

Local Development Scheme 2016-2019

Contents

Introduction	2
Existing Policy Base	2
Progress on Documents	3
Bromsgrove District Plan 2011-2030 and Policies Map DPD	3
The Community Infrastructure Levy	3
Authority Monitoring Report	4
Proposed Documents.....	4
Bromsgrove District Plan 2011-2030 and Policies Map DPD	4
Local Plan Review.....	4
Background Information	
The Community Infrastructure Levy	4
Green Belt Review.....	5
Timetable	5
Appendix 1 – Document profiles	7
Appendix 2 – Glossary.....	8
Contact Details.....	9

Introduction

The Local Development Scheme (LDS) is a programme management plan, which sets out details of key planning policy documents which the local authority seeks to produce over the next three years. The LDS outlines opportunities for public and stakeholder involvement. A Local Development Scheme is required under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). The National Planning Practice Guidance (NPPG) states that it must specify (among other matters) the documents which, when prepared, will comprise the Local Plan for the area. It must be made available publically and kept up-to-date. It is important that local communities and interested parties can keep track of progress. Local planning authorities should publish their Local Development Scheme on their website.

The LDS has been updated to reflect:

- Localism Act 2011,
- National Planning Policy Framework 2012,
- Progress on Development Plan Documents (DPDs) detailed in previous LDS.

The LDS is produced under the Localism Act 2011 and the Town and Country Planning Act 2004. The legislation states that Councils must prepare and maintain a Local Development Scheme specifying:

- the documents which are to be Local Development Documents and Development Plan Documents,
- the subject matter and geographical area of each document,
- any matter or area in respect of which the authority have agreed; and,
- the timetable for their preparation and revision of the documents.

The Localism Act removes the requirement to submit the LDS to the Secretary of State. However, it is important for Councils to publish up to date information on their progress of the LDS. Councils have flexibility to decide how best to present this information to the public.

The LDS will come into effect on 20th July 2016. Figure 2 (see page 6) outlines an indicative timetable for the preparation of documents within the LDS.

Existing Policy Base

Major changes have been made to the planning system through the introduction of the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF is a framework which sets out how local planning authorities should produce planning documents that will guide the development and use of land within a local authority's boundary. The NPPF requires each Local Authority to produce a local plan for its area. Any additional Development Plan Documents should only be used where clearly justified (NPPF, para 153).

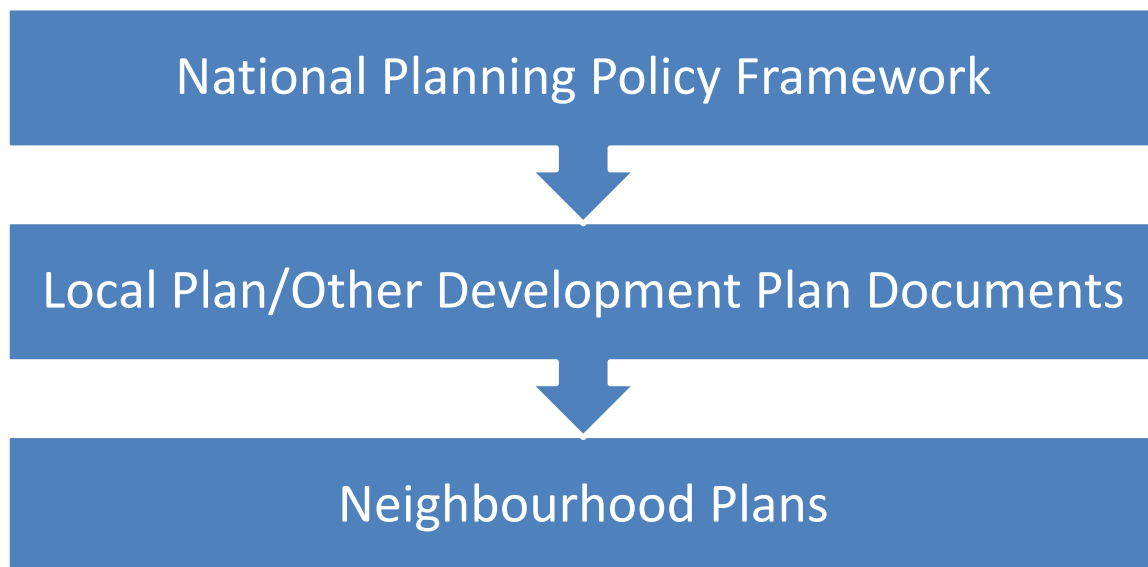
The new chain of conformity is shown in Figure 1 where all plans must be in general conformity with the NPPF. The Localism Act (2011) set the framework for revoking the existing Regional Strategy and

Structure Plan policies as soon as possible, these revocations have now taken place and as such these documents no longer form part of the Development Plan.

Due weight should be given to relevant policies in the Bromsgrove District Local Plan 2004 according to their degree of consistency with this framework (NPPF para 215). The Secretary of State issued a direction of saved local plan policies in September 2007 which are 'relevant policies' until appropriately replaced; a list can be found on the Council's website. The Council's existing Supplementary Planning Documents, see website, are still relevant as they provide additional design guidance for Bromsgrove District. Although not formally adopted they should be applied when consistent with the policies in the NPPF. Furthermore the emerging Bromsgrove District Plan is at an advanced stage having been Examined by an independent Inspector and (at the time of writing June 2016) are at Main Modifications stage. Therefore appropriate weight should be afforded to these emerging Local Plan policies prior to Adoption particularly, for example, where they are supported by up to date evidence.

Under the Localism Act 2011, Neighbourhood Plans can be produced by a Parish Council, or an organisation or body designated as a Neighbourhood Forum to provide detailed guidance on specific issues. These will be subject to independent examination and a local referendum. If approved at the referendum then the Council will bring the Neighbourhood Plan into force. As it is the Parish Councils or Neighbourhood Forums that will decide to produce Neighbourhood Plans, it is not appropriate for the LDS to specify when or where they will be produced.

Figure 1 – Chain of conformity



Progress on Documents

Bromsgrove District Plan 2011-2030 and Policies Map DPD

The previous LDS published in 2013 envisaged the Bromsgrove District Plan 2011-2030 to be adopted in September 2014. Adoption is now anticipated in early 2017 due to a longer than expected Examination period and uncertainty at the present time regarding the publication of the Inspectors report.

The Community Infrastructure Levy

Preparation of the Community Infrastructure Levy was set back due to the ongoing examination of the Bromsgrove District Plan 2011-2030. Meanwhile Planning obligations and Section 106 agreements have continued to be negotiated. It is uncertain at this time if a CIL will be pursued by the Council. However, this may be pursued at a future date should this be required and will be included in the timeline of future LDS's if appropriate.

Authority Monitoring Report

Bromsgrove District Council has been producing an Authority Monitoring Report annually to:

- Review the progress of the Council's Development Plan Documents;
- Inform on the implementation of the Local Development Scheme;
- Provide District-wide statistics on housing, population, employment, health, education, environment, community and transport;
- Record public consultations and Duty to Co-operate; and
- Report on Neighbourhood Planning.

All annual monitoring reports are available on the Council's website.

Proposed Documents

Bromsgrove District Council are progressing a new Local Plan entitled Bromsgrove District Plan 2011-2030 (formerly known as the Core Strategy) which is based on supporting evidence. The evidence base can be accessed on the Council's website (www.bromsgrove.gov.uk/strategicplanning).

Bromsgrove District Plan 2011-2030 and Policies Map DPD

The Bromsgrove District Plan aims not to endlessly repeat national guidance but provides a spatial strategy specific to the needs of Bromsgrove. It contains a set of primary policies for delivering the overall strategy and identifies strategic allocations for development through the production of a policies map. This map illustrates broad locations for strategic development and land-use designations. They are intended to cover the period 2011-2030.

During the Examination of the Bromsgrove District Plan further work was required by the Inspector. This meant that the receipt of the Inspector's binding report and adoption has been delayed. It is now anticipated that the District Plan will be adopted in early 2017.

Local Plan Review

A Local Plan Review will be required to address any future needs in Bromsgrove District and any unmet need from Birmingham City and surrounding authorities. The Local Plan Review will incorporate the outcomes of the Green Belt Review and any other updated evidence.

Background Information

The Community Infrastructure Levy

The Community Infrastructure Levy (CIL) represents a system of collecting monies from developer contributions to fund infrastructure, which will benefit the development of an area. CIL came into force on 6th April 2010 through the CIL Regulations 2010 (as amended), the powers enabling

Councils to introduce the planning charge having been introduced through the Planning Act 2008 (as amended). It introduces a standard charge per square metre applied to all qualifying developments. The charge is applied at the time planning permission is granted and is normally paid upon commencement of development.

CIL would help to secure a funding stream for infrastructure over a wider area, but should be regarded as complimentary to other sources of funding. The amount of CIL charged must be informed by and not adversely affect the viability of development in an area.

The decision on how to raise developer contributions in Bromsgrove in the future is still pending. Currently, the mechanisms for securing contributions are on-site design, planning conditions, planning obligations (Section 106 obligations), highway contributions and sewer adoption (Section 104 agreements).

Green Belt Review

Once the Bromsgrove District Plan 2011-2030 has been adopted, a Green Belt Review (GBR) will be undertaken to meet the remainder of needs up to 2030, although the date for this review is not formally set. The Inspector examining the BDP suggested that the GBR should be undertaken when certain 'triggers' come into play, such as the specifics of the Birmingham HMA housing need and its implications in terms of location and quantum for Bromsgrove and if the District failed to maintain a five year housing land supply. This review will identify any potential areas to be removed or added to the Green Belt which will be assessed on their planning merits. The Green Belt Review will be used as evidence for the Local Plan Review.

Timetable

The chart (Figure 2) indicates the timetable for the production of the Development Plan Documents. Further profiles on the documents are contained in Appendix 1. This chart identifies the key dates in the process although the dates are only an indication at this stage.

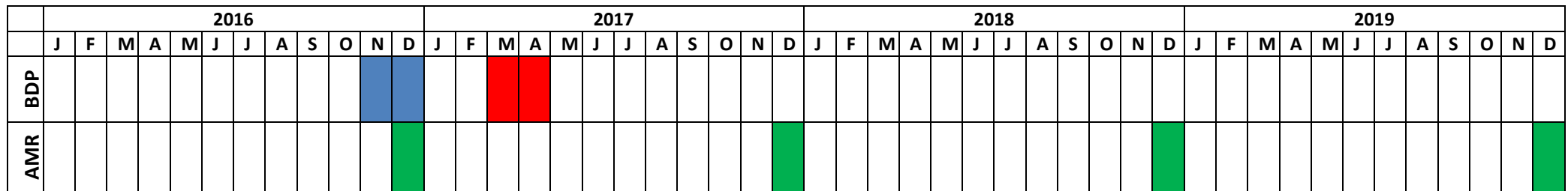


Figure 2: Proposed timescales of documents

Key

- BDP Bromsgrove District Plan 2011-2030
- LPR Local Plan Review
- AMR Authority Monitoring Report

<div style="display: flex; flex-direction: column; align-items: center;"> <div style="width: 20px; height: 20px; background-color: orange; margin-bottom: 5px;"></div> <div style="width: 20px; height: 20px; background-color: cyan; margin-bottom: 5px;"></div> <div style="width: 20px; height: 20px; background-color: blue; margin-bottom: 5px;"></div> </div>	<ul style="list-style-type: none"> Publication and consultation of Primary Draft Document Submission to Inspectorate Receipt of Binding Report 	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="width: 20px; height: 20px; background-color: magenta; margin-bottom: 5px;"></div> <div style="width: 20px; height: 20px; background-color: cyan; margin-bottom: 5px;"></div> <div style="width: 20px; height: 20px; background-color: red; margin-bottom: 5px;"></div> </div>	<ul style="list-style-type: none"> Publication and consultation of Draft Document Pre-examination meeting Adoption 	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="width: 20px; height: 20px; background-color: yellow; margin-bottom: 5px;"></div> <div style="width: 20px; height: 20px; background-color: purple; margin-bottom: 5px;"></div> <div style="width: 20px; height: 20px; background-color: green; margin-bottom: 5px;"></div> </div>	<ul style="list-style-type: none"> Publication of pre-submission document Commencement of the Examination Period Publication of Monitoring Report
---	---	---	---	--	--

Appendix 1 – Document profiles

Bromsgrove District Plan and Proposals Map DPD		
Document Details	Role and Content	Will set out the vision, spatial strategy and core policies for the spatial development of the District including strategic allocations up to 2030
	Status	Development Plan Document
	Position in chain of conformity	General conformity with National Planning Policy Framework
	Geographic coverage	District wide

Appendix 2 – Glossary

Adoption: The point at which the final agreed version of a document comes into force.

Authority Monitoring Report (AMR): The report prepared by Councils to assess the implementation of the Local Development Scheme and the extent to which the policies of the Local plan and adopted SPDs Local Development Framework are being achieved.

Community Infrastructure Levy (CIL): The Community Infrastructure Levy (the levy) came into force in April 2010. The Community Infrastructure Levy is a new charge which local authorities in England and Wales can levy on new development in their area. CIL is charged on the net additional floor space created by development of buildings that people normally use. It allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes transport schemes, flood defences, schools, hospitals and other health and social care facilities, parks, green spaces and leisure centres.

Green Belt: Land designated in a district to prevent urban sprawl by keeping land permanently open. Guidance on Green Belt policy is contained in the NPPF, and the Policies map identifies the broad extent of Green Belt within Bromsgrove District and the Local Plan defines detailed boundaries of Green Belt land.

Local Development Scheme (LDS): Sets time-scales for the preparation of key documents including Local Development Documents and Development Plan documents.

Local Plan: The plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. The term includes old policies which have been saved under the 2004 Act.

Department for Communities and Local Government: The Department sets policy on supporting local government; communities and neighbourhoods; regeneration; housing; planning, building and the environment; and fire.

Development Plan Documents: The key planning documents at the local level subject to independent examination.

Examination: Independent inquiry into the soundness of a draft Local Plan chaired by an Inspector appointed by the Secretary of State.

Localism Act 2011: An Act to make provision about the functions and procedures of local and certain other authorities.

Local Development Scheme: This document is a project plan for the production of local planning policy documents.

National Planning Policy Framework: Document setting out the Government's economic, environmental and social planning policies for England, published 27 March 2012.

National Planning Practice Guidance: The government launched its Planning Practice Guidance on

6 March 2014. The website brought together many areas of English planning guidance into a new online format, linked to the National Planning Policy Framework.

Neighbourhood plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Planning Obligations: Legal agreements between a planning authority and a developer that ensure that certain extra works related to a development are undertaken. For example, the provision of highway works. These can include Section 106 agreements, Section 278 agreements-highway contributions and Section 104 agreements- sewer adoption.

Proposals Map: A map that shows the spatial extent of adopted planning policies and proposals affecting Bromsgrove District.

Publication: Point at which a draft Local Plan is Published prior to its Submission to the Secretary of State for Examination. Also known as 'Proposed Submission' stage.

Regional Strategies: Regional strategies were part of the Development Plan until they were abolished by Order using powers taken in the Localism Act.

Saved policies: Adopted policies which remain in force pending their replacement by the Local Plan.

Submission: The point at which a draft Local Plan is submitted to the Secretary of State for Examination along with representations received at Publication Stage.

Supplementary Planning Documents: A Local Development Document which adds detail to supplement Development Plan Document (DPD) policies and proposals. SPDs can be thematic or site specific.

Supplementary Planning Guidance: Documents, which supplement policies within the Local Plan and have been produced and adopted through public consultation. SPGs continue to have status until they are reviewed and replaced by new Supplementary Planning Documents. They are capable of being a material consideration in planning decisions.

Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Contact Details

Strategic Planning Team

Email: strategicplanning@bromsgroveandredditch.gov.uk

Telephone: 01527 881 691 or 01527 881 663

Bromsgrove District Council
Parkside
Market Street
Bromsgrove

B61 8DA

Redditch Town Hall
Walter Stranz Square
Redditch
B98 8AH

For further information please visit the Strategic Planning section of the website:
www.bromsgrove.gov.uk/strategicplanning