

Background Papers, if any, are specified at the end of the Report

AMENDMENTS TO THE LOCAL DEVELOPMENT SCHEME

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RECOMMENDATIONS

- 1. That Cabinet recommend Council adopt the Local Development Scheme 2014 to 2018 attached as Annex 1 to this report.**
- 2. The need to replenish the Local Development Framework Reserve to be considered as part of the 2015/16 budget process.**

Relationship to Council Objectives

The Local Development Scheme is a work programme which details development plan documents and other key planning policy work the Council will produce over a four year period and the stages of their production. The Local Development Scheme indirectly supports the Council's Key Objectives of:

Objective 1 - Efficient and effective customer focused services

Objective 2 - Safe, healthy and cohesive communities

Objective 3 - Conserve the environment and promote sustainability

Implications

- (i) This matter is a Key Decision within the Forward Plan.*
- (ii) This matter, for initial stages, is within the Policy and Budgetary Framework but will require additional financial resources in later stages which will need to be considered as part of the 2015/16 and subsequent year budget processes.*

Financial Implications

The Local Development Scheme (Section 5 in Annex 1) comments on the resources available to the Council to deliver the work programme.

Funding is through a combination of the Planning Policy annual budget and from the Local Development Framework Reserve. The

Reserve currently stands at £343,000. The Planning Policy budget for 2014/15 and the Reserve are considered sufficient to complete the Delivery Development Plan Document (subject to any legal challenge) and initial stages of a new Local Plan. However additional resources will be needed to complete the new Local Plan and other Planning Policy work set out in the Local Development Scheme.

This report recommends that the need for additional resources be considered as part of the 2015/16 budget process (e.g. one option could be annual contributions to the Local Development Framework Reserve over the life of the Local Development Scheme) to ensure sufficient resources are available to complete the proposed work programme.

Risk Management Implications

Appendix 5 of the Local Development Scheme (Annex 1 of this report) contains a Risk Assessment. Principle risks relate to resources, technical content of plans in order to be found 'sound' at examination, timetable delays, resources of others to engage in plan making and potential for legal challenge.

Equalities Implications

The Local Development Scheme itself is not considered to have any equality implications but these will of course be considered as part of the documents/plans to be produced as a result.

Sustainability Implications

The Local Development Scheme itself is not considered to have any sustainability implications but sustainability will be integral considerations for the plans/documents to be produced.

Report

- 1 Local planning authorities are required to publish a timetable for production of development plan documents/local plans that they intend to produce. The timetable is part of a 'local development scheme' (LDS) which also includes more information to justify and inform the plan making timetable. The LDS is important as councils are required to produce development plan documents/local plans in accordance with its timetable.
- 2 The LDS has to be approved by Council and as such Cabinet is requested to make a recommendation to Council.

- 3 The current LDS was approved in February 2014, covers the work period to 2016 while its key priority was to seek adoption of the Delivery Development Plan Document (DDPD).
- 4 The LDS needs to be reviewed for the following reasons:
 - a) The DDPD timetable has slipped slightly as submission to the Secretary of State for Communities and Local Government was delayed on the advice of the Planning Inspectorate – *advice to all local planning authorities to seek legal advice before submission*. Council on 22nd July 2014 reconfirmed the Council's position to submit the DDPD and, at the time of writing this report, submission is anticipated to have happened on 15th August 2014. This delay has had a knock on affect to the remainder of the timetable and so needs to be updated.
 - b) Cabinet in considering the DDPD submission on 15th August 2014 (Part 2 report and therefore confidential) also resolved to undertake an early review of the Core Strategy and DDPD (once adopted) as a new single local plan.
 - c) On 16th July 2014 the Chiltern and South Bucks Joint Committee considered the Business Case for a Planning Policy Shared Service Review (Part 2 report and therefore confidential) which when implemented will have some resource implications for the LDS.
 - d) The 2014 Housing Trajectory (elsewhere on this agenda) indicates a reducing supply of housing particularly after 2018 which can be addressed as part of a new local plan.
- 5 The key priority for the LDS remains the adoption of the DDPD but also introduces an equal priority for an early review the Core Strategy and DDPD (once adopted) through a new Local Plan aligned as broadly compatible as possible with adjacent plan-making timetables. The new Local Plan to also role forward the plan period, now recommended in Annex 1 to 2036.
- 6 The recommended LDS has been prepared in consultation with adjacent local planning authorities. The result is in part 'twin tracking' the latter stages of the DDPD with the early stages of a new Local Plan. Importantly the timetables for the DDPD and new Local Plan as set out in the LDS:
 - a) are complimentary and do not conflict nor does one timetable hinder or unnecessarily delay the other
 - b) the new Local Plan timetable is aligned as far as is possible with known plan-making timetables with adjacent local planning authorities so as to assist in the duty to co-operate, have comparable evidence base documents and maximise the opportunities for joint working and shared evidence.

- 7 The table below demonstrates how the proposed LDS for Chiltern compares with adjacent local planning authorities equivalent plan-making timetables. It will be noted;
- a) that both South Bucks and Three Rivers do not currently have an approved comparable plan-making timetable as they are currently completing their current local development framework timetables. It is hoped that when these councils review their LDS's for the next generation of plans that they will take Chiltern's LDS and opportunities for broad plan alignment into account.
 - b) plan alignment has not been achieved with Aylesbury Vale however Aylesbury Vales' timetable is considered particularly challenging and may need to be extended in due course. Despite the timetable differences importantly Chiltern will be publishing its draft plan (October/November 2016) in advance of Aylesbury Vale's submission (November 2016) and examination (January 2017).
 - c) plan alignment has not currently been achieved with Wycombe's published LDS however Wycombe have indicated that they will be reviewing its LDS later this year with a view to better aligning with adjacent plan-making and consider that broad alignment can be achieved with the Chiltern proposed timetable.
 - d) as Dacorum are doing an early review of their recently adopted Core Strategy they are ahead of Chiltern in their timetable and so plan alignment has not been possible.

Local Planning Authority	Main Public Participation Consultation	Pre-Submission Consultation	Submission	Examination	Adoption
Aylesbury Vale	<i>Feb/March 2016</i>	<i>July/Aug 2016</i>	<i>Nov 2016</i>	<i>Jan 2017</i>	<i>June 2017</i>
Dacorum	<i>Nov 2015</i>	<i>May 2016</i>	<i>Feb 2017</i>	<i>June 2017</i>	<i>Sept 2017</i>
South Bucks	<i>TBD</i>	<i>TBD</i>	<i>TBD</i>	<i>TBD</i>	<i>TBD</i>
Three Rivers	<i>TBD</i>	<i>TBD</i>	<i>TBD</i>	<i>TBD</i>	<i>TBD</i>
Wycombe	<i>Completed</i>	<i>Nov 2014</i>	<i>March 2015</i>	<i>July 2015</i>	<i>Dec 2015</i>
<i>Chiltern –as proposed</i>	<i>Oct/Nov 2016</i>	<i>May/June 2017</i>	<i>Sept 2017</i>	<i>Jan/Feb 2018</i>	<i>July 2018</i>

- 8 The Chiltern LDS also takes into account other important factors including the level of available resources and timetable for the production of key evidence base documents (see Appendix 4 of Annex 1). Given these factors the proposed Chiltern LDS is best aligned to adjacent local authorities as can be at this stage and although presents a challenging timetable is considered deliverable.
- 9 The Chiltern LDS will be kept under review along with other relevant authority LDS's as part of the duty to co-operate.
- 10 In addition to the DDPD and new Local Plan, the LDS sets out a programme of work for other planning policy documents including supplementary planning documents (SPD), development briefs and

design guides and other required documents, namely the Annual Monitoring Report and Housing Trajectory. These documents will be prepared in order to meet statutory requirements and otherwise will be progressed as resources and workload priorities allow. The proposed LDS where possible includes indicative completion dates for these documents. Additional SPDs' and other associated documents maybe needed to support the new Local Plan and these will be added to the LDS once these have been identified.

- 11 The LDS also includes details of neighbourhood plans being prepared, where known. If additional neighbourhood plans come forward in the LDS period then the resource implications will need to be considered again at that time.
- 12 Alongside the elements of the work programme mentioned above, the LDS sets out the other areas of work anticipated by the Planning Policy Team, which include: monitoring the effectiveness of the policies of the development plan; responding to consultations by adjoining authorities, the County Council and the Government; and supporting the Council in relation to matters related to High Speed 2. While policy preparation and the duties mentioned above form the core of the team's workload, substantial and unpredictable (if time limited) demands upon can arise from, for example, the need to support major planning applications or appeals, or legal proceedings against the Council. In this regard it should be noted that the challenge in the High Court to Policy CS6 of the Core Strategy, relating to the Strategic Housing Allocation at Chalfont St Peter is still proceeding.
- 13 To conclude, this report shows that the work programme for the Planning Policy Team over the next four years is challenging and will require careful management and additional resources to be delivered. By agreeing the revised LDS the Council will be able to establish its work priorities and be clear on resource implications in future budget setting processes. The LDS will be monitored and reviewed again as necessary. In addition resources will be kept under close review and if necessary further reports bought to Cabinet if additional resources are needed.

Background papers: (if any)

Chiltern District Local Development Scheme (LDS) 2014 to 2016

Submission Delivery Development Plan Document

Council Minutes of 22nd July 2014

Draft 2014 Housing Trajectory included on the 26th August 2014 Cabinet Agenda

Aylesbury Vale District Council Local Development Scheme (March 2014)

Dacorum Borough Council Local Development Scheme (February 2014)

South Bucks District Council Local Development Scheme (July 2013)

Three Rivers District Council Local Development Scheme (December 2012)

Wycombe District Council Local Development Scheme (October 2012)
