



# Local Development Scheme

July 2024

## **1. Introduction**

- 1.1 The Planning and Compulsory Purchase Act (2004) requires the Council, as the local planning authority, to prepare and maintain a Local Development Scheme (LDS).
- 1.2 The LDS is the programme for preparation of planning policy documents that the Council intends to produce or review, including an indicative timetable for preparation of these documents and estimated adoption dates (set out in Tables 1 and 2). The procedure for the preparation and review of planning documents is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.3 This document is the revised LDS for Bromley, and replaces the last iteration published in September 2020. It sets out:
  - Bromley's current policy framework, principally the Development Plan which is made up of the adopted Bromley Local Plan and the London Plan;
  - The timetable for the preparation of Development Plan Documents (DPDs), namely the review of Bromley's Local Plan; and
  - The timetable for the preparation and review of Supplementary Planning Documents (SPDs).
- 1.4 Progress on preparing the documents listed in the LDS will be reported in the Council's Authority Monitoring Report.

## 2. Policy framework

### *National Policy and Guidance*

- 2.1 The National Planning Policy Framework (NPPF) sets the national policy context for preparation of local plans and SPDs. Local Plans must be consistent with national policy and should enable the delivery of sustainable development in accordance with the policies in the NPPF. The NPPF is also capable of being a material consideration in the determination of planning applications. The current version of the NPPF was published in December 2023. National Planning Practice Guidance (PPG) provides further detail on various aspects of the NPPF.

### *Regional Policy and Guidance*

- 2.2 The Mayor of London produces a spatial development strategy (known as the London Plan). The current version of the London Plan was adopted in 2021. The London Plan forms part of the Development Plan for each of the London local planning authorities, and is used to assess planning applications. DPDs (such as a Local Plan) produced by individual boroughs must be in general conformity with the London Plan.
- 2.3 The Mayor also has a number of London Plan Guidance (LPG) documents which provide further detail on policies set out in the London Plan.
- 2.4 The Mayor adopted a new Mayoral Community Infrastructure Levy (MCIL2) in April 2019. Upon adoption, MCIL2 superseded the previous MCIL1.

### *Local Policy and Guidance*

- 2.5 The current Bromley Local Plan was adopted in January 2019. The Local Plan sets out a number of planning policies, site allocations and land designations for the borough, and is the central document in the Borough's Development Plan (which is used to assess planning applications). The Local Plan is accompanied by the Policies Map which illustrates geographically the application of the policies in the Local Plan.
- 2.6 The Council is currently reviewing the Bromley Local Plan. This review will be progressed under the new-style plan-making system which is proposed to come into effect in November 2024. Table 1 sets out an indicative timetable for the preparation of the new plan under this new system. As the final details of the system have not been formalised, this timetable is based on the plan-making stages proposed in a recent Government consultation on the implementation of the plan-making reforms<sup>1</sup>.
- 2.7 The Bromley Town Centre Area Action Plan (AAP) was adopted in October 2010, and sets out the vision for Bromley Town Centre together with objectives, policies and proposals to guide future development and change. The document covers the period 2010 to 2025. The document is extant and remains part of the Development

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<sup>1</sup> <https://www.gov.uk/government/consultations/plan-making-reforms-consultation-on-implementation/levelling-up-and-regeneration-bill-consultation-on-implementation-of-plan-making-reforms>

Plan, although the policies in the plan have been superseded by the Local Plan, London Plan and guidance in the Bromley Town Centre SPD. The Council has written to the Secretary of State for the Department for Levelling Up, Housing and Communities, requesting that the AAP is revoked using the power vested under section 25 of the Planning and Compulsory Purchase.

2.8 SPDs are used to provide further guidance on planning policy within DPDs. They do not form part of the Development Plan for the Borough, but they are material considerations in the determination of planning applications.

2.9 The Council has five adopted SPDs:

- Affordable Housing SPD (adopted 2008, with subsequent updates via addendums)
- Planning Obligations SPD (adopted 2022)
- Bromley Town Centre SPD (adopted 2023)
- Orpington Town Centre SPD (adopted 2023)
- Urban Design Guide SPD (adopted 2023)

2.10 The programme for the preparation and review of SPDs is outlined in Table 2.

#### *Community Infrastructure Levy*

2.11 The Community Infrastructure Levy (CIL) is a charge that local planning authorities may choose to levy on new development, to fund new infrastructure that is required to support growth and the delivery of the Development Plan. Bromley adopted a local CIL charging schedule in 2021.

#### *Statement of Community Involvement*

2.12 Bromley adopted its current Statement of Community Involvement (SCI) in July 2016. The SCI sets out the Council's policy for involving the community in its preparation, alteration and review of planning policy documents and in determining planning applications.

#### *Neighbourhood Planning*

2.13 Neighbourhood planning was introduced in the Localism Act 2011. Neighbourhood Plans are community led documents that set out planning policies for a local area. Neighbourhood Plans are prepared by designated Neighbourhood Forums in relation to specific designated Neighbourhood Areas; when adopted, a Neighbourhood Plan forms part of the Council's Development Plan. Neighbourhood Plans are required to be in general conformity with strategic policies in the Development Plan, and are subject to independent examination and a referendum.

2.14 There are currently no designated Neighbourhood Areas or Forums within the Borough. Local planning authorities are required to set out in their SCI their policies for giving advice and assistance to groups wishing to bring forward a neighbourhood plan in their area.

*Emerging legislative framework*

- 2.15 The Government have consulted on changes that will affect plan-making and replace the existing requirement to adopt an LDS with a new, simpler requirement to prepare and maintain a local plan timetable at the outset of the Local Plan preparation process. As noted above, the Council is reviewing the Local Plan under the new plan-making system, and will prepare a new Local Plan timetable as and when required.

**Table 1: Preparation of Development Plan Documents**

Title of Development Plan Document	Role and Content	Geographical Coverage	Give notice of start of plan making	Gateway 1 stage and first public consultation	Gateway 2 stage and second public consultation	Gateway 3 stage	Examination	Inspectors report and adoption
Review of the Bromley Local Plan	Review of the adopted Local Plan to take into account changes to national and regional planning policy and to reflect changes in the local area, where necessary.	Borough-wide	Q4 2024	Q1 2025 to Q4 2025	Q4 2025 to Q3 2026	Q3 2026 to Q4 2026	Q4 2026 to Q2 2027	Q2 or Q3 2027

**Table 2: Preparation and review of Supplementary Planning Documents**

Title of Supplementary Planning Document	Role and Content	Geographical Coverage	Adoption	Review?
Planning Obligations SPD	To provide details on the Council's requirements relating to planning obligations.	Borough-wide	2022	No review currently planned.
Urban Design Guide SPD	To provide guidance on urban design to inform and engage developers, applicants, planning officers and other interested parties in bringing forward proposals for development in Bromley.	Borough-wide	2023	No review currently planned.
Bromley Town Centre SPD	To provide detailed guidance to assist with the implementation of adopted Development Plan policies - Bromley Local Plan and the London Plan - that relate to Bromley Town Centre.	Bromley Town Centre	2023	No review currently planned.
Orpington Town Centre SPD	To provide detailed guidance to assist with the implementation of adopted Development Plan policies - Bromley Local Plan and the London Plan - that relate to Orpington Town Centre.	Orpington Town Centre	2023	No review currently planned.
Affordable Housing SPD	To provide guidance on affordable housing policies.	Borough-wide	2008 (with subsequent updates via addendums)	The Council will seek to revoke the SPD as it has been superseded by the adoption of the Local Plan and other SPDs.