



London Borough Local Plans

Comparison of Development Timings

22 July 2021

Local Plan Key Components	
The Local Plan	<p>Local Plans set out the big decisions on planning for the future of your community and land. They outline the long-term strategy for each planning authority. See more at https://www.planninghelp.cpre.org.uk/improve-where-you-live/shape-your-local-area/loc.</p> <p>The Local Plan supercedes the Unitary Development Plan (introduced in 1985). However, replacement has only happened as the contents of the Plans are updated. Before the Localism Act of 2011, Local Plans comprised multiple documents, potentially adopted over a number of years. Where this is the case, the plan date shown relates to the Core Strategy, usually the first document of any series to be produced.</p>
Authority Monitoring Report (previously Annual Monitoring Report)	<p>The Planning and Compulsory Purchase Act 2004 introduced a requirement for local planning authorities to make an annual report to the Secretary of State about the implementation of the Local Development Scheme (see below) and the extent to which the policies set out in the Local Plan were being achieved. This was referred to as an Annual Monitoring Report, which had to be published as a single document on a specific date. Section 113 of the Localism Act 2011 amended this requirement, renaming the report the Authority Monitoring Report , allowing it to be published annually rather than on a specific date, and removing the requirement for it to be a single report. This gives local authorities the flexibility to publish a number of component documents when information becomes available, which together make up the AMR. The authority must make these reports available to the public. For details of the required content of an AMR see www.legislation.gov.uk/uksi/2012/767/regulation/34</p>
5 Year Housing Land Supply (usually but not always part of the AMR)	<p>The National Planning Policy Framework (NPPF 2021) requires local planning authorities to 'identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies (in Ealing's case the London Plan), or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:</p> <ul style="list-style-type: none"> a) 5% to ensure choice and competition in the market for land; or b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.' <p>'Deliverable' in this context means sites that are available now, offer a suitable location for development now and are achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:</p> <ul style="list-style-type: none"> a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.' <p>Failure to produce an annual 5 year housing land supply figure means that permission should be granted unless specific protections within the Framework apply, or the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.</p>
The Local Development Scheme (LDS)	<p>The Local Development Scheme is a rolling three-year project plan required under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). It requires local planning authorities to prepare and maintain an LDS specifying a timetable for preparation and revision of Local Plan documents and must be made publicly available on the Council's website and be kept up-to-date to enable local communities and interested parties to keep track of progress. Note that the Council may revise its LDS 'at such time as they consider appropriate'.</p>
Public consultation	<p>The LDS includes timetables for public and other stakeholder consultations as input to the Local Plan. As a minimum there are three stages for consultation with residents and other interested parties:</p> <p>Local Plan Issues and Options (Pre-regulation 18/Regulation 18-1): the first opportunity for residents, businesses and other local stakeholders to help shape the new Local Plan from the beginning, identifying key issues the borough faces and preferences for various possible options.</p> <p>Draft Local Plan (Regulation 18/Regulation 18-2): Consultation with interested parties and statutory consultees on a full draft of the Plan to consider refined options before the final version of the Plan to be submitted to examination is produced.</p> <p>Proposed Submission Local Plan (Regulation 19): Minimum 6-week period when formal representations can be made to the Council following publication of the Local Plan and prior to submission to the Secretary of State via the Planning Inspectorate for examination.</p> <p>Depending on the outcome of the examination phase there may be further public consultation on any recommendations and their effect on the final version of the Plan.</p>

