

Bromsgrove District Council
Planning and Regeneration

Local Development Scheme

Planning in Bromsgrove 2012-2015



JULY 2013



Bromsgrove
District Council

www.bromsgrove.gov.uk



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Introduction

The Local Development Scheme (LDS) is a programme management plan, which sets out details of all planning policy documents which the local authority seeks to produce. The LDS outlines opportunities for public and stakeholder involvement.

The LDS has been updated to reflect:

- ▶ Localism Act 2011,
- ▶ National Planning Policy Framework 2012,
- ▶ Progress on development plan documents.

The LDS is produced under 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 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. 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 4 July 2013 by resolution of Cabinet Meeting on 3 July 2013. Figure 2 (see page 7) outlines an indicative timetable for the preparation of documents within the LDS.



Existing Policy Base

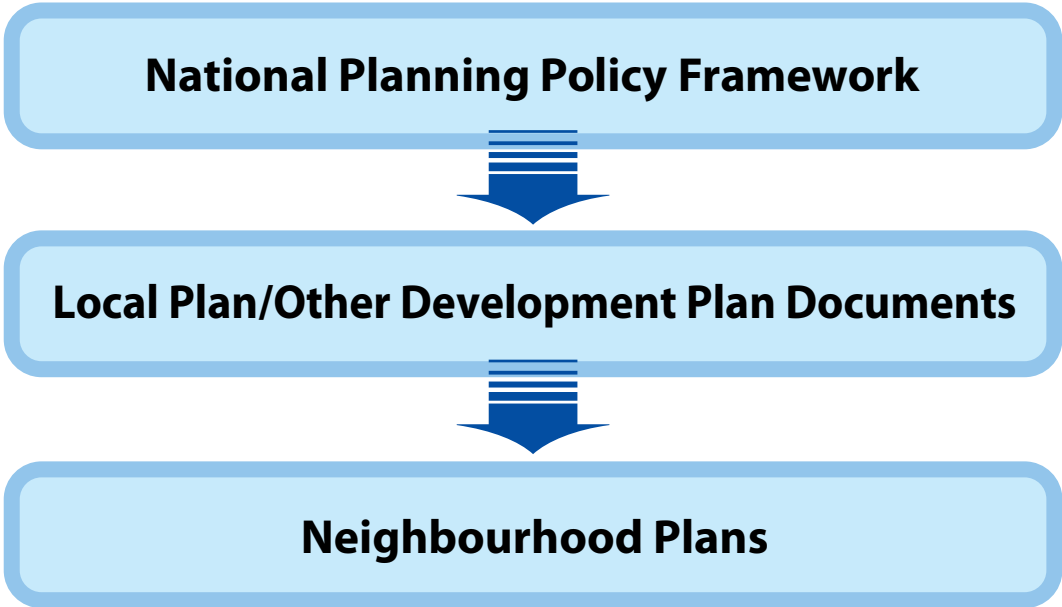
Major changes have been made to the planning system through the introduction of the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF is a framework which sets out how local planning authorities should produce planning documents that will guide the development and use of land within 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 (see page 4) where all plans must be in conformity with the NPPF. The Localism Act (2011) set the framework for revoking 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 (www.bromsgrove.gov.uk/cms/PDF/List%20of%20Saved%20Policies%20Beyond%20September%202007.pdf). 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.

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 parish councils or neighbourhood forums that will decide to produce Neighbourhood Plans it is not appropriate for the LDS to specify when, or for where, they will be produced.

Figure 1 - Chain of Conformity





Proposed Development Planning Documents

Bromsgrove District Council are progressing a District Plan (this is the new name for the Core Strategy) 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

Following the successful completion of the Draft Core Strategy 2 consultation period, on 15th April 2011, the Council were seeking to produce a publication version by September/October 2012. Under the duty to cooperate provisions of the Localism Act, a formal request has now been received from Redditch Borough Council for help in accommodating the growth needs of Redditch which cannot be delivered sustainably within the Borough. Bromsgrove District council has responded to this approach and is working with Redditch on this issue. As a result of this an extra period of public consultation on proposals for additional Redditch related housing growth was undertaken in March and April 2013.

The Bromsgrove District Plan also now contains the policies which were previously being progressed through the Town Centre Area Action Plan, as it is now considered to be more appropriate to have the substantive policy base for the district contained with one overall plan.

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

The Community Infrastructure Levy

The Community Infrastructure Levy (CIL) represents a new 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 will introduce a standard charge per square metre applied to all qualifying developments. The charge will be applied at the time planning permission is granted and normally be paid upon commencement of development.

CIL will provide a more transparent, fairer approach to securing funds from developer contributions for a broader range of developments than from the existing planning obligations system (Section 106 legal agreements). It will help to secure a funding stream for infrastructure, 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.

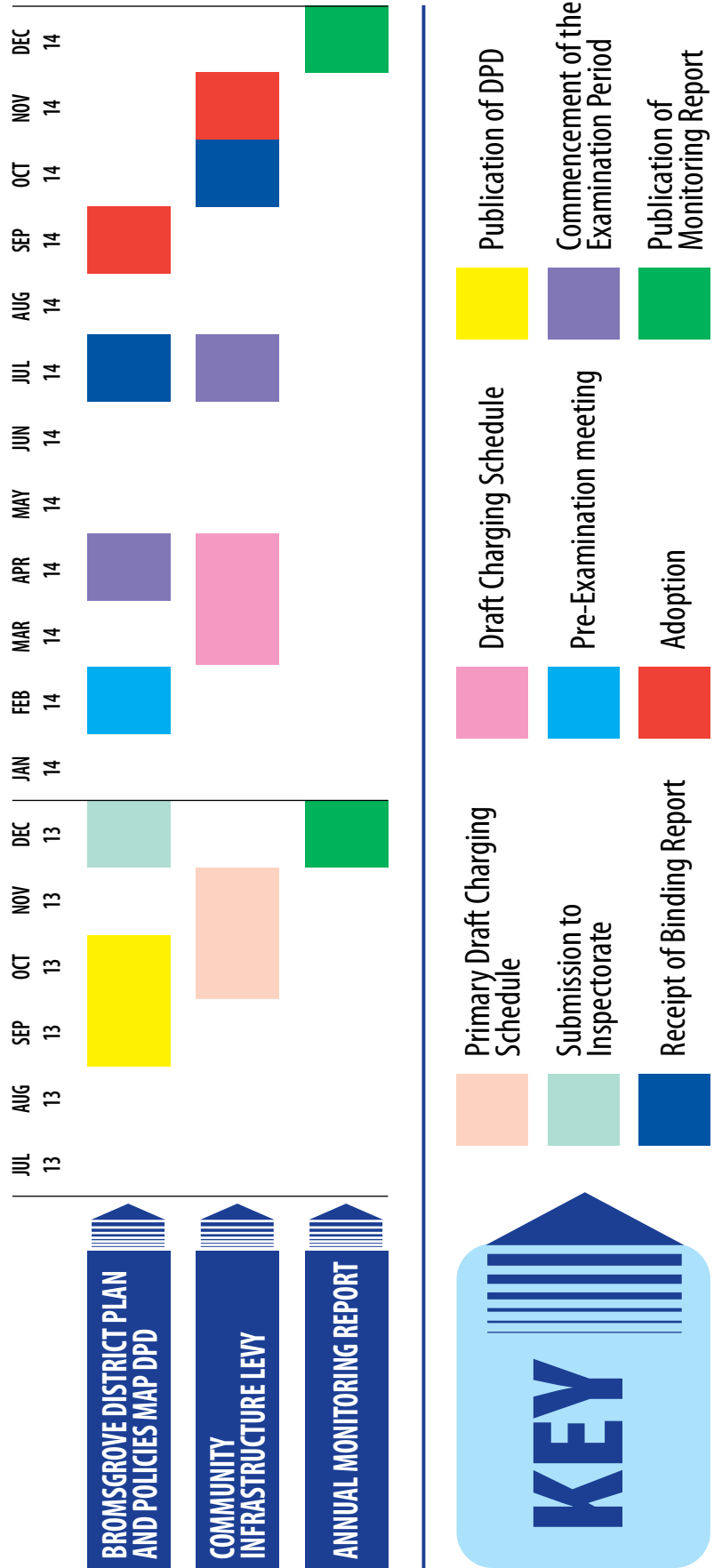


Timetable

The chart (Figure 2, see page 7) indicates the timetable for the production of the Development Plan Documents and CIL. Further profiles on the documents are contained in Appendix 1.

The chart identifies the key dates in the process although the dates are only an indication at this stage, further information will be provided on the publication consultation as the process moves on. The Examination date is subject to consultation with the Planning Inspectorate, the body responsible for holding examinations into local plans.

Figure 2 - Timetable for production of Development Plan Documents





Appendix 1

Document Profiles

Bromsgrove District Plan and Proposals Map DPD

| | | |
|------------------------------------|--|--|
| <p>Document Details</p> | <p>Role and Content</p> <p>Status</p> <p>Position in chain of conformity</p> <p>Geographic coverage</p> | <p>Will set out the vision, spatial strategy and core policies for the spatial development of the District including strategic allocations.</p> <p>Development Plan Document.</p> <p>Conforms with National Planning Policy Framework.</p> <p>District Wide.</p> |
| <p>Indicative Timetable</p> | <p>Cross Boundary Growth Consultation</p> <p>Publication of Bromsgrove District Plan</p> <p>Submission of Bromsgrove District Plan to Secretary of State</p> <p>Pre Examination meeting</p> <p>Examination Hearings</p> <p>Receipt of Binding Report</p> <p>Adoption date</p> | <p>March / April 2013</p> <p>September / October 2013</p> <p>December 2013</p> <p>February 2014</p> <p>April 2014</p> <p>July 2014</p> <p>September 2014</p> |

Community Infrastructure Levy

| | | |
|----------------------|-------------------------------------|--|
| Development Details | Role and Content | Provides mechanism for delivering a wide range of infrastructure |
| | Status | CIL |
| | Position in chain of conformity | All qualifying development must pay CIL |
| | Geographic coverage | District Wide |
| Indicative Timetable | Preliminary Draft Charging Schedule | October / November 2013 |
| | Draft Charging Schedule | March / April 2014 |
| | Examination Hearings | July 2014 |
| | Receipt of Binding Report | October 2014 |
| | Adoption date | November 2014 |



Appendix 2 Jargon Guide

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

Area Action Plan: A type of Development Plan Document (DPD) which covers a specific area in need of improvement and/or conservation.

Core Strategy (or 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. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

County Structure Plan: The Structure Plan remains part of the development plan until they are abolished by Order using powers taken in the Localism Act. It establishes a strategic policy framework for development and land use planning.

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 complete suite of 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.

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).

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 issued for consultation prior to its submission to the Secretary of State for examination.

Regional Strategies: Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.

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

Submission: Following the publication and ensuing consultation the point at which a draft Local Plan is submitted to the Secretary of State along with representations the received for examination.

Supplementary Planning Documents: A Local Development Document which adds detail to policies and proposals contained within Development Plan Documents. Documents must be clearly justified.

Supplementary Planning Guidance: Documents, which supplement policies within the Local Plan and have been produced and adopted through public consultation. SPGs will 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.



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