

LOCAL DEVELOPMENT SCHEME (LDS)

Executive Summary

The report proposes a revision to the Local Development Scheme (LDS) to reflect the time that it has taken to undertake the further work requested by the Local Development Framework (LDF) Working Group and Council regarding the potential safeguarding of the land east of Martyrs Lane. This work has been necessary to inform decisions on the Site Allocations Development Plan Document (DPD). The basis for the revision is to provide an up-to-date timetable for the preparation of the Site Allocations DPD that is realistic and achievable. The LDS is a programme management plan for the preparation of the Council's Local Development Documents. It lists the Local Development Documents (LDDs) that the Council wishes to produce, when they will be produced and how their production will be managed. Members should note that as the Development Management Policies DPD has been adopted, reference to it in the current LDS has been deleted. The revised LDS is in Appendix 1.

Recommendations

The Council is requested to:

RESOLVE That

- (i) the proposed revisions to the LDS be approved and the revised LDS as set out in Appendix 1 be adopted to provide an up to date timetable for the preparation of the Site Allocations DPD; and
- (ii) authority be delegated to the Deputy Chief Executive in consultation with the Portfolio Holder for Planning, to approve any minor changes to the revised LDS to reflect new information, including national guidance before it is adopted;

The Council has the authority to determine the recommendations set out above.

Background Papers: Local Development scheme (February 2016).
Statement of Community Involvement
Draft Site Allocations Development Plan Document
Consultation of land east of Martyrs Lane
Woking Core Strategy

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1.0 Introduction

- 1.1 The Council is required by Government to produce a Local Development Scheme (LDS), which sets out a programme management plan for the preparation of its Local Development Documents (LDD). It identifies the LDDs that will be produced by the Council and the timescales for delivering key milestones of their preparation. The Council's current main focus is the preparation of the Site Allocations DPD to ensure the comprehensive delivery of the Core Strategy. The Proposals Map will also have to be amended to reflect the sites that are being allocated for future development and infrastructure provision.
- 1.2 The Council's performance in meeting the key milestones is monitored. The extent to which various Development Plan Documents of the LDDs are prepared in accordance with timescales set out in the LDS is one of the legal requirements which the Council will have to demonstrate at an Examination in Public that it has met. The proposed revisions to the LDS aim to make sure that the risk of preparing the Site Allocations DPD which is then found to be unsound through the examination process is minimised.
- 1.3 The LDS was last reviewed in February 2016 to take into account the time it took to respond to the representations received during the Regulation 18 consultation on the Site Allocations DPD. This needs to be updated to reflect the further work and consultation requested by the LDF Working Group and Council regarding the potential safeguarding of the land east of Martyrs Lane. To make decisions about the Site Allocations DPD, it is important that Members feel they are adequately informed. The further work will help towards achieving this objective
- 1.4 Local Development Schemes are no longer required to be approved by the Secretary of State to bring it into effect. This is part of the changes to the planning system made by the Government. The responsibility to adopt the LDS rests entirely with the Council. The adopted LDS will have to be published on the Council's website for public information. Members should note that the Ministry for Housing, Communities and Local Government has requested to be notified of the revised dates for the preparation of the Site Allocations DPD.
- 1.5 The LDS charts the path for the subsequent stages of its preparation. Members are reminded that the current approved LDS is on the Council's website if they wish to compare the two timetables to appreciate the extent of the delay caused by the further work. At this stage, it is not expected that the slippage to the original timetable set out in the approved LDS will significantly undermine the overall delivery of the Core Strategy
- 1.6 Financial resources are already in place through the Investment Programme to meet the cost of the work programme identified in the current approved LDS. It is not expected that the proposed changes to the LDS will require additional resources than what has already been identified

2.0 Summary of key stages for the preparation of the Site Allocations DPD

- 2.1 A summary of the key stages for the preparation of the Site Allocations DPD with specific timetable are set out in Table 1.

Table 1

Key stage of the DPD process	Dates for the preparation of the Site Allocations DPD
Publish Publication version of the draft Site Allocations DPD for Regulation 19 consultation.	October 2018/November 2018

Local Development Scheme (LDS)

Submit draft Site Allocations DPD to the Secretary of State	June/July 2019
Examination of DPD	Winter 2019
Adoption of DPD	Early 2020

2.2 The LDF Working Group has considered the report and is supportive of the proposed timescales and the recommendations of the report.

3.0 Next steps

3.1 Subject to Council approving the recommendations of the report, the LDS will be published on the Council's website and will become the basis upon which the Council's performance on the preparation of the Site Allocations DPD will be measured.

4.0 Implications

Financial

4.1 No additional financial implications.

Human Resource/Training and Development

4.2 No additional human resource/training and development implications.

Community Safety

4.3 There are no community safety implications.

Risk Management

4.4 The Site Allocations DPD is fundamental to the delivery of the Core Strategy. In particular, it will identify specific sites to ensure the delivery of the Core Strategy proposals. It is important that they are prepared expeditiously to realistic timescales. Adequate public involvement is critical to the preparation of the DPD and the Government certainly put such involvement at the heart of the DPD process. It is vital that sufficient time is build into the timescale to meet this test. It is also important that the DPD is informed by adequate evidence, which the further work requested by the Working Group and Council will contribute. There will be significant risk if the Council fails to review the LDS to allow adequate time to reflect the time it took to undertake the further work and consultation requested by the Working Group and Council as DPDs are required to be prepared in accordance with timescales set out in an approved LDS.

Sustainability

4.5 There are no specific sustainability impacts associated with revising the work programme. See Sustainability Impact Assessment.

Equalities

4.6 There are no specific equality impacts associated with revising the work programme. See Equality Impact Assessment.

Safeguarding

- 4.7 There are no safeguarding issues associated with revising the timescales for delivering the work programme.

5.0 Conclusions

- 5.1 Woking Borough Council is required to prepare a Local Development Scheme in accordance with the Planning and Compulsory Purchase Act (2004). This sets out specific timescales for the preparation of identified LDDs. The Site Allocations DPD is a key LDD to ensure the delivery of the Core Strategy. It is important that the LDS is revised to accommodate the time needed to undertake the further work requested by the LDF Working Group. If the LDS is not revised to reflect a more realistic and deliverable work programme there is a risk that the Council's performance will be measured against an out of date and unachievable work programme. This will have implications on the legal requirements to be satisfied to get a sound DPD as it is required to be prepared in accordance with timescales set out in an approved LDS.

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