

Worthing Local Development Scheme 2012–2014.

Report by the Executive Head of Planning, Regeneration and Wellbeing

1.0 Summary

- 1.1 Planning Regulations require Local Planning Authorities to produce and keep up to date a Local Development Scheme (LDS) which details the documents which comprise the Local Development Framework and the programme for producing these. The Revised Local Development Schemes Worthing is attached for approval.

2.0 Background

- 2.1 Planning Regulations require the preparation of a Local Development Scheme (LDS) to provide information on the type of documents that the Local Planning Authority proposes to produce as part of the Local Development Framework. The LDS should include a timetable for producing these documents and information as to how they are to be produced covering such issues as resources, risk management and consultation, and is therefore a project plan rather than a policy document. The LDS is to be made publically available so that the local community and stakeholders are clear about the preparation of the Local Development Framework.
- 2.2 Given the respective stages in development of the Worthing and Adur Local Development Frameworks, it is considered to be more appropriate to have two separate LDS, rather than one combined document.

3.0 Proposal

- 3.1 There is still considerable uncertainty in the planning system and, for this reason, the Worthing LDS has been drafted so that it is flexible and can adapt and react to changing circumstances. Despite this, the LDS still provides a clear understanding of the future work programme priorities in the short, medium and longer term and it explains where the status of documents may change.
- 3.2 In recent years the key focus of the Planning Policy Team has been to progress the Worthing Core Strategy to adoption and this objective has been reflected in all previous iterations of the LDS. However, in April 2011 the Worthing Core Strategy was adopted.
- 3.3 Following the adoption of the Core Strategy priority can now be given to the progression of Local Development Documents that will help to support and deliver

the Vision, Strategic objectives and policies that have been established. The work programme sets out the approach to progress thematic documents in areas / topics that help to address particular issues or where further guidance is required to inform identified local issues.

- 3.4 At this stage the Council is not committed to progressing additional Development Plan Documents but given the need for a flexible approach it is possible that a Core Strategy review may be required in the medium term and that subsequent DPDs may be programmed at a later date. These options are summarised in the LDS.
- 3.5 A number of Supplementary Planning Documents (SPDs) are set out within the work programme. This includes the Sustainable Economy SPD and the Space Standards SPD which are expected to be adopted in early 2012. Work has already commenced on a Tall Building Strategy SPD and a New Housing Design Guide SPD and other documents such as a Planning Contributions SPD, Development Briefs and a Green Infrastructure are programmes to follow in the medium term.
- 3.6 The Worthing LDS also describes 'other' documents that form key components of the LDF (e.g. the Statement of Community Involvement and Annual Monitoring Report) and that will be progressed over the next three years. In addition, in support of higher level policies, further guidance and advice will be provided through a number of technical notes that will help to inform decision making at the local level. This will include advice on conservation and heritage, domestic extensions and the public realm.
- 3.7 One of the key priorities for Worthing over the next 18 months / 2 years is to adopt a Community Infrastructure Levy (CIL) for the Borough. CIL is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development – for example, new or safer road schemes, park improvements or flood defences. The levy applies to most new buildings and charges are based on the size and type of the new development. The Planning Policy Team will lead on this work with input and involvement of other services as necessary.

Joint Adur/ Worthing

- 3.8 An Adur LDS has been prepared for adoption at the same time, to cover the period 2012-14. The main focus of that document is the adoption of the Adur Local Plan. However, both LDSs refer to the preparation of a new Statement of Community Involvement (SCI) for both Adur and Worthing to be prepared jointly. Engagement will be carried out in January 2012, consultation following in February-March 2012, and it is anticipated that the document will be adopted by June 2012.

4.0 Legal

- 4.1 The LDS has been prepared in accordance with the Planning and Compulsory Purchase Act 2004, the Planning Regulations, PPS12 and the Localism Act. The Communities and Local Government department has recently contacted local authorities to inform them that now that the Localism Act has gained Royal Assent, (the relevant clauses came into effect on 15th January 2012) Local Planning Authorities no longer have to submit Local Development Schemes to the Secretary of State. Section 111 of the Act requires that there is a relevant Council resolution

before an authority's LDS may be put into effect; and that the resolution must state the date in which the Scheme will come into effect. Following the consideration of comments made by the Joint Planning Committee (17th Jan 2012), the Cabinet Member for Regeneration is recommended to approve this LDSs which will come into effect on the date of this decision.

5.0 Financial implications

5.1 The production of the documents as timetabled in the LDS is to be funded by the existing service budget.

6.0 Recommendation

6.1 It is recommended:

6.1) That the Cabinet Member for Regeneration approves the revised Local Development Scheme for Worthing;

6.2) That following approval that the LDS is made available on the Council's websites.

Local Government Act 1972 Background Papers:

Worthing BC – Local Development Scheme – January 2012

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Schedule of other matters

1.0 Council Priority

- 1.1 The LDS and the emerging LDF will help to:
- Support major regeneration projects to tackle deprivation;
 - Support businesses in creating jobs and regenerating neighbourhoods;
 - Seek to meet the housing needs of our communities;
 - Work with partners to reduce deprivation and inequalities.

2.0 Specific Action Plans

- 2.1 (a) Through specific policies, strategies and guidance in the LDF documents addressed by the LDS, to improve the visual appearance of the borough; to ensure the provision of sufficient housing and employment; to promote regeneration and to promote the viability and sustainability of town centres.
- (b) To have an up-to-date LDS for public information.

3.0 Sustainability Issues

- 3.1 The Government requires that the all Development Plan Documents be subject to a formal sustainability appraisal. The LDF aims to promote sustainable development.

4.0 Equality Issues

- 4.1 The LDF aims to ensure that all groups in the district and borough have equal access to the spatial opportunities offered by the new development plan. For example training opportunities, affordable housing and public transport are key issues being addressed through the new plan to promote equal opportunities.

5.0 Community Safety issues (Section 17)

- 5.1 The LDF addresses community safety issues.

6.0 Human Rights Issues

- 6.1 At this stage of the LDF process, no negative issues have been identified.

7.0 Reputation

- 7.1 The LDF documents must be prepared in line with Government legislation and is subject to extensive community involvement. The delivery of the policies and strategy should meet the spatial needs of the district and therefore have a positive impact on the reputation of the Council.

8.0 Consultations

- 8.1 Joint Planning Committee considered the draft LDS on 17th January 2012. The Worthing LDF Member Working Group is involved in producing the Local Development Framework and its constituent elements. Public consultation stages are integral to the development of these documents.

9.0 Risk assessment

- 9.1 There is a statutory duty on the Council to produce the LDS and the development plan. Failure to meet the milestones as set out in the Council's Local Development Scheme could impact on a number of this Council's priorities including economic and social regeneration as well as the delivery of affordable housing.

10.0 Health & Safety Issues

- 10.1 Matters considered and no issues identified.

11.0 Procurement Strategy

- 11.1 This report complies with the Procurement Strategy.

12.0 Partnership working

- 12.1 The LDS identifies which LDF documents are to be produced on a partnership basis, this includes the joint Statement of Community Involvement and potentially a Joint Green Infrastructure Strategy.