

Decision Maker: **DEVELOPMENT CONTROL COMMITTEE EXECUTIVE**

Date: **Wednesday 4 October 2017**
Tuesday 10th October 2017

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

Title: **LOCAL DEVELOPMENT SCHEME 2017-2019**

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 amended Local Development Scheme (LDS) for 2017-19 (forming Appendix 1) 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. For Bromley this includes the borough-wide Local Plan, submitted in August to the Secretary of State for examination and the Bromley Town Centre Area Action Plan to be reviewed following the Local Plan adoption by the Council. The LDS 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 2017-2019 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 2017-2019 as set out in Appendix 1 as the formal management document for the production of the Bromley Local Plan.

Impact on Vulnerable Adults and Children

1. Summary of Impact:
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Corporate Policy

1. Policy Status: Not Applicable
 2. BBB Priority Excellent Council Quality Environment Vibrant, Thriving Town Centres
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Financial

1. Cost of proposal: Estimated Cost £50k - £60k
 2. Ongoing costs: Non-Recurring Cost:
 3. Budget head/performance centre: Planning Strategy and Projects
 4. Total current budget for this head: £32k and £37k
 5. Source of funding: Existing revenue budget for 2017/18 and a carry forward sum of £37k
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Personnel

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:
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Procurement

1. Summary of Procurement Implications:
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Customer Impact

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

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 approved by the Council was prepared in November 2016.
- 3.2 The November 2016 LDS showed the submission of the Draft Local Plan in April 2017 following consultation in November/ December 2016. However, the response to the consultation was significant and representations were reported to Development Control Committee and the Executive in June 2017 seeking agreement from Full Council to approve submission to the Secretary of State for examination. Following approval from Full Council the Draft Local Plan was submitted in August 2017. An update to the LDS showing the submission in August 2017 forms one of the supporting documents to the Submission. However, this is the first opportunity to report a revised LDS to Development Control Committee and the Executive and provides an opportunity to also update the timescale for the introduction of a local Community Infrastructure Levy and CIL Charging Schedule.
- 3.4 The new LDS included as Appendix 1 to this report seeks to reflect the anticipated timescale following submission, the Council's resources and lessons from other authorities and Inspectors' reports regarding timescales. The revised timescale in Appendix 2 to the LDS shows the submission to the Secretary of State in August 2017 and adoption of the Local Plan in June 2018. The Local Plan needs to be in conformity with the London Plan which forms part of the Development Plan for the Borough.
- 3.5 The introduction of the Community Infrastructure Levy (CIL) will follow the adoption of the Local Plan. The consultation period for each of the two consultation stages of the preparation of the CIL charging schedule is six weeks. On this basis the LDS shows the CIL Examination in Summer 2018 and introduction by the end of the calendar year. The intention is to report to Members in November 2017 seeking approval to undertake consultation on the Preliminary Draft Charging Schedule over Winter 2017/18.
- 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 plan making process 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 Bromley Town Centre Area Action Plan review.
- 3.7 The Local Plan sets 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.
- 3.10 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 are estimated to be in the region of £40-60k and £25k respectively 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

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 the examination of the plan in public is expected to be between £50k and £60k. These costs can be met from a budget of £69k which includes the Local Plan budget of £32k and the carry forward sum of £37k.
- 5.2 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.
- 5.3 The timetable included in Appendix 1 to this report indicates that the Bromley CIL charging schedule should be effective from the end of 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.
- 5.4 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.
- 5.5 Once the local CIL is in place, S106 contributions will mainly be for affordable housing, unless specifically negotiated.

6. LEGAL IMPLICATIONS

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

Non-Applicable Sections:	Impact on Vulnerable Children and Adults, Personnel and Procurement
Background Documents: (Access via Contact Officer)	Report Local Development Scheme 2016-18 Development Control Committee 24.11.16 and Executive 30.11.16