

**LONDON BOROUGH OF BRENT****Executive - 15 August 2005****Report from the Director of Environment & Culture**

For action

Wards affected:All

**Report Title: LOCAL DEVELOPMENT FRAMEWORK - ISSUES AND OPTIONS CONSULTATION**

Forward Plan Ref: ES-04/05- 332

**1.0 Summary**

- 1.1 In preparing the new Local Development Framework, there is a requirement to involve the community at an early stage in the process so that the new plan can reflect community needs and aspirations. This report sets out proposals for undertaking this round of consultation and presents a series of draft Issues and Options papers which will form the basis for the community's consideration of the key planning issues.

**2.0 Recommendations**

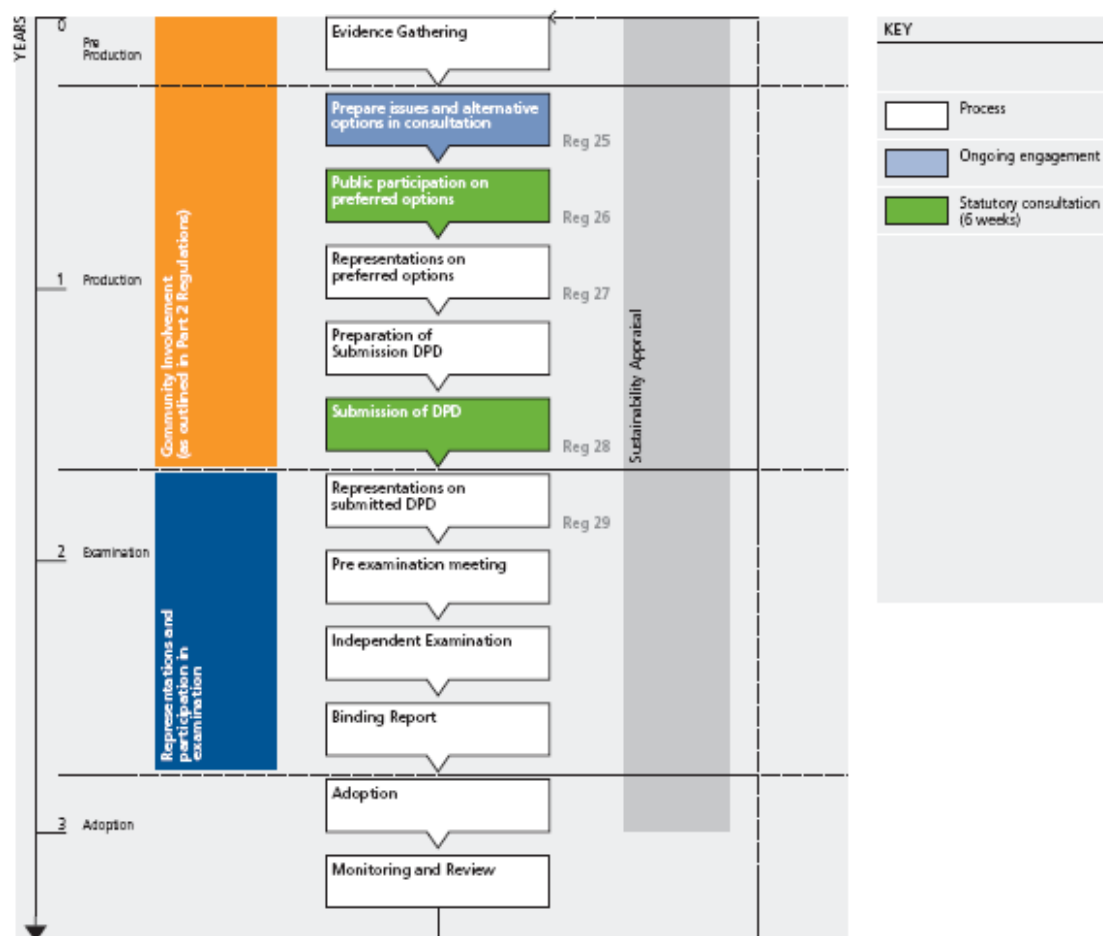
- 2.1 That Executive agrees the proposals for Issues and Options consultation, including options put forward in the draft Issues and Options papers attached as Appendix 1, as a basis for consultation; and
- 2.2 Delegates to the Director of Environment in consultation with the Lead Member for Environment, finalisation of the draft Issues and Options papers for consultation.

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### 3.0 Detail

#### Introduction

3.1 In taking forward the new system of Plan preparation, introduced by the Planning & Compulsory Purchase Act 2004, there is a statutory requirement to involve the community at an early stage. This is described as ‘frontloading’ for which guidance is provided by Planning Policy Statement 12 (PPS12) and its companion guide. The process for taking forward the part of the LDF which will replace the UDP (known as Development Plan Documents) is set out in the following diagram reproduced from PPS12. The Issues and Options stage is shown in light blue on the diagram and is described as ongoing engagement. This means that there is no statutory time period set down for this stage of consultation.



3.2 Executive agreed, at their meeting on June 20<sup>th</sup>, revisions to the Local Development Scheme (LDS), which is effectively the project plan for producing the LDF. Members may recall that, when agreeing the LDS in December 2004, during the first 3 years of LDF preparation the Council would focus on preparing 3 Development Plan Documents (DPDs) and a number of Supplementary Planning Documents. The DPDs proposed remain as agreed in December and are:

- Core Strategy
- Development Control Policies
- Site Specific Allocations

When consulting upon the Issues and Options, it is important that this covers the main planning issues arising from the preparation of all 3 documents. In order to do this it is proposed that Issues and Options papers are prepared on a topic basis, e.g. Housing, Town Centres, etc., but that the issues/options which arise from the proposed development of individual sites should also be part of the consultation.

### **Issues and Options**

- 3.3 As indicated above the Issues and Options papers have been prepared for individual topics which generally correspond with existing UDP chapters. For each topic the key issues have been highlighted and some basic information provided. Where relevant, national or London-wide policy is referred to. In some cases such policy will limit the range of options that can be put forward but, in general, the papers seek to provide a choice about the way planning can influence how the Borough develops in the future. The London Plan for example sets an agenda for housing growth and economic regeneration. Nevertheless, the Council still has choices it can make. It can choose to limit growth and the rate of change to meet minimum thresholds set by the Mayor of London or, on the other hand, it could bring forward plans and proposals likely to exceed Mayoral targets and attempt to accelerate the scale and pace of regeneration change.
- 3.4 They are structured so that there is a separate heading for each planning issue identified and one or more questions relating to each. The Issues and Options papers at this stage only contain the basic text but will be desk-top published and printed together with other publicity material prior to commencing the consultation.
- 3.5 In addition to the topic papers there will also be a schedule of Site Specific Allocations for consultation. So far over 30 individual sites around the Borough have been identified where it is appropriate, either because they are vacant / underused, they are in need of regeneration or there is interest in redeveloping them, to give them a specific allocation in the Plan, i.e. a Site Specific Allocation. In this way sites can be proposed for a range of possible appropriate uses including new schools or school expansion, health facilities, new housing, town centre regeneration, etc.

- 3.6 These sites are set out in the schedule and on the location plans accompanying this in Appendix 2. Sites already in the current, adopted UDP have been included only if it is considered that a change of site area or proposed use may be appropriate. The schedule of Site Specific Allocations in Appendix 2 sets out two or three land use options for each site. It is important to remember that they are options (in no particular order of preference or importance) at this stage that will change as key parameters of the plan become fixed. The options for sites are included to encourage discussion. They do not represent the only options for these sites. It may be that other sites are more appropriate for the uses suggested. Consultation will be based on the alternative options for development of the sites and indeed whether any development of a site at all is appropriate. It will allow key stakeholders to come up with other sites for development and other options too. The site options do not become fixed until the Council has looked at the sites and options and agreed a 'Preferred Option' after considering representations on the issues and options consultation. The Preferred Options will then be the subject of further public consultation in Spring of 2006.

### **Proposed Consultation Methods**

- 3.7 The Issues and Options consultation stage is described in the guidance as 'ongoing engagement' so there is no statutory time period where documents are placed on deposit as with the later consultation stages (see diagram above). It is intended, therefore, that a number of consultation techniques will be used to engage as broad a range of representatives from the local community as possible. The details of the consultation methods have yet to be finalized but will comprise the following:

Summary of Issues & Options and a tear-out form for return in the Brent magazine

Mail-out to the consultation list comprising local groups, residents associations and interested bodies

Mail-out to land owners and occupiers for those properties included as a Site Specific Allocation

Local area meetings

Display and/or presentation at Area Consultative Forums (ACFs) and User Forums

### **Next Steps**

- 3.8 The community consultation on Issues and Options is scheduled to commence in September and will extend into October. After this the next stage will be the drawing up of Preferred Options which will, in effect, be a new draft Plan in the 3 Development Plan Documents proposed. The Preferred Options for the 3 DPDs will then be placed formally on deposit for 6 weeks in early 2006.

#### 4.0 Financial Implications

4.1 Estimates of the cost of processing the LDF to adoption were presented in full to Executive on 7<sup>th</sup> July 2004. These are reproduced below.

	£			
	2004/5	2005/6	2006/7	2007/8
<b>Possible additional costs</b>				
Additional Staffing Costs	98,000	98,000	98,000	98,000
Public Inquiry costs				130,000
Other Costs	115,000	50,000	25,000	75,000
Minus existing UDP budget	35,000	35,000	35,000	35,000
Total additional Costs	178,000	113,000	88,000	268,000
<b>Sources of funding</b>				
Planning Delivery Grant	178,000	113,000	88,000	68,000
<b>Potential growth required</b>				200,000

4.2 An allowance was made in the 2005/6 budget for costs over and above staff costs. It is now evident that the requirement for consultation during 2005/6 is likely to be higher than originally estimated and this is reflected in an increase in the amount for other costs. Most of the funding required can be met from the Planning Delivery Grant. Government officials have made it clear that the Planning Delivery Grant (PDG) should be used to meet additional resource requirements of the new system. A revised estimate of costs for 2005/6 is set out below.

	<u>2005/6</u>
<b><u>Possible additional costs</u></b>	
Additional Staffing Costs	£98,000
Other Costs	£100,000
Minus existing UDP budget	£35,000
Total additional Costs	£163,000
<b><u>Sources of funding</u></b>	
Planning Delivery Grant	£163,000

## **5.0 Legal Implications**

- 5.1 The Planning and Compulsory Purchase Act 2004 has changed the statutory basis for drawing up development plans in England and Wales. The Unitary Development Plan and Supplementary Planning Guidance will be replaced by a Local Development Framework.
- 5.2 The Issues and Options consultation stage, described as 'ongoing consultation' rather than being a statutory deposit period, is required by regulation 25 of The Town and Country Planning (Local Development) (England) Regulations 2004.

## **6.0 Diversity Implications**

- 6.1 Local planning authorities are required to prepare a Statement of Community Involvement (SCI), in which they will set out their policy on involving their community in preparing the LDF. An inclusive approach is needed to ensure that different groups have the opportunity to participate and are not disadvantaged in the process. The consultation on Issues and Options will be as broad as practicable and the views of minority groups will be actively sought.

## **7.0 Staffing Implications**

- 7.1 An estimate of a need for additional staff to undertake LDF work was provided in the report to Executive on 13<sup>th</sup> December 2004. This estimate remains the same.

## **8.0 Environmental Implications**

- 8.1 There is a requirement to carry out a Sustainability Appraisal of the Plan, which includes a Strategic Environmental Assessment in accordance with the E U directive which came into effect in July 2004. A Sustainability Appraisal Scoping Report has been prepared and a number of statutory consultees and other bodies have been consulted on this.

### **Background Papers**

#### **Details of Documents:**

The Planning and Compulsory Purchase Act, 2004  
Brent UDP Revised Deposit Replacement Plan, April 2001.  
Planning Policy Statement 12: Local Development Frameworks  
Town & Country Planning Regulations (Local Development) (England) Regulations 2004  
Local Development Frameworks. Draft Guide to Procedures and Code of Practice

#### **Contact Officers**

***Any person wishing to inspect the above papers should contact Ken Hullock, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex HA9 6BZ, Tel: 020 8937 5309***

**Richard Saunders**  
**Director of Environment & Culture**

**Chris Walker**  
**Director of Planning**