

Surrey Heath Borough Council

Executive

14th March 2023

Surrey Heath Local Development Scheme 2023 – 2026

Portfolio Holder:	Cllr Adrian Page – Planning and Control
Date of sign-off	18/02/23
Strategic Director/Head of Service	Bob Watson/Gavin Chinniah
Report Author:	Jane Reeves – Planning Policy Manager
Key Decision:	No
Wards Affected:	Whole Borough

1. Summary and purpose

- 1.1 Local Authorities are required to produce, and keep up to date, a Local Development Scheme (LDS) which sets out the future planning documents the Council will be producing within a three-year period and the timescales and key milestones for their preparation. The Council last published an LDS in February 2022 covering the period to 2025.
- 1.2 The Secretary of State can intervene to put an LDS in place where the current one is out of date.
- 1.3 The proposed LDS attached at Annex 1 updates that from last year and focuses on the preparation of the new Surrey Heath Local Plan. It sets out the milestones and timescales to adoption in 2025. It replaces the current LDS which covers the period 2022 – 2025. The purpose of this report is to seek Executive agreement to the revised Local Plan preparation timetable, following the decision to delay publication of the Regulation 19 Local Plan.
- 1.4 The key stages and dates for preparation are set out in the following table:

Local Plan preparation Stage	Date
Consultation on Issues and Preferred Options	June - July 2018
Consultation on a Draft Local Plan (Regulation 18)	March – May 2022
Consultation on Regulation 18 Gypsy and Traveller and Travelling Showpeople additional site allocations	August – September 2022

Start of Publication of a Pre-Submission Local Plan (Regulation 19)	November 2023 <i>(previous date January 2023)</i>
End of Publication of Pre-Submission Local Plan (Regulation 19)	January 2024 <i>(previous date March 2023)</i>
Submission to the Secretary of State for Examination	April 2024 <i>(previous date June 2023)</i>
Inspector's Report ¹	December 2024 <i>(previous date October 2023)</i>
Adoption	February 2025 <i>(previous date December 2023)</i>

2. Recommendation

- 2.1 The Executive is advised to RESOLVE that the Surrey Heath Local Development Scheme (LDS), as attached at Annex 1 to this report, covering the period 2023 – 2026 be agreed and published on the website.

3. Background and Supporting Information

- 3.1 The new Surrey Heath Local Plan, once adopted, will replace current planning policies in the saved Local Plan, 2000, the Core Strategy and Development Management Policies Document and the Camberley Town Centre Area Action Plan. It will provide a robust and up-to-date planning framework for future development in the Borough.
- 3.2 The current LDS set out that Publication of a Regulation 19 Local Plan would take place in January 2023. However, in December 2022 Michael Gove sent a letter to all local authorities announcing a forthcoming consultation on changes to the National Planning Policy Framework and elements of the Levelling-Up and Regeneration Bill that affect plan-making. In order to have more certainty about the content of these changes the decision was made to delay Publication of the Regulation 19 Local Plan, previously scheduled for January 2023.

4. Reasons for Recommendation

- 4.1 The LDS focus is on the production of the new Surrey Heath Local Plan 2019 - 2038.
- 4.2 Consultation on a Regulation 18 Local Plan took place in March to May 2022, with a further consultation on Additional Gypsy and Traveller and Travelling Showpeople site allocations in August to September. The revised LDS timetable reflects delays to the publication of the Regulation 19 Local Plan (essentially the Council's final version of the Plan that it wants to submit for Examination), and subsequent changes to the remainder of the timetable.

¹ Inspectors Report and adoption dependent on the Planning Inspectorate and the timetable for the Local Plan Examination and the need for consultation on any proposed Modifications to the Plan

- 4.3 Due to local elections in May and the pre-election period, publication of the Regulation 19 Local Plan will now take place from November 2023. Following the elections this allows time for the membership of the Local Plan Working Group to be confirmed and any new members to be brought up to date. In view of the delay some parts of the evidence base, such as the Strategic Land Availability Assessment will need to be refreshed, and other parts of the evidence to be completed, such as the Sustainability Appraisal. Adoption of the Plan is now anticipated in February 2025, but this will depend on Planning Inspectorate resources and the timing of the Examination process and the Inspectors Report.
- 4.4 As in the current version, the LDS also identifies the preparation of the following two Supplementary Planning Documents, which will be prepared to support policies in the new Local Plan. Timetables for these will be placed on the website.
- Parking Standards SPD
 - Climate Change and Green Infrastructure SPD
- 4.5 A draft LDS was considered and supported by the Local Plan Working Group on 2 February 2023.

5. Proposal and Alternative Options

- 5.1 The available options for the Executive to consider are:
- i. to approve the LDS as set out in Annex 1 of this report; or
 - ii. to approve the LDS as set out in Annex 1 of this report with changes; or
 - iii. to not agree the LDS as set out in Annex 1 of this report.

6. Contribution to the Council's Five Year Strategy

- 6.1 The LDS sets out a timetable for the preparation of the Local Plan which once produced will help to deliver on the following themes:
- i. **Environment** - enhance and improve access to the Borough's cherished green spaces and natural environments for the enjoyment of generations to come, balancing our commitments to housing delivery and economic growth.
 - ii. **Environment** – tackle Climate Change, working with communities and partners.
 - iii. **Health & Quality of Life** – provide infrastructure that would support our ambition to ensure everyone can access a safe, quality home to meet their needs.
 - iv. **Economy** – invest in our towns, villages and communities, supporting our existing businesses and attracting new ones.
 - v. **Economy** – work with partners to improve to the Borough's infrastructure.

- vi. **Effective & Responsive Council** – advocate on behalf of our community on issues outside our direct control.

7. Resource Implications

- 7.1 There are no immediate resource implications other than those outlined in section 8.1 below and those allowed for within current budgets. Resources will be needed in the following two financial years to deliver the Local Plan and these will be sought through the usual budget setting process.

8. Section 151 Officer Comments

- 8.1 The budgetary implications of this report relate to the need to agree carry forwards to pay for local plan evidence and legal advice, previously scheduled for completion during the current financial year, but which will now be delayed into 2023/2024.
- 8.2 Further budget implications arise from the loss of the one-off potential budget efficiency of £70,000 in 2024/25, which was based on evidence base studies having been completed and securing an adopted Local Plan at the end of 2023.

9. Legal and Governance Issues

- 9.1 The preparation of a Local Development Scheme and Local Plan are statutory requirements of the Planning & Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) and Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan must be prepared in line with relevant legislation as well as having regard to national planning policy and guidance.

10. Monitoring Officer Comments

- 10.1 No matters arising.

11. Other Considerations and Impacts

- 11.1 No matters arising.

12. Environment and Climate Change

- 12.1 The LDS sets out a timetable for the production of the Local Plan and in itself does not give rise to any impact upon environmental matters or climate change.

13. Equalities and Human Rights

- 13.1 No matters arising.

14. Risk Management

- 14.1 The LDS identifies the risks to meeting the Local Plan milestones and sets out some mitigation to each risk.
- 14.2 The exact detail of the some of the changes proposed through the Levelling-Up and Regeneration Bill and future changes to national Planning Policy are not yet available and will need to be monitored as the plan progresses.

15. Community Engagement

- 15.1 The LDS sets out the stages at which the Local Plan will be subject to consultation.

16. Annexes

- 16.1 Annex 1 – Draft Local Development Scheme 2023 – 2026

17. Background Papers

- 17.1 None