
Shaping Elmbridge A New Local Plan



Overview of Initial Review of Development Management Plan Policies

Introduction

In April 2015 the Council adopted the Development Management Plan (DMP) which contained the detailed day-to-day policies against which planning applications and enforcement action are assessed. The aim being to deliver high quality sustainable development.

Initially the Council was not intending to review the DMP as part of the preparation of the new Local Plan as at that time it was considered that the policies were not directly affected by strategic policies on the location and scale of development. In addition, the DMP was recently adopted and post- National Planning Policy Framework (NPPF) 2012 compliant as applicable at the time. It was anticipated that a review would be undertaken post adoption of the new Local Plan.

However, as the preparation stage of the Local Plan has extended and importantly the revised NPPF has been published in July 2018 and updated in February 2019 it is now considered an appropriate time to take stock of the performance of the DMP policies and undertake a review to ensure they are fit for purpose.

To date an initial high-level review of the Development Management (DM) policies has been undertaken. This initial review considered each policy against the following:

1. Compliance / compatibility check against National Planning Policy Framework 2019 and the Planning Practice Guidance.
2. Overall performance utilising appeal performance and Council Planning Officer's feedback.
3. Review of best practice examples
4. Cross referencing with emerging the Local Plan evidence base to identify potential impacts including the need for additional evidence.
5. Gap analysis to identify planning area that may require a development management policy or where additional detail is required for an existing policy.

Through the Options Consultation 2019 we are asking for your views on how these detailed day-to-day policies are working. Your views are important in helping us to make sure they are appropriate to manage and shape development coming forward in the Borough.

Initial findings

The findings of this initial high-level review indicated that the majority of DM policies are working well and will not require any significant amendments regardless the preferred approach for the Local Plan. However, there is a lot of repetition within current strategic policies and the DMP which

can be confusing for those applying for planning permission. It is also clear that there are not enough day-to-day policies on environmental issues, such as renewable and low carbon energy and the sustainability of new buildings.

The findings of the initial review are summarised in schedules 1 and 2 below. This are not definitive lists and they are a start point for a detailed review of the existing policies.

Schedule 1: List of existing Development Management Policies and whether they are likely to require significant amendment.

Note that all policies and text will be updated where necessary including references to forthcoming strategic policies. Any likely significant changes are identified below:

Policy	Does the policy require significant amendment?
DM1 -Presumption in favour of sustainable development	Consider deleting – to remove duplication of National Policy.
DM2 – Design and amenity	Yes –consider removal of dependence on the Design and Character SPD, review Special Low- Density Residential Areas. Consider induction of sustainable design standards and amenity space standards.
DM3 – Mixed uses	Yes- consideration of consolidation of policies DM3 and DM14 to reduce duplication in the Local Plan.
DM4 – Comprehensive development	Yes – consider update to reflect national policy emphasis on making efficient use of land.
DM5 - Pollution	Yes- taking into account of Local Plan evidence
DM6 – Landscape and trees	Yes- consideration of incorporation of ancient and veteran trees
DM7 – Access and parking	Yes – review parking standard, including requirements for sustainable transport modes.
DM8 - Refuse, recycling and external plant	No- none
DM9 – Social and community facilities	Yes- consideration of flexible uses and specific reference to educational uses and other community uses.
DM10 - Housing	Yes – to reflect the chosen strategy and remove local minimum space standards as they have been superseded by national space standards.
DM11 - Employment	Yes- to reflect the chosen strategy and consideration of reference to employment generating uses and removal of live/ work units.
DM12 - Heritage	Yes- consideration of removal of duplication of national policy and Conservation Area appraisal
DM13 – Riverside development and uses	Yes- consideration of amalgamation of river related policies.
DM14 – Evening economy	No – but consideration of consolidation of policies DM3 and DM14 to reduce duplication in the Local Plan.
DM15 – Advertisements, shopfronts and signage	No –but consideration of removal of duplication of national policy
DM16 - Telecommunications	No- but consideration of fibre to the property (FTTP) requirement.
DM17 – Green Belt (development of new buildings)	Yes- consider update to reflect national policy and consideration of criteria relation to development proposals in the Green Belt that do not include a new building
DM18 – Green Belt (Development of existing buildings)	Yes- consider update to reflect national policy and consideration of specific residential development criteria. Consideration of removal of size and volume thresholds.
DM19 – Horse related uses and development	No-consideration of differentiate between commercial and domestic uses

DM20 – Open Space and views	Yes- consideration of inclusion of allotments, update with Strategic Views Assessment to incorporate findings. Local Green Space designations to be included in the Local Plan.
DM21 – Nature conservation and biodiversity	Yes-consideration of consolidated with strategic policy to reduce duplication in the Local Plan.
DM22 – Recreational uses of waterways	Yes- consideration of amalgamation of river related policies

Schedule 2: List of policy areas that required further consideration to be included in the day-to-day detailed planning policies

Policy Area	Explanation
Sustainable design, renewable and low carbon energy and materials	<p>It is important to ensure that new buildings are resilience and adaptable to respond to climate change. Increased use of renewable and low carbon energy resources and materials is a crucial part of delivering on a range of sustainability objectives from climate change mitigation to reducing reliance on depleting or importing fuel supplies.</p> <p>Further work will need to be undertaken as to identify technologies and design-led solutions which are most appropriate for future development in Borough.</p>
Self- build and custom building housing	<p>Self-Build and custom-building housing is built by an individual, a group of individuals, or persons working with or for them to be occupied by that individual.</p> <p>National Planning Policy Framework (paragraph 60 and 61) requires that 'the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies'. This includes 'people wishing to commission or build their own homes'.</p> <p>Although the Self-Build and Custom Housebuilding Act 2015 requires the Council to keep a register of those seeking to acquire a serviced plot for self-building. Further work will need to be undertaken to assess the current and future demand and whether demand is being met by the market.</p>
Biodiversity	Consideration of the implication of forthcoming legislation in relation to biodiversity net gains on all sites.

Next steps and further work

It is considered that including the introduction to the review of the Development Management (DM) policies in the Options Consultation Document is logical. This provides an opportunity to assimilate the policies into the new Local Plan to create one document containing all policies, allocations and designations.

Further work will need to be undertaken to fully review the DM policies and scope and approach to any changes and / or additional policy areas. This will need to be done in tandem with the preparation of the strategic policies as they will influence the detail DM policy areas, albeit to varying degrees. A timetable for this work will be incorporated into the next Local Development Scheme.

Any amendments to the DM policies including any additional policies will need to be consulted upon and therefore should be incorporated into future new Local Plan consultation documents.

The soundness of the day-to-day DM policies will be tested at an examination in public alongside the strategic policies. Further consultation exercises will be required to fully share with stakeholders the Council's preferred approach relating to the day-to-day detailed policies.

All new Local Plan policies will need to be assessed using a Sustainability Appraisal (SA) to ensure that they are contributing to sustainable development. This is a requirement of the Strategic Environmental Assessment (SEA) Directive. The SA will inform the Local Plan throughout the process and will be undertaken to support the review and development of the DM policies.

Alongside the Options Consultation we are consulting on a SA which references the review of the Development Management Plan policies. However, as we are only at the very initial evidence gathering stage no specific SA appraisal has been undertaken.

Getting involved

This consultation stage provides an opportunity for residents and other stakeholders to tell us at this very early stage about the policy areas they feel need to be included in the review or new policy areas that should be considered for inclusion in the new Local Plan.

Your responses will be used to inform the detail review of the DMP policies and our proposed scope and approach to developing any changes and additions to the policies. We will be seeking your views on the proposed scope and approach followed by a draft set of policies.

Comments can be made via the Options Consultation Questionnaire. The consultation runs from 19 August through to 30 September 2019.

The online questionnaire can be completed at www.elmbridge.gov.uk/localplan by midnight on Monday 30 September 2019.

You will need to register, and your comments will be published. See our privacy notice on our website for further details.