



London Borough of Sutton **Local Plan**

# Local Development Scheme 2024-27

December 2025



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## **1. Introduction**

- 1.1 As a Local Planning Authority, the Council has a statutory duty to prepare, monitor and review the council's planning policy documents. Under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended), the council is also required to set out the council's current planning policy documents and any new or replacement documents that the council intends to produce in the future. It is required to do this in its Local Development Scheme.
- 1.2 The previous Local Development Scheme covered the period 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2026. However, under regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) local planning authorities must review local plans, and Statements of Community Involvement at least once every 5 years from their adoption date to ensure that policies remain relevant and effectively address the needs of the local community.
- 1.3 Where a review was undertaken prior to publication of the Framework but within the last 5 years, then that plan will continue to constitute the up-to-date plan policies unless there have been significant changes. Local housing need will be considered to have changed significantly where a plan has been adopted prior to the standard method being implemented.

## **2. The Context for the Local Development Scheme**

- 2.1 This Local Development Scheme sets out:
- the details for the Development Plan Documents (DPDs) to be prepared
  - the details of the Supplementary Planning Documents (SPDs), which the council considers are necessary to inform Local Plan policy implementation on the council's planning priorities

## **3. The Current Development Plan**

- 3.1 The Council's current Development Plan comprises:
- The London Plan 2021
  - The Local Plan DPD (adopted 2018)
  - The South London Waste Plan DPD (produced in partnership with the London Borough of Croydon, the London Borough of Merton and the Royal Borough of Kingston, adopted 2022); and,
  - The Policies Map, which is a map-based expression of the policies in the Local Plan and South London Waste Plan, adopted 2018 (and updated in 2022 on adoption of the Waste Plan)
- 3.2 The Local Plan DPD and South London Waste Plan DPD were both prepared according to statutory requirements and were subject to an Examination-in-Public before a Planning Inspector. The Council's decisions on planning applications should be taken in line with these documents unless material considerations indicate otherwise.

## **4. New Development Plan Documents to be Prepared**

- 4.1 Over the time period of the Local Development Scheme, the council intends to produce one DPD:
- The Sutton Local Plan (Reference: DPD1), to provide the spatial vision, strategic objectives, policies and allocations for the London Borough of Sutton between 2024 and 2041
- 4.2 See tables DPD1 (below) for how and when these DPDs will be produced.

## **5. Current Supplementary Planning Documents**

- 5.1 SPDs are not part of the Development Plan and so do not have the same weight in planning decisions. They are intended to provide more detailed advice on how planning policies should be implemented or how site allocations should be developed. A list of the adopted SPDs as of 31 March 2024 can be found in Table 1 below.

*Table 1: Supplementary Planning Documents and Other Guidance*

<b>Topic</b>	<b>Adoption Date</b>
<b>Designing Out Crime SPD</b>	April 2005
<b>Sutton Station and Adjacent Land SPD</b>	July 2005
<b>Affordable Housing and Financial Viability SPD</b>	March 2020
<b>Design of Residential Extensions SPD</b>	October 2006
<b>Urban Design Guide SPD</b>	January 2008
<b>Car Clubs SPD</b>	November 2007
<b>Sustainable Transport Strategy SPD</b>	November 2021
<b>Planning Obligations SPD</b>	April 2014
<b>Sutton Town Centre Public Realm Design Guide SPD</b>	January 2020

## **6. New Supplementary Planning Documents to be Prepared**

- 6.1 The council does not plan to produce any SPDs within the time period of this Local Development Scheme.

### **Community Infrastructure Levy**

- 6.2 The council adopted its Community Infrastructure Levy (CIL) in March 2014 and it came into force on 1 April 2014. Details of the Community Infrastructure Levy and the Planning Obligations SPD, which was revised alongside it, can be found at: <https://www.sutton.gov.uk/cil>. The council will review its Regulation 123 List (the schemes which it spend CIL receipts on) and its CIL Charging Schedule but it is not required to provide timetables for these revisions in the Local Development Scheme.

## **7. Neighbourhood Plans**

- 7.1 The council has designated three neighbourhood forums and areas, which are in the process of producing neighbourhood plans:
- The [Hackbridge and Beddington Corner Neighbourhood Plan](#) made in October 2018, covering the period 2017 to 2027.
  - The Beddington North Neighbourhood Forum, which was redesignated in 2018, is producing the Beddington North Neighbourhood Plan; and,

- The Belmont and South Cheam Neighbourhood Forum, which was designated in 2016, is producing the Belmont and South Cheam Neighbourhood Plan.

**7.2** Details of the neighbourhood planning within the borough can be found at: <https://www.sutton.gov.uk/neighbourhoodplanning>.

## **8. Article 4 Directions**

**8.1** Article 4 Directions withdraw permitted development rights, requiring a planning application instead. The council has three Article 4 Directions in force:

- The Sutton Garden Suburb Article 4 Direction, which removes permitted development rights for certain properties in the Sutton Garden Suburb Conservation Area;
- The Sutton Town Centre Article 4 Direction, which removes the permitted development right for offices to convert to residential uses; and,
- The Roof Alteration Article 4 Direction, which removes the permitted development right to alter roofs for certain properties across the borough.

**9.2** For more information on these Article 4 Directions, please refer to <https://www.sutton.gov.uk/article4>.

**9.3** In February 2024, the Council made a non-immediate Article 4 Direction to withdrawn permitted development rights that allow houses to convert to small Houses in Multiple Occupation (HMOs) without planning permission. This was confirmed in November 2024 and came into force on 22 February 2025.

## **10. Conservation Area Appraisals and Management Plans**

**10.1** Whenever possible, the Council will produce Conservation Area Character Appraisals, which identify the special features of a Conservation Area, and Conservation Area Management Plans, which set out how those special features will be conserved and enhanced. These documents are not formally adopted but are usually approved by a council committee. They form an important source of information when planning applications are decided in Conservation Areas.

**10.2** Currently, the council has the following Conservation Area Appraisals and Management Plans in place:

- Beddington Parks (including Carew Manor Conservation Area and Church Lane Conservation Area) Conservation Area Character Appraisal and Management Plan
- Carshalton Village Conservation Area Character Appraisal and Management Plan;
- Cheam Village Conservation Area character Appraisal and Management Plan
- Sutton Garden Suburb Conservation Area Character Appraisal;
- Sutton Garden Suburb Conservation Area Management Plan;
- Sutton Town Centre Conservation Area and Management Plan;

- Wallington Green Conservation Area Character Appraisal;
- Wallington Green Conservation Area Management Plan; and
- Wrythe Green Conservation Area Character Appraisal and Management Plan.

**10.4** The Council will attempt to produce more character appraisals and management plans during the time period of the Local Development Scheme.

## **11 Monitoring and Review**

11.1 The council will monitor the progress of the work set out in this Local Development Scheme and will publish the results in its monitoring reports. This Local Development Scheme will be updated or reviewed if there is a need to do so.

## **12 Profiles of New Documents**

12.1 See following pages.

## DPD1: Sutton Local Plan and Policies Map 2027

### Role, Content and Purpose

To provide the spatial vision and strategic objectives for the London Borough of Sutton between 2024 and 2041. The Local Plan will also provide more detailed policies against which the council will determine planning applications. The Local Plan will also allocate sites for development or redevelopment in order to ensure its spatial vision and strategic objectives are achieved. This will also involve the preparation and publication of a new Policies Map, the map-based expression of Local Plan policies, site allocations and designations. The document will replace the currently adopted Local Plan DPD (2018).

### Status

Development Plan Document

### Coverage

Borough-wide

### Production

By London Borough of Sutton Strategic Planning Team

### Conformity

The document will be in conformity with:

- the adopted London Plan at the time of submission; and,
- the National Planning Policy Framework or its successor document;

### Indicative Timetable

Evidence Gathering	June 2021 to June 2024
Consultation on Options	July 2024
Consultation on the Proposed Submission Draft	June 2026
Submission to Secretary of State	December 2026
Examination-in-Public	From December 2026
Inspector's Report	Q3 2027
Adoption	Q3 2027

### Community and Stakeholder Involvement

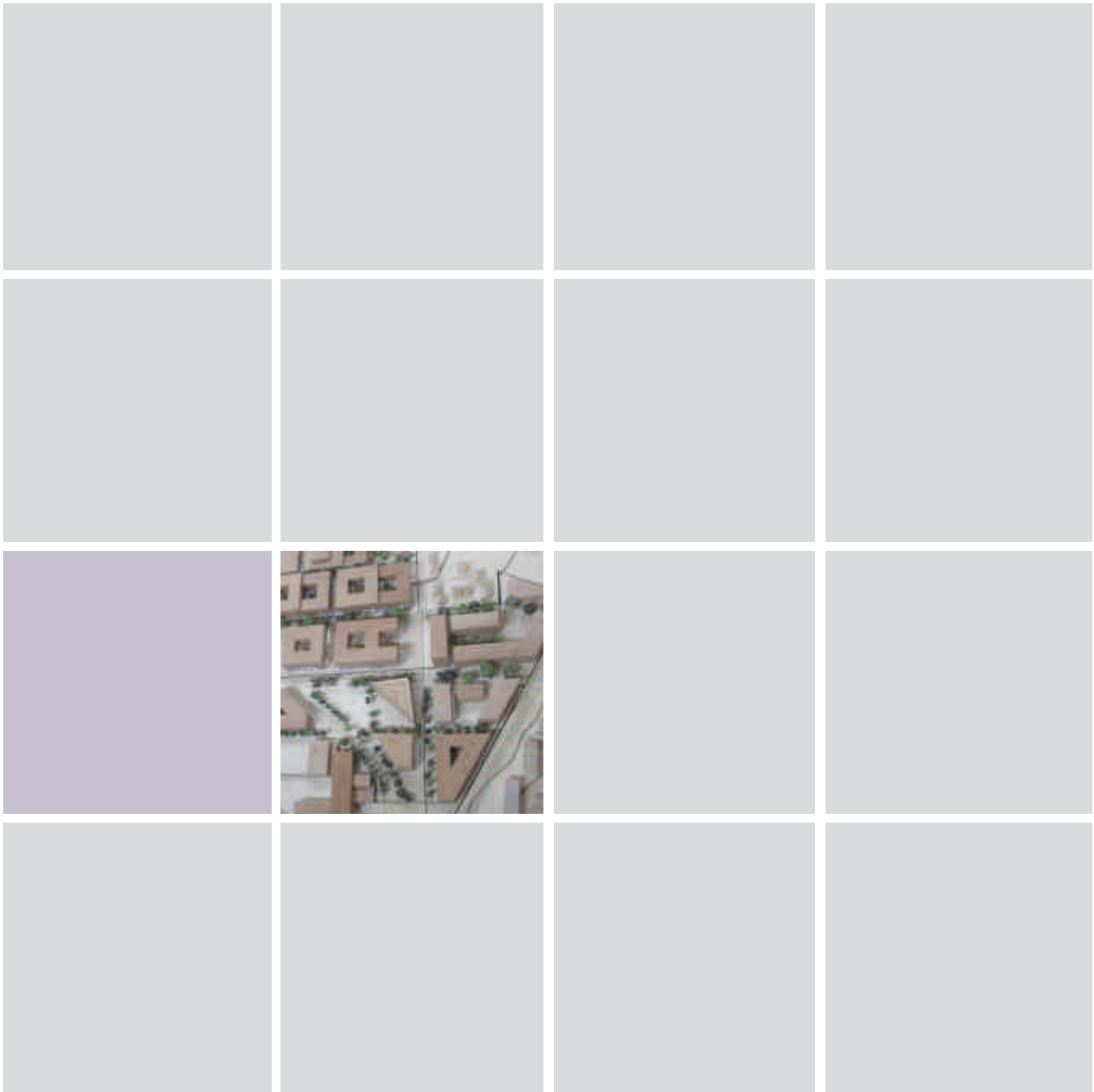
Consultation will be carried out in accordance with the requirements of the Council's Statement of Community Involvement.

### Review

Progress on the delivery of the plan will be assessed through the Authority Monitoring Report.

### Additional Comments

It may be necessary to update the timetable to reflect expected legislative changes to the planning system.



Jennifer Sibley, Director,  
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