


14 December 2015

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| Report of | Head of Commercial Services | Author | Laura Chase |
| Title | Revision of the Local Development Scheme | |  282473 |
| Wards affected | All | | |

The Local Plan Committee is asked to agree the revised Local Development Scheme.

1. Decision(s) Required

- 1.1 To agree a revised Local Development Scheme (LDS) detailing the programme of work and documents to be produced as part of the Local Plan up to December 2019.

2. Reasons for Decision(s)

- 2.1 The plan making process is regulated by the Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011 (part 6, Planning, section 111 Local Development Schemes) which governs the production of development plan documents including the LDS through the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 2.2 The LDS is an essential tool used to keep the Local Plan up to date and provide details of consultation periods, public examinations and expected dates of adoption and publication for each document. The Council previously reviewed the LDS in September 2013 for work up to 2016. The scheme now needs to be updated to extend its time period and to reflect the latest work on the Local Plan and Community Infrastructure Levy as well as a number of Neighbourhood Plans.

3. Alternative Options

- 3.1 The Council is required under the Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012 to publish up to date information on the preparation and revision of development plan documents direct to the public through the LDS. The Council is no longer required to submit the LDS to the Secretary of State as was previously the case, however the Secretary of State still retains powers to direct changes upon a local planning authority, but will only be able to use them for the purpose of ensuring effective plan coverage.

4. Supporting Information

- 4.1 Colchester Borough Council first adopted a LDS in May 2005, with various revisions published at regular intervals to reflect changes in governing regulations and work programmes. The current LDS project chart which covers the period 2013-2016 was last reviewed by Local Plan Committee in September 2013. A new LDS is now required to extend the timetable beyond 2016 and to reflect the latest developments in Colchester's plan-making.

- 4.2 The LDS sets out which documents will form part of the Colchester Local Plan along with the timetable for the preparation and review of each document. The LDS is also reviewed annually as part of the Council's Authority Monitoring Report.
- 4.3 The current revision to the LDS is required to show the dates for developing a new Local Plan. Another significant revision is on the Community Infrastructure Levy. Work on this project has been delayed due to concerns surrounding viability of developments and the resulting impact on housing delivery across the Borough should the Community Infrastructure Levy Charging Schedule be introduced.
- 4.4 The LDS sets out which documents will be prepared and in what time frame. The revised LDS (which can be found in Appendix A) provides the scope and further details with regards to each document and includes the Project Chart which outlines the timescales proposed and shows how each document will be progressed over the next 3 years. Below is a summary of the proposed changes which are further explained within Appendix A:
- Local Plan Review including
 - Preferred Options consultation June/July 2016
 - Submission Draft consultation Jan/February 2017
 - Examination June 2017
 - Adoption October 2017
 - Community Infrastructure Levy Charging Schedule, to be prepared in tandem with the Local Plan
 - Neighbourhood Planning,
 - Boxted – Plan Area adopted in October 2012
 - Myland – Plan Area adopted in January 2013,
 - West Bergholt – Plan Area adopted in July 2013
 - Wivenhoe – Plan Area adopted in July 2013,
 - Stanway – Plan Area adopted in June 2014
 - Tiptree – Plan Area adopted in February 2015
 - Eight Ash Green – Plan Area adopted in June 2015
 - Copford – Plan Area adopted in August 2015
 - Marks Tey – Plan Area adopted in September 2015
 - Revised timetable for the preparation of the Planning Obligations SPD to be prepared in tandem with the Local Plan and CIL
 - Evidence base documents and updates which will be necessary to support the Local Plan Review,
 - Changes to the text of the LDS to reflect the range of documents outlined above.
- 4.5 In earlier versions of the LDS, the Council was required to specify details of each Supplementary Planning Document (SPD) intended to be produced. Changes to the Regulations no longer require Supplementary Planning Documents to be included on the LDS. Currently, the only SPD programmed for the next three year period is one on Planning Obligations. This has been shown to demonstrate the links between all the documents which contribute to the Colchester Local Plan. Future additional SPDs as well as further guidance notes and development brief documents may however be produced by the Spatial Policy Team without formal modification of the LDS because of their non-statutory status in the decision making process.

5. Proposals

- 5.1 Members are requested to agree the revised timetable in the LDS for the period 2016-2019 as detailed on the project chart found in Appendix A of this report.

6. Strategic Plan References

- 6.1 The Strategic Plan Action Plan includes a commitment to make Colchester a vibrant, prosperous, thriving and welcoming place. The new Local Plan will contribute to the attainment of this commitment through new development, conservation and regeneration.

7. Consultation

- 7.1 Public consultation on the LDS is not specifically required by the Regulations. Each document highlighted on the LDS will be subject to specific public consultation in line with the statutory regulations at the appropriate time.

8. Publicity Considerations

- 8.1 Attention could well be focused on plans listed in the LDS resulting in publicity for the Council.
- 8.2 Consultation on the plans referred to in the LDS will be publicised on the Colchester Borough Council website and by press release. Notification will also be sent to people and companies on the Council's Local Plan consultation database at the start of every public consultation period.

9. Financial Implications

- 9.1 The financial implications of the LDS are included within the budget which has been allocated for the review of the Local Plan including updating of evidence based documents, consultation and examination.

10. Equality, Diversity and Human Rights implications

- 10.1 An Equality Impact Assessment has been prepared for the Local Development Framework and is available to view on the Colchester Borough Council website by following this pathway from the homepage: Council and Democracy > Policies, Strategies and Performance > Diversity and Equality > Equality Impact Assessments > Strategic Policy and Regeneration > Local Development Framework.
- 10.2 There are no particular Human Rights implications.

11. Community Safety and Health and Safety Implications

- 11.1 None

12. Risk Management Implications

- 12.1 Revision of the LDS will contribute to ensuring that the Local Plan is produced within the agreed timescales and will reduce the risk of inappropriate development being permitted.

Supporting Documents:

Appendix A – Colchester Borough Council LDS 2013-2016