

Appendix 1

London Borough of

BROMLEY

LOCAL DEVELOPMENT SCHEME

VERSION 5

September 2013



THE LONDON BOROUGH
www.bromley.gov.uk

Introduction

APPENDIX 1

- 1.1 The Planning and Compulsory Purchase Act 2004 (The Act) requires the Council to prepare and maintain a 'local development scheme'. This document is the revised Local Development Scheme for Bromley, (also referred to as the LDS). It replaces the fourth version for Bromley published in January 2010 and has been prepared with regard to the Act and its associated Regulations which set out what is required of an LDS.
- 1.2 The LDS has three main purposes:
- Inform the public about local development plan documents for Bromley and the timescale for the preparation of these.
 - A description of which Local Plan and related documents the Council will produce or review between 2013-2015.
 - Provide a timetable for the production or review of each Development Plan Document (DPD)
- 1.3 The Council's first LDS was adopted in September 2007 and last updated in 2010. Since then there have been significant changes to the planning system, most recently introduced by the National Planning Policy Framework in March 2012. This LDS takes into account the changes in legislation and policy at a national and regional level and the resources available to the Council.
- 1.4 The planning system has changed in recent years from Unitary Development Plans to Local Development Frameworks and now under the National Planning Policy Framework to Local Plans.
- 1.5 Bromley adopted its UDP in 2006, and 'saved' many of its policies in 2009. The Council subsequently worked on its Local Development Framework, and under this system adopted the Bromley Town Centre Area Action Plan and Supplementary Planning Documents for Affordable Housing, and for Planning Obligations. The Council is now preparing Bromley's borough-wide 'Local Plan'.
- 1.6 There are six different types of planning document that could potentially be prepared. Their content varies from policies for the use of land, policies for involving the public in planning, guidance and information and procedural documents.
- Development Plan Documents (DPDs)
 - Neighbourhood Plans
 - Supplementary Planning Documents (SPDs)
 - Community Infrastructure Levy (CIL) Charging Schedule
 - Statement of Community Involvement (SCI)
 - Authority Monitoring Report (AMR)

Development Plan Documents (DPDs) form the Local Plan for the Borough.

- 1.7 The Bromley Local Plan will be the borough-wide DPD which sets out the overarching strategy for the future development of the Borough to 2030 and detailed policies to manage new developments and incorporates strategic site allocations supporting its delivery. The Bromley Town Centre Area Action Plan is an existing Adopted DPD covering a specific part of the Borough, and will be incorporated within the 'Local Plan' once adopted.
- 1.8 The statutory **Development Plan** for Bromley currently comprises the London Plan (2011), the 'saved' policies of the 2006 UDP, and the Bromley Town Centre Area Action Plan.
- 1.9 Local Development Documents must be in 'general conformity' with the London Plan, (the Mayor's Spatial Development Strategy).

Neighbourhood Plans

- 1.10 The Localism Act 2011 makes provision for Neighbourhood Plans, a new type of planning document to be prepared. Neighbourhood Plans are community-led documents which would be initiated through a Neighbourhood Forum and ultimately adopted by the Council as part of its development plan.
Neighbourhood Plans have to be in 'general conformity' with strategic policies in the Local Plan for an area, and are subject to independent examination and a referendum.
- 1.11 There are currently no Neighbourhood Forums within the Borough and no proposals for Neighbourhood Plans.

Supplementary Planning Documents

- 1.12 Supplementary Planning Documents are used to amplify planning policy within development plan documents. There is no legal requirement for these to be included within the LDS, and this enables local planning authorities to respond as circumstances change. They do not form part of the 'Development Plan' for the Borough. However, they are considered material considerations and provide additional detail to existing policy in the development plan or national policy. Where it is known they are likely to be prepared within the LDS timescale reference is made to them, but there is scope for additional SPDs to be prepared and information will always be published on the Council's website.
- 1.13 DPDs and SPDs are subject to public consultation. In addition, DPDs are subject to Sustainability Appraisals in their preparation to assess the economic, social and environmental effects of the plans. DPDs are submitted to the Secretary of State and an Examination in Public by a Planning Inspector.

- 1.14 The Town and Country Planning (Local Planning) England 2012 Regulations sets out the revised procedure for the preparation and review of Local Plans.

Community Infrastructure Levy (CIL) Charging Schedule

- 1.15 The Community Infrastructure Levy is a charge that local planning authorities may choose to levy on new development to fund infrastructure required to support growth and the delivery of the Development Plan for the area. To date, LB Bromley has used S106 agreements negotiated with developers to secure funding where needed as appropriate. However, the scope of S106 agreements will become more limited from April 2014, although this date may be extended following Government consultation.

Bromley's Current Position

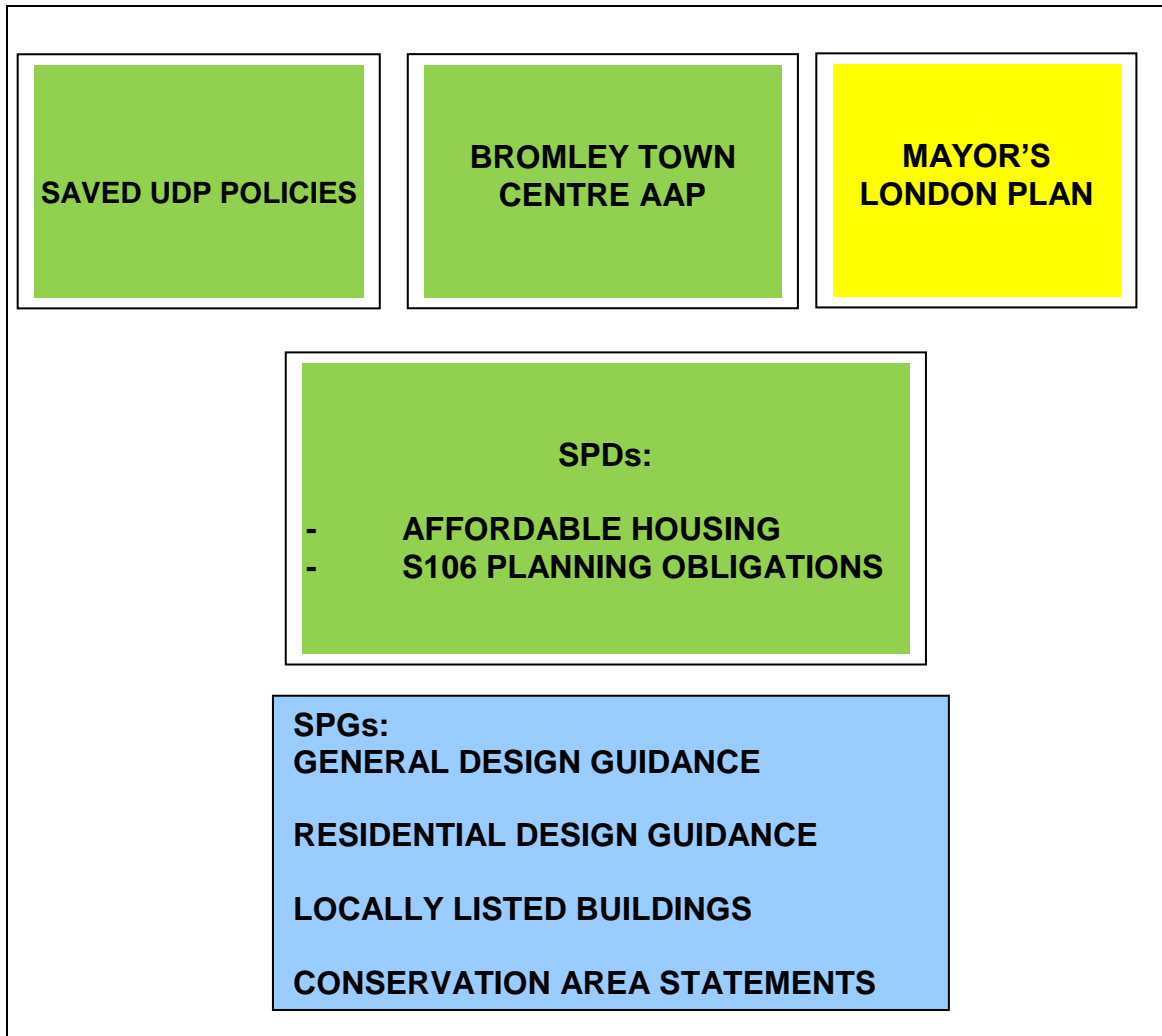
- 2.1 The 2010 LDS set out a timescale for the production of Bromley's Local Development Framework. The Council adopted several documents within the LDF and was working on other documents, most notably the Core Strategy when the Government introduced the new planning regime of Local Plans. The Council decided to move to preparing a Local Plan in line with the NPPF and current legislation building on the preparatory work already undertaken and consulted on.
- 2.2 The current Development Plan for the Borough comprises:
- 'saved' policies from the 2006 UDP
 - Bromley Town Centre Area Action Plan (2010)
 - Affordable Housing SPD (2010)
 - Planning Obligations SPD (2010)
 - Supplementary Planning Guidance linked to the saved UDP policies
 - The London Plan (2011)
- 2.3 Diagram 1 illustrates this position.
- 2.4 During the Local Plan preparation the development plan for Bromley comprises the London Plan (2011), the 'saved' policies from the 2006 Unitary Development Plan.

Saved Policies

- 2.5 The Unitary Development Plan (UDP) 2006 was saved for three years after adoption by virtue of the Planning and Compulsory Purchase Act 2004. The Council sought agreement of the Secretary of State to retain specific policies beyond this period.
- 2.6 The Secretary of State for Communities and Local Government issued a Direction to Bromley that specifies which policies in the UDP can continue to be saved as part of the Development Plan.

Diagram 1

BROMLEY'S DEVELOPMENT PLAN (CURRENT)



STATEMENT OF COMMUNITY INVOLVEMENT

**AUTHORITY MONITORING
REPORT**

**LOCAL DEVELOPMENT
SCHEME**

Supplementary Planning Documents

The Council has two adopted Supplementary Planning Documents: 'Affordable Housing', and 'S106 Obligations'.

Supplementary Planning Guidance

The Council's existing supplementary planning guidance (SPG) can only remain in force while the relevant UDP policies are operational. All are currently linked to 'saved' policies and have been retained as a material consideration in the determination of planning applications. Table 2 shows the current SPG linkages to 'saved' policies.

Table 1 - Supplementary Planning Guidance

Supplementary Planning Guidance/ Information Leaflets (IL)	Links to saved Unitary Development Plan Policies
General Development Principles	BE1/BE3
Residential Design Extending your homes (IL)	H7/ H8/ H9/ H11
Conservation Area Character appraisals and Guidance	BE9
Shop fronts and security Shutters (IL)	S1/S2/S4/S5/BE9
Archaeology (Fact Sheet)	BE16
Advertisements	BE21

Preparation of the Local Plan

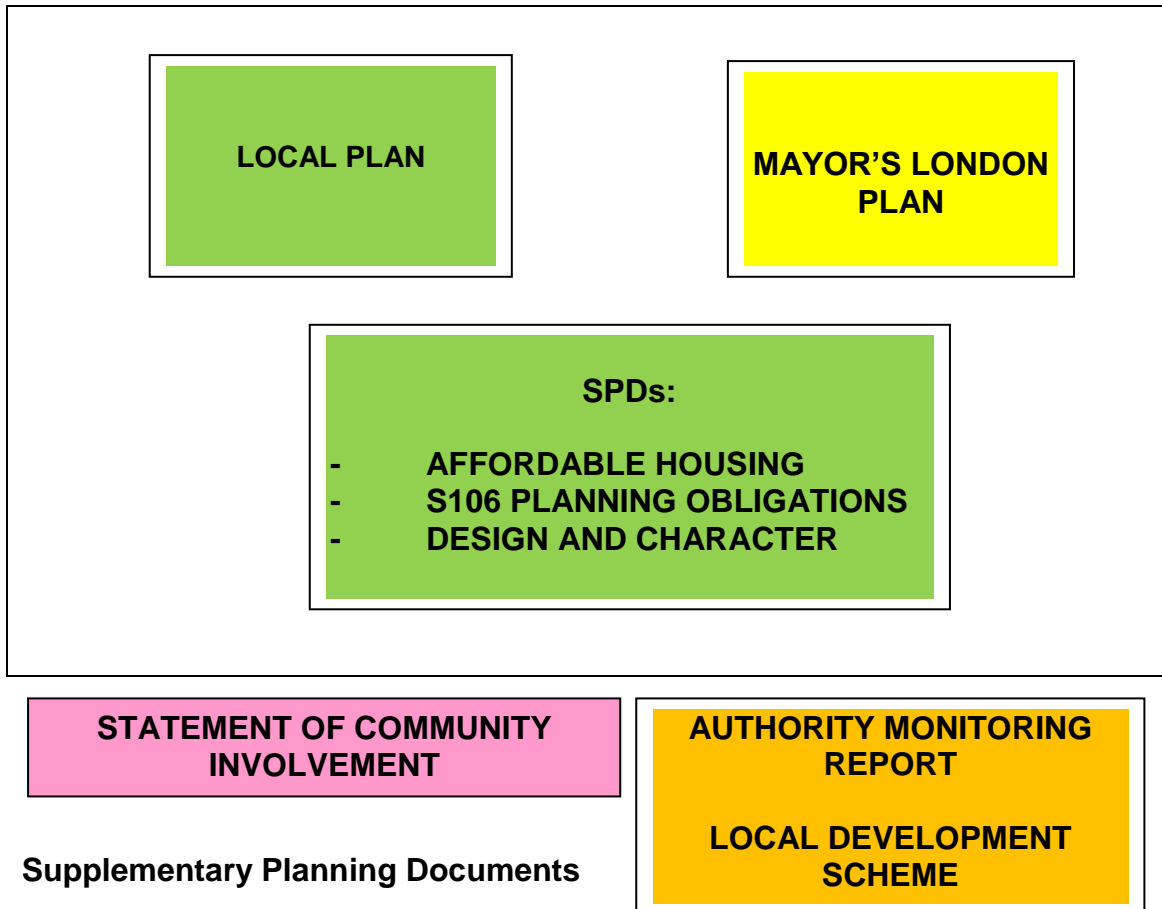
- 3.1 The Council signalled it would move to a Local Plan with the National Planning Policy Framework (2012) and incorporate the work undertaken so far to progress the Local Development Framework. This includes the evidence base which continues to be updated as appropriate, and the Core Strategy Issues Document consultation from 2011.
- 3.2 The Local Plan when adopted together with the London Plan will form the Development Plan for the Borough.
- 3.3 There is a period of transition between the old and new systems. The old system is represent by the 'saved policies of the 2006 adopted Bromley Unitary Development Plan (UDP) and currently these together with the Bromley Town Centre Area Action Plan form the Development Plan for the Borough together with the London Plan. Appendix 1 sets out the 'saved' UDP policies. The new system will comprise the Bromley Local Plan

Development Plan Documents

- 3.4 Bromley Borough Local Plan – this will set out the spatial vision and strategic objectives, policies for managing development in the Borough, identify the main sites where development or change is anticipated and the proposals map identifying areas designated for protection or where areas where specific policies will apply. It will incorporate the Bromley Town Centre Area Action Plan with any amendments that are made during the Local Plan process.
- 3.5 In addition there will be a Community Infrastructure Levy (CIL) Charging Schedule
- 3.6 The timetable for the production of these two documents is detailed in Tables 2 and 3 shown in summary on Annex 1. Diagram 2 shows the other documents involved as well.

Diagram 2

BROMLEY’S DEVELOPMENT PLAN (PLANNED)



3.7 The LDS is only required to set out the timetable for Development Plan Documents which have to be subject to an Examination in Public. However, the Council considers it useful to indicate the Supplementary Planning Documents which are anticipated to be prepared.

Planning Obligations – The existing SPD will be reviewed in line with the Borough Local Plan and the introduction of the Borough’s Community Infrastructure Levy (CIL)

Affordable Housing – It is anticipated that the existing SPD will be reviewed and updated in light of the Borough Local Plan following its adoption.

Character and Design – This would be a new SPD covering in the main the topics covered by the current SPGs regarding General Design and Residential Design and follow on from the Local Plan.

Other Documents

3.8 Local Development Scheme This document will be kept under review and progress monitored as part of the Authorities Monitoring Report.

Statement of Community Involvement Bromley's Statement of Community Involvement was Adopted in 2006

Neighbourhood Plans There are no current proposals for Neighbourhood Plans within the borough.

Authorities' Monitoring Report An annual AMR is reported to Development Control Committee and in addition monitoring information is made available on the Council's website and updated throughout the year.

Local Development Document Profiles

- 3.9 The following tables outline in detail each document proposed to form part of the Bromley Local Plan.

Table 2 - Borough-wide Local Plan

TITLE	Borough-Wide Local Plan	
Development Plan Document	YES	
ROLE & CONTENT	To set out the key elements of the planning framework for Bromley, including the long-term spatial vision and strategic objectives for the Borough. It will reflect the spatial aspirations of the Community Strategy and contain a number of core policies and a monitoring and implementation framework. It will also address outstanding matters from the UDP Review on housing and gypsy site provision and waste policies	
GEOGRAPHICAL COVERAGE	Borough-wide	
Responsibility for Production	Lead	Planning Strategy Team
	Resources	Planning Strategy Team with input from other services as required
	Stakeholder & Community Involvement	Consultation and engagement in line with the SCI
TIMETABLE & KEY MILESTONES	<ul style="list-style-type: none"> ▪ Prepare draft policies and site allocations for informal consultation, ▪ Review and update evidence base as appropriate ▪ 6 week consultation ▪ Review consultation response, and revise and refine policies and allocations in advance of draft plan ▪ Prepare draft plan ▪ Publish draft plan for inspection and invite representations 6 weeks ▪ Submit plan and submission documents to the Secretary of State ▪ Independent Examination ▪ Publication of Examiner's recommendations ▪ Adopt Plan 	<p>Autumn 2013</p> <p>on going</p> <p>Jan/Feb 2014 March/April</p> <p>April- July August/September</p> <p>November 2014</p> <p>January 2015 March 2015</p> <p>April 2015</p>
REVIEW	The document will be monitored on an annual basis and will then be the subject of review if the monitoring highlights such a need.	

Table 3 - Community Infrastructure Levy Charge Schedule

TITLE	Community Infrastructure Levy Charging Schedule	
Development Plan Document	NO	
ROLE & CONTENT	The document will set out the charges to be levied on new development within the Borough.	
GEOGRAPHICAL COVERAGE	Borough-wide	
UDP REPLACEMENT	N/A	
Responsibility for Production	Lead	Planning Strategy Team
	Resources	Planning Strategy Team with input from other services as required
	Stakeholder & Community Involvement	Consultation and engagement as required by the CIL Regulations 2012 and in line with the SCI
TIMETABLE & KEY MILESTONES	<ul style="list-style-type: none"> ▪ Prepare preliminary draft, consult and consider representations ▪ Publish draft schedule and consults ▪ Submit for examination ▪ Examination ▪ Publication of Examiner's recommendations ▪ Modify and Adopt Charging Schedule 	<p>Spring/Summer 2014</p> <p>October/Nov 2014</p> <p>Jan 2015</p> <p>March 2015</p> <p>May 2015</p> <p>April 2015</p>
REVIEW	The document will be monitored on an annual basis and will then be the subject of review if the monitoring highlights such a need.	

Risk Assessment

4.1 The Council is required in the LDS to set out a clear timetable for the delivery of the local development documents. Therefore it is important to identify the risks that could affect the work programme shown and to consider how these can be minimised and mitigated. The main issue is the impact the risks could have on the programme, although it is important that the plan progresses in compliance with legislation and regulations and is found 'sound' at its Examination to ensure a robust up to date Local Plan at the end of the process.

Table 4 - Risk Assessment

Risk Identified	Likelihood/Impact	Management Action
New policy guidance being published part way through the plan preparation	medium/high The Coalition Government started an extensive reform of the planning system and this is continuing with consultation on permitted development rights, new CIL regulations expected in the Autumn and updating of the planning guidance to support the NPPF.	<ul style="list-style-type: none"> High level policy change is monitored Plan has to be progressed on the best information available at the time Seek advice from the GLA, DCLG and Planning Inspectorate as appropriate
Loss of staff/reduction in staff resources/competing work priorities	medium/medium The Council is going through a period of transformation. Loss of experienced staff will impact on the production of local development document and ability to keep to the timescale	<ul style="list-style-type: none"> Staff input from other departments secured at Chief Officer level Recognition of the importance of the Local Plan and its priority over other work. Focus resources on the Local Plan and minimise non statutory work Use work experience, other planning colleagues to contribute Use consultants for specialist work subject to available funding If necessary and other alternatives exhausted timetable will need to be reviewed.
Need to meet Duty to Co-operate and undertake joint working with other authorities/partners	medium/medium Other authorities and partners have their own priorities and timetables for development plans which will differ. Inspectors'	<ul style="list-style-type: none"> Regular Duty to Co-operate meetings with sub-region Liaison with other authorities and bodies through partnership groups e.g. Borough Officers

	Reports have highlighted the importance and the extent to which co-operation is expected under this Duty.	Group, Partnership Officer Group, South London Partnership, London Councils as well as co-operating with individual authorities/partners
Insufficient budget for preparation of plans or evidence base work and consultation	low/high sufficient financial resources are required to prepare local development documents including for consultancy, consultation and the examination process	<ul style="list-style-type: none"> • Budget required for known studies and consultation already built in to Council budget, however, Examination Costs can only be estimated at this time. • CIL costs can be set against future CIL income • Ways to add value to work, e.g through joint commissioning as with South East London Housing Partnership • Ensure future likely examination and associated costs are considered within the Council budgeting process and set aside as far as possible.
Capacity of the Planning Inspectorate and other agencies to support the process	Low/high Decisions taken nationally to change the resources of statutory agencies and their capacity to deal with consultations or the programme Examination process could cause delays	<ul style="list-style-type: none"> • Liaise with Planning Inspectorate in revising the LDS and keep PINS up to date if the timetable changes. • Maintain contact with key agencies to minimise prospect of slippage
Consultation fatigue amongst the public	Medium/high Other parts of the Council and other partner agencies undertake consultation and communities can get 'fatigued' of being consulted.	<ul style="list-style-type: none"> • Evidence to suggest good level of involvement, especially for future stages involving site allocations and planning policies • Keep the public informed of the process and feedback on consultation • Link with other Council and partner consultation where possible
Delay due to scale of public response	Medium/high Public Interest particularly in site allocations and detailed policies can be high.	<ul style="list-style-type: none"> • Continue to encourage the public to respond on line to enable easier and effective analysis of responses.

Local Plan Evidence Base

- 5.1 Local Development Documents are required to be underpinned by up to date evidence. The Council has undertaken, and where necessary commissioned research to support the preparation of the plan and this is available via the 'bromley.gov.uk' website. However, the Council has an obligation to keep its' evidence up to date and to undertake new studies as necessary and review existing evidence in a timely manner.
- 5.2 Further work being undertaken/required including that agreed by the Development Control meeting in Summer 2013 includes:

Table 5 - Further Evidence Work

Evidence Area	Current Position	Resources	Timescale
Update to Strategic Flood Risk Assessment	Last Study 2008	£20k allocated from Lead Flood Risk Authority funding and staff resources within Planning Strategy	Tender Work 2- 3 months Complete
Housing Need/Strategic Housing Market Assessment	Current Sub-regional Study	Sub-regional Partners to agree	Discussions with sub-region regarding timescale and format of new SHMA Interim assessment of Census Data Autumn 2013 New SHMA start Jan 2014 (TBC)
A Review of Green Belt and other open space designations.	Report to DCC Summer 2012. Open Space Audit review	Staff resources	Autumn 13
Further analysis to support the protection of the character of the Borough's places.	21 Places profiled in Core Strategy Issus Document.	Staff resources	Autumn 13
Identifying the potential of the Renewal Areas to contribute to the overall vision	Contributions from departments and agencies being collated	Staff resources	Autumn 13

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Review of Housing Supply	SHLAA 2009, GLA undertaking new SHLAA for 15/16 onwards. Work to identify capacity in BTC, permitted development implications, implications of potential transport improvements, release of public sector land as part of efficiencies. Review other existing designations as necessary.	Staff resources	Ongoing
Waste Technical Paper	Update to demonstrate how requirements can be met	Staff resources	
Assessment of Growth areas a) Bromley Town Centre b) Cray Business Corridor c) Biggin Hill SOLDC			
Site Allocations	Education undertaking primary and secondary school forecasting to identify provision required, review of key sites, i.e. former Site A, Bromley North		

Annex 1 Diagram showing Timetable for the preparation of the Local Plan and Community Infrastructure Charging Schedule

Purpose	2013					2014												2015							
	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J		
The plan for the future development of Bromley including spatial , strategic and detailed development policies and site allocations						Consultation							Formal Pre-submission Consultation					S		E		IR	A		
To set out the Council's proposed CIL charges											Preliminary Draft Charging Schedule consultation				Draft Charging Schedule Consultation				S		E		IR	A	

(Note: 'S' refers to submission for Examination, 'E' refers to Examination in Public, 'IR' refers to receipt of Inspector's report, 'A' refers to Adoption by the Council).

Appendix 2

'Saved' policies from the 2006 UDP

Housing policies

- H1 Housing Supply
- H2 Affordable Housing
- H3 Affordable Housing – payment in lieu
- H4 Supported Housing
- H6 Gypsies and Travelling Show People
- H7 Housing Density and Design
- H8 Residential Extensions
- H9 Side Space
- H10 Areas of Special Residential Character
- H11 Residential Conversions
- H12 Conversion of Non-Residential Buildings to Residential Use
- H13 Parking of Commercial Vehicles

Transport policies

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T4 Park and Ride
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T8 Other Road Users
- T9 Public Transport
- T10 Public Transport
- T11 New Accesses
- T12 Residential Roads
- T13 Unmade Roads
- T14 Unadopted Highways
- T15 Traffic Management
- T16 Traffic Management and Sensitive Environments
- T17 Servicing of Premises
- T18 Road Safety

Conservation and the Built Environment

- BE1 Design of New Development
- BE2 Mixed Use Development
- BE3 Buildings in Rural Areas
- BE4 Public Realm
- BE5 Public Art
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE8 Statutory Listed Buildings
- BE9 Demolition of a listed building
- BE10 Locally Listed Buildings
- BE11 Conservation Areas
- BE12 Demolition in conservation areas
- BE13 Development adjacent to a conservation area
- BE14 Trees in Conservation Areas
- BE15 Historic Parks and Gardens
- BE16 Ancient Monuments and Archaeology
- BE17 High Buildings
- BE18 The Skyline
- BE19 Shopfronts
- BE20 Security Shutters

BE21 Control of Advertisements, Hoardings and Signs
BE22 Telecommunications Apparatus
BE23 Satellite Dishes

The Natural Environment

NE1 Development and SSSIs
NE2 Development and Nature Conservation Sites
NE3 Nature Conservation and Development
NE4 Additional Nature Conservation Sites
NE5 Protected Species
NE6 World Heritage Site
NE7 Development and Trees
NE8 Conservation and Management of Trees and Woodlands
NE9 Hedgerows and Development
NE11 Kent North Downs Area of Outstanding Natural Beauty
NE12 Landscape Quality and Character

Green Belt and Open Space

G1 The Green Belt
G2 Metropolitan Open Land
G3 National Sports Centre Major Developed Site
G4 Extensions/Alterations to Dwellings in the Green Belt or on Metropolitan Open Land
G5 Replacement Dwellings in the Green Belt or on Metropolitan Open Land
G6 Land Adjoining Green Belt or Metropolitan Open Land
G7 South East London Green Chain
G8 Urban Open Space
G9 Future Re-Use of Agricultural Land
G10 Development Related to Farm Diversification
G11 Agricultural Dwellings
G12 Temporary Agricultural Dwellings
G13 Removal of Occupancy Conditions
G14 Minerals Workings
G15 Mineral Workings – Associated Development

Recreation, Leisure and Tourism

L1 Outdoor Recreation and Leisure
L2 Public Rights of Way and Other Recreational Routes
L3 Horses, Stabling and Riding Facilities
L4 Horses, Stabling and Riding Facilities – joint applications
L5 War Games and Similar Uses
L6 Playing Fields
L7 Leisure Gardens and Allotments
L8 Playing Open
L9 Indoor Recreation and Leisure
L10 Tourist-Related Development – New Development
L11 Tourist-Related Development – Changes of Use

Business and Regeneration

EMP1 Large Scale Office Development
EMP2 Office Development
EMP3 Conversion or redevelopment of Offices
EMP4 Business Areas
EMP5 Development Outside Business Areas
EMP6 Development Outside Business Areas – non conforming uses
EMP7 Business Support
EMP8 Use of Dwellings for Business Purposes
EMP9 Vacant Commercial Sites and Premises

Town Centres and Shopping

- S1 Primary Frontages
- S2 Secondary Frontages
- S3 The Glades
- S4 Local Centres
- S5 Local Neighbourhood Centres, Parades and Individual Shops
- S6 Retail and Leisure Development – existing centres
- S7 Retail and Leisure Development – outside existing centres
- S8 Petrol Filling Stations
- S9 Food and Drink Premises
- S10 Non-Retail Uses in Shopping Areas
- S11 Residential Accommodation
- S12 Markets
- S13 Mini Cab and Taxi Offices

Biggin Hill

- BH1 Local Environment
- BH2 New Development
- BH3 South Camp
- BH4 Passenger Terminal/Control Tower/West Camp (Area 1)
- BH5 Former RAF Married Quarters (Area 2)
- BH6 East Camp
- BH7 Safety
- BH8 Noise Sensitive Development

Community Services

- C1 Community Facilities
- C2 Communities Facilities and Development
- C4 Health facilities
- C5 Facilities for Vulnerable Groups
- C6 Residential Proposals for People with Particular Accommodation
- C7 Educational and Pre-School Facilities
- C8 Dual Community Use of Educational Facilities

Environmental Resources

- ER2 Waste Management Facilities
- ER9 Ventilation
- ER10 Light Pollution
- ER11 Hazardous Substances
- ER16 The Water Environment
- ER17 Development and the Water Environment

Implementation

- IMP1 Planning Obligations