

Local Development Scheme 2018

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Introduction

The Local Development Scheme (LDS) is a project 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, as well as periods of evidence gathering and plan preparation. 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 legislation states that Councils must prepare and maintain a Local Development Scheme specifying:

- the documents which are to be Local Development Documents (LDDs) and Development Plan Documents (DPDs);
- the subject matter and geographical area of each document;
- which documents (if any) are to be prepared jointly with one or more other local planning authorities;
- any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee; and,
- the timetable for the preparation and revision of the documents.

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

The National Planning Practice Guidance (NPPG) states that the LDS 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 the LDS on their website.

Since adoption of the previous Bromsgrove District Council LDS in July 2016, this new LDS has been updated to reflect:

- Progress on Development Plan Documents (DPDs) detailed in previous LDS, in particular the Bromsgrove District Plan (2011-30) and its requirement for a Local Plan Review by 2023.
- Progress on guidance issued through Supplementary Planning Documents (SPDs) that support the Bromsgrove District Plan.

The LDS will come into effect on 24th January 2018, subject to approval by a meeting of the Full Council. Figure 1 (see page 7) outlines an indicative timetable for the preparation of documents within the LDS.

Existing Policy Context

Major changes were made to the planning system through the introduction of the National Planning Policy Framework (NPPF) in March 2012. The NPPF sets out how local planning authorities should produce planning documents that will guide the development and use of land within a local authority area. 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 Bromsgrove District Plan (2011-30) was formally adopted by Bromsgrove District Council in January 2017, following an independent examination in public and receipt of the Inspector's Report into the examination of the plan, concluding that the plan was judged to have been found 'sound'. The adoption of the District Plan superseded all policies contained within the previous Bromsgrove Local Plan 2004 and became the statutory development plan for the District.

The District Plan comprises: a vision and strategic objectives for the development of the District over the course of the plan period; strategic policies including site allocation policies to meet the development needs of Bromsgrove and, where relevant, adjacent authorities; and, development management policies which guide more detailed development proposals. The adopted plan also includes a Key Diagram and Policies Map, representing the policies and proposals in the plan in cartographical form.

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 more detailed guidance on specific local issues. Neighbourhood plans are subject to independent examination and a local referendum. If ultimately approved by referendum then the Neighbourhood Plan is 'made' and the Council must bring the Neighbourhood Plan into force as part of the development plan for the local authority. As it is the decision of Parish Councils or Neighbourhood Forums to decide whether to produce a Neighbourhood Plan, it is not appropriate for the LDS to specify when or how they will be produced.

LDS 2016 - Progress on Previous Documents

Bromsgrove District Plan 2011-2030 and Policies Map DPD

At the time of writing in the 2016 LDS, adoption of the Bromsgrove District Plan (2011-30) was anticipated later in 2016/early 2017 due in part to a longer than expected examination period and uncertainty at the time regarding main modifications to the plan. Following the conclusion of the examination process and receipt of the Inspector's Report into the examination, the plan was ultimately adopted by Bromsgrove District Council in January 2017.

The Community Infrastructure Levy

Preparation of the Community Infrastructure Levy was not undertaken for a number of years due to the preparation, including lengthy examination, of the Bromsgrove District Plan (2011-2030). In the meantime planning obligations and Section 106 agreements have continued to be negotiated. Due to uncertainties over the future of the CIL Regulations it is not proposed at this time that a CIL will be pursued by the Council. Should this position change in the future, a revised LDS will include details of the preparation of a CIL for Bromsgrove District.

Authority Monitoring Reports

Bromsgrove District Council collects monitoring information to inform reviews of its strategic planning function, in particular the implementation of policies and the impact this has on the delivery of development. Regular data collection and reporting is carried out within the Council's strategic planning team and covers the following areas:

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

LDS 2018 – Proposed Development Plan Document

Bromsgrove District Plan Review

The adopted Bromsgrove District Plan (2011-30) provides a spatial strategy specific to the needs of Bromsgrove. It contains a set of 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.

The plan includes a requirement to produce a Plan Review, to be completed by 2023 at the latest. It is imperative that the Plan Review is informed by an up-to-date evidence base, including further consideration of housing needs assessment in the context of not only Bromsgrove's local needs but also those arising from the adjacent West Midlands conurbation. As detailed in Policy BDP3 of the District Plan, land is currently identified to provide for 4,700 dwellings of the overall 7,000 dwellings target for the plan period of 2011-30. A deficit of 2,300 dwellings therefore remains to be provided for to meet Bromsgrove's objectively assessed housing need. This deficit is therefore intended to be identified through the District Plan Review for delivery in the period 2023-2030.

Additionally, Policy BDP4 of the District Plan states that the Plan Review will identify land to help deliver the objectively assessed housing needs of the conurbation. Evidence gathering by West Midlands' local planning authorities, including Bromsgrove District Council, is currently ongoing in relation to strategic housing needs across the sub-region. Once reported, up-to-date information on any unmet need originating from Birmingham City and other surrounding authorities within the conurbation will be an important consideration to inform the content of Bromsgrove's District Plan Review. As a result the availability of this evidence, to an extent, influences the timeframe for preparation of the Plan Review.

Plan Preparation and Supporting Evidence

Policy BDP4 of the adopted Bromsgrove District Plan is explicit in referring to a "full review" of the Green Belt within Bromsgrove District in order to identify:

- Land to deliver the outstanding 2,300 dwellings within Bromsgrove District up to 2030;
- Safeguarded land beyond the current plan period, for 2030 – 2040;
- Land to help deliver the housing requirements of the West Midlands conurbation up to 2030.

The timeframe for carrying out the Green Belt Review is aligned with the timeframe for preparing and consulting on the District Plan Review, as it will be a crucial piece of the overall evidence base to inform proposals within the new plan. It is envisaged that the first options consultation on the Plan Review will also include consultation on a methodology for the site selection which includes the Green Belt Review. The LDS proposes that this consultation will take place in May/June 2018 as shown in Figure 1.

This will then enable work to proceed on assessing land within the Green Belt to inform a preferred option for the Plan Review, which will be further consulted on as part of the process of undertaking the District Plan Review. As shown in Figure 1, this is anticipated as being in May/June 2019. This review will identify any potential areas to be removed or added to the Green Belt within Bromsgrove District, assessed on their planning merits.

Site Selection Methodology

The site selection process will involve the use of a wide range of evidence sources to determine the most sustainable sites for allocation in the Plan Review to meet the development needs of the District. The following list is not exhaustive, however some of the key areas of work that will be considered to assess development sites against all reasonable alternatives and inform site allocation proposals in the final submission version of the plan will be:

- infrastructure capacity to serve new development, including highways and sustainable transport provision, education, health services, and community uses – and the impact on deliverability and viability of proposed development;
- landscape impact and mitigation
- environmental constraints and opportunities for enhancement, including flood risk and drainage, nature conservation and green infrastructure, conservation of built heritage and the historic environment;
- accessibility to employment opportunities and service provision, including retail and leisure.

In addition to the above, the findings of the Green Belt Review will also be used as a key part of the site selection process, with the timeframes for both (as shown in Figure 1 below) running concurrently.

In terms of the identification of sites for consideration in the context of proposed site allocations in the plan, these will be drawn from a range of sources. Existing sources such as previous Bromsgrove Strategic Housing Land Availability Assessment (SHLAA) sites and extant or lapsed planning permissions will be utilised as a means of checking land availability that is, to varying degrees, already in the planning system. The Council will also hold a Call for Sites process to establish the intention of landowners and developers within the District in order to inform an updated assessment of land availability in the District

Timetable

The following chart (Figure 1) indicates the timetable for the production of the District Plan Review, including supporting evidence base documents, as referred to above. This chart identifies the key indicative dates in the process. A further summary profile of the Plan Review is contained in Appendix 1.




Based on the timeframe proposed for the initial options consultation on the District Plan Review (May/June 2018), it is anticipated that the Call for Sites will open in September 2018 to enable the Council to consider all relevant land options prior to formulation of its District Plan Review Preferred Options consultation, scheduled for May/June 2019.




Figure 1: Local Development Scheme Programme 2018-2021




	2018												2019												2020												2021											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
BDPR																																																

Key

BDPR Bromsgrove District Plan Review

 Publication and consultation on Issues and Options Document
 Submission to Planning Inspectorate
 Adoption

 Publication and consultation on Preferred Options Document
 Commencement of the Examination Period
 Supporting evidence consulted on

 Publication and consultation on Pre-Submission Document
 Receipt of Inspector’s Report
 Call For Sites Submissions

Appendix 1 – Summary Profile of District Plan Review

District Plan Review		
Document Details	Role and Content	Will review and update the adopted District Plan, setting out the vision, spatial strategy and core policies for the spatial development of the District. Will include strategic allocations to accommodate outstanding Bromsgrove local development needs as well as potential unmet needs from adjoining local authority areas.
	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 an adopted Development Plan 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 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. 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 adopted under the Planning and Compulsory Purchase Act 2004.

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 a '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

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For further information please visit the Strategic Planning section of the website:

www.bromsgrove.gov.uk/strategicplanning