

Guildford borough Local Plan Local Development Scheme 2017

Summary

The Local Development Scheme (LDS) is the timetable and project plan for the new Guildford borough Local Plan. The LDS explains what documents we will be preparing and when, to plan for future development in the borough.

To see the latest progress against the LDS timetable, view our webpage at www.guildford.gov.uk/lds.

Use the LDS to see when you can get involved in planning for the area. You can also sign up for details and notifications of all our consultations at <https://getinvolved.guildford.gov.uk>.

A glossary of terms associated with the preparation of the Local Plan is provided in Appendix A of the draft Local Plan: strategy and sites document (www.guildford.gov.uk/draftlocalplan).

1. Background

There are two different types of planning policy document:

- Development Plan Documents (DPDs) - the Town and Country Planning (Local Planning) (England) Regulations 2012 refers to these as Local Plans. These are the main planning policy documents produced by the Council and form part of the statutory development plan for the area; and
- Supplementary Planning Documents (SPDs) – these are designed to expand on policies in DPDs or provide additional detail.

The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires councils to prepare and maintain an LDS setting out the DPDs that it intends to prepare, together with details and a timetable for their preparation.

The National Planning Practice Guidance (NPPG) states that the LDS must specify the documents which, when prepared, will comprise the Local Plan for the area. It must be made available publically and kept up-to-date as it is important that local communities and interested parties can keep track of progress.

We are proposing to produce two DPDs: a strategy and sites document, followed by a development management policies document. Together they will comprise the new Local Plan.

The composition of the existing and future development plan, are illustrated in Figure 1 below.

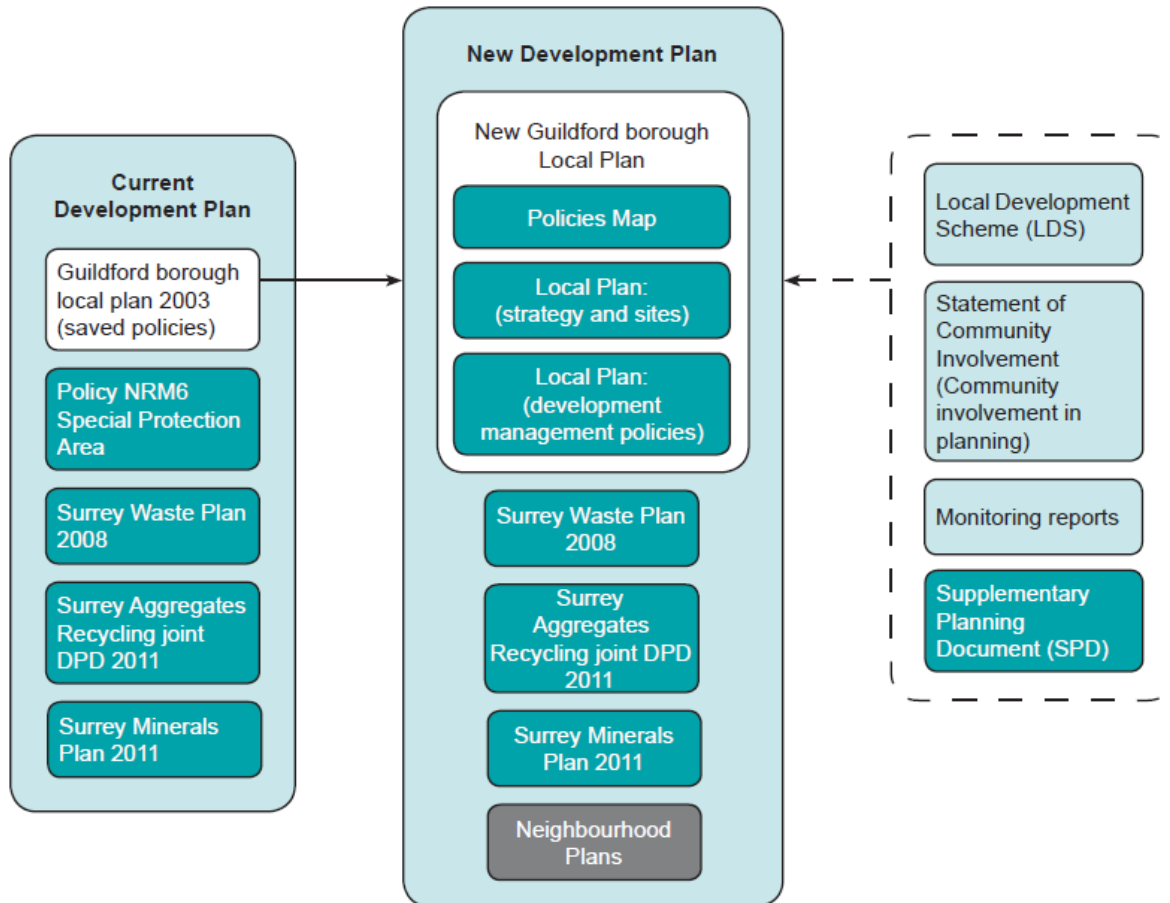


Figure 1: the proposed future development plan for Guildford borough, including the new Local Plan

2. The current planning policy position

The current Guildford borough Local Plan was adopted in January 2003. You can read this at www.guildford.gov.uk/localplan. The majority of these policies were saved in 2007 for continued use until they are replaced by the new Local Plan. However Local Plan 2003 policies H1, H10, S1, GT4, RE7, HE11 and U1 were not saved and are no longer in use.

The intention is that once adopted the two new DPDs will entirely replace the existing Local Plan 2003 policies.

Policy NRM6 contained within the South East Plan 2009 that deals with the Thames Basin Heaths Special Protection Area is still relevant to the determination of planning applications.

The Government published the National Planning Policy Framework¹ (NPPF) in March 2012, replacing a significant amount of detailed planning policy. Annex 1 of the NPPF states that the Council can continue to give weight to relevant policies in the adopted Local Plan according to the degree to which those policies are consistent with the NPPF (paragraph 215). The new Local Plan must be in general conformity with national planning policy.

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

National Planning Practice Guidance² (NPPG) has also been published which replaces previous guidance and shows how the NPPF should be implemented in development plans. It is an online resource that is capable of being updated regularly.

Planning for minerals and waste is the responsibility of Surrey County Council, which produces its own LDS for the future production and review of its Waste and Minerals Plans. For more details, see www.surreycc.gov.uk/environment-housing-and-planning/minerals-and-waste-policies-and-plans/minerals-and-waste-development-scheme. We are a consultee during the preparation of these documents for Surrey County (including our area).

3. Supplementary planning guidance and documents

We have adopted a number of Supplementary Planning Documents (SPDs) providing additional information on a range of topics. You can view these at www.guildford.gov.uk/planningandbuildingcontroldocumentsandpublications.

We have also previously produced a number of additional non-statutory planning guidance documents, which can also be viewed via the above link. We will continue to produce SPDs as required and these will be available on the same link.

4. Community engagement

Planning shapes the environment that we live in, where we live, work, shop and play. Planning decisions determine where new homes, offices, shops and leisure facilities go and what happens to our countryside, open spaces and historic environment. You can be involved in how our borough develops from the early stages of local planning policy formulation to the end stage of commenting on planning applications. What you think matters and we will try to reflect this in the documents we produce and the decisions we make. Whilst there will not always be a consensus of views, we will always listen to what you have to say.

Find out more in the Community Involvement in Planning guide, the Council's Statement of Community Involvement. You can read this and the Community Engagement Strategy, at www.guildford.gov.uk/ces.

5. Evidence base

A comprehensive list of the Evidence Base already published and that still to be prepared to inform the Local Plan is set out in Appendix D of the Proposed Submission Regulation 19 Guildford borough Local Plan: strategy and sites consultation document (www.guildford.gov.uk/draftlocalplan). The existing evidence base can be viewed at www.guildford.gov.uk/evidencebase

6. Community Infrastructure Levy

We intend to introduce a Community Infrastructure Levy (CIL) for the borough. This is the mechanism through which we will collect financial contributions from developers to support development across the borough. As part of setting our CIL rates, we need to know where, when and how much development is likely to take place in the borough. This will enable us to cost the infrastructure needed to support development, and decide how much of it will

² <http://planningguidance.planningportal.gov.uk/blog/guidance/>

need to be funded from the CIL. We will therefore be developing this alongside the Strategy and Sites Local Plan with the aim to adopt the CIL at the earliest possible opportunity.

Consultation will be undertaken on the proposed charging schedule in accordance with the appropriate regulations, which will be subject to a separate independent examination. A detailed timetable for this will be published and kept up to date on our website www.guildford.gov.uk/cil. An indicative timetable is set out below, this shows that one round of consultation has already occurred.

First Preliminary Draft Charging Schedule consultation	Second Preliminary Draft Charging Schedule consultation	Draft Charging Schedule consultation	Submit for independent examination	Examination	Adoption
January – March 2015	September - October 2017	December 2017	March 2018	June 2018	December 2018

7. Guildford borough Local Development Scheme 2017

The detailed timetable for the production of the new Local Plan is set out in Appendix 1 below. This LDS supersedes the previous LDS approved on 30 September 2015.

Whilst there will be opportunities for the community to engage throughout the content of the Local Plan, a number of formal engagement periods are indicated when you can get involved:

- Draft plan consultation (Regulation 18)
- Pre-submission consultation (Regulation 19)

8. Policies Map

A Policies Map geographically illustrates the land use designations, policies and site proposals/allocations of DPDs on an Ordnance Survey base map³.

The current Proposals Map (with inset maps) forms part of the adopted Guildford borough Local Plan 2003, as amended by the adopted policies of the Surrey Waste Plan 2008 and Surrey Minerals Plan 2011 and the Surrey Aggregates Recycling joint DPD 2012.

Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) will be undertaken and reports will be published simultaneously as part of these consultations. There is also a legal requirement⁴ to consider whether new planning policy documents are likely to have a significant effect on European sites of nature conservation importance, prior to the Plan being given effect. Habitats Regulations Assessment (HRA) will be produced for DPDs.

Equalities impact assessment or similar will also be used to consider the potential differential effects of the DPD policies on sections of the community as we prepare these.

In preparing the new Local Plan, we will comply with the requirements of the duty to co-operate, introduced by the Localism Act 2011. This requires local councils and other

³ This is in accordance with Regulation 9 of the Town and Country Planning (Local Planning) (England) Regulations 2012

⁴ Through the Conservation of Habitats and Species Regulations 2010 (the Habitat Regulations)

prescribed organisations to work together to cooperate on relevant strategic and cross boundary planning matters. Guildford Borough directly adjoins six other local planning areas – Woking, Elmbridge, Waverley, Mole Valley and Surrey Heath in Surrey and Rushmoor in Hampshire. Some strategic issues may require us to cooperate on an even wider basis and the organisations we need to work with will vary depending on the strategic issue. Our progress on complying with the duty to cooperate is reported through our Monitoring Report (<http://www.guildford.gov.uk/planningandbuildingcontroldocumentsandpublications>).

Preparation of the Local Plan will also involve co-operation with Surrey and Hampshire County Councils, Highways England, the Environment Agency and a number of other prescribed bodies⁵.

9. Monitoring

Progress against the LDS will be reviewed and reported annually in the Monitoring Report. In doing so we will consider what changes, if any, need to be made and will bring forward such changes through a formal review of the LDS.

Updates on the preparation of the Local Plan will be published on our website at www.guildford.gov.uk/lps to ensure that progress on the preparation of the Local Plan is closely monitored and managed, and that the local community and other interested parties are fully informed.

10. More information

This document was produced by the Planning Policy Team, Guildford Borough Council, Millmead House, Millmead, Guildford, Surrey, GU2 4BB.

If you have any questions about the LDS or the Local Plan, please contact the Planning Policy team:

Telephone: 01483 444471

Email: planningpolicy@guildford.gov.uk

⁵ The prescribed bodies are set out in the Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Appendix 1: Detailed timetable

New Guildford borough Local Plan: Strategy and Sites	
Note – the following dates are estimates only, these will be subject to discussion with the Planning Inspectorate	
Scope	Sets out the spatial vision, objectives and strategy and all development sites for the development of the borough in the plan period up to 2034. It also includes a number of DM policies it was considered necessary to help implement particular strategic policies.
Which saved policies will it replace?	The Local Plan: strategy and sites will include a list of the extant Local Plan policies identifying which policies are to be replaced by the Local Plan: strategy and sites DPD and which will continue to be applied alongside the Local Plan: strategy and sites DPD
Geographical coverage	Borough wide
Status	Development Plan Document
Conformity	Consistent with the National Planning Policy Framework
Timetable	
Consult statutory bodies on sustainability appraisal scoping report	December 2013 – January 2013
Evidence gathering and preparation of Issues and Options governance processes	February 2013
Issues and Options public consultation including initial sustainability appraisal (Regulation 18)	October – November 2013
Analysis of representations and other evidence base gathering including testing of development distribution options, draft the plan, sustainability appraisal and governance processes	November 2013 – June 2014
Consultation on draft Plan (12 weeks) (Regulation 18)	July – September 2014
Analysis of representations and other evidence base gathering including testing of development distribution options, draft the plan, sustainability appraisal and governance processes	September 2014 – May 2016
Pre-submission publication and consultation (six weeks) (Regulation 19)	June – July 2016
Analysis of representations and other evidence base gathering including testing of development distribution options, draft the plan,	August 2016-May 2017

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sustainability appraisal and governance processes.	
Further targeted Pre-submission publication and consultation (six weeks) (Regulation 19)	June – July 2017
Submission to the planning inspectorate for Examination (Regulation 22)	December 2017
Pre-examination meeting	February 2018
Examination in public – hearings (Regulation 24)	April 2018
Anticipated adoption (Regulation 26)	December 2018
Preparation	
Lead Service	Planning Policy, Planning Services
Management	Corporate Management Team, the Lead Councillor for Planning, the Local Plan Panel and the Joint Scrutiny Committee will consider draft documents prior to consultations
Resources	Planning Policy Team, with input from colleagues including Housing and Economic Development, Surrey County Council, and external specialists and consultants as required
Community and Stakeholder involvement	In accordance with the published Statement of Community Involvement – Community Involvement in Planning

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New Guildford borough Local Plan: Development Management Policies	
Note – the following dates are estimates only, these will be subject to discussion with the Planning Inspectorate	
Scope	Sets out the development management policies for the development of the borough to provide a framework for decision making on applications for development for the plan period up to 2033.
Which saved policies will it replace?	Will supersede any remaining policies in the Local Plan 2003
Geographical coverage	Borough wide
Status	Development Plan Document
Conformity	Consistent with the National Planning Policy Framework
Timetable	
Evidence base gathering, draft the plan, sustainability appraisal and governance processes	September 2018 – May 2019
Consultation on draft Local Plan: Development Management Policies (six weeks) (Regulation 18)	June – July 2019
Analysis of representations, preparation of submission plan, sustainability appraisal, governance processes	July – December 2019
Pre-submission publication and consultation (six weeks) (Regulation 19)	January – February 2020
Submission to the planning inspectorate for Examination (Regulation 22)	April 2020
Pre-examination meeting	July 2020
Examination in public – hearings (Regulation 24)	September 2020
Anticipated adoption (Regulation 26)	December 2020
Preparation	
Lead Service	Planning Policy, Planning Services
Management	Corporate Management Team, the Lead Councillor for Planning, the Local Plan Panel and the Joint Scrutiny Committee will consider draft documents prior to consultations
Resources	Planning Policy Team, with input from colleagues including Housing and Economic Development, Surrey County Council,

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	and external specialists and consultants as required
Community and Stakeholder involvement	In accordance with the published Statement of Community Involvement – Community Involvement in Planning