

<p style="text-align: right;">Luton & South Bedfordshire Joint Committee</p> <p style="text-align: right;">24th June 2011</p> <p style="text-align: right;">Agenda Item No.6</p>	
AUTHOR	Joint Technical Unit (JTU): Chris Butcher
SUBJECT	Separate Local Development Schemes for Luton Borough Council and Central Bedfordshire Council.
PURPOSE	To propose new Local Development Schemes for Luton and Central Bedfordshire.
RECOMMENDATIONS	That the project plans for Luton and Central Bedfordshire be recommended to the respective Council's Executives as the basis for preparing separate Local Development Schemes.
REASON FOR RECOMMENDATIONS	To enable Luton and Central Bedfordshire Councils to prepare separate Local Development Schemes covering their respective authority areas.

1. INTRODUCTION

- 1.1 Under the Planning and Compulsory Purchase Act 2004, local planning authorities are required to produce, and keep up to date, a Local Development Scheme (LDS) as part of the Local Development Framework (LDF) process.
- 1.2 The LDS is the starting point for the community and other stakeholders to find out which documents will be prepared as part of the LDF, and the timescale for their preparation.
- 1.3 In March 2011, the joint Core Strategy was submitted to the Secretary of State. The appointed Inspector subsequently identified a series of concerns that he had in relation to the potential 'soundness' of the document. One such concern was the lack of clarity regarding how and when subsequent Development Plan Documents (DPDs) were to be prepared. In order to

address this issue, there is a need to prepare two new Local Development Schemes in Luton and Central Bedfordshire.

2. REVISING THE LOCAL DEVELOPMENT SCHEME

- 2.1 The Joint Committee last approved a joint LDS covering Luton and southern Central Bedfordshire in October 2010. This LDS focused exclusively on the timetable for the preparation of the joint Core Strategy. The statutory basis for the Joint Committee does not allow it to prepare a revised LDS for the joint planning area beyond its operational life, ending 31st March 2012.
- 2.2 In order to address the Inspector's concerns, individual LDSs will therefore need to be prepared separately by Luton and Central Bedfordshire in order to demonstrate which DPDs, other than the Core Strategy, will be prepared beyond the end date of the Joint Committee. The current joint LDS, which identifies the preparation timetable of the Core Strategy, will be maintained. To be effective these LDSs should be coordinated to ensure that cross boundary consistency is maintained in delivering the Core Strategy beyond the life of the Joint Committee.
- 2.3 This report tables a project plan for the preparation of DPDs which the Joint Committee may wish to recommend to the respective Executives of Luton Borough and Central Bedfordshire Councils in order that they agree it as the basis for the two LDSs.

3. FUTURE PROJECT PLAN - LUTON

- 3.1 A schedule setting out an indicative timetable of proposed Development Plan Documents for Luton is set out in Table 1 below.

Table 1

Title	Description	Timescale	Adoption
Site Allocations DPD	<p>The Site Allocations DPD will allocate non-strategic sites for various land uses. In addition, it will examine existing key regeneration sites within the Borough and focus on those where there is a need for a more detailed planning framework.</p> <p>The definition of the town centre shopping area and its relationship with local centres and other new centres provided as part of the SSSAs will also be addressed.</p> <p>In addition, the DPD will address the development of the economic and commercial strengths to the south and</p>	30 months	Dec 2013

	east of the town including Butterfield, London Luton Airport and Junction 10a of the M1.		
Development Management Policies DPD	<p>This DPD will contain a suite of generic policies setting out the criteria against which planning applications for the development of land and buildings will be considered.</p> <p>The evidence base and justification for setting out a 'Charging Schedule' for the implementation of the Community Infrastructure Levy may be included although the charging schedule itself will be consulted on and published separately.</p>	26 months	August 2013
Gypsy & Traveller DPD	This DPD will cater for the provision of gypsy and traveller pitches within Luton. In addition, it will include criteria based policies against which gypsy and traveller associated development will be determined.	30 months	December 2013

3.2 Appendix 1 contains more detailed indicative timetables for each of the DPDs identified above.

4. FUTURE PROJECT PLAN – CENTRAL BEDFORDSHIRE

4.1 Central Bedfordshire has an adopted Core Strategy & Development Management Policies (CSDM) document and an adopted Site Allocations document. Both DPDs relate to the previous geographical area of Mid Bedfordshire. A schedule setting out an indicative timetable of proposed Development Plan Documents for the southern part of Central Bedfordshire is set out in Table 2 below. The preparation and review of documents relating to the northern part of Central Bedfordshire, such as the Gypsy and Traveller DPD, will also need to be factored into the LDS when considered by Central Bedfordshire Council.

Table 2

Title	Description	Timescale	Adoption
Site Allocations DPD (covering the area formerly administered by South Bedfordshire District Council only)	<p>The Site Allocations DPD will allocate non-strategic sites for various land uses within southern Central Bedfordshire including allocating sites for housing in the rural settlements in line with the development strategy identified within the Core Strategy.</p> <p>This DPD will also act as the mechanism for allocating gypsy and traveller sites should this be considered necessary.</p>	30 months	Dec 2013
Development Management Policies DPD (covering the whole of Central Bedfordshire)	<p>This DPD will contain a suite of generic policies setting out the criteria against which planning applications for the development of land and buildings will be considered.</p> <p>This DPD will cover the whole of Central Bedfordshire and, as such, will require a refresh of Development Management policies contained within the adopted Core Strategy and Development Management Policies DPD.</p>	26 months	August 2013

- 4.2 Appendix 1 contains more detailed indicative timetables for each of the DPDs identified above.

5. NEXT STEPS

- 5.1 Should the Joint Committee recommend that the project plans identified above be presented to the respective Luton and Central Bedfordshire Executives as the basis for preparing separate LDSs, and they are subsequently approved, the resulting LDSs will be formally brought into effect and made available for inspection both in hard copy and electronically as required by the Planning Regulations.

6. EQUALITIES IMPLICATIONS

- 6.1 The timetable revision will allow improved customer engagement and equalities considerations.

7. FINANCIAL IMPLICATIONS

- 7.1 The implications are covered within existing budgets.

8. LEGAL IMPLICATIONS

8.1 There are no legal implications.

Appendix 1: Detailed Indicative Timetables for Proposed DPDs

Luton Borough Council.

	2012												2013											
Month	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Site Allocations DPD					Reg 25							Reg 28			S			E				R		A
Development Management DPD		Reg 25						Reg 28			S			E				R		A				
Gypsy and Traveller DPD					Reg 25							Reg 28			S			E				R		A

Central Bedfordshire Council.

	2012												2013											
Month	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Site Allocations DPD					Reg 25							Reg 28			S			E				R		A
Development Management DPD		Reg 25						Reg 28			S			E				R		A				

Preparation Stages	
Evidence Gathering	
Regulation 25 Consultation	Reg 25
Preparing DPD for Publication	
Consultation on Published DPD (Reg 28)	Reg 28
Preparation for Submission of DPD	
Submission (Reg 30)	S
Examination	E
Inspectors Report	R
Adoption	A