

BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

13TH DECEMBER 2007

LOCAL DEVELOPMENT SCHEME 2008-2011

Responsible Portfolio Holder	Cllr Jill Dyer
Responsible Head of Service	David Hammond

1. SUMMARY

- 1.1 The Local Development Scheme (LDS) is the project plan which details the documents the Council is currently or going to prepare as part of the Local Development Framework. The LDS includes a three year timetable setting out the various stages each document needs to go through, and when these stages will take place in order to be able to formally adopt documents.
- 1.2 This report is prepared under the assumption that the Council is not going to formally object to the Regional Spatial Strategy (RSS) requirement that Bromsgrove has to meet some of Redditch's growth needs within the district, adjacent to the Redditch town. A separate report has been prepared outlining the implications for plan preparation if members wish to object.

2. RECOMMENDATION

- 2.1 That Members agree the revised Local Development Scheme can be submitted to the Government office for their approval.

3. BACKGROUND

- 3.1 Over recent years the LDS has been amended to reflect circumstances within the section, the most recent amendment being in March 2007, whilst the government office did approve this version it was never adopted due to the uncertainty created by the review of the RSS. The issues surrounding the RSS review are by no means clear, especially if Bromsgrove decides to formally object to policies within it, although at an officer level we are now in a position to progress the production of the Core Strategy and other Development Plan Documents (DPD). The problems of recruitment have now eased with a new planning officer starting in the New Year, meaning the section will be fully staffed for the first time in over 2 years, during this period the section has been operating well below capacity, often only at 50%.
- 3.2 The revised version of the LDS contains new timetables for all the DPDs currently in preparation. In summary the changes are

Core Strategy - Preferred options consultation to now take place October / November 2008, leading to adoption in July 2010

Longbridge Area Action Plan - Submission to now take place February / March 2008, leading to adoption in Jan 2009

Town Centre Area Action Plan - Issues and options consultation to now take place April / May 2008, leading to adoption June 2011

Affordable Housing Supplementary Planning Document - Draft for consultation October / November 2008, leading to adoption in February 2009

- 3.3 The most significant change has been the revised timetable for the production of the core strategy. As members are aware the RSS review is currently indicating growth associated with Redditch will have to be developed in the adjoining districts of Bromsgrove and or Stratford adjacent to Redditch town. For the requirements of the planning system to be met a joint core strategy would need to be prepared in order to direct this growth to the most suitable locations, unless the decision as to where this growth should take place is taken at RSS level. If the decision is taken at RSS level then it would allow authorities to prepare individual core strategies which have regard to the cross boundary issues rather than prepare a joint core strategy.
- 3.4 Currently a study is being prepared to establish the implications associated with the levels of growth currently being identified for Redditch. It is the view of the officers that this work should now be advanced further to look in more detail at the areas of potential growth, and subsequently identify the levels of development each district is capable of accommodating. It is then envisaged that this information can be fed into the review of the RSS, enabling the RSS to dictate how much of the growth needs of Redditch should to be accommodated in Bromsgrove District.
- 3.5 If this approach is not taken the only possible way to prepare a strategy which deals with the issue of Redditch related growth in adjoining districts would be to prepare a joint core strategy. Whilst there are benefits to this approach in terms of sharing of resources and experience in plan making, there are also complications. Problems may arise aligning the work programs of three different plan making authorities, and the two sub regions or Worcestershire and Warwickshire, who also have contrasting views on the issue of where Redditch's growth should be directed. Political agreement may also be difficult to achieve due to the different priorities of the councils involved, if agreement cannot be achieved the time taken to produce the plan could be delayed significantly. In order to meet the plan making regulations it is likely that much of the work we have already done on the Bromsgrove core strategy would have to be repeated, obviously causing a delay to the overall timetable of plan making.

4. FINANCIAL IMPLICATIONS

- 4.1 Whilst there are no immediate direct implications of submitting the revised LDS, future housing and planning delivery grant is partly assessed on the

progress planning authorities make on LDF preparation in relation to the targets as set out in the LDS.

5. LEGAL IMPLICATIONS

5.1 Section 15 of the Planning and compulsory Purchase Act (2004) requires all local planning authorities to prepare a LDS which specify

- (a) the documents which are to be local development documents;
- (b) the subject matter and geographical area to which each document is to relate;
- (c) which documents are to be development plan documents;
- (d) which documents (if any) are to be prepared jointly with one or more other local planning authorities;
- (e) any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee under section 29;
- (f) the timetable for the preparation and revision of the documents;
- (g) such other matters as are prescribed.

6. COUNCIL OBJECTIVES

Council Objective (CO)	Regeneration (CO1)	Council Priority (CP)	A thriving market town (CP1)
Impacts			
The LDS indicates the timetables for producing the Core Strategy, Town Centre AAP and the Longbridge AAP, these plans will all play a key role in regenerating the whole, or parts of the district especially the Town Centre. These documents are a clear public statement of intent as to how the council is aiming to meet its objectives and priorities through planning policy.			
Council Objective (CO)	Customer service (CP2)	Council Priority (CP)	Customer service (CP2)
Impacts			
The LDS will be a publicly available document which attempts to explain the planning system and how the Council is using it to meet its aims and objectives.			
Council Objective (CO)	Sense of Community and Well Being (CO3)	Council Priority (CP)	Sense of community (CP3)
Impacts			
The documents the LDS identifies are all part of a spatial planning framework which looks not only at the uses of land, but also the social and economic aspects of the community and how they can be enhanced through more inclusive planning policy.			

Council Objective (CO)	Environment (CO4)	Council Priority (CP)	Housing (CP4)
Impacts			
The LDS contains both the Core Strategy and the Affordable Housing SPD, which together will guide the future housing provision of the district.			

7. RISK MANAGEMENT

7.1 The main risks associated with the details included in this report are:

- Non legally compliant Strategic planning service
- Loss of income from Housing and Planning Delivery Grant

These risks are being managed as follows:

Risk Register: Planning and Environment

Key Objective Ref No: 6

Key Objective: Effective, efficient, and legally compliant Strategic planning Service

8. CUSTOMER IMPLICATIONS

8.1 The LDS is the Councils public statement of what they see as priorities in terms of development plan preparation, the Document will be placed in the customer service centre, and all the libraries around the district as well as on the website.

9. EQUALITIES AND DIVERSITY IMPLICATIONS

9.1 The LDS has no direct impact on the Councils Equalities and Diversity policies.

10. OTHER IMPLICATIONS

Procurement Issues	None
Personnel Implications	None
Governance/Performance Management	None
Community Safety including Section 17 of Crime and Disorder Act 1998	None
Policy	The LDS indicates the types of planning policy the Council will be developing over the next three years.

Environmental	The planning policies developed will have environmental implications, although at the exact levels are unknown due the early stage of plan preparation and the different types of plan to be produced.
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11. OTHERS CONSULTED ON THE REPORT

Please include the following table and indicate 'Yes' or 'No' as appropriate. Delete the words in italics.

Portfolio Holder	Yes
Chief Executive	Yes
Executive Director - Partnerships & Projects	Yes
Assistant Chief Executive	No
Head of Service	Yes
Head of Financial Services	No
Head of Legal, Equalities & Democratic Services	No
Head of Organisational Development & HR	No
Corporate Procurement Team	No

12. APPENDICES

Appendix 1 - Bromsgrove District Council Local Development Scheme 2008-2011

13. BACKGROUND PAPERS

None

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