

Local Development Scheme



The timetable for the production of the Scarborough Borough Local Plan Review



Scarborough
Borough Council
June 2019

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Introduction 1

1 Introduction

1.1 The Local Development Scheme is the timetable for the production of the documents that make up the Local Plan (formerly the Local Development Framework). It is a project plan that outlines the arrangements for the production of the plan and the approximate timescales to which it will be produced.

1.2 This current Local Development Scheme replaces previous iterations (most recently April 2016) and sets out the latest timetable for at least the next 3 years in relation to the Borough Council's aim to review the Local Plan adopted in July 2017. In accordance with Government guidance it is the ambition of the Council to review the Local Plan at least every five years and plan any update accordingly.

1.3 This document will be revised as appropriate to update any change in the plan preparation schedule or to reflect any proposed new or updated documents. Any revisions will be published on the Borough Council's website.

The Local Development Scheme 2

The Local Development Scheme 2

2 The Local Development Scheme

2.1 Before setting out the Local Development Scheme or Plan timetable it is important to set out the different components of the Local Plan.

Scarborough Borough Local Plan

2.2 This document was adopted in July 2017 and covered the period up to 2032. It sets the vision for the Borough, allocates sites for housing and other forms of development and sets out policies against which development proposals will be assessed. It covers the Scarborough Borough planning area which excludes those areas within the North York Moors National Park.

2.3 The Scarborough Borough Local Plan will be reviewed in accordance with the National Planning Policy Framework and other relevant Government guidance and legislation. The policy and allocations contained within will be used to guide development proposals and planning applications. The Local Plan will be the main delivery mechanism for the Borough's aspirations and will be the main steer in how the Council and the Borough will develop for a period of 15 years from adoption.

2.4 The Local Plan will allocate sites for housing, employment, retail and other forms of development. It will set the criteria for the determination of planning applications and set out how other plans and strategies will be implemented.

2.5 The Local Plan will be subject to an independent Examination in Public by a Government appointed Inspector who will test the 'soundness' of the plan.

2.6 Further information on the Local Plan can be found in the Section: Overview of Plan(s).

Other Plan Documents.

Whitby Business Park Area Action Plan

2.7 The Whitby Business Park Area Action Plan was adopted in November 2014. It is a joint plan prepared by both the Borough Council and the North York Moors National Park Authority. It covers the full extent of the Business Park which crosses the boundary between Scarborough Borough Council planning area and the North York Moors National Park. It sets policies and allocations for judging planning applications within that location.

Community Infrastructure Levy

2.8 The Community Infrastructure Levy (CIL) is a financial tool for raising money from development to pay for infrastructure to support the growth aspirations of the Local Authority. The CIL schedule would set out a rate of payment per square metre that would be imposed on developers for building in the Borough. This can vary both by sub-area and by development type (eg; housing, industry, retail, etc). At the current time the Local Authority do not have CIL schedule due to the lack of viability and there are no plans to take a charge forward a the present time.

2 The Local Development Scheme

2.9 The reasons for not progressing a CIL schedule previously included the impact on viability of implementing further financial burdens on an already depressed development industry which has seen the lowest levels of development in the Borough for a number of decades. Whilst development has picked up over recent years the market is still considered fragile and it is not considered appropriate to bring in a charge at the current time.

Local Plan (Policies Map)

2.10 The Policies Map will depict areas of the policies on an Ordnance Survey base. It will highlight areas that have been allocated for development including housing, employment, retail, recreation and so on. It will also show designations such as conservation areas or other areas where a restrictive policy may apply. This map will be based on the Local Plan but will be updated in accordance with any revisions or new Local Plan documents.

Neighbourhood Plans

2.11 A further tier of planning includes Neighbourhood Plans. These are documents prepared by either a Town or Parish Council or in some case a Neighbourhood Forum setting out further policies, strategies and in some cases allocations for that area. Guidance suggests that the timetable of Neighbourhood Plans should be included within the LDS where possible.

2.12 In respect of Neighbourhood Plans in Scarborough Borough there has been very limited interest. Three areas have been defined for the purposes of preparing a Neighbourhood Plan; Eastfield, Filey and Cayton. However, none of these proposals have been taken further to date. There is some progress on the Cayton proposal and it appears likely that work on this may start in the coming months but there is no certainty on timescale at present to be included in the LDS. Should progress be made on these or other Neighbourhood Plans and specific timetables are drawn up, then these can be included in any future reviews of the LDS.

Supplementary Planning Documents

2.13 Supplementary Planning Documents are not statutory documents but are used to supplement the policies and allocations within the Local Plan. These documents are not included in the Local Development Scheme, however, the following are existing SPDs. The Council will update, revoke and produce new SPDs as necessary, including:

- Homes in Multiple Occupation and Student Accommodation;
- Affordable Housing;
- Travel Plans;
- Transport Assessments;
- Green Space; and
- Education Payments.

2.14 It is intended to investigate the production of further SPDs and an SPD on Design is currently in production. Other documents potentially on Health Contributions and Viability/Marketing are options that will be considered.

The Local Development Scheme 2

Sustainability Appraisal and Habitats Regulation Assessment

2.15 The Local Plan is subject to a Sustainability Appraisal for the duration of its production. It must fully consider the implications of the policies and allocations in terms of the social, environmental and economic impacts. This will also be subject to community and stakeholder involvement in the same manner that other plans are.

2.16 The Sustainability Appraisal provides the evidence base for the plans decisions on policies and allocations but must also evaluate other alternative options.

2.17 At the draft stage of the Local Plan and other planning documents, an environmental report will be prepared and consulted upon. The consultation response will be analysed and information will be made available showing how the results of the Sustainability Appraisal have been taken into account.

2.18 A Habitat Regulation Assessment is also prepared at the same time as the Sustainability Assessment. This assesses the impact of plans, policies and allocations on Natura 2000 sites.

Statement of Community Involvement

2.19 The Statement of Community Involvement describes the Council's standards for consultation, the organisations and communities to be involved, the methods of consultation used in relation to the planning documents and when the community can expect to be involved. The current Statement of Community Involvement was adopted in March 2019 following the consideration of comments from the Inspector (through the Examination in Public) and that it was over five years since the previous update.

Authority Monitoring Report

2.20 An annual monitoring report for the authority will be published no later than the end of each calendar year and will be available on the Council's website. This will determine the effectiveness of policies within the Local Plan and will form the initial 'alarm' should policies and allocations require replacing or amending through a full or partial Local Plan review.

Timetable 3

Timetable 3

3 Timetable

3.1 The following is the proposed timetable for the review of the Local Plan and other documents.

	2019			2020				2021
	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Borough Local Plan				Issues and Options Consultation				Draft Local Plan Consultation
- Evidence				SHMA and Retail Study				
Whitby BP AAP		Report on 'Review of WBP AAP' (SBC and NYMNPA)		Monitor AAP				
SPD	Design SPD Preparation			New and Revised SPD as and when required.				
AMR	Annual Update (no later than Dec)			Annual Update (no later than Dec)				

	2021			2022				2023
	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Borough Local Plan				Publication of Proposed Submission Local Plan			Submission of Local Plan	Examination in Public of Local Plan
- Evidence								
Whitby BP AAP	Monitor AAP							
SPD	New and Revised SPD as and when required.							
AMR	Annual Update (no later than Dec)			Annual Update (no later than Dec)				

Overview of Plan(s) 4

Overview of Plan(s) 4

4 Overview of Plan(s)

4.1 This provides more detail on the Local Plan itself, the related work and evidence and the involvement of Members.

Local Plan Overview	
Role	The Local Plan sets out the vision, strategy and objectives for the plan area. It also allocates sites for development and sets out development management policies for a minimum period of 15 years.
Area of Coverage	The part of the borough not covered by the North York Moors National Park.
Conformity	In conformity with the NPPF.
Timetable	
Issues and Options Consultation	Q1 2020
Consideration of Representations and Preparation of Draft Local Plan	Q1-Q4 2020
Publication of Draft Local Plan	Q1 2021
Consideration of Representations	Q2-Q4 2021
Proposed Submission Local Plan Consultation (Reg 19)	Q1 2022
Submission of Local Plan to Secretary of State (Reg 22)	Q4 2022
Pre- Examination Meeting (if required)	Q1 2023
Examination in Public (Reg 24)	Q1 2023
Inspectors Report (Reg 25)	Q3 2023
Production	
Management	Forward Planning Manager
Political Involvement	Guided by the Local Plan Members Working Group. Process involves steering from Planning and Development Committee and Cabinet. Full Council resolution required for certain publication stages and adoption.
Related and Supporting Work	Sustainability Appraisal, Habitats Regulation Assessment, Duty to Cooperate, Statement of Common Ground, Equality Impact Assessment
Evidence Base (* denotes evidence that may require updating)	Assessment of Housing Needs (Standard Methodology)*, Strategic Housing Market Assessment*, Strategic Housing Land Availability Assessment (updated annually), Employment Land Review*, Retail Study*, Strategic Flood Risk Assessment*, Retail Assessment*, Affordable Housing Viability Assessment, Infrastructure Delivery

4 Overview of Plan(s)

	Study*, Landscape Study, Transport Modelling, North Yorkshire Renewable Energy Study, Green Space Audit*, Playing Pitch Strategy*. This list is not exhaustive.
Resources	Staff resources from Forward Planning team. Evidence Base costs involved with bespoke and specialised pieces of work. Printing, consultation (including room hire) and Examination in Public costs including the employment of a Programme Officer.
Community and Stakeholder	In accordance with Statement of Community Involvement and Town and Country Planning Regulations.
Monitoring	
Authority Monitoring Report	Published each year by December.



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