

Decision Maker: **DEVELOPMENT CONTROL COMMITTEE EXECUTIVE**

Date: 24th November 2016
30th November 2016

Decision Type: NonUrgent Executive Non-Key

Title: **LOCAL DEVELOPMENT SCHEME 2016 - 18**

Contact Officer: Mary Manuel, Head of Planning Strategy and Projects
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Chief Officer: Chief Planner

Ward: (All Wards);

1. Reason for report

This report seeks Members' agreement to the Local Development Scheme (LDS) for 2016 - 18 forming Appendix 1 to the report, setting out the revised timescale for the preparation of the Local Plan for the Borough. The current legislative requirements for the LDS are to only include the development plan documents (DPD) which are subject to independent examination which for Bromley will be the borough-wide Local Plan and the review of the Bromley Town Centre Area Action Plan which will follow the adoption of the first document. It also shows an indicative timescale for the preparation of a local Community Infrastructure Levy and a new Planning Obligations Supplementary Planning Document (SPD).

2. **RECOMMENDATION(S)**

Development Control Committee

2.1 Members are asked to recommend to the Executive that the revised Local Development Scheme for 2016-2018 as set out in Appendix 1 be approved as the formal management document for the production of the Bromley Local Plan and the review of the Bromley Town Centre Area Action Plan.

Executive

2.2 Members are asked to agree the Local Development Scheme for 2016-2018 as set out in Appendix 1 as the formal management document for the production of the Bromley Local Plan.

Corporate Policy

1. Policy Status: Not Applicable
 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: Estimated Cost Up to £78k
 2. Ongoing costs: Non-Recurring Cost
 3. Budget head/performance centre: Local Plan Implementation budget and carry forward balance
 4. Total current budget for this head: £31k and £47k
 5. Source of funding: Existing revenue budget for 2016/17 and carry forward sum
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Staff

1. Number of staff (current and additional): 6FTEs
 2. If from existing staff resources, number of staff hours:
-

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? Not Applicable
2. Summary of Ward Councillors comments:

3. COMMENTARY

- 3.1 The Council is required to publish an up to date Local Development Scheme (LDS), setting out the timescale for the preparation of local development plan documents (DPDs). There is no longer a requirement for the LDS to be submitted to Secretary of State. The last LDS was agreed by the Council in January 2016.
- 3.2 The January 2016 LDS showed the consultation on the Draft Local Plan being undertaken in May/June this year, however the response to the Local Green Space consultation in February/March 2016, in line with the January 2016 LDS saw a substantial response which together with further work being undertaken with regards to the Biggin Hill Strategic Outer London Development Centre and Housing Supply and other matters, and ensuring the response to the 'Draft Allocations, Further Policies and Designations' consultation in Autumn 2015 were fully considered by Members. The Draft Local Plan was considered by Development Control Committee and the Executive in the summer with consultation on the Proposed Submission Draft Local Plan commencing on November 14th 2016.
- 3.3 It had been anticipated that the planning and housing reforms including a revised National Policy Framework would have been published over the Summer, however, while some parts have been produced details of the Starter Home Initiative and the revised NPPF have been delayed.
- 3.4 The revised timescale in Appendix 2 to the LDS shows the Proposed Submission Draft Local Plan consultation in Nov/Dec 2016 with submission to the Secretary of State in early 2017 and adoption of the Local Plan by the end of 2017. This is in line with the requirement for local planning authorities to have an up-to-date local plan in place in 2017, and if not face potential intervention by the Government as part of its Productivity Plan.
- 3.5 The new LDS included as Appendix 1 seeks to reflect the recent Government planning reforms, anticipate the work involved from further likely changes proposed, the Council's resources and lessons from other authorities and Inspectors' reports regarding timescales, and the increased burden on authorities to demonstrate plans are based on objective and up to date evidence to be found 'sound'. The Local Plan needs to be in conformity with the London Plan which forms part of the Development Plan for the Borough.
- 3.6 At this stage it is difficult to estimate the impact of further Government's reforms, and the resources required to incorporate changes as appropriate within the Local Plan and associated documents. The Local Development Framework Advisory Panel (LDFAP) has, and will continue to meet regularly to provide guidance and advice with regard to the Local Plan and BTCAAP review.
- 3.7 The LDS outlines the further evidence required to support the Local Plan making process and ensure soundness, the risks and measures to mitigate these. The draft LDS also shows the timescale for the preparation of a Bromley Community Infrastructure Levy (CIL). The third set of CIL regulations increased the consultation period for each stage of the preparation of the charging schedule for CIL to six weeks, and again increased the burden for evidence of viability and the proposed infrastructure to be funded based on an up to date development plan. On this basis the LDS shows the CIL Examination following closely after the Local Plan Examination.
- 3.8 The Local Plan will include the vision and objectives for the Borough, planning policies and site allocations. The number of supplementary planning documents will be kept to a minimum but will include a revised S106 supplementary planning document (SPD) alongside the introduction of a local Community Infrastructure Levy.
- 3.9 Viability work to support the Local Plan and the introduction of a local Community Infrastructure Levy is underway and will help identify the type of development which could be subject to a

Local CIL. The Council collected approximately £1.32m in 2014/15, and £2.123m in 2015/16 from the Mayoral CIL. On a similar scale of development it is anticipated that Bromley's CIL could secure between £2m and £4m per annum.

- 3.10 The Local Plan and CIL work is led by the Planning Strategy team which provides the majority of the resources. However, as well as contributions from other Council services, consultants are required to undertake specialist work and this is included in the Local Plan budget. The Council is responsible for paying the cost of the Examinations of the Local Plan and the Community Infrastructure Levy Charging Schedule which is estimated to be in the region of £40-60k and includes the Inspector and the Programme Officer's costs.
- 3.11 The LDS shows the Bromley Town Centre Area Action Plan (BTCAAP) being reviewed following the adoption of the Borough-wide Local Plan. It will part of the Local Plan as a whole, and if there is a need for an early partial review of the Local Plan on the basis of the emerging new London Plan this could be integrated into the BTCAAP review.

4. POLICY IMPLICATIONS

- 4.1 The Local Plan when 'Adopted' together with the London Plan and the Bromley Town Centre Area Action Plan, will form the Development Plan for the Borough and will set out the policies against which to consider planning applications. The LDS is a procedural document regarding the preparation of the Local Plan. However, the Local Plan is one of the key strategic documents guiding the development of the Borough and helping deliver the 'Building a Better Bromley' priorities.

5. FINANCIAL IMPLICATIONS

- 5.1 The cost of public consultation, related printing and publishing of any Local Plan document will be met from the Local Plan Implementation budget of £31k within Planning Services.
- 5.2 The cost of the examination of the plan in public and any further evidence work required during 2016-18 is expected to cost up to £65k. The Executive agreed to carry forward £47k in June 2016 for the preparation of the Local Plan. This was intended to fund the examination of the plan in public and associated work which is now expected to be undertaken during 2017/18. A request for approval to carry forward this sum will be submitted to the Executive in June 2017. The total budget available during 2017/18, including the existing Local Plan budget of £31k, would therefore be £78k.
- 5.3 It should be noted that the precise timing of the examination in public is determined by the Planning Inspectorate and is therefore outside of the Council's control.
- 5.4 The timetable included in Appendix 2 to the LDS indicates that the Bromley CIL charging schedule should be effective from March 2018. With a similar scale of development as in 2015/16, it is anticipated that between £2m and £4m per annum could be generated by Bromley's CIL towards infrastructure.
- 5.5 There will be a cost for the examination of the CIL charging schedule, which is estimated to be up to £25k. Should the charging schedule be approved and the Council adopt a local CIL, then the costs incurred can be set against future CIL income.
- 5.6 Once the local CIL is in place, S106 contributions will mainly be for affordable housing, unless specifically negotiated.

6. LEGAL IMPLICATIONS

- 6.1 The Council has a duty to publish an up to date Local Development Scheme.

Non-Applicable Sections:	PERSONNEL IMPLICATIONS
Background Documents: (Access via Contact Officer)	Report DRR15/110 Local Development Scheme 2016-17 DCC 10 th December 2015 Executive 13 th January 2016.