

**Decision Maker:**        **Development Control Committee**

**Date:**                    **26 July 2012**

**Decision Type:**        Non-Urgent                    Non-Executive                    Non-Key

**Title:**                    **Bromley Local Plan**

**Contact Officer:**        Mary Manuel, Head of Planning Strategy and Projects  
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**Chief Officer:**         Bob Mcquillan – Chief Planner

**Ward:**                    All

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1. Reason for report

This report brings strategic options under the chapter headings used for the Core Strategy Issues Document consultation last summer for inclusion within the Options and Preferred Strategy consultation on the Bromley Local Plan. It forms part of the move to a Local Plan and builds on the initial strategic options discussed at the Development Control Committee's meeting in June 2012.

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2. **RECOMMENDATION(S)**

Development Control Committee is asked to agree:

2.1 that the policy options as set out in this paper and appendices be incorporated in the Local Plan Options and Preferred Strategy Consultation document, and

2.2 the basis of the consultation process for the Options and Preferred Strategy stage of the Bromley Local Plan

### Corporate Policy

1. Policy Status: New Policy:
  2. BBB Priority: Children and Young People Excellent Council Quality Environment Safer Bromley Supporting Independence Vibrant, Thriving Town Centres
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### Financial

1. Cost of proposal: Not Applicable:
  2. Ongoing costs: Not Applicable:
  3. Budget head/performance centre: Planning and Renewal Budget
  4. Total current budget for this head: £2.0m
  5. Source of funding: Existing Revenue Budget 2012/13
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### Staff

1. Number of staff (current and additional): 74 FTEs
  2. If from existing staff resources, number of staff hours:
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### Legal

1. Legal Requirement: Statutory Requirement
  2. Call-in: Not Applicable:
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### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Borough-wide
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### Ward Councillor Views

1. Have Ward Councillors been asked for comments? Views are being invited
2. Summary of Ward Councillors comments: Comments will be reported orally to the Committee

### **3. COMMENTARY**

- 3.1 The last Local Development Framework Advisory Panel (LDFAP) meeting (31<sup>st</sup> May) and Development Control Committee (28<sup>th</sup> June) agreed the preparation of a Bromley Local Plan, incorporating the earlier work undertaken supporting development of a Core Strategy, and the indicative timetable. The meetings considered strategic options for several themes agreed for inclusion within the next stage of the plan-making process; Options and Preferred Strategy.
- 3.2 The intention is to report the draft Options and Preferred Strategy document to the Executive in early September seeking approval for a six-week public consultation.
- 3.3.1 This meeting of the Development Control Committee is asked to consider the strategic options for the remaining main theme areas of the Local Plan. These are also being considered by the LDFAP and its comments will be reported orally to the meeting. A range of Development Management policies will support the draft Strategic Options. This suite of policies will include both new policies and others, which may reflect closely existing UDP policies where they support the agreed Strategic Options. The following appendices set out the strategic options:
- a) Living in Bromley
  - b) Supporting Communities
  - c) Getting Around
  - d) Valued Environments
  - e) Working in Bromley
  - f) Environmental Challenges
- 3.4 Other Council departments and key agencies, such as health, and the police have been involved on an individual basis and through the Partnership Officers Group, and prior to the Executive meeting further discussions internally and with stakeholders will take place to ensure appropriate and effective linkages with other borough strategies. This will also include the GLA and assessment of options for general conformity with the London Plan and the National Planning Policy Framework (NPPF), while developing a plan appropriate to the Borough's long-term vision.
- 3.5 Alongside developing a Local Plan, the Council must fulfil the new Duty to Cooperate, which is a statutory requirement of the Localism Act 2011. Planning for cross boundary impacts is now a material planning consideration and eventually in the plan development process submitted plans must be able to demonstrate that they have had adequate regard for impacts that extend beyond their own immediate borders. Plans that cannot satisfactorily demonstrate this must be declared unsound since it is not possible for an Inspector to make a modification that would address this shortcoming. The Council will also need to demonstrate that it has had met the requirements of S110(2) and engaged "constructively, actively and on an ongoing basis" with other neighbouring Councils. Any cross boundary issues that emerge in the following months will be dealt with accordingly in the course of this process.
- 3.6 Each of the appendices to this report set out the strategic options under the thematic chapters used for the Core Strategy Issues consultation. The Living in Bromley paper looks at Areas of Renewal; the Housing and Gypsy and Travellers papers that also form part of this chapter were discussed at the last DCC meeting. All these themes and issues will be included in the consultation of the Options and Preferred Strategy.

#### **Proposed Consultation on draft Local Plan Preferred Strategy and Options**

- 3.7 The proposal for the Options and Preferred Strategy document is to follow the approach to consultation adopted last summer for the Core Strategy Issues Document. Consultation is

proposed for a 6-week period. However, if the principle of this approach is agreed then an update on the Council's approach and timetable will be published on the Council's website. This advance notice will enable organisations and groups to request presentations or meetings with officers in advance to aid consultation and feedback.

3.8.1 Consultation on the CSID was extended to 12 weeks as it ran across the summer period. The timing of this consultation avoids the holiday period and therefore six weeks is considered sufficient. The main means of consultation will be the Council's website with the continued use of the specially tailored consultation portal. Reliance on the Council's website again places a greater importance on raising awareness among residents and the wider community of the opportunity to comment. This will involve:

- Press releases and articles in the local papers and community newsletters;
- Inclusion in 'Update' circulated to all Bromley residents associations,
- Posters and flyers places in Council offices (including the Civic Centre, Mottingham and Outreach Centres and libraries), leisure centres and health centres,
- Article and a link to the webpage in the Council's business bulletin sent to over 2500 businesses,
- Article and link to the webpage in Community Links Bromley e-bulletin to over 500 voluntary and community organisations, and
- Emails to all those on the planning databases advising of the consultation details.

#### **Planning Obligations and a Local Community Infrastructure Levy**

3.9 The LDFAP, Development Control Committee and the Executive have all received reports on planning obligations and the Government's legislation and regulations for authorities wishing to charge a Community Infrastructure Levy's as well as the London position with the Mayoral CIIL and Bromley's role as collecting authority.

3.10 The Council adopted its Supplementary Planning Document 'Planning Obligations' relatively recently, (Dec 2010). This has been amended in light of the change to the Government's definition of affordable rent and further revisions with regard to references to previous government policy will be needed to be including the restrictions to 'pooling' Section 106 contributions from April 2014. However, the document remains fit for purpose and the policy proposed for the Bromley Local Plan is to continue with this adopted approach.

#### **4. POLICY IMPLICATIONS**

The options and preferred options will be incorporated into the Local Plan consultation. Once Local Plan is adopted planning law requires that applications for planning permission must be determined in accordance with the Development Plan (which includes the Local Plan).

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| <b>Non-Applicable Sections:</b>                       | Financial Implications, Personnel Implications and Legal Implications |
| Background Documents:<br>(Access via Contact Officer) |   |