

# Local Development Scheme (LDS)

December 2016

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## 1. Introduction

- 1.1. This Local Development Scheme (LDS) sets out Slough Borough Council's programme for producing planning policy documents.
- 1.2. Local planning authorities are required to produce a Local Development Scheme under Section 15 of the Planning and Compulsory Purchase Act 2004, as amended by part 111 of the Localism Act 2011.
- 1.3. The LDS should state:
  - (a) The local development documents that will be produced
  - (b) The subject matter and geographical area to which each document is to relate
  - (c) Which documents are to have 'development plan' status
  - (d) Which documents (if any) are to be prepared jointly with one or more other local planning authorities
  - (e) Any matter or area where there is, or is likely to be, a joint committee;
  - (f) The timetable for the preparation and revision of the documents
- 1.4. It should be noted that whilst the LDS will set out a timetable for the initial stages of the preparation of the Review of the Local Plan for Slough it is not possible to state when it will be submitted to the Secretary of State due to the uncertainty about the proposed third runway at Heathrow Airport.
- 1.5. The Local Development Scheme will be available on the Council website [www.slough.gov.uk/localplan](http://www.slough.gov.uk/localplan) and be updated where necessary.

## 2. Background

- 2.1. Slough has a current Core Strategy adopted in December 2008; Site Allocations adopted in 2010 and saved policies from the Local Plan 2004. There are also saved policies from the Minerals and Waste Plans. These will remain the statutory Development Plan until the new Local Plan reaches adoption.

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- 2.2. In 2013 the Council assessed its plans against the National Planning Policy Framework (NPPF) using the Planning Advisory Service's Checklist to identify whether policies were compliant with the Framework.
- 2.3. Following consultation the Council concluded that with one or two exceptions the policies in Slough's Plans performed well against the NPPF.
- 2.4. Councils are required to prepare a Statement of Community Involvement (SCI). The Council adopted an SCI in 2006 which is in the process of being updated to take account of new or amended legislation and guidance.
- 2.5. The Local Plan will be accompanied by other planning documents which are not required to be included within this LDS. These include:
  - Statement of Community Involvement (SCI)
  - Annual Monitoring Report (AMR)
  - Sustainability Appraisal (SA)
  - Other supporting documents
- 2.6. For information purposes we also have a Residential Extensions Supplementary Planning Document (SPD) which was adopted in January 2010. Also we have Developers Guide which is supplementary planning guidance but not formal SPD. The need for future SPD to support the Local Plan will be reviewed late 2017 or when the Local Plan is published. Prior to the adoption of the Local Plan we may produce some interim supplementary guidance.

## **3. New Local Plan**

- 3.1. In December 2015 the Council carried out a Regulation 18 consultation on the scope of the local plan. This explained that Council is proposing to prepare a single Local Plan Document to fully replace the existing Core Strategy DPD, & Site Allocations DPD and saved policies from the 2004 Local Plan. The Slough Local Plan will not cover Minerals and Waste but the need for these will be kept under review.

## 4. The Local Plan for Slough 2016-2036

- 4.1. The Review of the Local Plan for Slough will set out the Council’s vision and objectives for the area and include all policies and allocations.
- 4.2. An indicative timetable, including the key milestones, is set out in the table 1:

**Table 1: Timetable**

<b>Document: Slough Local Plan</b>	The Local Plan will set out the Council’s vision, objectives and detailed polices and allocations for future development of the Borough. This will include the level of development and location of development required.
Timescale	2016-2036
Coverage	Whole Borough
Status	Local Plan Document
Reason	The adopted Core Strategy & Policies DPD is not considered entirely up to date and need to review of the planning policies.
Chain of Conformity	The new Local Plan will need to be consistent with the NPPF
Timetable	
Arrangements for Production	Work will be undertaken by the Planning Policy Team
Management Arrangements	Member Task and Finish Group, Member workshops, Planning Committee and Cabinet. Full Council for Submission & Adoption only.
Resources	Sufficient resources have been made available to review the local plan in accordance with the timetable in this document.
<b>Key Milestones</b>	
<b>Evidence Base preparation</b>	<b>2015 ongoing</b>
<b>Call for Sites consultation</b>	<b>January 2016</b>
<b>Issue and Options Consultation</b>	<b>January 2017</b>
<b>Preferred Options Consultation</b>	<b>October 2017</b>
<b>Publication</b>	<b>Unknown at this stage</b>
<b>Submission to the Secretary of</b>	<b>Unknown at this stage</b>

<b>State</b>	
<b>Independent examination</b>	<b>Unknown at this stage</b>
<b>Receipt of binding report</b>	<b>Unknown at this stage</b>
<b>Adoption</b>	<b>Unknown at this stage</b>

- 4.3 The reasons for the timetable for the later stages of the Local Plan being “unknown” at this stage are explained in Section 7 which deal with the uncertainty about the proposed third runway at Heathrow Airport and the need to coordinate with the timetables that other authorities have for preparing Local Plans.

## 5. Community involvement

- 5.1. Early engagement and public consultation will be carried at the Issue and Options and Preferred Options and publication stages. These will be carried out in accordance with the Council’s Statement of Community Involvement.

## 6. Review

- 6.1. Progress on the delivery of the Local Plan in accordance with this Local Development Scheme will be kept under review reported in the Councils’ Annual Monitoring Report (AMR).

## 7. External Factors

- 7.1. The preparation of the Local Plan for Slough is partly dependent upon the content and progress of adjoining Local Plans and the possible need to accommodate a third runway at Heathrow airport which would be partly built in Slough Borough.
- 7.2. The Slough Issue and Options document will be the subject of a six weeks consultation on 16<sup>th</sup> January to 27<sup>th</sup> February 2017. This has identified the possible need to accommodate the third runway as a major issue. It has also identified a northern expansion of Slough into South Bucks in the form of a new “garden suburb” as a possible spatial option.

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- 7.3. The northern expansion of Slough has not been included as a Preferred Option in the Chiltern & South Bucks Local Plan. As a result it will be necessary to decide whether this is going to be a Preferred Option in the Slough Local Plan in time to make representations to the Chiltern and South Bucks Regulation 19 consultation which is due to take place in October/November 2017.
- 7.4. As a result the proposal to have a Preferred Options document for consultation in October 2017 fits into this timetable. The Council will then have time to consider the results of public consultation in time to feed into the Chiltern and South Bucks examination which is due to be held in June 2018.
- 7.5. A decision about whether or not the proposed northern expansion of Slough will go ahead with around 5,000 houses is of critical importance for the Review of the Local Plan for Slough. As a result it will not be possible to progress to the deposit version of the Slough Plan until after the Inspector's decision on the Chiltern & South Bucks Local Plan which is not due until the autumn of 2018.
- 7.6. The position is further complicated by the uncertainty about the proposed third runway at Heathrow airport. This could have major implications for Slough since it could result in major development in the eastern part of the of the borough it will not be possible to prepare a Local Plan for Slough which does not take this into account.
- 7.7. Following the Government's announcement of its support for the third runway there will now be two separate planning processes. The Department for Transport will be preparing a National Policy Statement (NPS) for airports which will set out the principle of development and the requirements that will have to be met if the runway is to go ahead. Heathrow Airport Limited will prepare an application for a Development Consent Order (DCO) which will seek detailed approval for the runway in accordance with the NPS.
- 7.8. Consultation on the NPS will begin early in 2017 and the first consultation on the DCO proposal will be in August 2017. Slough Council will be able to take both of these into account in producing its Preferred Options for the Review of the Local Plan for Slough in October/November 2017. It will not be possible for the Council to progress the Local Plan any further at least until the national Policy Statement has been published in early 2018 and Heathrow has produced its Preferred Option in August 2018.
- 7.9. Even then it may not be possible to submit the Local Plan for examination in advance of the examination process for the DCO for the proposed third runway. This is because

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we will want to avoid the Local Plan examination being taken over by objectors to the third runway which would be an unnecessary waste of time and resources.

- 7.10. The secretary of State's decision on the third runway Development Consent Order is not expected until 2020.

## 8. Resources

- 8.1. Much of the work to be undertaken on the Local Plan will be carried out using existing resources, in particular preparing policies and documents, carrying out sustainability appraisal will be carried out in house. The Scoping Report for the Sustainability Appraisal (SA) was prepared by consultants. The subsequent stages of the SA will be prepared in- house.
- 8.2. In the case of consultation exercises, these are usually managed in-house using existing planning policy staff. This may involve costs due to exhibitions, meetings and publication material. This is essential to ensure effective engagement with the community.
- 8.3. Some of evidence base documents such as the Strategic Housing Market Assessment (SHMA), Functional Economic Market Area (FEMA) and Economic Development Needs Assessment (EDNA) were produced by consultants and commissioned jointly with adjoining local authorities which has saved costs. Additional resources maybe needed when preparing the next stage of the plan the preferred options.
- 8.4. The significant financial costs are associated with the later stage of plan making. This include the Planning Inspectorate charges, administration support and room hire for example.

## 9. Risks

- 9.1. There are a number of potential risks to meeting the proposed time table for reviewing the Local Plan.
- 9.2. As explained above there is uncertainty about the proposed third runway at Heathrow which would have a significant impact upon the Local Plan. It is likely to take up to four years for the proposed runway to get detailed approval.
- 9.3. The Council is reliant upon the use of the Duty to Cooperate in order to deliver the proposed northern expansion of Slough which is an important option for meeting

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housing requirements in the local area. There is a significant risk that this may not be achieved through the Duty to Cooperate.

- 9.4. The LDS makes assumptions about the timetables for the preparation of Local Plan by other authorities and the timetable for the preparation of the NPS for Airports and DCO for the third runway at Heathrow. Any slippage in these could result in further delay in the preparation of the Local Plan for Slough.
- 9.5. Any significant changes to the planning system or national planning policy could also result in the need to review the contents of the Local Plan for Slough in order to make it compliant.

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