

Guildford borough Local Plan Local Development Scheme May 2020

Summary

The Local Development Scheme (LDS) is the timetable and project plan for the new Guildford borough Local Plan. The LDS explains what Development Plan 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://guildford.inconsult.uk/consult.ti/system/listConsultations?type=all>.

1. Background

There are two different types of planning policy documents:

- 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 publicly and kept up-to-date as it is important that local communities and interested parties can keep track of progress.

The first part of the new Local Plan has already been produced and was adopted on 25 April 2019. The adopted Local Plan: strategy and sites (LPSS) identifies Guildford's housing, employment, retail and traveller need and allocates sufficient sites to meet these needs. Whilst it primarily includes strategic policies, it does contain a small number of more detailed development management policies where these were necessary to implement the strategic policies, for example those relating to Green Belt, employment and retail. The Council is now preparing the second part of the Local Plan which will contain the full suite of detailed development management policies.

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

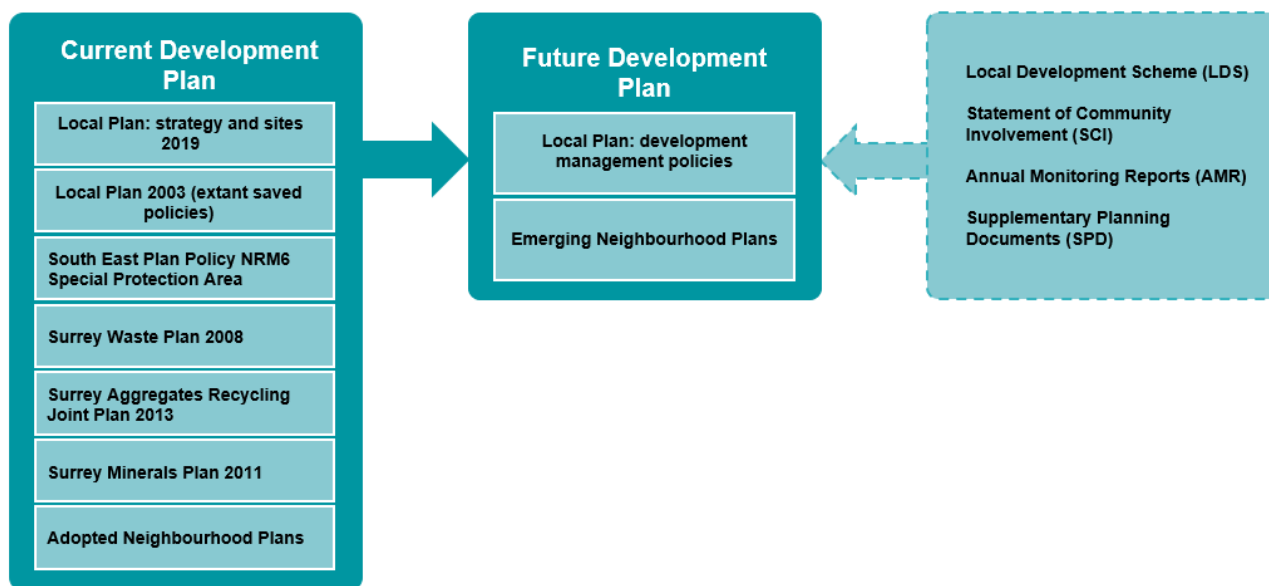


Figure 1: the proposed future development plan for Guildford borough, including the new Local Plan

2. The current planning policy position

As set out above the recently adopted LPSS forms part of the development plan and carries full weight. You can read this at www.guildford.gov.uk/localplan/2015-2034. The policies contained therein supersede parts of the previous Guildford borough Local Plan 2003. You can read the policies that remain extant at www.guildford.gov.uk/localplan/2003. The policies within the Local Plan 2003 that have been superseded are listed in Appendix 8 of the LPSS.

The intention is that once the forthcoming Local Plan: development management policies document is adopted that this will, alongside the LPSS, supersede the Local Plan 2003 in its entirety.

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 Framework (NPPF) in March 2012 and this was recently updated in July 2018, and again in February 2019 (albeit the latter update was very minor in nature). 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 213). Any new Local Plan being prepared must be consistent with national planning policy.

National Planning Practice Guidance¹ (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/land-planning-and-development/minerals-and-waste. 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. These documents do not create policy but provide additional guidance on existing policies. You can view these at www.guildford.gov.uk/localplan/spd.

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.

The Council has recently revised its Statement of Community Involvement (SCI). You can read this at www.guildford.gov.uk/sci.

5. Evidence base

A comprehensive list of the Evidence Base that informed plan making to date is set out in Appendix 7 of the LPSS. The existing evidence base, together with any new evidence commissioned to inform the forthcoming Local Plan can be viewed at www.guildford.gov.uk/localplan/evidencebase.

6. Community Infrastructure Levy

For the latest information on Community Infrastructure Levy (CIL) please visit our website www.guildford.gov.uk/localplan/cil.

7. Guildford borough Local Development Scheme 2020

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 4 September 2018.

The preparation of the Local Plan includes a number of formal consultation periods when you can get involved:

- Draft Local Plan Regulation 18 consultation (Issues, Options and Preferred Options)
- Proposed Submission Regulation 19 consultation

8. Policies Map

A Policies Map geographically illustrates the land use designations, policies and site allocations of DPDs on an Ordnance Survey base map².

² This is in accordance with Regulation 9 of the Town and Country Planning (Local Planning) (England) Regulations 2012

The current Policies Map forms part of the adopted LPSS and any non-superseded policies of the Local Plan 2003.

Any Local Plan must be accompanied by a Sustainability Appraisal (SA) (incorporating Strategic Environmental Assessment (SEA)). These will be published simultaneously as part of any consultation on the Local Plan.

There is also a legal requirement³ 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 the Local Plan.

Equalities impact assessment (EqIA) screening (and if necessary an EqIA) or similar will also be used to consider the potential differential effects of the Local Plan policies on sections of the community as we prepare these.

In preparing the Local Plan, we will comply with the requirements of the legal duty to co-operate, introduced by the Localism Act 2011. This requires local councils and other 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 Annual Monitoring Report (www.guildford.gov.uk/localplan/monitoring).

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 bodies⁴.

9. Monitoring

Progress against the LDS will be reviewed and reported in the Annual 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.

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

³ Through the Conservation of Habitats and Species Regulations 2010 (the Habitat Regulations)

⁴ 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: Development Management Policies	
Note – the following dates are estimates only	
Scope	Sets out the development management policies for the development of the borough to provide a framework for decision making on applications for development.
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	April 2019 – May 2020
Consultation on draft Local Plan: Development Management Policies (six weeks) (Regulation 18)	June – July 2020
Analysis of representations, preparation of submission plan, sustainability appraisal, governance processes	August 2020 – February 2021
Pre-submission publication and consultation (six weeks) (Regulation 19)	March – April 2021
Submission to the planning inspectorate for Examination (Regulation 22)	September 2021
Examination in public – hearings (Regulation 24)	March 2022
Anticipated adoption (Regulation 26)	September 2022
Preparation	
Lead Service	Planning Policy, Strategic Services
Management	Corporate Management Team, the Lead Councillor for Planning, the Local Plan Panel will consider draft documents prior to consultations
Resources	Planning Policy Team, with input from colleagues including

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	Development Management, Parks and Leisure, Environmental Health, Surrey County Council, and external specialists and consultants as required
Community and Stakeholder involvement	In accordance with the published Statement of Community Involvement