



**BOROUGH OF
BROXBOURNE**

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Local Development Scheme

October 2025

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1. Introduction

1.1 Local Development Schemes identify all planning documents that the Council wishes to produce and the timeframe for their preparation. The preparation of a LDS is a statutory requirement that was introduced in the Planning and Compulsory Purchase Act (2004) and modified by the Levelling Up and Regeneration Act (2023), which refers to the same document as a Local Plan Timetable¹. Upon enactment of the necessary secondary legislation this document will be renamed the Local Plan Timetable.

1.3 This LDS supersedes the previous version dated February 2025.

2. The Local Plan

2.1 The following information is required by Schedule 7, Section 15B of the Levelling Up and Regeneration Act.

2.2 The matters which the authority's Local Plan for the area is to deal with include:

- Housing site allocations
- Employment site allocations
- Infrastructure policies
- Another other necessary policies

2.3 The Local Plan will be Broxbourne Borough-Wide in geographical area.

2.4 There are no proposals to prepare any supplementary plans

2.5 There is currently no intention to prepare a joint Local Plan or joint supplementary plan.

2.2 An update to the current Local Plan will be prepared under the Government's proposed new plan-making regulations, which the Planning Minister promised in December 2024 will come into effect in "summer 2025".

2.3 This means that in principle the new Local Plan will not contain development management policies that duplicate the new National Development Management Policies. It will instead focus on a slimmed-down set of site allocations and overarching development strategy and key diagram accompanied by a Policies Map.

¹ <https://www.legislation.gov.uk/ukpga/2023/55/schedule/7> . See Section 15B

3. Timeline

- 3.1 The timeline for the Local Plan is provided in Table 1 below, against the regulatory milestones contained within the Town and Country Planning (Local Planning) Regulations 2012. Explanation of the regulatory stages is contained in Appendix A.

Stage	Timeline
Issues and Options Preparation/Consultation (Regulation 18)	May 2026
Draft Local Plan Preparation/Consultation (Regulation 18)	May 2027
Publication of the 'intend to submit' version (Regulation 19)	January 2028
Submission (Regulation 22)	May 2028
Examination hearings start (Regulation 24)	January 2028
Receipt of Inspectors Report (Regulation 25)	tbc
Adoption (Regulation 26)	tbc

The timeline is dependent upon a number of unknown factors, including the number and complexity of plan-making requirements set out by the Government in amended policy, regulations and guidance as part of the new system of plan-making, and the availability of sufficient suitable, available and deliverable land to meet development needs.

Two years from submission to receipt of Inspector's report is allowed on the basis that it took 25 months from submission to receipt of the Inspector's report for the current Local Plan (submitted March 2018, Inspector's Final Report received April 2020).

Appendix A – Explanation of the Regulatory Stages

The key stages in production of Local Plans are set out in the Town and Country Planning (Local Planning)(England) Regulations 2012 are as follows:

- **Preparation ([Regulation 18](#)):** this is the main consultation opportunity on the draft Local Plan, following which further amendments and adjustments may be made to take account of feedback received. It is important to publish key evidence studies and undertake constructive engagement during this stage and prior to this consultation in order to comply with the Duty to Co-Operate.
- **Publication ([Regulation 19](#)):** this is the final opportunity for comment on the Local Plan prior to submission of the Local Plan for examination. No further changes may be made to this document after this stage. It is not a full public consultation and will not be accompanied by the full range of publicity and participation opportunities undertaken as part of the Regulation 18 consultation, but the 'general' and 'specific' consultation bodies must be notified of the availability of the documents. The Council must collect all responses and compile a Statement of Representations to submit to the Planning Inspectorate.
- **Submission ([Regulation 22](#)):** this is the dispatch of the required documents to the Planning Inspectorate for Examination. The Government has indicated that it wants all Local Planning Authorities to submit their Local Plans by 'early 2017'.
- **Consideration of representations by the appointed person ([Regulation 23](#))** Before examining the Local Plan the Inspector must consider the comments ('representations') made on the plan by interested parties.
- **Examination in Public ([Regulation 24](#)):** a Planning Inspector will consider the documents submitted and issue a report which states whether he or she considers the Local Plan to be 'sound'. The inspector can recommend 'main modifications' to the submitted plan.
- **Receipt of the Inspector's Report ([Regulation 25](#)):** if the Inspector recommends that the plan is 'sound', then the Council may proceed to adopt the plan as policy. Exceptionally, if the plan is not found sound, then the Council may withdraw it under Regulation 27.
- **Adoption ([Regulation 26](#)):** following receipt of the Inspector's final report, the Council may adopt the Local Plan as a material consideration in the consideration of planning applications under Section 23 of the Planning and Compulsory Purchase Act 2004

