

Decision Maker: DEVELOPMENT CONTROL COMMITTEE

Date: Tuesday 9 April 2013

Decision Type: Non Urgent Non-Executive Non-Key

Title: GLA SUPPLEMENTARY PLANNING GUIDANCE
CONSULTATION

Contact Officer: Louisa Bruce, Planner
E-mail: louisa.bruce@bromley.gov.uk

Chief Officer: Jim Kehoe, Acting Chief Planner

Ward: (All Wards);

1. Reason for report

- 1.1 The Mayor of London has produced two draft Supplementary Planning Guidance documents (SPG) on Town Centres and Shaping Neighbourhoods. The SPGs are available for consultation until 12th and 31st May 2013 respectively. The next Development Control Committee meeting is not until June and to enable a considered response on behalf of the Council, Members are being asked to agree that officers prepare a draft response to be finalised by the Chief Planner in consultation with the Chairman to meet the May deadlines.

1. RECOMMENDATION(S)

Members are asked:

- (i) that the Council's response to this public consultation on the GLA Town Centres Draft Supplementary Planning Guidance (2013) & GLA Shaping Neighbourhoods: Character and Context Draft Supplementary Planning Guidance (2013) be prepared and be submitted by the Chief Planner (taking into account any relevant Financial or Legal implications) in consultation with the Chairman of the Committee.

1. Policy Status: Existing Policy
 2. BBB Priority: Vibrant, Thriving Town Centres:
-

Financial

1. Cost of proposal: N/A
 2. Ongoing costs: N/A
 3. Budget head/performance centre: N/A
 4. Total current budget for this head: £ N/A
 5. Source of funding: N/A
-

Staff

1. Number of staff (current and additional): N/A
 2. If from existing staff resources, number of staff hours: N/A
-

Legal

1. Legal Requirement: Non-Statutory - Government Guidance:
 2. Call-in: Not Applicable:
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected):
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? No
2. Summary of Ward Councillors comments: N/A

3. COMMENTARY

- 3.1 Two draft Supplementary Planning Guidance Notes that have recently been published by the Mayor of London. The first of these is the Town Centres Draft Supplementary Planning Guidance and the second Shaping Neighbourhoods: Character and Context Draft Supplementary Planning Guidance.
- 3.2 The draft Town Centres SPG which is available for consultation does not set out new policies but provides guidance to supplement the town centre policies in the 2011 London Plan (LP). It has been informed by the Government's National Planning Policy Framework (NPPF) which was published in April 2012.
- 3.3 This provides guidance on the implementation of London Plan Policy 2.15 Town Centres and its associated Annex, and guidance on other policies in the Plan with specific reference to town centre development and management. It also provides guidance on Policy 2.16 Strategic Outer London Development Centres and their potential to be developed as business locations.

The draft SPG includes guidance to:

- promote the vitality and viability of London's town centres, including neighbourhood and local centres
 - support a vibrant mix of uses in town centres including retailing, leisure, culture, tourism, business, social infrastructure and housing
 - accommodate growth in demand for new town centre floorspace within centres or in well integrated edge of centre sites
 - bring back into use vacant or under-used properties
 - promote inclusive access by public transport, shop mobility, walking and cycling to the range of goods and services in town centres
 - advance the role of town centres in promoting safe, healthy, sustainable neighbourhoods with quality design and public realm, now and for the future
 - develop the sense of place and identity of town centres, making them places that people will want to visit
 - implement the Strategic Outer London Development Centre concept to enhance the distinct economic strengths of these locations whilst complementing growth in other centres.
- 3.4 The Mayor has also published for public consultation draft Supplementary Planning Guidance on 'Shaping Neighbourhoods: Character and Context' to help with the implementation of policies in Chapter 7 of the 2011 London Plan, particularly Policies 7.4 on Local Character and 7.1 on Building London's Neighbourhoods and Communities.
- 3.5 Understanding the existing character and local context of a place is essential to an appreciation of how a place can and should develop in the future, whether that is to protect important elements crucial to an area's distinctive sense of place or identifying those elements that should be enhanced through managed change.3.6 The draft document sets out an approach and process to help understand the character and context of a place so that its results can inform the planning and design process and guide change in a way which is responsive to individual places and locations.

- 3.7 The Town Centre SPG is available for consultation until Friday 31st May 2013 whilst the Character and Context SPG consultation ends on Friday 12th May 2013.
- 3.8 Officers will draft a detailed response and Members are asked to agree that this is finalised by the Chief Planner (taking into account any relevant Financial or Legal implications) in consultation with the Chairman of Development Control Committee before the respective deadlines. The GLA are expected to issue town centre health check information and strategic retail capacity assessments which will also be incorporated in any response to the SPGs as relevant matters.
- 3.9 Discussions at DCC meetings reflect the importance of the town centres to the Borough and to maintaining Bromley's special character.

4. POLICY IMPLICATIONS

- 4.1 The SPGs will provide additional guidance on the implementation of policies in the London Plan. They will assist boroughs in preparing Development Plan Documents and ensuring that these are in general conformity with the London Plan. They will also be a material planning consideration when determining planning applications and are intended to inform developers, landowners and others when considering or preparing residential and mixed use schemes.
- 4.2 Existing Council policies contained within the saved UDP already highlight the importance of protecting the vitality and viability of the Borough's town centres together with the special character of the Borough.

Non-Applicable Sections:	Financial, Legal and Personnel
Background Documents:	<p>GLA Town Centres Draft Supplementary Planning Guidance (January 2013)</p> <p>GLA Shaping Neighbourhoods: Character and Context Draft Supplementary Planning Guidance (February 2013)</p> <p>GLA The London Plan 2011</p> <p>All of the above documents are available on the GLA website</p>