



Bexley Local Development Scheme June 2017 – May 2020

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1. Introduction

- 1.1 Local planning authorities are required to produce a local development scheme (LDS). The LDS is a rolling programme management plan that identifies the local development documents that the local planning authority proposes to produce over the next three years, and when these documents are expected to be consulted upon and adopted.
- 1.2 London Borough of Bexley has approved for publication this LDS, which covers the period 1 June 2017 to 31 May 2020, replacing the previous published 2012 version with its associated addendums.
- 1.3 Through amendments to the Planning and Compulsory Purchase Act 2004 by the Localism Act 2011, local planning authorities are no longer required to submit their LDS to the Secretary of State, and, if they are a London borough, to the Mayor of London for approval. However, the Secretary of State and the Mayor of London retain powers to direct changes to the LDS for the purpose of ensuring effective plan coverage. The Localism Act also maintains the requirements to produce an LDS and keep it up-to-date as set out by the Planning and Compulsory Purchase Act 2004.
- 1.4 The Housing and Planning Act 2016 inserts a new Schedule into the Planning and Compulsory Purchase Act 2004 that allows the Secretary of State, having regard to the LDS, to intervene in the preparation or revision of a Local Plan. In London, this means that if the Secretary of State considers that a local planning authority is failing in the preparation, revision or adoption of a Local Plan (including being prepared in accordance with the LDS), the Secretary of State can invite the Mayor of London to prepare or revise the Local Plan.
- 1.5 The purpose of this LDS is to:
 - inform the local community (Bexley residents and businesses) and other stakeholders, such as key delivery agencies, landowners and developers, about the way the local plans will be prepared for the area;
 - let everyone with an interest in planning for Bexley know what documents will make up the Local Plan and the timetable for their preparation;
 - let people know when they can get involved in influencing or commenting on these documents; and
 - establish the Council's priorities for plan preparation and enable work programmes for the preparation of the documents to be set.

2. Plan making

- 2.1 The government published its National Planning Policy Framework (NPPF) in March 2012. The NPPF states that each local planning authority should have in place an adopted Local Plan to guide the future development of their local area.
- 2.2 Local plan documents must be prepared with the objective of contributing to the achievement of sustainable development. They should be based on a proportionate evidence base that includes up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.
- 2.3 The procedure for preparation and review of local plan documents is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 2.4 The planning framework for London Borough of Bexley is set out below in Figure 1.



Figure 1: London Borough of Bexley planning framework

The London Plan

- 2.5 The Mayor of London produces, and regularly reviews, a Spatial Development Strategy for London (called The London Plan). All London boroughs' Local Plans must be in general conformity with the London Plan. The current London Plan, consolidated with alterations since 2011, was published in March 2016. A full review is currently underway.

Local plans

2.6 A Local Plan contains planning policies that are used to make decisions on planning applications. A Local Plan is composed of one or more local plan documents, also called development plan documents (DPDs). These documents are subject to a statutory preparation procedure, the key stages of which are set out in Table 1.

DPD Stage	Description
Consult on integrated impact assessment (IIA) scoping report	The IIA scoping report sets out the sustainability objectives used to appraise the economic, social and environmental effects of the DPD including health and equality impacts.
Public participation (Regulation 18)	Opportunity for interested parties and statutory consultees to consider the options for the plan before the final document is produced. Community engagement on the emerging DPD is undertaken in accordance with the regulations and the adopted Statement of Community Involvement (SCI).
Pre-Submission Publication (Regulation 19)	The Council publishes the DPD, which is followed by a minimum six-week period when formal representation can be made to the Council regarding the DPD.
Submission (Regulation 22)	The Council submits the DPD to the Secretary of State with the representations received alongside the Council's summary of those representations.
Examination in Public (Regulation 24)	The Planning Inspector appointed by the Secretary of State hears evidence from invited parties to inform their consideration of the soundness of the DPD.
Receipt of Inspector's Report	The Council receives the Inspector's report, which may contain minor modifications that will need to be incorporated before adoption.
Adoption (Regulation 26)	The Council can formally adopt the DPD and use it for the purpose of development management.

Table 1: Development plan documents – key stages of production

Neighbourhood plans

2.7 The Localism Act 2011 gave new powers to communities, as Neighbourhood Forums, to prepare their own neighbourhood plans to shape the future development of their neighbourhood area. Neighbourhood plans are required to go through a similar process as for the preparation as development plan documents. They must be in general conformity with national, regional and local core policies, and when adopted, form part of the Development Plan for Bexley. The Council has a statutory duty to support those communities.

2.8 There is currently one Neighbourhood Forum in the borough, at Hill View, Welling.

2.9 Further information on Neighbourhood Planning is provided on Bexley's website at: <https://www.bexley.gov.uk/services/planning-and-building-control/planning-policy/planning-policy-and-guidance#524>.

Supplementary planning documents (SPDs)

2.10 Supplementary Planning Documents (SPDs) are non-statutory. They do not form part of the Development Plan, but they must conform to it. SPDs cannot set policy, but instead expand upon Bexley’s adopted policies to provide more detailed information and guidance and are a material consideration when taking planning decisions. SPDs are subject to a statutory preparation procedure, the key stages of which are set out in Table 2.

SPD Stage	Description
Undertake and consult on strategic environmental appraisal screening opinion	SEA screening opinion carried out in accordance with the EU Directive on environmental assessments to determine whether a proposed SPD requires full appraisal. The SEA screening opinion is subject to consultation.
Publish draft SPD for consultation (Regulation 12)	Representations invited on a draft SPD, in accordance with the regulations and Bexley’s Statement of Community Involvement.
Adoption	The Council makes amendments to the SPD to take account of comments made and any other relevant matters, and adopts the SPD for use as material consideration.

Table 2: Supplementary planning documents – key stages of production

2.11 The Council reviews its supplementary planning documents (SPDs) and other planning guidance to ensure that they are relevant, up-to-date and useful in the implementation of Local Plan policies. A review may be carried out for example when a new Local Plan is adopted.

2.12 The review may suggest that some documents are no longer of use and should be revoked, or withdrawn if not yet adopted; or that some documents remain relevant but require revision or replacement to bring them up to date. Some documents may be relevant and up-to-date and therefore are retained.

2.13 SPDs are not formally required to be included within the Local Development Scheme; however, the list of extant documents, guidance and Article 4 Directions is set out in Appendix A for information.

Statement of community involvement (SCI)

2.14 The Statement of Community Involvement (SCI) sets out minimum standards for community involvement in both plan making and in determining planning applications. It is not part of the Local Plan. Bexley’s SCI was adopted in 2006, with an addendum published in 2009. A full review is now underway to produce a new SCI.

2.15 The procedure for the preparation of a Statement of Community Involvement is set out in the Planning and Compulsory Purchase Act 2004 (as amended).

2.16 Table 3 sets out the stages and timetable for Bexley’s Statement of Community Involvement production.

Bexley Statement of Community Involvement	
<p>Role and subject: The Statement of Community Involvement sets out how the Council will consult on planning matters including the preparation of planning policy and the determination of planning applications. The Neighbourhood Planning Act includes provisions relating to SCIs and this will be reflected in the SCI.</p> <p>Geographic coverage: The entirety of the London Borough of Bexley administrative area</p> <p>Status: Local development document – not a development plan document</p> <p>Chain of conformity: Consistent with requirements of Planning and Compulsory Purchase Act 2004 (as amended), Localism Act (2011) and NPPF</p>	
Key milestone	Timetable
Commencement	Autumn 2017
Public consultation	Spring 2018
Adoption	Summer 2018
Arrangements for production	
Management	Day-to-day process management by Strategic Planning and Growth division with input from other Council Officers as appropriate. Overall project management by Cabinet Member for Regeneration and Growth, with adoption of the SCI agreed at Cabinet.
Resources	Strategic Planning and Growth division in conjunction with other Council Officers. Progress is subject to staff resources and budget provision.
Community and stakeholder involvement	As set out in the current Statement of Community Involvement.

Table 3: Production of the Bexley Statement of Community Involvement

2.17 A timetable for the production of the new Bexley Statement of Community Involvement is shown in Appendix B.

Authority monitoring reports (AMR)

2.18 Local planning authorities are required to publish an authority monitoring report (AMR) on an annual basis, to monitor both the production and implementation of the Local Plan. The 2015/16 Bexley AMR monitors the progress against the 2009 Bexley LDS (as amended). However, subsequent AMRs will need to monitor Local Plan progress as set out in this LDS and any amendments made to it, until such time that this LDS is replaced.

2.19 Bexley's AMRs are available on the Council website at: <https://www.bexley.gov.uk/services/planning-and-building-control/planning-policy/technical-documents>

Community infrastructure levy (CIL)

- 2.20 The community infrastructure levy (CIL) is a levy that local authorities can choose to charge on new developments in their area. The money raised is used to support development by funding infrastructure that is needed to accommodate growth sustainably. CIL replaces some types of planning obligations. Planning obligations (as secured through Section 106 agreements) do still exist, but will be more limited in how they can be used.
- 2.21 The Bexley CIL Charging Schedule came into effect on 30 April 2015. Further details on the Bexley CIL are available on the Council's website: <http://www.bexley.gov.uk/cil>.
- 2.22 The Mayor of London is also empowered to charge a CIL for strategic transport and adopted a CIL charging schedule for the whole of London, which applied from 1 April 2012. The Council is required to collect the Mayoral CIL.

3. Bexley’s Local Plan

Current Local Plan

2.23 The current Local Plan for Bexley consists of the Bexley Core Strategy (2012) and policies that have been retained from the Unitary Development Plan (2004), as well as an adopted policies map showing land use designations and site allocations. These are currently used to determine planning applications in the borough and will remain in force until such time as they are replaced by the adoption of a new Local Plan and Policies Map.

New Local Plan

2.24 A single development plan document (DPD) will be prepared to form the Bexley Local Plan. This DPD will contain both strategic and development management policies, as well as spatial land use designations that will, amongst other things, identify sufficient development sites to meet housing and other infrastructure requirements.

2.25 The Local Plan Policies Map identifies areas of planning constraint, such as protected open space, flood zones and other local and national environmental designations. This map will be updated alongside the preparation of new or updated local plan documents so as to illustrate, graphically, the application of the policies of the DPD.

2.26 Table 4 sets out the stages and timetable for Bexley’s Local Plan production.

Bexley Local Plan		
<p>Role and subject: This single DPD contains: strategic policies to guide the growth and development of the borough over the plan period and beyond; development management policies that are used on a day-to-day basis to determine general planning applications; and spatial/site specific policies. The policies are represented spatially on a borough-wide Policies Map.</p> <p>Geographic coverage: The entirety of the London Borough of Bexley administrative area</p> <p>Status: Development plan document</p> <p>Chain of conformity: Consistent with NPPF and in general conformity with the London Plan</p>		
Key milestone		Timetable
Regulation 18: <i>Public Participation in the preparation of the DPD</i>	Consultation on the preferred approaches to policies and site allocations	August to September 2018
Regulation 19: <i>Publication of the proposed submission version DPD</i>	Opportunity for persons to comment on the soundness of the DPD	May to June 2019
Regulation 22: Submission of DPD, consultation statement and representations to the Secretary of State		December 2019
Regulation 24: Independent examination into the soundness of the DPD		January 2020

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Regulation 26: Adoption following receipt of Inspector's Report		July 2020
Arrangements for production		
Management	Day-to-day process management by Strategic Planning and Growth division with input from other Council Officers as appropriate. Overall project management by Cabinet Member for Regeneration and Growth, with submission and adoption of the DPD agreed at a meeting of the full Council	
Resources	<u>Internal:</u> Strategic Planning and Growth division in conjunction with other Council Officers. Progress is subject to staff resources and budget provision. <u>External:</u> Work with neighbouring authorities and the GLA on joint strategic matters. Use of specialist consultants as required.	
Community and stakeholder involvement	As set out in the Statement of Community Involvement (see also Table 3, detailing the production of a new Statement of Community Involvement).	

Table 4: Production of the Bexley local plan

2.27 A timetable for the production of the new Bexley Local Plan is shown in Appendix B.

Sustainability appraisal and strategic environmental assessment

2.28 A requirement of plan-making is to undertake a sustainability appraisal (SA), which incorporates a strategic environmental assessment (SEA), of local development documents. This process is one that helps to shape the content of the documents by being undertaken at key stages throughout a document's preparation. Therefore, in preparation of local development documents, including Bexley's Local Plan, the Council will undertake the following SA/SEA work, as shown in Table 5.

Stage	Action
Pre-production	Carry out a scoping exercise and collect baseline information.
Production	Carry out an appraisal and prepare a Sustainability Appraisal Report.
Submission	Make available the Sustainability Appraisal Report, amended and updated as necessary.
Examination	Where necessary, appraise any significant changes proposed.
Adoption	Integrate into ongoing monitoring activity.

Table 5: Sustainability appraisal - key stages of production

Previous Local Plan preparation

- 2.29 Subsequent to the adoption of the Bexley Core Strategy in 2012, work commenced on an additional DPD entitled *Bexley Detailed Policies and Sites (DPAS)* to sit alongside the Core Strategy. This would provide additional detailed policies for promoting economic growth, managing development and taking decisions on development proposals. In addition, it would identify specific sites and areas for managing future growth and provide detailed land use designations for the whole borough.
- 2.30 The Bexley DPAS DPD sought to bring together the evidence gathering and community engagement arising from the preparation of three earlier development plan documents covering site allocations, development standards and an area action plan for Erith (none of which had progressed to the formal publication stage). A preferred approaches paper was published for consultation for six weeks, commencing in August 2013.
- 2.31 The intention was for the DPAS document to replace the UDP policies that had been retained following adoption of the Core Strategy, with a new policies map produced to replace the current UDP Proposals Map. However, with the national emphasis now on producing a single Local Plan, coupled with the Council's own Growth Strategy agenda, the decision has been taken to produce a single comprehensive new Local Plan. This involves reviewing the current Core Strategy policies and moving forwards with the DPAS proposals simultaneously, as a single Local Plan. As explained in paragraphs 3.2 and 3.3 above, this Local Plan and associated policies map will replace the current planning policies (Core Strategy, remaining saved UDP policies and Proposals Map).
- 2.32 The work on plan preparation up until this point – including all comments submitted at earlier consultation stages – is in no way abortive and will be considered during the preparation of the new Bexley Local Plan DPD.

Duty to co-operate

- 2.33 To comply with the duty to co-operate on planning for sustainable development under Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011), the Council has to co-operate with other local planning authorities and other 'prescribed agencies' during the preparation of local plans. This means working 'constructively, actively and on an on-going basis' on strategic issues having an impact on at least two planning areas.
- 2.34 The prescribed agencies/bodies with which London Borough of Bexley has a duty to cooperate with are set out in the 2012 Regulations and are as follows:
- The Environment Agency
 - Historic England
 - Natural England
 - The Mayor of London (Greater London Authority)
 - The Civil Aviation Authority
 - Clinical Commissioning Groups/ NHS England
 - The Office of Rail Regulation
 - Transport for London (TfL) and other relevant Highways Authorities
 - The Marine Management Organisation
 - Local Enterprise Partnership (London Enterprise Partnership)
 - Local Nature Partnership (All London Green Grid Local Nature Partnership)

2.35 The Council will engage with neighbouring boroughs and those within the South East London sub region, the Greater London Authority and the prescribed list of bodies during the preparation of local development documents. An auditable record of duty to cooperate actions will be maintained.

4. Managing the local plan process

Staff and resources

- 4.1 London Borough of Bexley's Strategic Planning and Growth division will take the lead on producing development planning documents, the majority of planning guidance, and most evidence base studies that support the preparation of the Local Plan. The Strategic Planning and Growth division will be supported by other teams within the Growth and Regeneration Department and the wider Council. When needed, specialist external consultants may be used, especially for technical background evidence base studies. The timetable for plan production is dependent upon necessary resources being available as and when required.

Governance

- 4.2 The timeframe necessary to comply with London Borough of Bexley's in house processes, and procedures have been included within the timeline given for preparing the Local Plan (see Appendix B), although this may include special committee meetings where necessary.

Risk assessment

- 4.3 The main risk associated with the LDS programme will be deviation from the timetable, which will delay the adoption of the planning documents. The following potential risks have been identified:
- Continuity of funding and staffing in light of constraints on the Council's resources
 - Unplanned and unforeseen work arising, which requires prompt attention from limited staff resources
 - Additional unforeseen evidence base requirements and the need for specialist information and expertise, which is unavailable in-house, requiring engagement of specialist external input at a time when resources are very constrained
 - Time required for consideration and decision-making within the Council, with stakeholders and the public generally, particularly where there is considerable interest in policy areas
 - Events such as local and national elections
 - Changes to national or regional policy and planning guidance
 - Consultation fatigue, which may impact on stakeholder and community 'buy in'
 - Legal or other challenges, such as intervention by the Secretary of State
- 4.4 The Council will closely monitor progress on the work programme and seek to manage these risks in order to adhere to the timetable set out in this LDS.

Monitoring and review

- 4.5 The LDS will be subject to annual monitoring, through the AMR, to ensure that the timetables contained within it are being met. Where the review indicates otherwise, the Strategic Planning and Growth division will determine the actions necessary to bring the document back into line with the published programme. If a significant variance cannot

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be overcome, the LDS will need to be revised accordingly to ensure it remains up to date.

Appendix A: Current planning guidance

A.1 The Council has a number of supplementary planning documents (SPDs) and planning guidance, including Design & Development Control Guidelines (D&DCG). The Guidance below will continue to be a material planning consideration in the determination of planning applications until they are replaced or revoked.

Design and Development Control Guidelines
Guideline 2: Extensions to houses
Guideline 3: Residential conversions
Guideline 4: Accessible design
Guideline 5: Highways considerations in Development Control
Guideline 6: Erith Riverside Redevelopment Area
Guideline 7: Shopfronts and advertisements
Guideline 8: Industrial / commercial developments
Guideline 9: Temporary planning permission
Conservation Area Character Appraisals and Management Plans
Belvedere and Erith Industrial Area Environment Action Plan and Guidelines
Development Affecting Highways
SUPPLEMENTARY PLANNING DOCUMENTS
Design for Living - Bexley's Residential Design Guide, January 2006
Affordable Housing SPD March 2006
Sustainable Design and Construction Guide SPD October 2007
Planning Obligations Guidance SPD, July 2008
Lamorbey Planning Brief SPD, September 2008
Thamesmead and Abbey Wood SPD, December 2009
Erith Western Gateway SPD, January 2012
Bexleyheath Civic Offices Planning Brief, July 2007 (revised 2015)
PLANNING BRIEFS
Upper College Farm/Mill Meadows, Bexley; October 1984
Manor Road (NW) Site F on Proposals Map, Erith; April 1996
Pirelli Plus Site – Land at A2016/ Church Manorway, Belvedere; August 2005
Howbury Regeneration Brief, 2008
ARTICLE 4 DIRECTIONS
Restriction of Houses in Multiple Occupation (HMOs)
Brook Street Conservation Area

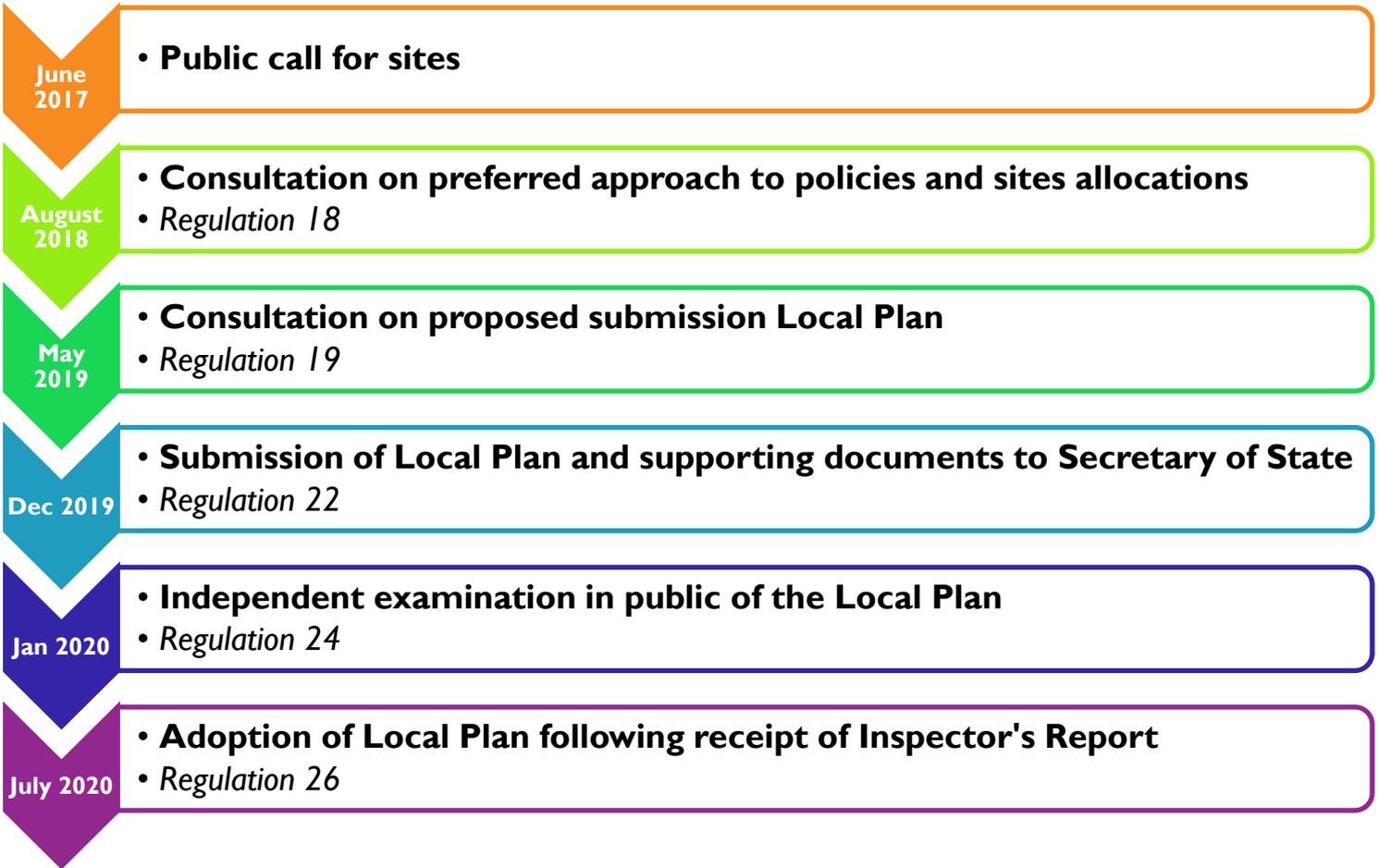
ARTICLE 4 DIRECTIONS continued

Old Bexley Conservation Area

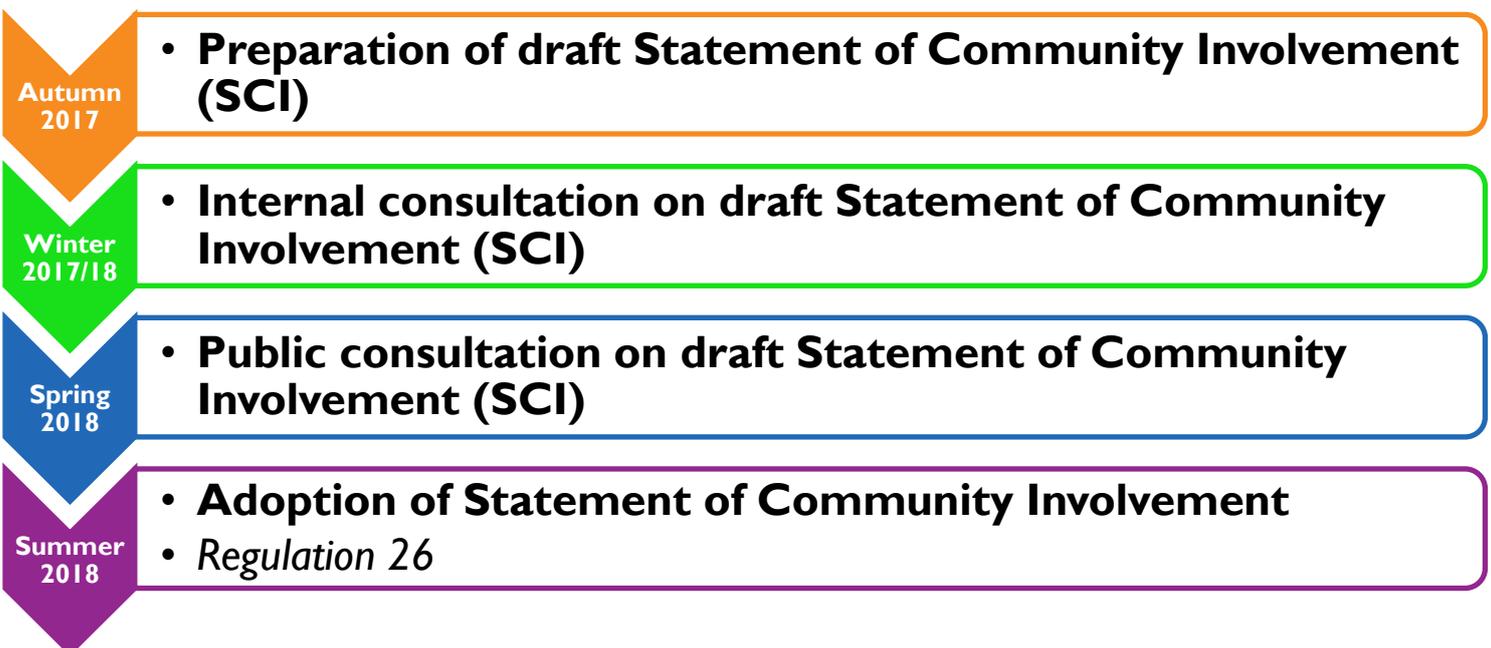
Red House Lane Conservation Area

Appendix B: Local Development Documents production timetables

Local Plan production timetable



Statement of Community Involvement (SCI) production timetable



Appendix C: Glossary of terms

Development Plan Document (DPD): Spatial planning document prepared by the local planning authority that is subject to an independent public examination. They can cover a range of issues, and will set out the main spatial strategy, policies and proposals of the Council.

Local Development Documents (LDDs): Generic term for documents that can be included in the Development Plan and other planning documents. Collectively LDDs deliver the spatial strategy for the local planning authority area.

Local Development Framework (LDF): A portfolio of Local Development Documents that provides the framework for delivering the spatial strategy of the area. From 2012 the term Local Development Framework will no longer be used. The portfolio of documents will normally be replaced by one document known as a Local Plan.

Local Development Scheme (LDS): Rolling project plan for the preparation of Local Development Documents.

Localism Act: Gives more power and responsibility to neighbourhoods and local community groups.

National Planning Policy Framework: National planning policy which replaces previous planning guidance and statements in one document.

Policies Map: Illustrates policies and proposals in local development documents.

Statement of Community Involvement (SCI): Sets out the approach of the authority to involving the community in the preparation, alteration and review of Local Development Documents and in the consideration of significant planning applications.

Strategic Environmental Assessment (SEA): Environmental assessment of policies, plans and programmes required under the European SEA Directive 2001/42/EC.

Supplementary Planning Documents / Guidance (SPD/SPG): Non-statutory documents that expand upon adopted planning policies or proposals.

Sustainability Appraisal (SA): A social, economic and environmental appraisal of strategy, policies and proposals – required for all Development Plan Documents.