



Planning Committee

16th November 2011

Report from the Assistant Director, Planning & Development

Wards affected:
All

Local Planning Issues and LDF Progress

1.0 Summary

- 1.1 This report outlines progress on Brent's Local Development Framework and the implications of this in dealing with local planning issues that have arisen. It proposes a revised timetable for progressing the LDF in the future.

2.0 Recommendations

- 2.1 That Planning Committee notes the progress made in progressing Brent's Local Development Framework and agrees the revised LDS timetable for publication on the Council's website.

3.0 Detail

Introduction

- 3.1 In March 2011 Planning Committee considered a report which dealt with a number of planning issues that had been raised in relation to the interpretation of existing policy for specific planning applications or enforcement matters. Committee agreed that the issues should be considered as part of the programme for the preparation of the Development Management Policies DPD, which will form the final part of the Council's LDF. Since then, further constraints on staff resources has meant that progress has been slower than anticipated and it is now necessary to revise the Council's timetable for preparation on the LDF. This is set out in a document called the Local Development Scheme (LDS).
- 3.2 The LDS was last agreed to be revised by Planning Committee in October 2010. Since then changes in regulations governing its production mean that it no longer has

to be endorsed by either the Mayor of London or by the Secretary of State. It can also be reviewed at any time the local planning authority consider appropriate. Given that Brent's LDS is out of date and over one year old, it is proposed that Committee agrees a revised timetable.

Progress to date

Development Plan Documents

- 3.3 The Core Strategy and the Site Specific Allocations DPD of the LDF have been adopted. Progress has been good with the Wembley Area Action Plan, the third development plan document of the council's LDF. The Issues and Options stage of consultation finished on 7th November. A summary of the comments received will be circulated to the meeting.
- 3.4 Although progress with the action plan has been good, there is still a need to adjust its timetabling in the LDS. Further studies are necessary before a draft Plan can be produced and together with the reduction in staff resources, it is not expected that a draft plan can be ready for consideration by Committee until March 2012 with adoption in Summer 2013.
- 3.5 The proposed Development Management Policies DPD will complete the suite of Development Plan Documents to finally replace all of the UDP. This will contain planning policies which are regularly used in determining planning applications such as policy for change of use to non-retail uses or design policies. Unfortunately, it will not be possible, given current staff resources, to progress this to public consultation before Autumn 2012, with submission to the Secretary of State for examination then estimated for Summer 2013 and adoption in Spring 2014.
- 3.6 Although this revised timetable will mean that the planning issues discussed at Planning Committee in March, such as the proliferation of takeaways and betting offices, cannot be addressed for the borough as a whole until late in 2012, there is an opportunity to take forward policies in the Wembley Area Action Plan before then. This will give the Council an opportunity to 'test the water' before seeking to extend policy boroughwide.

Supplementary Planning Documents

- 3.7 Supplementary Planning Documents provide detailed planning guidance but, as the name implies, they have to be supplementary to policy within the development plan and cannot in themselves make new policy. Recently adopted SPDs include the Wembley Link SPD and the Alperton Masterplan SPD which are both supplementary to policies in the Core Strategy and the Site Specific Allocations DPD.
- 3.8 The draft Town Hall Planning Brief SPD is before you tonight for approval. In addition it is proposed that a revised Design Guide for New Development, currently SPG17, be drafted for public consultation by March 2012. This will contain detailed guidance and standards that should be adhered to in the design of new development. However, this SPD will be supplementary to design policy contained in the Development management Policies DPD and, consequently, cannot be adopted until that document has been adopted in 2014

Sudbury Town Neighbourhood Plan

- 3.9 Members of Committee will be aware that Brent was successful in bidding, on behalf of Sudbury Town Residents Association, for £20,000 to help prepare a Neighbourhood Plan for the Sudbury Town area. Although the Neighbourhood Plan is intended to be a plan prepared by the community for their local area, the Council would wish, and will be required when the Localism Bill is enacted later this year, to give support in the preparation of the plan. This will mean that some staff resources will inevitably have to be directed towards providing this support, although it is difficult to gauge at the present time what this will need to be. The money is available now so it is anticipated that this work will commence shortly. The new Neighbourhood Plan will form part of the Council's development plan alongside the Development Plan Documents of the LDF and the London Plan.

Proposed Revised LDS Timetable

- 3.10 The proposed revised timetable for the LDF is set out in below. Committee is asked to agree this for publication, in the form of a gantt chart, on the Council's website.

Development Plan Documents	Work Commences	Initial Public Consultation	Consult on Draft Plan	Submit	Exam	Adopt
Wembley Area Action Plan DPD	Feb11	Sept11	March12	Nov12	March13	Sept13
Development Policies DPD	April12	N/A	Nov12	July13	Nov13	May13
Joint West London Waste Plan	N/A	N/A	N/A	May12	Sept12	March13
Supplementary Planning Documents						
Brent Town Hall Planning Brief	N/A	N/A	Nov11	N/A	N/A	April 12
Design Guide for New Development.	Jan12	N/A	Nov12	N/A	N/A	May13

4.0 Financial Implications

- 4.1 Since the Housing and Planning Delivery Grant was abolished there are no longer any financial benefits to the Council from the progression of Development Plan Documents of the LDF according to a timetable established by the LDS. However, if the development gets out-of-date then the likelihood of planning appeals being lost and costs being awarded against the Council increases.

5.0 Legal Implications

- 5.1 The preparation of the LDF, including the LDS, is governed by a statutory process set out in Government planning guidance and regulations. It is a statutory requirement to prepare an LDS and to keep it up to date. However, recent changes to the regulations mean that the LDS no longer has to be submitted to Government nor to the Mayor of London for approval.

6.0 Diversity Implications

- 6.1 Full statutory public consultation is carried out in preparing all Development Plan Documents and an Impact Needs / Requirement Assessment (INRA), which assessed the process of preparing the LDF, was prepared and made available in November 2008.

7.0 Staffing/Accommodation Implications

- 7.1 The timetable for progressing the LDF documents proposed in this report is based upon existing staffing levels and current priorities for remaining staff resources. There are no accommodation implications arising from this report.

8.0 Environmental Implications

- 8.1 The boroughs development plan, together with the London Plan, is a primary consideration in determining planning applications. The contents of the LDF will have a major bearing on how the borough develops in the future, including how sustainable development will be.

9.0 Background Papers

Brent Core Strategy July 2010
Brent Site Specific Allocations DPD, July 2011
Brent LDS, 2010

Contact Officers

Any person wishing to inspect the above papers should contact Ken Hullock, Planning & Development 020 8937 5309

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