

Draft Local Plan update

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To: Parish Councils

1 attachments (220 KB)
Draft JLP-Update-July-2020.pdf;

Dear All,

Parish Clerks please forward to your Parish Councillors as soon as possible.

Please see attachment below.

The BMSDC web page for the draft JLP has been updated with a revised timetable - the next stage Reg 19 is due Autumn 2020.

Please note that on this basis the Final JLP is unlikely to be adopted for another year or so, due to the timescales necessary to complete the remaining stages and until then the policies contained within it will have limited weight in planning decision making.

When the Reg 19 revised JLP is released later this year we all need to ensure that we read it in detail and pay close attention to the relevant policies.

Will keep an eye on any further updates.

Kind regards,

Sue

**Babergh District Council and
Mid Suffolk District Council**

Joint Local Development Scheme

July 2020

Babergh and Mid Suffolk Local Development Scheme

July 2020

Introduction

The Local Development Scheme (LDS) sets out the Councils' timetable for adopting new planning documents which will help guide development in the Districts of Babergh District Council and Mid Suffolk District Council (B&MSDC).

Since 2011 the production of an LDS has been guided by the requirements of s.111 of the Localism Act 2011 which amended s. 15 of the Planning and Compulsory Purchase Act 2004 and is further supported by the Town and Country Planning (Local Planning) (England) Regulations 2012.

The LDS:

- Provides a brief description of all the Local Plan documents (the Joint Local Plan), Community Infrastructure Levy Charging Schedule and Neighbourhood Plans to be prepared and the content and geographical area to which they relate.
- Explains how the different documents relate to each other and especially how they relate to the adopted and forthcoming Local Plan.
- Set outs the timetable for producing Local Plan Documents, giving the timings for the achievement of the following milestones:
 - publication of the document
 - submission of the document
 - adoption of the document
- Provides information on related planning documents outside the formal Local Plan, including the Statement of Community Involvement, Annual Monitoring Report and other strategies.

This LDS will update and replace the Joint LDS adopted in July 2018.

Progress of the LDS is reviewed at least annually as part of the Annual Authority Monitoring Process.

The Local Plan –

The following table provides a brief description of the Local Plan documents and the main milestones as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 for the production of each of the documents we intend to prepare over the next two years.

Babergh and Mid Suffolk District Councils are preparing a Joint Local Plan to replace all previously adopted Local Plans, Core Strategies and the Stowmarket Area Action Plan.

It is important that the Local Plan is kept up to date so that change is managed strategically and at the local level.

The Joint Local Plan (Table 1)

The Joint Local Plan – description	Regulatory Stages ¹					
	Evidence gathering and pre-preparation stage	Reg 18: Preparation of draft Local Plan	Reg 19: Publication of draft Local Plan and Consultation	Reg 22: Submission	Reg 24: Examination in Public	Reg 26: Adoption
<p>The Councils are undertaking a thorough review of their adopted policies and allocations which will result in a new joint Local Plan ('the Joint Plan') to guide development until 2037 and beyond across Babergh ('BDC') and Mid Suffolk ('MSDC').</p> <p>The current development plan for BDC consists of the saved policies</p>	<p>(Including consulting on sustainability reports where applicable)</p>	<p>Opportunity for interested parties and statutory consultees to be involved at an early stage.</p> <p>Plan is then developed further</p>	<p>The Councils publish the draft plan and supporting evidence base.</p> <p>There follows</p>	<p>The Councils submit the Local Plan to the Secretary of State along with the public representations received.</p>	<p>Conducted by independent Planning Inspector who will consider representations made at Reg 22 stage.</p>	<p>Subject to outcome of examination, the Councils formally adopt the plan.</p>

¹ All the proposed dates in the LDS will continue to be subject to review as a result of any issues arising at each stage of the development of the Local Plan e.g. the outcomes of the current Sustainability Appraisal and evidence base work, and any changes made by Government.

<p>of the Local Plan (2006) and the Babergh Core Strategy 2011-2031 (2014). The current development plan for MSDC comprises the saved policies of the 1998 Local Plan, the Core Strategy (2008), the Core Strategy Focused Review (CSFR) (2012) and the Stowmarket Area Action Plan (SAAP) (2013). The new Joint Local Plan will replace the Local Plans (saved policies), the Core Strategies and the SAAP.</p> <p>The Joint Plan will identify the amount and locations for accommodating growth in terms of new homes, jobs, community facilities and other supporting infrastructure.</p> <p>The Joint Plan takes account of strategic county issues which require collaborative and, where appropriate, will be prepared through coordinated working with partners to inform and enable delivery.</p>		<p>with accompanying evidence base including preparation of an Infrastructure Delivery Plan and viability evidence.</p>	<p>a period of at least six weeks consultation.</p>			
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<p>The Joint Local Plan (Babergh and Mid Suffolk)</p> <p>The new Joint Local Plan for B&MSDC will cover a 20-year period up to 2037 (broadly aligned with the timescale for the Suffolk Coastal and Ipswich Local Plans). The new Plan will have regard to the Plans of the neighbouring authorities.</p> <p>The new Joint Local Plan will comprise a suite of B&MSDC's strategic and development management policies together with site proposals. This will be illustrated by a Local Plan Policies Map.</p>	<p>2016 to Spring 2017</p>	<p>Summer 2017 to Summer 2019</p> <p>Issues and Options Consultation August to November 2017</p> <p>Preferred Options Consultation July to September 2019</p>	<p>Autumn 2020</p> <p>Technical consultation</p>	<p>Winter 2020/21</p> <p>Documents sent to Government for Examination</p>	<p>Summer 2021</p> <p>Examination undertaken by an independently appointed Planning Inspector</p>	<p>Winter 2021/22</p> <p>Adoption following receipt of Inspector's Report</p>
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The Community Infrastructure Levy Charging Schedule Review –

The following table provides a brief description of the Community Infrastructure Levy (CIL) Charging Schedule Review document and the main milestones as set out in section 211(1) of the Planning Act 2008, The Community Infrastructure Levy Regulations 2010 (as amended), and the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 for the production of the CIL Charging Schedule Review we intend to prepare over the next two years.

The National Planning Practice Guidance states that charging schedules should be consistent with, and support the implementation of, up to date relevant plans.

The Community Infrastructure Levy Charging Schedule Review (Table 2)

The Community Infrastructure Levy – description	Regulatory Stages				
	Evidence gathering and preparation stage	Reg 16: Publication of a draft Charging Schedule	Reg 19: Submission	Reg 21: Examination in Public / Reg 22: Joint Examinations	Reg 25: Approval and publication of a Charging Schedule / Reg 28: Taking effect
<p>The Councils are undertaking a review of their respective Community Infrastructure Levy (CIL) Charging Schedules, which were adopted in January 2016 and introduced in April 2016.</p> <p>The CIL is a charge levied by local authorities on new development in their area. Most new development which creates net additional floorspace of 100 square metres or more, or creates a new dwelling, is potentially liable for the levy.</p>	<p>Viability appraisal evidence undertaken to determine the respective rates that can be charged on new development.</p>	<p>The Councils publish their draft CIL Charging Schedules and supporting evidence base. There follows a period of consultation.</p> <p>Local Planning Authority explains how the proposed levy rate (or rates) will contribute towards the implementation of the Joint Local Plan and support development.</p>	<p>The Councils submit the CIL Charging Schedules to an Examiner along with the public representations received.</p>	<p>Conducted by an Examiner who will consider representation made at the Reg 19 stage.</p>	<p>Subject to outcome of examination, the Councils formally approve and publish the Charging Schedules and bring them into effect.</p>

Babergh and Mid Suffolk Community Infrastructure Levy Charging Schedules	2018 to Autumn 2020	Autumn 2020	Winter 2020/21	Summer 2021	Winter 2021/22
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Neighbourhood Planning

The Localism Act 2011 and the publication of the National Planning Policy Framework (NPPF) in March 2012 placed greater emphasis on developing plans at the community level through a concept of neighbourhood planning. The Neighbourhood Planning Act 2017 provides ongoing support.

Neighbourhood plans are produced by local communities and once completed (subject to examination and local referendum) they become part of the local authorities' development plan and have a significant influence on the future growth and development of the respective area².

The first stage of developing a neighbourhood plan is to designate a neighbourhood area. A number of parishes in B&MSDC have now achieved this stage, as shown below. Once a neighbourhood area has been agreed, preparation of a neighbourhood plan can be carried out by a parish or town council, or in the case of unparished areas, a neighbourhood forum.

Details on the current status of Neighbourhood Plans is available on the Councils' website neighbourhood planning pages at:

<https://www.babergh.gov.uk/planning/neighbourhood-planning/neighbourhood-planning-in-babergh/> and
<https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-planning-in-mid-suffolk/>.

Phasing of work for other Local Development Documents

- **Statement of Community Involvement (SCI)**

The Statement of Community Involvement provides a first step in plan making as it outlines the processes for consultation and engagement during the production of future documents of all types.

The latest Joint Babergh and Mid Suffolk SCI was adopted in February 2019.

The Councils' joint SCI (February 2019) sets out the framework for consultation and engagement with the community in making planning decisions.

The joint SCI responds to legislative changes including the Localism Act 2011, together with the resource constraints facing the public, private and voluntary sectors. The production of an SCI is in part governed and directed by guidance and requirements at the national level, with the Neighbourhood Planning Act 2017 introducing the requirement for SCIs to 'set out the local authority's policies for giving advice or assistance' in the preparation neighbourhood development plans and neighbourhood development orders.

² Neighbourhood Plan referendums as at the time of writing are currently postponed until 6th May 2021 in accordance with the Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020. The National Planning Practice Guidance states that 'Where the local planning authority has issued a decision statement (as set out under Regulation 18 of the Neighbourhood Planning (General) Regulations 2012) detailing its intention to send a neighbourhood plan to referendum, that plan can be given significant weight in decision-making, so far as the plan is material to the application.' (Planning Practice Guidance, Neighbourhood Planning, Paragraph 107, 13th May 2020) <https://www.gov.uk/guidance/neighbourhood-planning--2# covid-19>.

- **Annual Authority Monitoring Report (AMR)**

The Joint B&MSDC Annual Authority Monitoring Report is published each year, currently each September to demonstrate the progress of the objectives of the adopted Joint Local Plan(s).

- **Evidence Base**

The evidence base is a key feature of the Joint Local Plan and associated planning documents.

Evidence informs and ensures the development plan's proposals and policies are soundly based. To ensure this a number of specialist studies and other research projects are, or will be, undertaken. These will also be important in monitoring and review, as required by the AMR.

Some documents will also be published that are not specifically for planning purposes but are important in informing the process (e.g. the Councils' Corporate Plan and other service strategies).

Each document will be made publicly available at the appropriate time in the process, on the Councils' websites (<https://www.babergh.gov.uk/> and <https://www.midsuffolk.gov.uk/>).

All documents will be made available at the relevant examination. These documents will be reviewed in the AMR to see if they need to be reviewed or withdrawn. Other documents may also be produced as needed during the process.

- **Integration with other Strategies**

The Local Plan has a key role in providing a spatial dimension for many other strategies and helping their co-ordination and delivery. The Councils work closely with other public bodies and stakeholders to satisfy the duty to co-operate on strategic matters and the evidence base reflects collaborative working at the Suffolk level, with other authorities and stakeholders.