



Local Development Scheme

September 2020

1. Introduction

- 1.1 The Planning and Compulsory Purchase Act (2004) requires the Council, as the local planning authority, to prepare and maintain a Local Development Scheme (LDS).
- 1.2 The LDS is the programme for preparation of planning policy documents that the Council intends to produce or review, including an indicative timetable for preparation of these documents and estimated adoption dates (set out in Tables 1 and 2). The procedure for the preparation and review of planning documents is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.3 This document is the revised LDS for Bromley, and replaces the last iteration published in September 2017. It sets out:
 - Bromley's current policy framework, principally the Development Plan which is made up of the adopted Bromley Local Plan and the London Plan;
 - The timetable for the preparation Development Plan Documents (DPDs), namely the review of Bromley's Local Plan; and
 - The timetable for the preparation of Supplementary Planning Documents (SPDs).
- 1.4 Progress on preparing the documents listed in the LDS will be reported annually in the Council's Authority Monitoring Report.

2. Policy framework

National Policy and Guidance

- 2.1 The National Planning Policy Framework (NPPF) sets the national policy context for preparation of local plans. Local Plans must be consistent with national policy and should enable the delivery of sustainable development in accordance with the policies in the NPPF. The NPPF is also capable of being a material consideration in the determination of planning applications. The current version of the NPPF was published in February 2019. National Planning Practice Guidance (PPG) provides further detail on various aspects of the NPPF.

Regional Policy and Guidance

- 2.2 The Mayor of London produces a spatial development strategy (known as the London Plan). The current version of the London Plan was adopted in 2011, and has been subject to further alterations since, most recently in 2016. The London Plan forms part of the Development Plan for each of the London local planning authorities, and is used to assess planning applications. DPDs (such as a Local Plan) produced by individual boroughs must be in general conformity with the London Plan.
- 2.3 A draft new London Plan was published for consultation in December 2017. The Examination in Public (EiP) on the new London Plan was held between January and May 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor in October 2019. The Mayor considered the Panel report and recommendations and prepared an Intend to Publish version of the London Plan, which was published in December 2019. The Secretary of State (SoS) wrote to the Mayor in March 2020 and directed a number of changes to the draft new London Plan. Discussions between the Mayor and SoS regarding these directed changes are ongoing.
- 2.4 The Mayor also has a number of Supplementary Planning Guidance (SPG) documents which provide further detail on policies set out in the London Plan.
- 2.5 The Mayor adopted a new Mayoral Community Infrastructure Levy (MCIL2) in April 2019. Upon adoption, MCIL2 superseded the previous MCIL1.

Local Policy and Guidance

- 2.6 The current Bromley Local Plan was adopted in January 2019. The Local Plan sets out a number of planning policies, site allocations and land designations for the borough, and is the central document in the Borough's Development Plan (which is used to assess planning applications). The Local Plan is accompanied by the Policies Map which illustrates geographically the application of the policies in the Local Plan.
- 2.7 The Bromley Town Centre Area Action Plan (AAP) was adopted in October 2010, and sets out the vision for Bromley Town Centre together with objectives, policies and proposals to guide future development and change. The document is extant and remains part of the Development Plan, although some elements have been

superseded by, or incorporated into, the Bromley Local Plan (2019). Upon adoption of the Bromley Town Centre SPD, the AAP is likely to be fully superseded and may then be formally revoked (although this would be subject to a future decision by the Council).

- 2.8 SPDs are used to provide further guidance on planning policy within DPDs. They do not form part of the Development Plan for the Borough but they are material considerations in the determination of planning applications.
- 2.9 The Council has two adopted SPDs:
 - Affordable Housing SPD (adopted 2008, with subsequent updates via addendums)
 - Planning Obligations SPD (adopted 2010)
- 2.10 The programme for the preparation and review of SPDs is outlined in Table 2.
- 2.11 The Council also has two extant Supplementary Planning Guidance (SPG) documents. These documents provided guidance on a number of UDP policies; although the UDP has now been superseded by the Local Plan, these two SPG documents may still be material considerations where justified.

Community Infrastructure Levy

- 2.12 The Community Infrastructure Levy (CIL) is a charge that local planning authorities may choose to levy on new development, to fund new infrastructure that is required to support growth and the delivery of the Development Plan.
- 2.13 Currently, only the Mayoral CIL applies in Bromley. However, the Council are developing a local CIL, and anticipate that this will be adopted in 2021.

Statement of Community Involvement

- 2.14 Bromley adopted its current Statement of Community Involvement (SCI) in July 2016. The SCI sets out the Council's policy for involving the community in its preparation, alteration and review of planning policy documents and in determining planning applications

Neighbourhood Planning

- 2.15 Neighbourhood planning was introduced in the Localism Act 2011. Neighbourhood Plans are community led documents that set out planning policies for a local area. Neighbourhood Plans are prepared by designated Neighbourhood Forums in relation to specific designated Neighbourhood Areas; when adopted, a Neighbourhood Plan forms part of the Council's Development Plan. Neighbourhood Plans are required to be in general conformity with strategic policies in the Development Plan, and are subject to independent examination and a referendum.
- 2.16 There are currently no designated Neighbourhood Areas or Forums within the Borough. Local planning authorities are required to set out in their SCI their policies for giving advice and assistance to groups wishing to bring forward a neighbourhood plan in their area.

Table 1: Preparation of Development Plan Documents

Title of Development Plan Document	Role and Content	Geographical Coverage	Start evidence base gathering; Local Plan SA scoping	Regulation 18 consultation	Regulation 19 consultation	Submission to Secretary of State	Examination	Adoption
Review of the Bromley Local Plan	Review of the adopted Local Plan to take into account changes to national and regional planning policy and to reflect changes in the local area, where necessary.	Borough-wide	Late 2020 for start of evidence base gathering; Mid to late 2021 for Sustainability Appraisal scoping	Late 2021 to early 2022	Late 2022	Early 2023	Mid 2023	Late 2023 to early 2024

Table 2: Preparation of Supplementary Planning Documents

Title of Supplementary Planning Document	Role and Content	Geographical Coverage	Consultation on Draft SPD	Adoption
Planning Obligations SPD	To provide details on the Council's requirements relating to planning obligations, including details of how affordable housing will be secured and delivered. The SPD will replace the current Planning Obligations SPD and Affordable Housing SPD once adopted. Publication of the SPD will be aligned with the adoption of the Borough CIL, which will reduce the need for a number of obligations identified in the current Planning Obligations SPD.	Borough-wide	Early 2021	Mid 2021
Bromley Design SPD	To provide guidance on key design and sustainability principles for new development in the borough. Upon adoption, the SPD will replace extant supplementary planning guidance set out in the General Design Principles SPG and Residential Design Guidance SPG.	Borough-wide	Mid to late 2021	Early to mid 2022
Bromley Town Centre SPD	To provide guidance on the implementation of policy and site allocations in Bromley Town Centre	Bromley Town Centre	Late 2020 to early 2021	Early to mid 2021
Orpington Town Centre SPD	To provide guidance on the implementation of policy and site allocations in Orpington Town Centre	Orpington Town Centre	Late 2020 to early 2021	Early to mid 2021