformity with government regulations | Sept 04-May 05 | N/A | Aug 05 | Dec 05 | May 06 |
| Core Strategy | DPD | Sets out the vision, objectives and spatial development strategy for Bromley, and the core policies, to provide a framework for development control | Must be in conformity with PPGs and PPSs and the London Plan All other LDDs to be in conformity with the Core Strategy | Jan 05-Nov 06 | April 07 | Sept 07 | March 08 | March 09 |
| Priority Development Control Policies | DPD | To review priority saved UDP policies, particularly on housing to provide framework for development control | To conform with emerging Core Strategy and London Plan | Jan-May 06 | June 06 | Feb 07 | Oct 07 | Sept 08 |
| Bromley Town Centre Area Action Plan | DPD | To promote and manage the future development of Bromley town centre and identify redevelopment opportunities | With saved UDP policies, the emerging Core Strategy and London Plan | Jan 05 | May 05 | Jan 06 | July 06 | July 07 |
| Open Space and Recreation | DPD | To provide an audit of open space provision and facilities and review Urban Open Space Boundaries and criteria | To conform to government guidance, London Plan and Emerging Core Strategy | Jan – May 05 | June 06 | Feb 07 | Oct 07 | Sept 08 |
| Planning Obligations | SPD | To provide guidance on infrastructure requirements from development | With saved UDP policy, emerging Core Strategy and Govn't guidance and London Plan | March-Sept 05 | N/A | Nov 05 | N/A | May 06 |
| Affordable Housing | SPD | To replace draft SPG and provide further guidance on application of saved policy | Replace 2002 draft version. With saved policy, emerging Core Strategy and London Plan | June-Dec 05 | N/A | May 06 | N/A | May 06 |
| Residential Development Standards | SPD | To provide guidance on implementation of residential policies | With saved policies, emerging Core strategy and London Plan | Jan-Dec 06 | N/A | Oct 07 | N/A | April 08 |
| Sustainable construction | SPD | To produce guidance on sustainable construction practices | With saved policies, emerging Core strategy and London Plan | June – Sept 05 | N/A | Jan 06 | N/A | May 06 |

* UDP subject to separate preparation/consultation process as indicated

4.1. Revised Unitary Development Plan

The existing adopted UDP (1994) is currently being revised. The Inquiry into representations to the Second Deposit Draft UDP ended in April 2004. A draft interim Inspector's report was received at the end of August 2004 on the Housing and Green Belt and open space chapters. The full Inspector's Report is expected in mid-February 2005. The Council will then consider the Inspector's recommendations and publish the changes it proposes to make to the Plan as post-Inquiry modifications. Following consultation on the modifications the Council would expect to adopt the revised UDP in 2006.

Recommendations in the Inspector's draft interim report dealing with an identified housing provision shortfall may give rise to new evidence not considered at the Inquiry, which would require a Modifications Inquiry. This would delay adoption of the revised UDP to later in 2006 and could trigger the SEA Directive requiring an environmental appraisal. All steps will be taken therefore to seek adoption before July 2006.

4.2. Saved Policies

The adopted UDP is automatically 'saved' for 3 years from September 2004 or until superseded by adoption of the revised UDP. The adoption of the revised UDP should provide an up-to-date plan, consistent with Government guidance and in general conformity with the London Plan. On expected adoption in 2006 its policies will be 'saved' for three years from then until 2009 and will be part of the Development Plan (LDF) until then. It will continue to be the statutory planning document for development control purposes but as individual elements of the LDF are prepared and adopted, these will replace the 'saved' UDP and the policies and the proposals in the UDP that are replaced will be withdrawn.

As the final composition of revised UDP policies will not be confirmed until after consideration of the Inquiry Inspector's recommendations in 2005 and the publication of subsequent Modifications, preparation of the schedule of policies to be replaced by LDDs will be undertaken as part of the first AMR or LDS review, depending on timing.

4.3. Supplementary Planning Guidance

The Council's existing supplementary planning guidance (SPG) cannot be saved under the new system and can only remain in force while the relevant UDP policies are operational. All are currently linked to 'saved' policies and will be retained as a material consideration in the determination of planning applications. Once these policies are reviewed it will be necessary to consider whether to bring the SPG forward as Supplementary Planning Documents. Table 3 shows the current SPG linkages to 'saved' policies.

Conservation Area Character Appraisals have been prepared for 43 Conservation Areas. It is proposed that the enabling policy of the saved UDP

will be replaced by a similar policy in the Development Control Policies DPD. A programme for review of these statements will be considered following the first Annual Report covering policy monitoring and LDD progress.

4.4. Local Development Document Profiles

The following tables outline in detail each document proposed to form part of the Bromley Local development Framework.

In the initial stages of the LDS, it is not proposed to prepare any joint local development documents with adjoining authorities. However, the Council is working in partnership with neighbouring boroughs to prepare a south London sub-regional framework as part of the London Plan. This sub-regional framework will inform core strategy preparation. Should it be decided that a joint DPD or area action plan should be prepared; the LDS will be amended accordingly in subsequent reviews.

BROMLEY LOCAL DEVELOPMENT SCHEME

LDD 1

| | | |
|----------------------------|--|---|
| TITLE | UNITARY DEVELOPMENT PLAN | |
| STATUS | Development Plan document | |
| ROLE & CONTENT | <p>The statutory plan was adopted in 1994 and is currently being reviewed. The Second Draft Deposit was published in September 2002. The Inquiry into objections closed in April 2004. The Inspector is expected to produce a final report in February 2005, but has released a draft interim report on the Housing (Chapter 4) and Green Belt and open space (Chapter 8) sections.</p> <p>The UDP provides the long-term objectives for the development of the Borough and detailed policies with justifications against which to assess planning applications. Post Inquiry Modifications will be published following consideration of the Inspector's report.</p> <p>When adopted the policies in the UDP will be 'saved' for 3 years during which it will remain the statutory planning document for development control purposes.</p> | |
| GEOGRAPHICAL COVERAGE | Borough-wide | |
| CONFORMITY | <ul style="list-style-type: none"> ▪ In accordance with national planning policy guidance ▪ In general conformity with the London Plan | |
| UDP REPLACEMENT | N/a | |
| PRODUCTION | Lead | Planning Policy Team of the Planning Division, drawing on assistance from other sections of the Division |
| | Resources | Staff allocation & initial allocation of £239,000 in Planning Division Budget |
| | Stakeholder & Community Involvement | Extensive database of individuals / local groups / statutory consultees and objectors will be consulted at modifications stage. |
| TIMETABLE & KEY MILESTONES | <ul style="list-style-type: none"> ▪ Commence consideration of Inspector's recommendations ▪ Council agrees modifications ▪ Modifications public consultation ▪ Consider responses to consultation ▪ Notice of intention to adopt ▪ Estimated date of adoption of UDP | <ul style="list-style-type: none"> ▪ Feb 05 ▪ Aug – Sept 05 ▪ Oct – Nov 05 ▪ Dec - Feb 06 ▪ Feb 06 ▪ March 06 |
| REVIEW | UDP will be 'saved' for 3 years and subsequently replaced by the Core Strategy / Development Control Policies DPDs. Any initial identified policy or land-use issues will be highlighted in the Annual Monitoring Report | |

BROMLEY LOCAL DEVELOPMENT SCHEME

LDD 2

| | | |
|----------------------------|--|---|
| TITLE | STATEMENT OF COMMUNITY INVOLVEMENT | |
| STATUS | Not a Development Plan Document but subject to consultation and independent examination | |
| ROLE & CONTENT | The Council's service level agreement with stakeholders and the community, covering engagement in the plan-making process and with major planning applications | |
| GEOGRAPHICAL COVERAGE | Borough-wide and involving external organisations | |
| CONFORMITY | <ul style="list-style-type: none"> ▪ SCI must meet minimum requirements of the Planning Regulations ▪ Arrangements will have regard to the Community Plan | |
| UDP REPLACEMENT | N/a | |
| PRODUCTION | Lead | Planning Policy Team, drawing on Chief Executive's Community Plan officer(s). |
| | Resources | Staff resources above and initial allocation in PDG. <i>Consultants may be used to run the project.</i> |
| | Stakeholder & Community Involvement | Planning database will be used as basis for consultation on options. LSP and other partnerships and local groups |
| TIMETABLE & KEY MILESTONES | <ul style="list-style-type: none"> ▪ Initial verification of database ▪ Consultation on issues & options ▪ Publication of preferred options ▪ Submission of DPD ▪ Examination* ▪ Estimated date of adoption* | <ul style="list-style-type: none"> ▪ Sept 04 ▪ May 05 ▪ Aug 05 ▪ Dec 05 ▪ March 06 ▪ May 06 |
| REVIEW | The effectiveness of consultation measures in SCI will be reviewed as part of subsequent Annual Monitoring Reports | |

* Indicative only as dependent on extent of representations made and on timescales driven by outside partners, principally the Planning Inspectorate

BROMLEY LOCAL DEVELOPMENT SCHEME

LDD 3

| | | |
|----------------------------|---|---|
| TITLE | BROMLEY TOWN CENTRE AREA ACTION PLAN | |
| STATUS | Development Plan Document | |
| ROLE & CONTENT | To provide a planning framework for development in Bromley town centre. The town centre is identified as a metropolitan centre in the London Plan and is the leading shopping, employment and administrative centre of the Borough. Part is designated as a Conservation Area. The Bromley Community Plan sets as a priority to develop Bromley as 'a vibrant, safe and thriving town centre'. The Area Action Plan is intended to co-ordinate development interests and will include proposals for the development of sites for shopping, commercial, community uses, strategic employment, mixed-use housing areas, transport initiatives and environmental protection. | |
| GEOGRAPHICAL COVERAGE | Bromley town centre (exact location to be defined in the AAP) | |
| CHAIN OF CONFORMITY | <ul style="list-style-type: none"> ▪ In accordance with national planning policy guidance ▪ In general conformity with the London Plan ▪ In accordance with policies in the adopted UDP and policies to be 'saved' on adoption of the revised UDP | |
| UDP REPLACEMENT | The AAP will replace the policies in the existing UDP (Chapter 12) and when adopted in the revised UDP (Chapter 11) that specifically relate to Bromley town centre | |
| PRODUCTION | Lead | Corporate Town Centre Steering Group (comprising staff from planning, transport planning, regeneration, resources and property sections) |
| | Resources | Staff resources as above <i>and allocation of £150,000 from PDG and ???budgets.</i> Consultants to be appointed to run the project and carry out master planning and consultation. Consultants will also undertake SA/SEA work. |
| | Stakeholder & Community Involvement | Local Strategic Partnership to provide link to community plan. Representatives of town centre dwellers and users. Development industry expertise |
| TIMETABLE & KEY MILESTONES | <ul style="list-style-type: none"> ▪ Commencement of preparation / early stakeholder and community engagement ▪ Issues & options consultation ▪ Public participation of preferred options ▪ Submission of DPD ▪ Examination* ▪ Estimated date of adoption* | <ul style="list-style-type: none"> ▪ Jan 05 ▪ July 05 ▪ Jan 06 ▪ July 06 ▪ Jan 07 ▪ July 07 |
| REVIEW | Annual monitoring of developments and achievements within the town centre in the initial Annual Monitoring Report | |

* Indicative only as dependent on extent of representations made and on timescales driven by outside partners, principally the Planning Inspectorate

BROMLEY LOCAL DEVELOPMENT SCHEME

LDD 4

| TITLE | SPATIAL (CORE) STRATEGY | |
|----------------------------|---|--|
| STATUS | Development Plan Document | |
| ROLE & CONTENT | The strategic document setting out the vision and spatial strategy for known and anticipated development requirements for a 15-year period. It will reflect the spatial aspirations of the Community Plan and include a Key Diagram to show the broad locations (not specific sites) to meet identified objectives and core policies. It will also include a monitoring and implementation framework. | |
| GEOGRAPHICAL COVERAGE | Borough-wide | |
| CHAIN OF CONFORMITY | <ul style="list-style-type: none"> ▪ In accordance with national planning policy guidance ▪ In general conformity with the London Plan ▪ Have regard to the Community Plan and other strategies ▪ All other LDDs will conform with the Core Strategy | |
| UDP REPLACEMENT | The Core Strategy will replace Part 1 and those parts of Part 2 of the revise UDP (due for adoption in 2006) which establish the current strategic vision and monitoring and implementation framework | |
| PRODUCTION | Lead | Planning Policy Team drawing on other sections of the Planning Division and other council departments as appropriate |
| | Resources | Staff resources as above and allocation from PDG. Consultants have already been appointed to assist with housing data to respond to the Inspector's interim report (Sept 04) and retail monitoring. Other consultants will be appointed to assist with the provision of evidence base on employment land demand, open space audit, and community facilities as appropriate |
| | Stakeholder & Community Involvement | To be specified in the SCI. Advice will be sought from the LSP on realistic and reasonable options |
| TIMETABLE & KEY MILESTONES | <ul style="list-style-type: none"> ▪ Evidence base gathering ▪ Commence stakeholder engagement on issues & options ▪ Consultations on issues & options ▪ Preferred issues & options consultation ▪ Submission of DPD ▪ Examination* ▪ Estimated date of adoption* | <ul style="list-style-type: none"> ▪ Jan 05 – June 06 ▪ June – Nov 06 ▪ Feb – May 07 ▪ July – Sept 07 ▪ March 08 ▪ Sept 08 ▪ March 09 |
| REVIEW | The extent to which the Core Strategy is achieving its objectives will be monitored through the Annual Monitoring Reports and revised accordingly. It will also be revised in line with reviews of the Bromley Community Plan | |

*Indicative only as dependent on extent of representations made and on timescales driven by outside partners, principally the Planning Inspectorate

BROMLEY LOCAL DEVELOPMENT SCHEME

LDD 5

| TITLE | DEVELOPMENT CONTROL POLICIES | |
|----------------------------|---|--|
| STATUS | Development Plan Document | |
| ROLE & CONTENT | <p>A limited set of generic criteria-based policies to guide ad hoc planning applications for development for which location or site-specific provision has not been made in other DPDs. The DPD will group policies to focus on protection of the natural and visual environment, on housing development and design, highway and transport issues, and protecting the vitality and viability of town centres.</p> <p>Priority will be given initially to policies dealing with housing provision, density and housing design to cover matters not fully addressed through the UDP process and take account of revisions to the London Plan arising from the current GLA Housing Capacity Study</p> | |
| GEOGRAPHICAL COVERAGE | Borough-wide, excluding site allocations and locations covered by area action plan DPD policies | |
| CHAIN OF CONFORMITY | <ul style="list-style-type: none"> ▪ In accordance with national planning policy guidance ▪ In general conformity with the London Plan ▪ In accordance with the emerging Core Strategy (and having regard to the Bromley Community Plan) | |
| UDP REPLACEMENT | Development control policies will replace most of the policies in Part 2 of the UDP, when saved in 2006 | |
| PRODUCTION | Lead | Planning Policy Team in conjunction with HUD and DC officers, and appropriate officers from other council departments, particularly housing |
| | Resources | Staff resources as above and financial allocation in PDG |
| | Stakeholder & Community Involvement | To be specified in SCI (and see Core Strategy) |
| TIMETABLE & KEY MILESTONES | <ul style="list-style-type: none"> ▪ Commencement and early stakeholder engagement ▪ Issues & options consultation ▪ Public participation on preferred options ▪ Submission of DPD ▪ Examination* ▪ Estimated date of adoption* | <ul style="list-style-type: none"> ▪ Jan 06 ▪ May – July 06 ▪ Jan – March 07 ▪ Oct 07 ▪ March 08 ▪ Sept 08 |
| REVIEW | Development policies will be reviewed annually as part of the Annual Monitoring Report. However, it is expected that policies will remain valid for a 5 -10 year period unless the outcome of annual review indicates that replacement or amendment is necessary | |

* Indicative only as dependent on extent of representations made and on timescales driven by outside partners, principally the Planning Inspectorate

BROMLEY LOCAL DEVELOPMENT SCHEME

LDD 6

| | | |
|----------------------------|---|--|
| TITLE | OPEN SPACE & RECREATION | |
| STATUS | Development Plan Document | |
| ROLE & CONTENT | To provide an audit of open space provision and facilities. To review Urban Open Space boundaries and criteria (in response to UDP Inspector's recommendation) | |
| GEOGRAPHICAL COVERAGE | Borough-wide | |
| CHAIN OF CONFORMITY | <ul style="list-style-type: none"> ▪ In accordance with national planning policy guidance ▪ In general conformity with the London Plan ▪ In accordance with the emerging Core Strategy | |
| UDP REPLACEMENT | Policies xx and revision to site allocations on Proposals Map | |
| PRODUCTION | Lead | Planning Policy Team in conjunction with DC officers, and appropriate officers from other council departments. Consultants may be required to assist with survey work and assessment |
| | Resources | Staff resources as above and financial allocation in PDG |
| | Stakeholder & Community Involvement | To be specified in SCI (and see Core Strategy) |
| TIMETABLE & KEY MILESTONES | <ul style="list-style-type: none"> ▪ Commencement and early stakeholder engagement ▪ Issues & options consultation ▪ Public participation on preferred options ▪ Submission of DPD ▪ Examination* ▪ Estimated date of adoption* | <ul style="list-style-type: none"> ▪ Jan 06 ▪ May – July 06 ▪ Jan – March 07 ▪ Oct 07 ▪ March 08 ▪ Sept 08 |
| REVIEW | Development policies will be reviewed annually as part of the Annual Monitoring Report. However, it is expected that policies will remain valid for a 5 -10 year period unless the outcome of annual review indicates that replacement or amendment is necessary | |

* Indicative only as dependent on extent of representations made and on timescales driven by outside partners, principally the Planning Inspectorate

BROMLEY LOCAL DEVELOPMENT SCHEME

LDD 7

| | | |
|----------------------------|--|--|
| TITLE | PLANNING OBLIGATIONS | |
| STATUS | Supplementary Planning Document | |
| ROLE & CONTENT | To provide guidance on the requirements and mechanisms for infrastructure contributions and related social, economic, environmental and cultural provision (including transport, training and enterprise support, education and community facilities, safety and security features and open space) through developments in the Borough | |
| GEOGRAPHICAL COVERAGE | Borough-wide | |
| CONFORMITY | In general conformity with the London Plan In accordance with saved UDP policies and emerging Core Strategy | |
| UDP REPLACEMENT | N/A | |
| PRODUCTION | Lead | Planning project management team and DC officers |
| | Resources | Staff resources above and allocation from PDG or Planning Budget |
| | Stakeholder & Community Involvement | Planning database of consultees Development industry |
| TIMETABLE & KEY MILESTONES | <ul style="list-style-type: none"> ▪ Evidence gathering / preparation of draft SPD ▪ Public participation on draft SPD ▪ Adoption of SPD | <ul style="list-style-type: none"> ▪ Mar 05 – Sept 05 ▪ Nov 05 ▪ May 06 |
| REVIEW | SPD will be reviewed as part of the Annual Monitoring Report. It is expected that SPD will remain valid alongside relevant saved policies or DPDs unless the review indicates that amendment or replacement is necessary | |

BROMLEY LOCAL DEVELOPMENT SCHEME

LDD 8

| | | | |
|----------------------------|--|--|--|
| TITLE | AFFORDABLE HOUSING | | |
| STATUS | Supplementary Planning Document | | |
| ROLE & CONTENT | To provide guidance on the mechanisms for delivering affordable housing to meet identified needs and up-date a draft version published for consultation in 2002. It will clarify the implementation of policies on affordable housing and the split between social-rented and intermediate housing and how the Council will calculate affordable housing requirements. Guidance on off-site provision, in addition to design and layout guidance will be provided in accordance with relevant saved policies | | |
| GEOGRAPHICAL COVERAGE | Borough-wide | | |
| CONFORMITY | In general conformity with the London Plan In accordance with saved UDP policies and emerging Core Strategy | | |
| UDP REPLACEMENT | N/A | | |
| PRODUCTION | Lead | Planning Policy Team in conjunction with HUD and DC officers and Housing department officers | |
| | Resources | Staff resources above and financial allocation from PDG <i>or Planning Budget</i> | |
| | Stakeholder & Community Involvement | Planning database of consultees Development industry and Housing RSLs | |
| TIMETABLE & KEY MILESTONES | <ul style="list-style-type: none"> ▪ Evidence gathering / preparation of draft SPD ▪ Public participation on draft SPD ▪ Adoption of SPD | <ul style="list-style-type: none"> ▪ June 05 – Dec 05 ▪ May 06 ▪ Dec 06 | |
| REVIEW | SPD will be reviewed as part of the Annual Monitoring Report. It is expected that SPD will remain valid alongside relevant saved policies or DPDs unless the review indicates that amendment or replacement is necessary | | |

BROMLEY LOCAL DEVELOPMENT SCHEME

LDD 9

| | | |
|----------------------------|--|--|
| TITLE | RESIDENTIAL DEVELOPMENT STANDARDS | |
| STATUS | Supplementary Planning Document | |
| ROLE & CONTENT | To provide guidance on the implementation of policies relating to various aspects of residential development in the Borough. The SPD will combine the standards and details currently contained in SPG or Council information leaflets | |
| GEOGRAPHICAL COVERAGE | Borough-wide | |
| CONFORMITY | In general conformity with the London Plan In accordance with saved UDP policies and emerging Core Strategy | |
| UDP REPLACEMENT | N/A | |
| PRODUCTION | Lead | Planning Policy Team in conjunction with HUD and DC officers and Housing department officers |
| | Resources | Staff resources above and financial allocation from PDG <i>or Planning Budget</i> |
| | Stakeholder & Community Involvement | Planning database on consultees Development industry LSP as appropriate |
| TIMETABLE & KEY MILESTONES | <ul style="list-style-type: none"> ▪ Evidence gathering / preparation of draft SPD ▪ Public participation on draft SPD ▪ Adoption of SPD | <ul style="list-style-type: none"> ▪ Jan 06 – Sept 06 ▪ Nov 06 ▪ April 07 |
| REVIEW | SPD will be reviewed as part of the Annual Monitoring Report. It is expected that SPD will remain valid alongside relevant saved policies or DPDs unless the review indicates that amendment or replacement is necessary | |

BROMLEY LOCAL DEVELOPMENT SCHEME

LDD 10

| | | |
|----------------------------|--|---|
| TITLE | SUSTAINABLE CONSTRUCTION | |
| STATUS | Supplementary Planning Document | |
| ROLE & CONTENT | To provide guidance on more sustainable construction practices for residential and commercial buildings, complementing and extending the Building Regulations and tackling construction in a more holistic way | |
| GEOGRAPHICAL COVERAGE | Borough-wide | |
| CONFORMITY | In general conformity with the London Plan In accordance with saved UDP policies and emerging Core Strategy | |
| UDP REPLACEMENT | N/A | |
| PRODUCTION | Lead | Planning Policy Team in conjunction with Environmental Health officers |
| | Resources | Staff resources above and financial allocation from PDG <i>or Planning Budget</i> |
| | Stakeholder & Community Involvement | Planning database consultees Housing and commercial development industry |
| TIMETABLE & KEY MILESTONES | <ul style="list-style-type: none"> ▪ Evidence gathering / preparation of draft SPD ▪ Public participation on draft SPD ▪ Adoption of SPD | <ul style="list-style-type: none"> ▪ June 05 – Sept 05 ▪ Jan 06 ▪ May 06 |
| REVIEW | SPD will be reviewed as part of the Annual Monitoring Report. It is expected that SPD will remain valid alongside relevant saved policies or DPDs unless the review indicates that amendment or replacement is necessary | |

5. SUPPORTING STATEMENT

5.1. Bromley context

The Borough is predominantly suburban in character with large tracts of open space and Green Belt. It has a boundary with six London Boroughs and the Counties of Kent and Surrey. Bromley plays a significant role as a commercial and employment location serving a wide part of southeast London and northwest Kent. There is a concentration of retail activity in Bromley town centre (designated as a metropolitan centre). This is complemented by the 'major' centre of Orpington and a range of district centres which meet many local needs. The St Mary Cray and Foots Cray (St Pauls Cray) Industrial Business Areas are identified as Strategic Employment Locations in London.

The attractive environment as well as good schools and easy access to central London mean that the area is in demand for residential development, which commands high prices. Despite this the Borough is having difficulty meeting its additional homes target of 11,450 (1997-2016) with an annual monitoring target of 570. The need to retain the Borough's high environmental standards and protect open space is an acknowledged local constraint.

The retail market is relatively buoyant, though there is evidence that some town centres are losing market share to competing centres, which are expanding. The office market is less buoyant with demand constrained by lack of suitable accommodation and supply of new sites. With high residential values, there is pressure to change employment land to residential, which the Council has generally resisted so as to retain a stock of employment land to meet borough needs.

As part of London, transport issues are a local concern, particularly congestion, car parking levels (both on and off-street) and provision of public transport and road safety. Transport policies will be reviewed in conjunction with the production of the Borough's Local Implementation Plan, currently underway.

5.2. Identified priorities

The revised Unitary Development Plan will provide an up-to-date development plan framework for the borough. This document is the culmination of several years work based on extensive public consultation with stakeholders and the local community. Its adoption as early in the LDF process as possible is, therefore, regarded as a high priority, particularly as the saved policies will provide the basis for the preparation of DPDs and SPDs, pending preparation of a new Core Strategy. The Statement of Community Involvement has also been prioritised because the Council is keen to continue to have effective community involvement in the planning process, and to clarify at an early stage how this is done. The SCI can be prepared in parallel with the later stages of UDP adoption and is programmed accordingly.

A study published in 2004 confirmed that Bromley town centre is a popular and successful shopping and leisure destination, which is suffering in the face of investment and development in other large neighbouring centres. However, whilst there is evidence of strong market demand and floor space capacity, the ability of the centre to maintain its retail position could be jeopardised by a lack of suitable identified development sites. In accordance with the Council priority of having 'vibrant, thriving and safe town centres', it is vital that a mixed-use master plan is prepared to take a pro-active and comprehensive approach to development within the centre.

Under the new system an Area Action Plan (initially based on 'saved' policies in the UDP) is the necessary tool to set a planning framework in place for the redevelopment proposals. Consultants have recently been appointed to undertake this task.

The Core Strategy will set the future vision, spatial strategy and core policies from which other DPDs and SPDs will flow. However, Part 1 of the UDP already provides a sufficiently robust, short-term strategy for the Borough. Therefore, preparation of a new Core Strategy, although important, will not start until 2006 after adoption of the UDP.

A Development Control Policies DPD is being proposed that will enable an early review of certain UDP policies. The first DPD will concentrate on housing policies and employment land policies to take account of issues raised through the UDP revision process and the implication for the Borough of the GLA Housing Capacity Study, due to be finalised in 2006.

Open space policies are mainly long standing and effective and are unlikely to be changed significantly as part of the LDF. However, the London Plan and government guidance (PPG17) requires that an audit of open space provision and facilities be carried out to inform an open spaces strategy. The UDP Inspector's Interim Report has also recommended a review of Urban Open Space allocations and criteria. These will be addressed in an Open Space & Recreation DPD.

Existing draft supplementary planning guidance on the provision of affordable housing will be up-dated as SPD. The General Design and Residential Design SPG will also be replaced as SPD to provide guidance on the implementation of saved policies on design and construction.

New SPD are proposed to provide guidance on the local benefits the Council would wish to see accrue through planning obligations arising from development, and guidance on sustainable construction to meet sustainability objectives.

5.3. Project Management and Resources

The Development Plan Policy Team of the Council's Planning Division will be the core team primarily responsible for production of the LDF. The team consists of:

- Head of Development Plan
- 3 Policy Planners (including 1 part-time planner)
- 2 Trainee Planners
- 1 Environmental Appraisal Officer
- 1 Research Officer

Overall management responsibility will be with the Chief Planner. The core team initially will be responsible for completing the remaining stages leading to adoption of the revised UDP. As appropriate, other staff from the Heritage and Urban Design and Development Control sections of the Planning Division will assist. The core team will also be responsible for preparation of the Statement of Community Involvement (SCI) in consultation with the Community Plan officer(s) of the Chief Executive's department.

Subsequent preparation of the Core Strategy and other stages of the LDF may also require corporate assistance from community plan, property, regeneration, education, housing and transportation planning staff, co-ordinated through a LDF Steering Group comprising appropriate key officers, chaired by the Chief Planner. In addition to making the best use of internal resources, consultants will be appointed to undertake specific projects where there is a lack of expertise or capacity in house, particularly during evidence gathering and work on the Bromley town centre Area Action Plan.

The LDD profiles give details of management arrangements and resources for each document.

The 2004/05 Planning Division Budget has made full provision for UDP Inquiry and adoption costs. A separate budget covers subsequent UDP printing costs. Costs arising from the implications of the Inspector's Report and SCI will be met from the 2005/06 Budget. A further £xx,xxx has been allocated from within the Planning Development Grant for consultancy work in relation to the LDF.

5.4. Decision Making

Implementation of the LDS is a three-year programme. To ensure compliance, it will be important for the Council to consider the most effective support procedures. The current procedure for such policy documents is for the Development Control Committee to submit them to the Executive for authorisation and adoption following wide consultation with all interested parties. Full Council resolution is required for all key stages. This procedure will be maintained for LDF preparation. Further details of all groups to be involved in LDD production will be established through the SCI.

5.5. Risk Management

In preparing this LDS the following factors have been identified which may hinder the implementation of the scheme. The key risks arise from the uncertainty associated with the programming of the new framework; the implications, as yet unknown, of the Inspector's recommendations on the timetable for UDP adoption; and slippage which may occur due to the extent of public engagement yet to be determined through the SCI.

| Identify Risk | Prob-ability | Adverse Impact | Avoidance Process |
|--|--------------|--|---|
| Delay in UDP Adoption | High | Delay in programme, particularly in regard to Modifications Inquiry | Resources allocated to UDP finalisation; Appoint consultants; Seek PINS assistance with early Inquiry |
| Loss of staff | Med | Delay in programme | Divert staff from other duties; Appoint replacement or temporary staff |
| Underestimate staff resources needed | Med | Delay in programme | Regular review of staff resources and take speedy remedial action |
| Skills gap | Med/High | Particularly in relation to UDP and SEA involvement | Training for existing staff; Appoint consultants |
| Securing political agreement | Med | Non-conformity with London Plan; Delay in programme | Seek full Member involvement in process; Consult GLA |
| Delay in appointment of consultants | Low | Delay in programme | Seek delegated authority |
| Delay in contract completion | Med | Delay in programme | Regular contact and contract monitoring |
| Budget constraints | Low/Med | Failure to appoint staff or consultants | Specific budget allocated for process or use PDG |
| PINS capacity to resource UDP or LDF examination | High | Delay in programme | Early contact with PINS |
| Soundness of DPDs | Low | Non-conformity; Objections at public examination stage; Possible legal challenge | Work closely with GOL and PINS on content and programme; Adequate public consultation |
| Insufficient up-to-date information | Med | Delay to start of issues/options process | Early identification of data gaps; Appointment of consultants |

5.6. Evidence Base

To be effective, the policies and proposals within the LDF must be founded on a thorough understanding of the needs of the Borough and the constraints and opportunities that operate within it. An evidence base consisting of research reports, technical papers and on-going monitoring or studies will support the LDDs. Evidence was produced in support of the UDP Inquiry and other documents will be prepared or commissioned by the Council. There will also be relevant research from other organisations, particularly the GLA.

The following background documents will be utilised or required to inform the LDDs:

| Key Subject Area | Evidence Base Document |
|------------------------------------|---|
| Built Environment | Housing Needs Survey 2003; Housing Supply Strategy (in response to UDP Inspector's recommendations, 2005); GLA Housing Capacity Study (to be published 2005); Draft Local Implementation Plan for the Mayor's Transport Strategy (to be published 2005); Conservation Area Character Appraisals |
| Natural Environment | Assessment of sports and recreation facilities (2004); Open space Audit; Bio-diversity Action Plan (2003) |
| Economy | Borough Retail Capacity Study (2004); Local Centres Land Use Monitoring (2004); District Centres Land use Monitoring (2005); Town Centre Health Checks; Employment Land Demand Study; <i>Biggin Hill Airport Master Plan 2005??</i> |
| Community services | <i>Community Services Strategy??</i> ; Education Development Plan Borough Recycling Plan (1999-2005) |
| <i>Sub-regional Studies/Census</i> | <i>2001 Census report (2004); The London Plan 2004; Draft South London Sub regional Development Framework (2005)</i> |

5.7. Sustainability Appraisal and SEA

At all stages of its preparation the LDF will be subject to a Sustainability Appraisal (SA). This means that from the very start, and throughout the preparation and production of LDDs, the potential social, economic and environmental implications of policies will be appraised. In addition to the SA in line with PPS12, a Strategic Environmental Assessment (SEA) will be required in accordance with the European Directive (2001/42/EC). This

process is narrower in focus than the SA requirements concentrating on environmental effects only.

Being published in September 2002 prior to the publication of the EU draft regulations, the UDP review was not subject to a SEA. However, delay in its adoption beyond July 2006 would trigger the requirements of the EU Directive.

For LDF preparation, the Council intends to prepare a self-contained document combining both the required SA and SEA, and may consider using consultants to assist since the appraisal must be independent of the plan-making process.

5.8. Monitoring and Review

The Council will set up a monitoring system and prepare an Annual Monitoring Report. This report will show how the Council is performing against all relevant targets (i.e. in reviewing the UDP and others it has set in any of its local development plan documents) and from other strategies such as the London Plan. The first report will be published in December 2005 and thereafter at the end of each calendar year.

The AMR will assess:

- whether the Council is meeting, or is on track to meet, the targets set out in the LDDs and, if not, the reasons why;
- what impact LDD policies are having on other targets set at national, regional or local level;
- whether any policies need to be replaced to meet sustainable development objectives;
- what action needs to be taken if policies need to be replaced.

As a result of monitoring the Council will consider what changes, if any, need to be made and will bring forward any such changes through the review of the LDS in May/June each year.

The AMR will provide a summary of all development and land use in the Borough. In addition to a general review of policies contained within the local development documents, the AMR will assess and report specifically on housing targets and the progress being made towards meeting these.

Information and data will be collected from a variety of sources, including internal records, the London development Database and the London Housing Capacity Study and other published documents. The AMR will also contribute to the baseline information needed to undertake the sustainability Appraisal and SEA in line with PPS12 and the EU Directive on Environmental Assessment outlined above.

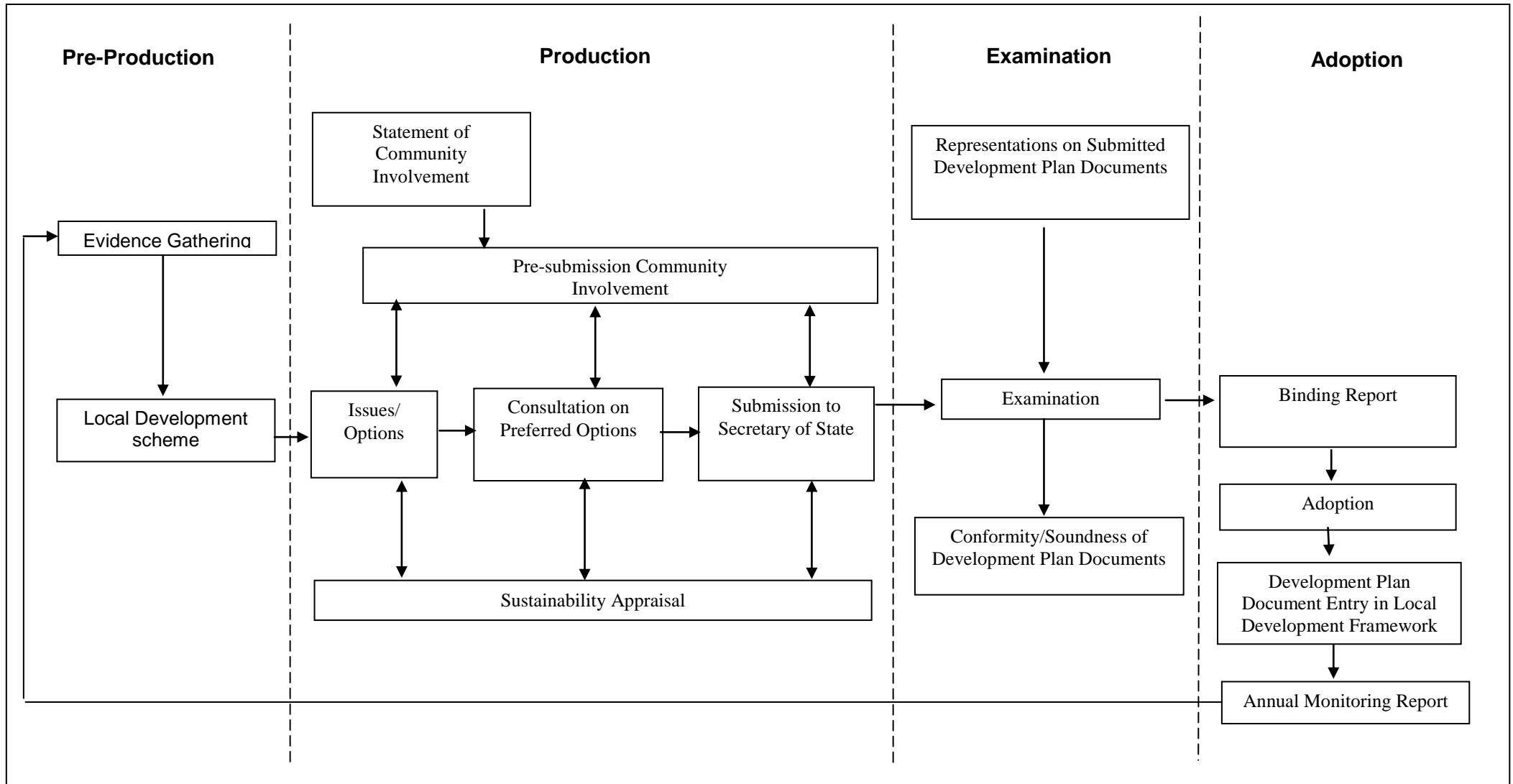
5.9. Information about progress on the Local Development Framework

This LDS is the first point of contact for information about the LDF. The Council will review and republish it annually. The Statement of Community Involvement will explain how the Council will actively engage with stakeholders and the wider community during the preparation of the LDF. In the meantime, information on progress will be provided in the following ways:

- on the council website, which it is intended to link to the Planning Portal, from where it can be down loaded
- for inspection at the Bromley Civic Centre and main borough libraries
- to residents' associations, community groups and other organisations in hard copy on request by phone, letter or email.

PREPARATION OF DEVELOPMENT PLAN DOCUMENTS

Figure 1



PREPARATION OF SUPPLEMENTARY PLANNING DOCUMENTS

Figure 2

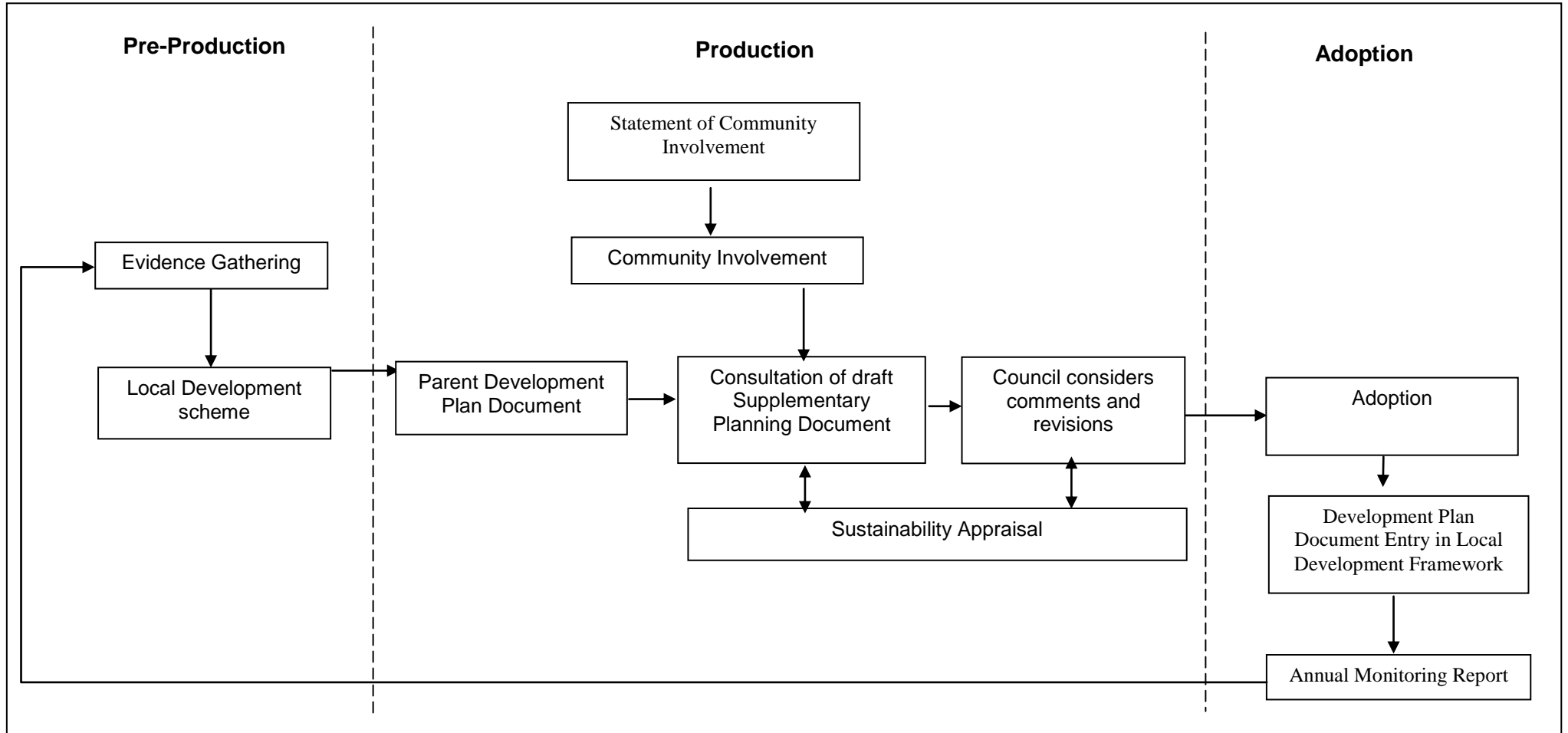
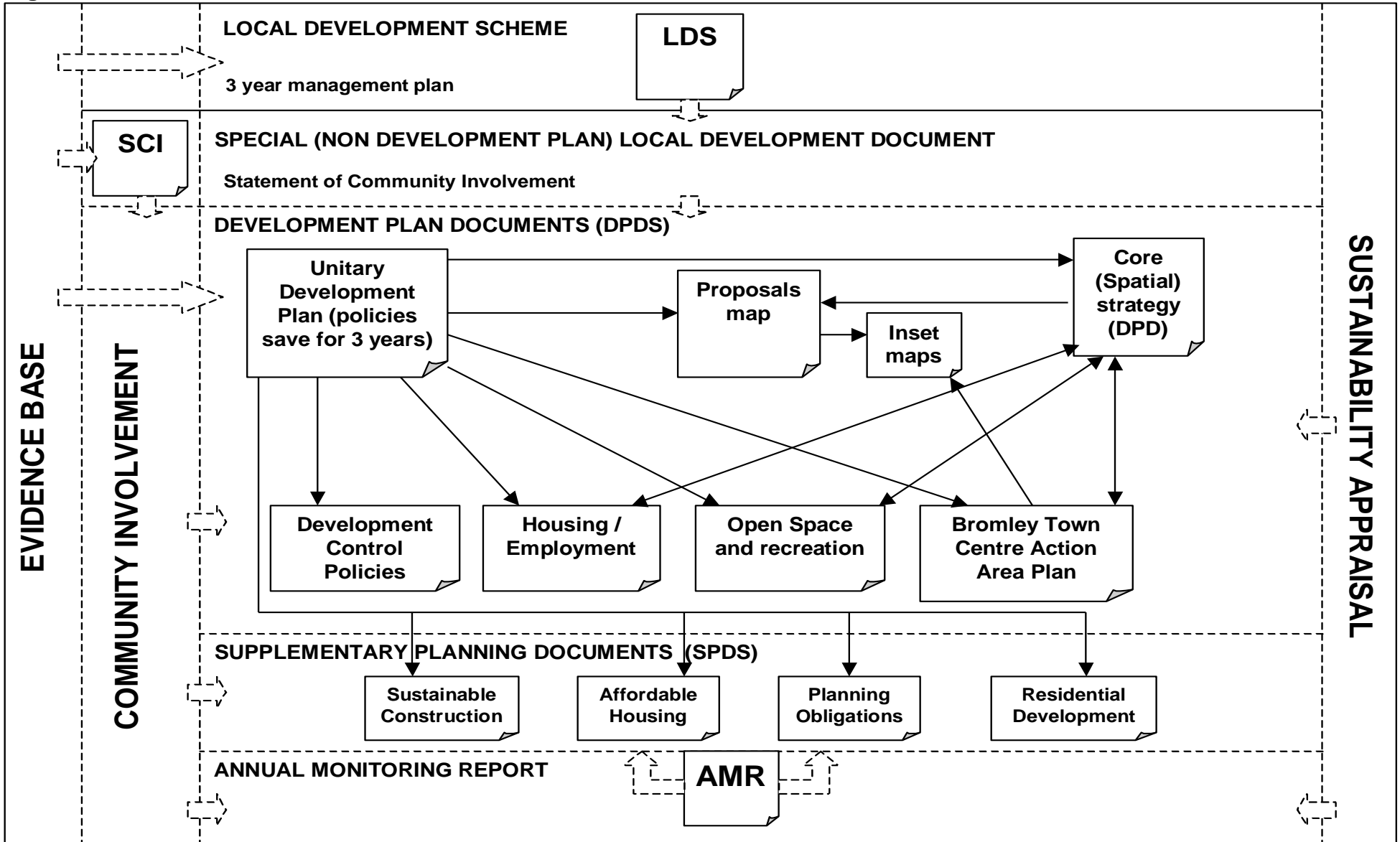


Figure 3

BROMLEY LOCAL DEVELOPMENT FRAMEWORK



BROMLEY LOCAL DEVELOPMENT SCHEME

Supplementary Planning Guidance

Table 3

| Supplementary Planning Guidance/ Information Leaflets (IL)/ Development Briefs | Links to saved Unitary Development Plan Policies | | Scheduled for review |
|--|--|----------------------|--------------------------------|
| | Adopted UDP | Revised UDP | |
| General Development Principles | E1/E2 | BE1/BE2 | Yes |
| Residential Design Extending your homes (IL) | H.2/ H.3/ H.5/ H.6 | H5/ H6/ H8/ H10/ H12 | Yes |
| Conservation Area Character appraisals and Guidance | E.7 | BE9 | Subject to Later Review |
| Shop fronts and security Shutters (IL) | S.2/S.4/ BS.3/BS.5 | S1/S2/S4/S5/BE15 | Yes |
| Archaeology (Fact Sheet) | E.9 | BE12 | ? |
| Advertisements | E.13 | BE17 | ? |
| SPDs in draft but not published | | | |
| <ul style="list-style-type: none"> • Telecommunications • Green Building Design and Construction • Affordable Housing • Designing out crime • Transport Assessments and Travel plans • Local Listed Building • Golf Courses | E.14 | BE19 | ? |
| | C.19 | ER3 /ER4 | Yes |
| | - | H2 | Yes |
| | E.1 | BE1 | Yes |
| | T3 | T1 / T2 | Yes |
| | E6 | BE8 | Yes |
| | L2 | L2 | No |
| Development Briefs | | | |
| <ul style="list-style-type: none"> • Station Road Car Park Orp. (Dec 01) | | | No |
| <ul style="list-style-type: none"> • Westmoreland Road Car Park (March 04) | | | Superseded by Bromley Town AAP |
| <ul style="list-style-type: none"> • Leasons Centre (Dec 04) | | | No |
| <ul style="list-style-type: none"> • Garden Road allotments (Feb 03) | | | No |
| <ul style="list-style-type: none"> • Ravensbourne College (Sept 03) | | | ? |
| <ul style="list-style-type: none"> • 11+13 Bromley Common (Oct 03) | | | No |
| <ul style="list-style-type: none"> • Beckenham Hospital (April 03) | | | No |

Glossary

The Act: the Planning and Compulsory Purchase Act 2004

Annual Monitoring Report (AMR): Authorities are required to produce AMRs to assess the implementation of the LDS and the extent to which the policies in the LDDs are being successfully implemented.

Area Action Plan (AAP): LDD setting out the planning framework for areas with a concentration of proposals for change and areas of conservation, AAPs have DPD status

Area designations: Areas identified on the proposals map within which certain core policies will apply.

Core Strategy: sets out the long-term spatial vision for the local planning authority area, strategic objectives, and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document.

Development Plan: in Bromley this consists of the Spatial Development Strategy for London, the UDP and the DPDs contained within the LDF.

Development Plan Documents (DPD): spatial planning documents that are subject to independent examination. Together with the London Plan these form the development plan for the local authority area. DPDs may form one document covering a range of policy areas or a number of individual documents. Individual DPDs or coherent parts of a single DPD can be reviewed independently from other DPDs. DPDs can include:

- core strategy
- site specific allocations of land
- area action plans (where required)
- development control policies

The LDS must set out the programme for preparing its DPDs

Generic development control policies: a suite of criteria-based policies that are required to ensure that developments meet the spatial vision and objectives set out in the Core Strategy. These may be included in the DPDs or stand-alone documents.

Independent Examination/ Public Inquiry: All DPDs are subject to independent examination by the Planning Inspectorate. This examination must consider the 'soundness of the plan.'

Inspector's Report: A report issued by the Inspector or Panel who conducted the Public Inquiry, setting out their conclusions on the matters raised and detailing amendments which they require the local planning authority to make to the deposit version LDD. The inspectors report is binding.

Issues and options: Produced during the early production stages of the preparation of DPDs and may be issued for consultation to meet the requirements of Regulation 25.

Key Diagram: Authorities may wish to use a key diagram to illustrate broad locations of future development.

Local Development Documents (LDDs): The collective term in the Act for Development Plan Documents, Supplementary Planning Documents, and the Statement of Community Involvement (SCI).

Local Development Order: allows LPAs to introduce local permitted development rights

Local Development Framework (LDF): The name of the portfolio of LDDs. Consisting of:

- Development Plan Documents
- Supplementary Planning Documents

- Statement of Community Involvement
- Local Development Scheme
- Annual Monitoring Report

Together these documents provide the framework for delivering spatial planning strategy for a local authority area

Local Development Scheme (LDS): Sets out the programme for the preparation of LDDs. This must be submitted to the Secretary of State for approval within six months of the commencement of the Act.

Local Strategic Partnership: partnerships of stakeholders who develop ways of involving local people in shaping the future of their neighbourhood in how services are provided. They are often single non-statutory, multi-agency bodies, which bring together locally the public, private community and voluntary sectors.

Local Implementation Plan: 5 year strategy prepared by a LA for the development of local, integrated transport supported by a programme of transport improvements. It is used to bid to Government for funding transport improvements.

Minerals and waste development framework: in unitary authorities the minerals and waste policies should be included in their local development frameworks.

London Plan: The Spatial Development Strategy for London. It has been produced to provide a strategic framework for Borough's LDFs. It has the status of a development plan under the Planning and Compulsory Purchase Act.

Planning Policy Statement (PPS): National planning policy guidance produced by the Government under the new planning regime. Previously known as Planning Policy Guidance notes (PPGs). They set out the Government's land use planning policies for England.

Preferred options document: produced as part of the preparation of a Development Plan Document and is issued for formal public participation as required by Regulation 26.

Proposals Map: illustrates on a base map all the policies and proposals contained in Development Plan Documents, together with any saved policies. To be revised as each DPD is adopted it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted proposals map accompany submitted development plan documents in the form of a submissions proposals map. The Proposals Map should be reproduced from a map base to registered scale.

Regional Planning Body: One of nine regional bodies in England (including GLA) responsible for preparing Regional Spatial Strategies (Spatial Development Strategy in London)

Regional Spatial Strategy (RSS): Prepared by the Regional Planning Bodies, the RSS will set out the policies in relation to the development and use of land in the region. RSS forms part of the development plan for the LPAs. In London, the London Plan is the equivalent of the RSS. These documents will be statutory under the new planning regime. The LDF is required to conform to the SDS.

The Regulations: Town and Country Planning (Local Development) (England) Regulations 2004, and the Town and Country Planning (Transitional Arrangements) Regulations 2004.

Saved Policies or Plans: Existing adopted development plans are saved for three years from the date of commencement of the Act. Any policies in old style development plans adopted after commencement of the Act will become saved policies for three years from their adoption.

Site Specific Allocations: allocations of sites for specific or mixed use or developments to be contained in DPDs. Policies will identify any specific requirements for individual proposals.

Statement of Community Involvement (SCI): LDD which sets out the methods and standards which the planning authority intend to achieve in relation to involving the community in the preparation, alteration and review of all LDDs and in development control decisions. The SCI is not a DPD but is subject to independent examination.

Strategic Environmental Assessment (SEA): An assessment of the environmental impacts of the policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment' of certain plans and programmes, including those in the field of planning and land use.

Supplementary Planning Documents (SPDs) cover a wide range of issues, which the local planning authority wishes to provide policy guidance on to supplement the policies and proposals in the development plan documents. They do not form part of the development plan or subject to the statutory adoption process.

Sustainability Appraisal (SA): The Planning and Compulsory Act requires all LDDs to be put through a Sustainability Appraisal, examining the impact of the policies and proposals with a view to ensuring that they move towards sustainable development.

Unitary Development Plan (UDP): A borough-wide statutory development plan, setting out the Council's policies for the development and use of land. This will be replaced by the LDF.