

Decision Maker: **DEVELOPMENT CONTROL COMMITTEE**

Date: **Tuesday 29 January 2013**

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

Title: **BROMLEY'S LOCAL PLAN - OPTIONS AND PREFERRED STRATEGY FOR CONSULTATION**

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Chief Officer: Chief Planner

Ward: (All Wards);

1. Reason for report

- 1.1 This report seeks Development Control Committee's endorsement of Appendix B as the consultative Options and Preferred Strategy document, forming a key stage in the preparation of Bromley's Local Plan. It follows the Local Development Framework Advisory Panel's (LDFAP) meeting in December 2012 that considered the combined options previously reported to the LDFAP and Development Control Committee in the Summer, together with further options developed in response to new evidence and guidance. This includes GL Hearn's work exploring how to stimulate the local economy, the GLA office review, and the continuing difficult economic and financial climate. The thematic sections are brought together into a single document .
- 1.2 Comments from this meeting will be reported to the Executive on February 6th 2013 when it considers the Options and Preferred Strategy document for public consultation..

2. **RECOMMENDATION(S)**

2.1 **That the Committee:**

Endorse Appendix B as the draft Options and Preferred Strategy to the Executive to agree for public consultation.

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 Not Applicable: Further Details
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Financial

1. Cost of proposal: Estimated Cost £4k for current consultation stage plus £60k for public examination and evidence
 2. Ongoing costs: Non-Recurring Cost
 3. Budget head/performance centre Planning
 4. Total current budget for this head: £2.725m
 5. Source of funding: Existing Revenue Account 2012/13
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Staff

1. Number of staff (current and additional): 76 FTES
 2. If from existing staff resources, number of staff hours:
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Legal

1. Legal Requirement: Statutory Requirement
 2. Call-in: Applicable Not Applicable: Further Details
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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? Ward Councillors's comments were invited on the earlier strategic options considered by DCC in Summer 2012 and reported to the Committee. and will be consulted as part of the wider consultation process.
2. Summary of Ward Councillors comments:

3. COMMENTARY

- 3.1 Development Control Committee (DCC) received reports in June and July 2012 outlining the thematic chapters and strategic options for inclusion in the Options and Preferred Strategy stage of the Local Plan. In the intervening period, there has been further evidence, including GL Hearn's work in Stimulating the Local Economy, the update to the Affordable Housing Viability Assessment and policy and guidance issued by the GLA in the form of the Minor Alterations to the London Plan and Supplementary Planning Guidance. In addition, Government has made announcements encouraging economic growth and relaxing planning requirements. The Mayor's recent SPGs include those relating to Housing, Land for Industry and Transport, Shaping Neighbourhoods, Play and Informal Recreation.
- 3.2 The Local Development Framework Advisory Panel (LDFAP) in December 2012 considered a report bringing together the earlier work with amendments, and where necessary additions to the Strategic Options. The LDFAP agreed minor changes to wording reflecting their earlier comments and discussions at Development Control Committee together with new options and key changes as outlined below. The LDFAP agreed for these to be included in the draft Options and Preferred Strategy document to be reported to DCC in January, and then to the Executive in February 2013, with DCC comments, seeking agreement to public consultation.
- 3.3 The National Planning Policy Framework, (NPPF) published in March 2012 referred to Local Plans rather than Local Development Frameworks as part of the simplification of the planning process.
- 3.4 While the Council was developing its Core Strategy several documents within its Local Development Framework were adopted, namely, the Bromley Town Centre Area Action Plan, and Supplementary Planning Documents in relation to Affordable Housing and Planning Obligations . These continue and will form part of the Local Plan, which once adopted will replace the saved UDP policies and together with the London Plan will form the Development Plan for the Borough.
- 3.5 The process for the preparation for the Local Plan is set out in the Town and Country Planning Acts and Regulations and this consultation is made under Regulation 18. The Local Plan has to demonstrate a robust and up to date evidence base, and consideration of alternatives of the options developed at this stage. The Council is required to engage and consult with its local community and partner agencies throughout the plan making process.
- 3.6 The Options and Preferred Strategy is an important stage in the preparation of Bromley's Local Plan. Appendix B forms the draft Options and Preferred Strategy document. Final editing for consistency and clarity, and presentation purposes together with additional sections as reflected in the contents page will be required. This includes the glossary, list of references and links to key supporting documents.
- 3.7 The Executive will be asked to agree Appendix B subject to the final presentation and minor alterations agreed by the Leader of the Council, as Chairman of the Executive, in consultation with the Chief Planner for public consultation

Consultation

- 3.8 The Options and Preferred Strategy document will form the basis of consultation with statutory consultees (e.g. English Heritage, the GLA, and the Environment Agency) local residents, businesses, partner organisations and the wider community including voluntary and community groups, and neighbouring local authorities. The form of the consultation remains as agreed by DCC in July and in line with the consultation undertaken for the Core Strategy Issues Document in 2011. The consultation is web based to minimise costs to the Council. However, to maximise awareness of the opportunity to respond it will include:

- 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.

3.9 The cost of the consultation process for this stage of the Local Plan is estimated to be in the region of £4,000. The consultation will be a minimum of 6 weeks. Appendix C sets out the type of questions to be included within the consultation document.

Amended/Additional Options

3.10 As outlined above there have been amendments to the Strategic Options These fall within several types:-

- amendments reflecting the comments and discussions at the LDFAP and DCC comments last Summer,
- Amendments or additions in light of new evidence, for instance the GL Hearn work into stimulating the local economy, and the update on the Affordable Housing Viability Assessment,
- Identification of new policy areas and strategic options, primarily as the thematic chapters have been brought together as a single document, for instance, mixed use developments
- Inclusion of further options within the document, to demonstrate alternatives have been considered to arrive at a preferred option.
- In addition, there has been some rephrasing/rewording for clarity and consistency and to help the public to read and understand the document,

3.11 Appendix A shows where objectives and strategic options have been added and significant alterations since the last discussion at DCC..

3.12 The response to consultation on the Options and Preferred Strategy will be reported to the LDFAP and DCC in May /June . In the context of this strategic direction, development management policies will be developed together with site allocations, and detailed designations in the Spring. These will require the Executive's agreement to consultation alongside the strategic options. Following this stage the draft Local Plan will be prepared for the final formal consultation which precedes submission to the Secretary of State for Examination in Public in 2014.

3.13 The Local Plan is a Council-wide strategy and is consistent with Bromley 2020 (the Borough's Community Strategy). As part of the Local Plan process an Infrastructure Delivery Plan is prepared setting out the requirements needed to deliver the vision and objectives in the Plan. These documents form the basis of the Council's introduction of any Community Infrastructure Levy, which may be required to help deliver the Plan.

3.14 The timescale has moved from the one anticipated with the preparation of a Core Strategy for several reasons. To avoid duplication and wasted resources the work focused in areas that would support a Core Strategy or a Local Plan. This included; further evidence gathering, updating consultation databases and working with departments and partners to consider alternatives and the rationale for the preferred options. Subsequently, in light of the continuing depressed economic and financial climate and further Government announcements encouraging economic growth the Council commissioned work to explore how the local economy could be encouraged to grow. This is in line with the NPPF and the vision set out in the Core Strategy Issues Document, and continues in the draft Options and Preferred Strategy document. The main findings of the work from GL Hearn highlight the potential for intensification of key employment areas. This has led to new and altered options, included within Appendix B and highlighted in Appendix A. A copy of this report will be placed in the Members' Room for information.

3.15 A Local Plan is far more comprehensive than a Core Strategy as it includes Development Management policies and Site Allocations. While these would follow after a Core Strategy at a later date. Therefore while timescales have changed the Council should have a robust, up to date and detailed local plan against which planning applications can be determined in line with local priorities in a similar timescale to that possible under the Local Development Framework approach.

3.16 Outline Timescale

Consultation on Options and Preferred Strategy Feb –April 2013

Analysis of Responses and Report to LDFAP June 2013

Report to DCC July 2013

Development of Strategic Policies, Site Allocations, Development Control Policies and Infrastructure Delivery Plan– Spring/Summer 2013

Report to DCC and Executive Sept 2013

Preparation of Draft Local Plan Autumn/Winter 2013

Consultation on Draft Local Plan (Regulation 19 formal consultation) – late 2013

Submission of Local Plan to Planning Inspectorate and Examination in Public 2014

3.17 As indicated earlier the Local Plan process requires particular stages and steps to be followed to be found 'sound' at the Examination in Public. This also applies to associated documents including the Infrastructure Delivery Plan and supporting documents to introduce a Community Infrastructure Levy to help deliver the Local Plan. The Council has to pay the costs of the Examination in Public together with the cost of the further consultation stages of the plan preparation and the production of evidence where gaps need to be addressed or updates required as circumstances change; for instance the work considering the Local Economy undertaken this year.

4. **POLICY IMPLICATIONS**

Bromley 2020 as the Sustainable Community Strategy for the Borough was the starting point for developing the Core Strategy Issues Document in 2011 and for the Vision and Objectives in the Options and Preferred Strategy stage of the Local Plan preparation. The Local Plan will extend this vision until 2030 and contributes to all the priorities within Building a Better Bromley. The

Local Plan together with the London Plan will form the development plan for the borough. The Local Plan, once adopted will replace the saved policies of the UDP.

The Local Plan has to be in general conformity with the London Plan (July 2011) and with the National Planning Policy Framework published in March 2012. Importantly the Local Plan sets out the vision and objectives, and the policies against which planning applications will be determined (together with the London Plan) and the priorities against which the plan will be monitored and reviewed.

5. FINANCIAL IMPLICATIONS

- 5.1 The cost of the consultation process for this stage of the Local Plan is estimated to be in the region of £4k which will be funded from the local plan budget within Planning.
- 5.2 The Executive agreed a carry forward sum of £60k to fund the preparation of the Councils' Local Plan. The revised timetable outlined in 3.16 above, indicates that the examination of the Plan will not take place until 2014. A request will be made to the June Executive to carry forward the £60k in order to meet the future costs of the examination in public and to undertake any further evidence work required.

6. LEGAL IMPLICATIONS

The proposals are consistent with the Planning legislation and regulations.

Non-Applicable Sections:	Personnel Implications
Background Documents: (Access via Contact Officer)	Report No DR12/066 to DCC 28/6/12 Changes to National and Local Planning System –Update Report No DR12/067 to DCC 28/6/12 Options for Gypsies and Travellers and Travelling Showpeople Report No DR12/068 to DCC 28/6/12 Living in Bromley – Housing Options Report No DR12/069 to DCC 28/6/12 Review of Green Belt , Metropolitan Open Land and Urban Open Space Boundaries Report to DCC 26/7/12 Bromley Local Plan Bromley 2020 Community Strategy National Planning Policy Framework March 2012 London Plan (July 2011) GL Hearn Report December 2012 Stimulating the Local Economy