

LBR 1.17

London Borough of

**Redbridge**



# **Local Development Documents**

Local Development Scheme – 2013/2016

**London Borough of Redbridge**

Planning & Regeneration

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**November 2013**



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# 1 Introduction

## 1.1 Introduction

- 1.1.1 Local Planning Authorities are required to produce a Local Development Scheme (LDS). This is a rolling three-year project plan setting out all the planning documents to be produced by the authority and the timetable for their preparation. The timetable should identify specific milestones for measuring completion of each part of the document preparation process.
- 1.1.2 Local Plan Documents contain the policies which all planning applications are considered against, unless a material consideration indicates otherwise.
- 1.1.3 The Localism Act 2011 allows Local Planning Authorities to adopt their own Local Development Schemes without approval from the Secretary of State and Mayor of London. However, it makes provisions for certain interventions by the Secretary of State or Mayor of London. It also maintains the requirements to produce an LDS and keep it up to date as set out by the Planning and Compulsory Purchase Act 2004. Local Planning Authorities should ensure that information is current about the state of the authority's compliance (or non compliance) with the original timetable.
- 1.1.4 The last Local Development Scheme 2011- 2014 was brought into effect by the Council's Cabinet in February 2012 and published on the Council's website to enable stakeholders and service providers to be informed of the progress of planning policy documents. Following the publication of the Redbridge Monitoring Report in December 2012 this Local Development Scheme 2013- 2016 supersedes the previous LDS to reflect the up to date timescale for the production of the Local Plan.

## 1.2 Significant Milestones Achieved To Date

- 1.2.1 The Council has made significant progress in preparing key Development Plan Documents (DPDs) for the Borough. The following DPDs have all now been adopted:
- Core Strategy (adopted March 2008) – sets out the vision and strategic objectives for the Borough. The document also explains it relates to the London Plan and other Borough plans and initiatives such as the Sustainable Community Strategy.
  - Borough Wide Primary Policies (adopted May 2008) – translates the strategic policies of the Core Strategy into more detailed policies used to assess planning applications. This DPD is therefore the practical expression of the Core Strategy for the purposes of development control.
  - Development Sites with Housing Capacity (adopted May 2008) – identifies sites considered to be suitable for housing and mixed-use development. In some town centres, additional housing sites are identified through Area Action Plans.
  - Development Opportunity Sites (adopted May 2008) – identifies sites for development (other than housing and mixed-use) for a variety of uses, including transport network improvements, cultural and recreational facilities and community uses.
  - Ilford Town Centre Area Action Plan (adopted May 2008) - provides locally-specific planning policies for a key area of change within the Borough (as identified in the Core Strategy).
  - Gants Hill District Centre Area Action Plan (adopted May 2009) sets out planning policies and identifies development sites for the regeneration of this District Centre.
  - Crossrail Corridor Area Action Plan (adopted September 2011) identifies specific planning policies for the Corridor and provides a framework to guide development and provide opportunities for change. It identifies enhancement and development opportunity sites, and outline appropriate uses and basic design and development principles and promotes social inclusion.

- Proposals Map (adopted May 2008) - a borough-wide map that illustrates land use designations relating to policies and proposals set out in the Core Strategy, Borough Wide Primary Policies, Development Sites with Housing Capacity and Development Opportunity Sites DPDs.
  - Joint Waste DPD (adopted February 2012) sets a strategic framework to manage waste across the boroughs of Barking and Dagenham; Havering; Newham and Redbridge between 2011 and 2021.
  - Minerals Local Plan (adopted September 2012) provides a framework for minerals extraction through site allocation and safeguarding of minerals resources. This will enable the borough to continue contributing to the supply of minerals to meet the anticipated needs of the London economy in a sustainable manner.
- 1.2.1 The Redbridge Community Infrastructure Levy (implemented from January 2012) is levied on new buildings and extensions to buildings according to their floor area. In this way money is raised from development to help the Council pay for schools, leisure centres, aged care accommodation, roads and other facilities to ensure the borough grows sustainably. CIL replaces the section 106 "tariff" which has previously been used for this purpose. Section 106 will continue to be used for affordable housing and anything required just for the specific development site to make it acceptable in planning terms. The Redbridge Charging Schedule applies CIL at a flat rate of £70/m<sup>2</sup> across the whole borough.
- 1.2.2 The previous LDS referred to the Core Strategy Review which would incorporate the Borough Wide Primary Policies DPD as required. Additional evidence base documents have emerged or been updated since the adoption of the Local Development Framework in 2008, together with substantial changes in the planning policy context in which documents are prepared; notably higher than predicted population increase; need for additional housing; the economic downturn; national and regional approaches to climate change; and rapidly increasing infrastructure requirements across the borough.
- 1.2.3 The National Planning Policy Framework was published in March 2012 and now recommends that a single Local Plan should be prepared instead of a number of separate Development Plan Documents. This states it is highly desirable that Local Planning Authorities have an up-to-date plan in place. It is important to have an up to date Local Plan which all local planning decisions can be made in accordance with, as if local planning policies become out of date then decisions must be made in accordance with the policies in the National Planning Policy Framework, which would take away local decision making power.
- 1.2.4 Therefore, in accordance with the NPPF, it is proposed to merge the Core Strategy and the Borough Wide Primary Policies into a single Local Plan called the Local Plan 2015- 2030, which has also been referred to as the Core Strategy Review. It will also include site allocations and therefore supersede the now dated Development Sites with Housing Capacity and Development Opportunity Sites Development Plan Documents (both adopted in May 2008). The revised Local Plan will be accompanied by a Policies Map that shows where its policies apply to specific locations. The Policies Map will supersede the current Proposals Map, which was adopted in May 2008. It is intended that the Local Plan will sit alongside the Ilford, Gants Hill and Crossrail Corridor Area Action Plans; the Joint Waste DPD, the Minerals Local Plan and the Mayor's London Plan to form the statutory development plan for the Borough.

- 1.2.5 A full public consultation was undertaken on the Core Strategy/ Local Plan Review Preferred Options in January and February 2013. Following the consideration of all consultation responses, additional evidence base requirements have been identified to respond to stakeholder and community comments regarding the Preferred Options report; including the preparation of a Borough Characterisation Study and Traffic Modelling Study to assess the Highways implications of the proposed Investment Areas. Furthermore, the Cabinet Member for Planning and Public Protection made a Statement to Council on 19<sup>th</sup> September 2013 stating that the Council would prepare and consult on alternative development strategies to meeting the housing target beyond that already published in the Preferred Options Report. Following Cabinet and Council approval to the Preferred Options Report Extension-Alternative Development Strategies consultation document, public engagement will be undertaken in July and August 2014. Following on from this consultation process the pre submission Local Plan will be published for public consultation in February and March 2015.
- 1.2.6 Submission of the Local Plan to the Secretary of State is now scheduled for April 2015, rather than February 2013 as advised by the 2011/ 14 LDS. This slippage is a result of the length of time that background research has taken to complete; changes to national Government policy through the emergence of the National Planning Policy Framework and Localism Act and changes to permitted development rights; revisions to the London Plan; the need to undertake additional evidence base preparation following the Preferred Options consultation; and the intention to consider alternative development strategies in the Preferred Options Report Extension in response to public and stakeholder comments.
- 1.2.7 This will be followed by a Pre Examination Meeting in May 2015 and Examination Hearings in June/ July 2015. The Inspector's Report on the soundness of the document should be received in September 2015 and if found sound the Local Plan can be adopted and published by the Council in October 2015.

## **2 Background to Planning Policies**

### **2.1 Introduction**

- 2.1.1 The Planning and Compulsory Purchase Act 2004 introduced the Local Development Framework which comprises different sorts of Local Development Documents. Redbridge's planning policy documents are currently known as the Local Development Framework (LDF), but this term is no longer used in the new national guidance. The National Planning Policy Framework (March 2012) defines the Local Plan as the plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the local community. Current Core Strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. Therefore, documents which previously were referred to as the Redbridge Local Development Framework are now referred to as the Redbridge Local Plan.
- 2.1.2 The NPPF requires Local Planning Authorities to produce a Local Plan for their area. This can be reviewed in whole or in part to respond flexibly to changing circumstances. Any additional Development Plan Documents should only be used where clearly justified. Supplementary Planning Documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.
- 2.1.3 The LDS contains details of the production timetable of those documents.

### **2.2 Plan Making**

- 2.2.1 Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. They should be based on a proportionate evidence base which includes adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.
- 2.2.2 A significant concern of planning policies is to improve community and stakeholder involvement from the outset so they reflect a collective vision. This commitment is reinforced by the requirement for all Local Authorities to produce a Statement of Community Involvement (see paragraph 2.4). Furthermore, the Localism Act 2011 requires monitoring of the production and implementation of the plans through Local Development Schemes and Monitoring Reports (see paragraphs 2.3 and 2.8).

### **2.3 The Local Development Scheme**

- 2.3.1 The LDS is a 3-year project plan setting out all the DPDs to be produced along with a timetable for their preparation. It allows the community and stakeholders to find out about the Council's future intentions for the planning of the borough.

### **2.4 Statement of Community Involvement**

- 2.4.1 The Statement of Community Involvement explains how and when the community and stakeholders will be involved in the preparation of Local Development Documents and consulted on significant planning applications. All Local Development Documents must be produced in accordance with the Statement of Community Involvement. This document is not shown within the LDS but is available for viewing on the Planning and Regeneration Service web pages:

[http://www.redbridge.gov.uk/cms/planning\\_land\\_and\\_buildings/planning\\_policy\\_regeneration/local\\_development\\_framework/community\\_involvement.aspx](http://www.redbridge.gov.uk/cms/planning_land_and_buildings/planning_policy_regeneration/local_development_framework/community_involvement.aspx)

## 2.5 Local Development Documents

### 2.5.1 There are two types of Local Development Documents:

Development Plan Documents (DPDs): This includes adopted Local Plans, neighbourhood plans and the London Plan. These plans are statutory and are scrutinised by a Planning Inspector at an examination and can comprise a Local Plans, Core Strategy, Site-specific allocations, and Area Action Plans.

Supplementary Planning Documents (SPDs): These are non-statutory plans that are not scrutinised by a Planning Inspector and can be formally adopted by the Council's Cabinet. SPDs do not set policy, but expand upon or explain how policies in adopted DPDs should be applied, and are capable of being a material planning consideration in planning decisions, but are not part of the development plan. The list of adopted SPD is as follows:

- Nature Conservation SPD (June 2006)
- Trees and Landscaping SPD (June 2006)
- Wanstead Park Conservation Area Enhancement Scheme SPD (May 2007)
- Wanstead Village Conservation Area Enhancement Scheme SPD (May 2008)
- Affordable Housing SPD (March 2009)
- Householder Design Guide SPD (January 2012)
- Sustainable Design and Construction SPD (January 2012)

Redbridge still uses some older planning guidance, known as Supplementary Planning Guidance as follows:

- Amenity Space and Residential Development SPG (October 2005)
- Shopfront and Fascia Design (Outside of Conservation Areas) SPG (November 2004)
- Shopfront Design Guidance (Listed Building and Conservation Areas) SPG (2004)
- Urban Design Framework SPG (March 2004)

2.5.1 The Affordable Housing SPD (adopted 2009) is programmed for review to reflect the new Affordable Housing policy in the Local Plan. A draft review of the Affordable Housing SPD will be prepared in light of the pre submission policy in the Local Plan to form part of the evidence base. This will be referred to Cabinet in 2015 which will be followed by a full public consultation on the draft document.

2.5.2 The Urban Design SPG (adopted 2004) is also programmed for review in order to refresh the document, expand upon the new Design policies in the Local Plan and to assist in the implementation of the findings of the draft Redbridge Characterisation Study. A draft review of the SPD will be prepared in light of the pre submission policy in the Local Plan to form part of the evidence base. This will be referred to Cabinet in 2015 which will be followed by a full public consultation on the draft document.

2.5.3 The Council is also seeking to update the character appraisals and management plans for a number of Conservation Areas; as these documents expand upon the built conservation policies in the adopted DPDs / forthcoming pre-submission version of the Local Plan review and will contain design criteria for assessing planning applications within each Conservation Area, it is intended that they will be adopted as SPDs. The Council is currently working on a character appraisal and management plan for Woodford Bridge Conservation Area (an Area on the English Heritage 'At Risk' Register); it is anticipated that the draft Management Plan will be submitted to Cabinet early 2014/15 and formally consulted upon shortly after. The Council is also intending to prepare a Character Appraisal and Management Plan for Mayfield Conservation Area, with this scheduled to occur in 2014. The Council will also consider the

adoption of more generic design guidance for Conservation Areas, with additional guidance for specific Conservation Areas potentially forming appendices to the document.

- 2.5.4 A full review of all adopted Supplementary Planning Documents and Guidance will be undertaken once the Local Plan Review is adopted to ensure that they are in conformity with the new policies. This may mean further reviews of adopted guidance are necessary, for example the Trees and Landscaping SPD.

## 2.6 Neighbourhood Plans and Local Development Orders

- 2.6.1 There are currently no Neighbourhood Plans and Local Development Orders in Redbridge.

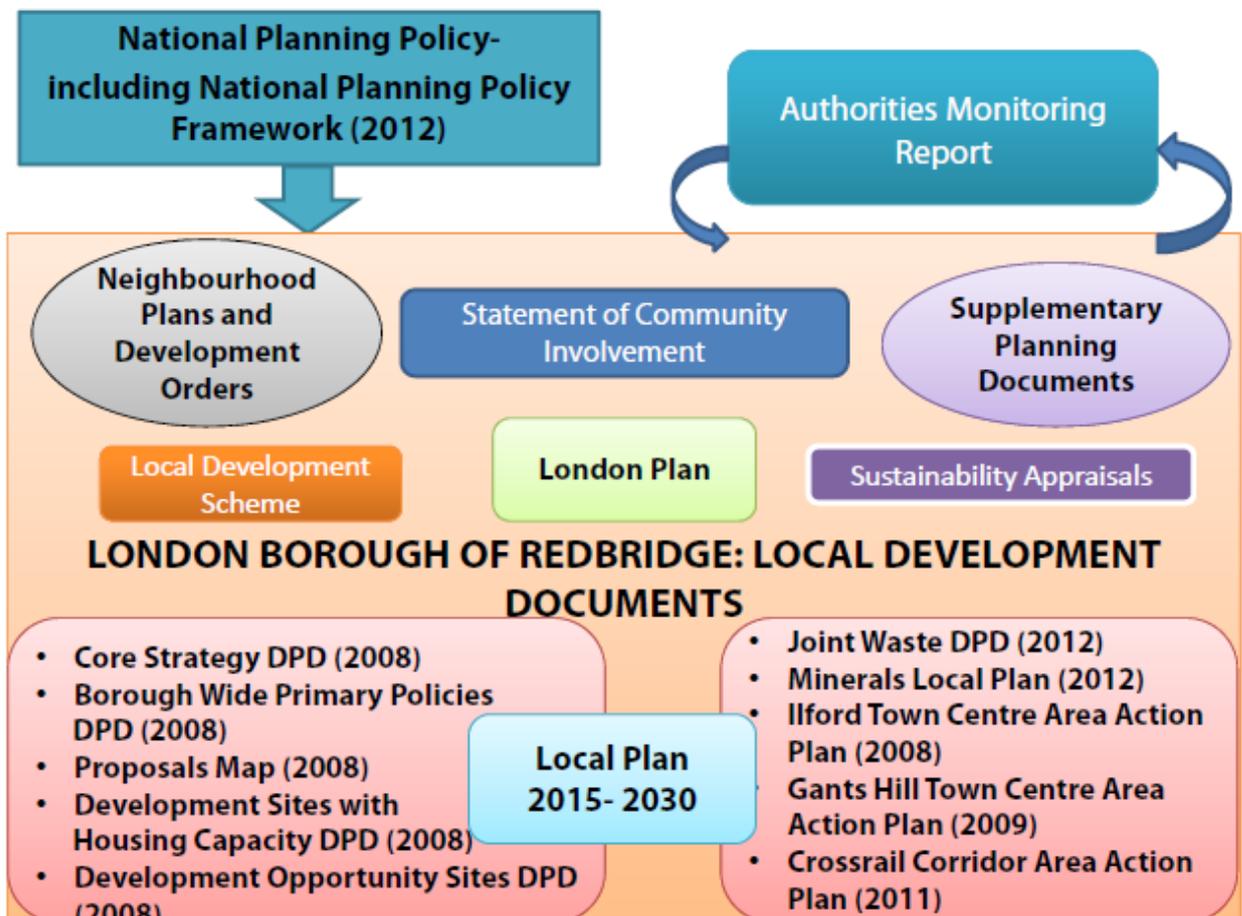
## 2.7 Sustainability Appraisal & Strategic Environmental Assessment

- 2.7.1 All Development Plan Documents are subject to a Sustainability Appraisal and Strategic Environmental Assessment to ensure that social, economic and environment considerations are an integral part of policy development.

## 2.8 Monitoring Reports

- 2.8.1 Local Development Frameworks must be continuously monitored. Local Authorities are required to produce Monitoring Reports that assess the progress of the LDS and the extent to which policies in the DPDs are being achieved. The Monitoring Report may indicate that the LDS needs to be revised and up-dated if milestones have not been met or that a DPD needs to be altered or deleted, or that new DPDs or policies are required.

The following diagram shows the structure of planning policy documents:



### 3 Redbridge Local Plan

3.1 The schedule below outlines all the DPDs that the Council has, or proposes to produce, and indicates how these relate to each other and with national and regional planning policy (i.e. the 'chain of conformity'). Chapter 4 contains a brief description of each DPD and includes a timetable for production of those documents still being prepared.

<b>Redbridge Local Plan</b>					
<b>Document Title</b>	<b>Status</b>	<b>Brief Description</b>	<b>Geographical coverage</b>	<b>Chain of Conformity</b>	<b>Scheduled date of adoption</b>
<b>Development Plan Documents (DPDs) – Borough Wide</b>					
Core Strategy	DPD	Sets out the Council's Spatial Vision, Strategic Objectives and Strategic Policies. It paints the 'big picture' for future change in Redbridge, taking account of social, environmental and economic issues.	Borough wide	General conformity with London Plan - SDS and national Planning Policy Statements  All other LDDs will conform with Core Strategy	Adopted (March 2008) Under review 2014/15
Joint Waste Strategy	DPD	Strategy for the management of waste for the whole of East London jointly produced by the London Boroughs of Redbridge, Havering, Newham and Barking & Dagenham	East London wide including the whole of Borough	General conformity with London Plan - SDS and national Planning Policy Statements  Will conform with Core Strategies for all the Boroughs	Adopted (February 2012)
Borough Wide Primary Policies	DPD	Translates the strategic policies of the Core Strategy into more detailed policies. These policies are in turn applied to the assessment of planning applications.	Borough wide	To conform with Core Strategy	Adopted (May 2008) Under review 2014/15

<b>Redbridge Local Plan</b>					
<b>Document Title</b>	<b>Status</b>	<b>Brief Description</b>	<b>Geographical coverage</b>	<b>Chain of Conformity</b>	<b>Scheduled date of adoption</b>
Proposals Map	DPD	Illustrates on a map base, the geographical extent of all policies and proposals identified in the various Local Development Documents.	Borough wide	To conform with Core Strategy	Adopted (May 2008) Under review 2014/15 now referred to as the Policies Map
Development Sites with Housing Capacity	DPD	Identifies sites suitable for housing and mixed-use development. In some town centres, additional housing sites will also be identified through Area Action Plans.	Borough wide	To conform with Core Strategy	Adopted (May 2008) Under review 2014/15
Development Opportunity Sites	DPD	Identifies sites for development (other than housing and mixed-use) for a variety of uses, including transport network improvements, cultural and recreational facilities and community uses.	Borough wide	To conform with Core Strategy	Adopted (May 2008) Under review 2014/15
Minerals	DPD	Elaborates in more detail the policies set out in the Core Strategy, including how apportionment set out in the London Plan will be met and the identification of sites.	Borough wide	To conform with Core Strategy	Adopted (September 2012)
<b>Development Plan Documents (DPDs) – Area Action Plans</b>					
Ilford Town Centre Area Action Plan	DPD	Elaborates in more detail the policies set out in the Core Strategy to provide a detailed policy framework for the Centre and to identify sites for particular uses.	Ilford Town Centre as defined on Proposals Map	To conform with Core Strategy	Adopted (May 2008)

<b>Redbridge Local Plan</b>					
<b>Document Title</b>	<b>Status</b>	<b>Brief Description</b>	<b>Geographical coverage</b>	<b>Chain of Conformity</b>	<b>Scheduled date of adoption</b>
Gants Hill District Centre Area Action Plan	DPD	Elaborates in more detail the policies set out in the Core Strategy to provide a detailed policy framework for the Centre and to identify sites for particular uses.	Gants Hill Town Centre as defined on Proposals Map	To conform with Core Strategy	Adopted (May 2009)
Crossrail Corridor Area Action Plan	DPD	Elaborates in more detail the policies set out in the Core Strategy to provide a detailed policy framework for the area and to identify sites for particular uses.	Route of the former Roman Road, extending eastwards from Ilford to boundary with Barking & Dagenham in Chadwell Heath (now known as the High Road).	To conform with Core Strategy	Adopted (September 2011)

## 4 Local Development Documents Profiles

### 4.1 Introduction

4.1.1 This Chapter outlines all the Local Development Documents adopted by the Council. The timeframe for the Local Plan which is currently under preparation is set out with key milestones for its preparation.

### 4.2 Adopted Documents

#### Core Strategy

Role & Subject:	The Core Strategy sets out the vision and strategic objectives for the Borough. A key diagram showing the spatial arrangements of key resources across the Borough e.g. rail and road corridors will illustrate the strategic themes. The document will also explain how the Core Strategy relates to the Spatial Development Strategy for Greater London (London Plan) and other Borough plans and initiatives such as the Sustainable Community Strategy. All other Development Plan Documents will comply with the Core Strategy.
Geographical coverage:	Borough wide
Status:	Development Plan Document
Conformity:	Consistent with London Plan, National Policy and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Adopted (March 2008)
Monitoring & Review	Implementation of the DPD is detailed in the AMR. It is being reviewed as part of the Local Plan 2015- 2030.

#### Borough Wide Primary Policies

Role & Subject:	Translates the strategic policies of the Core Strategy into more detailed policies. These detailed policies are in turn applied to the assessment of planning applications.
Geographical coverage:	Borough wide
Status:	Development Plan Document
Conformity:	Consistent with Core Strategy (LDD), London Plan, National Policy, and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Adopted (May 2008)
Monitoring & Review	Implementation of the DPD is detailed in the AMR. It is being reviewed as part of the Local Plan 2015- 2030.

### **Proposals Map**

Role & Subject:	Illustrates on a map base, the geographical extent of all policies and proposals identified in the various Local Development Documents.
Geographical coverage:	Borough wide
Status:	Development Plan Document
Conformity:	Consistent with adopted Development Plan Documents
Preparation Status:	Adopted (May 2008)
Monitoring & Review	The Proposals Map will be amended when and if required to illustrate changes to DPD policies. It is now referred to as a Policies Map and is being reviewed as part of the Local Plan 2015- 2030.

### **Development Sites with Housing Capacity**

Role & Subject:	Sets out how the Borough will achieve the Housing Targets specified by the Spatial Development Strategy (London Plan) and identifies sites suitable for housing and mixed-use development. In some town centres, additional housing sites will also be identified through Area Action Plans.
Geographical coverage:	Borough wide
Status:	Development Plan Document
Conformity:	Consistent with Core Strategy (LDD), London Plan, National Policy and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Adopted (May 2008)
Monitoring & Review	Implementation of the DPD is detailed in the AMR. Site allocations are being reviewed as part of the Local Plan 2015- 2030.

### **Development Opportunity Sites**

Role & Subject:	Identifies sites for development (other than housing and mixed-use) for a variety of uses, including transport network improvements, cultural and recreational facilities and community uses.
Geographical coverage:	Borough wide
Status:	Development Plan Document
Conformity:	Consistent with Core Strategy (LDD), London Plan, National Policy and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Adopted (May 2008)
Monitoring & Review	Implementation of the DPD is detailed in the AMR. Site allocations are being reviewed as part of the Local Plan 2015- 2030.

### **Iford Town Centre Area Action Plan**

Role & Subject:	The Action Plan will identify specific planning policies for the town centre and provide a framework to guide development and promote opportunities for change. The document will identify enhancement and development opportunity sites and outline appropriate uses and basic design and development principles and promote social inclusion.
Geographical coverage:	Iford Town Centre as defined on proposals map
Status:	Development Plan Document
Conformity:	Consistent with Core Strategy (LDD), London Plan, National Policy and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Adopted (May 2008)
Monitoring & Review	Implementation of the DPD is detailed in the AMR. Document will be reviewed where AMR indicates necessary.

### **Gants Hill District Centre Area Action Plan**

Role & Subject:	The Action Plan will identify specific planning policies for the town centre and provide a framework to guide development and promote opportunities for change. The document will identify enhancement and development opportunity sites and outline appropriate uses and basic design and development principles and promote social inclusion.
Geographical coverage:	Gants Hill District Centre as defined on Proposals Map
Status:	Development Plan Document
Conformity:	Consistent with Core Strategy (LDD), London Plan, National Policy and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Adopted May 2009
Monitoring & Review	Implementation of the DPD is detailed in the AMR. Document will be reviewed where AMR indicates necessary.

### Crossrail Corridor Area Action Plan

Role & Subject:	Three town centres are located along the route of the former Roman Road, extending eastwards from Ilford to Chadwell Heath (now known as the High Road). The corridor includes some sites of poor environmental quality and is characterised by a number of potential infill sites and low-density development. The route also passes through some of the most disadvantaged wards in Redbridge, and will include three Crossrail Stations.  The Action Plan will identify specific planning policies for the corridor and provide a framework to guide development and promote opportunities for change. The document will identify enhancement and development opportunity sites and outline appropriate uses and basic design and development principles and promote social inclusion.
Geographical coverage:	Route of the former Roman Road, extending eastwards from Ilford to boundary with Barking & Dagenham in Chadwell Heath (now known as the High Road).
Status:	Development Plan Document
Conformity:	Consistent with Core Strategy (LDD), London Plan, National Policy and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Adopted September 2011
Monitoring & Review:	Implementation of the DPD is detailed in the AMR. Document will be reviewed where AMR indicates necessary.

### Joint Waste Strategy DPD

Role & Subject:	Strategy for the disposal of waste for the whole of East London jointly produced by the London Boroughs of Redbridge, Havering, Newham and Barking and Dagenham.
Geographical coverage:	East London wide
Status:	Development Plan Document
Conformity:	Consistent with Core Strategy (LDD), London Plan, National Policy and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Adopted February 2012
Monitoring & Review:	Implementation of the DPD is detailed in the AMR. Document will be reviewed where AMR indicates necessary.

### Minerals Local Plan

Role & Subject:	Elaborates in more detail the policies set out in the Core Strategy and indicates how apportionment set out in the London Plan will be met and identifies sites.
Geographical coverage:	Borough wide
Status:	Development Plan Document
Conformity:	Consistent with Core Strategy (LDD), London Plan, National Policy and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Adopted September 2012
Monitoring & Review:	Implementation of the DPD is detailed in the AMR. Document will be reviewed where AMR indicates necessary.

### 4.3 Document under Preparation

#### 4.3.1 Local Plan and Policies Map

Role & Subject:	Also referred to as the Core Strategy Review, it is a key local planning document and will contain policies to shape the Borough's growth by guiding the location, type, scale and design of new development. It identifies those places where change and development can be accommodated and used to enhance the local environment and it identifies those places which must be protected from inappropriate development. The Local Plan includes strategic priorities for the area; delivered through strategic policies over a 15 year time period. Broad locations for strategic development will be identified on a key diagram and land use designations on a Policies Map.
Geographical coverage:	Borough-wide
Status:	Review under-way of Development Plan Documents adopted 2008.
Conformity:	Consistent with the London Plan, National Planning Policy Framework and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	<p>A full public consultation was undertaken on the Core Strategy/ Local Plan Review Preferred Options in January and February 2013. Following the consideration of all consultation responses, additional evidence base requirements have been identified to respond to stakeholder and community comments regarding the Preferred Options report; including the preparation of a Borough Characterisation Study and Traffic Modelling Study to assess the Highways implications of the proposed Investment Areas. Furthermore, the Cabinet Member for Planning and Protection made a Statement to Council on 19th September 2013, outlining a proposal to consider other alternatives to meeting the housing target beyond that already published in the Preferred Options Report; this will be in the form of an 'extension' to the Preferred Options stage. Following Cabinet and Council approval to the Preferred Options Report Extension - Alternative Development Strategies Consultation Document, public engagement will be undertaken in July and August 2014. Following on from this consultation process the pre submission Local Plan will be published for public consultation in February and March 2015.</p> <p>Submission of the Local Plan to the Secretary of State is now scheduled for April 2015, rather than February 2013 as advised by the 2011/ 14 LDS. This slippage is a result of the length of time that background research has taken to complete; changes to national Government policy through the emergence of the National Planning Policy Framework and Localism Act and changes to permitted development rights; revisions to the London Plan; the need to undertake additional evidence base preparation following the Preferred Options consultation; and the need to consider alternative development strategies in the Preferred Options Report Extension in response to public and stakeholder comments.</p> <p>This will be followed by a Pre Examination Meeting in May 2015 and Examination Hearings in June/ July 2015. The Inspector's Report on the soundness of the document should be received in September 2015 and if found sound the Local Plan can be adopted and published by the Council in October 2015.</p>

## Timetable

Stage	Dates
Background Research (Strategic Housing Land Availability Assessment, Strategic Housing Market Assessment, Open Space Assessment, Green Belt Review and Community Infrastructure Plan).	January 2009- February 2011
Early Stakeholder Engagement and Community Involvement setting out Issues.	September- October 2011
Preparation of Preferred Options Report and Sustainability Appraisal.	August 2011- December 2012
Publish Preferred Options Report and Sustainability Appraisal for consultation.	January- February 2013
Preparation of pre- submission Core Strategy & Sustainability Appraisal. (subject to Preferred Options Report Extension – Alternative Development Strategies)	March 2013- August 2014
Preparation of Preferred Options Report Extension-Alternative Development Strategies (including interim officer presentation to LDF Advisory Panel in December 2013)	September 2013 – June 2014
Report to LDF Advisory Panel: <ul style="list-style-type: none"> <li>London Plan Further Alterations (including revised housing target)</li> <li>Evidence base update and implications – Characterisation Study, Community Infrastructure Plan, Playing Pitch Strategy</li> </ul>	March 2014
Consideration by LDF Advisory Panel of Preferred Options Report Extension-Alternative Development Strategies	June 2014
Consideration by Regulatory Committee and Cabinet of Preferred Options Report Extension- Alternative Development Strategies.	July 2014
Publication for consultation of Preferred Options Report Extension-Alternative Development Strategies.	July-August 2014
Consideration of consultation response and Local Plan Pre Submission report by LDF Advisory Panel.	October 2014
Consideration of Local Plan Pre Submission report by Regulatory Committee and Cabinet.	December 2014
Consideration by Council	January 2015
Publish Local Plan Pre Submission document for public consultation.	February 2015 – March 2015
Submit Local Plan and Sustainability Appraisal to Secretary of State.	April 2015
Pre-Examination Meeting	May 2015
Examination Hearings and Inspector's Matters	June / July 2015
Inspector's Report	September 2015

<b>Stage</b>	<b>Dates</b>
Adoption and Publication	October 2015
Implementation and Delivery	2015- 2030

### **Arrangements for Production**

Organisational Lead:	Planning and Regeneration Service
Management:	Project will be led by Planning and Regeneration Service' Planning Policy Team, with input from local service providers and community groups.
Resources:	Planning Policy Team Leader, 4 Policy Planners.
Community & Stakeholder Involvement:	Various Stakeholder & community interest groups to be engaged. Redbridge Local Strategic Partnership (LSP) assists in providing links to the community.
Monitoring & Review	Implementation of the DPD will be monitored and reported in the AMR. Document will be reviewed where AMR indicates necessary.

## 5 Project Management

### 5.1 Resources

- 5.1.1 The Planning Policy Team has the primary responsibility for the preparation of the LDF for the London Borough of Redbridge. In the 2013/14 financial year the team will comprise:
- 1 Team Leader
  - 4 Policy Planners
  - 1 Planning Obligations Officer
- 5.1.2 In addition, 1 Conservation Officer, 1 Urban Designer and 2 Environmental Policy Officers will contribute to the production of various Local Development Documents as required.
- 5.1.3 It is intended that the majority of the Local Development Framework will be produced by the Planning Policy Team in conjunction with other service areas. The Team will collectively work on the production of planning policy documents and consultants will be commissioned if required to undertake technical and specialist tasks.

### 5.2 Decision Making

- 5.2.1 The Local Development Framework Advisory Committee was established in September 2010 in order to inform and monitor key stages in the preparation of Local Development documents and to advise the Authority thereon. Reports on key evidence base documents which will inform the Core Strategy policies were referred to the Committee from October 2010 onwards. The last Local Development Framework Advisory Committee was held on 30<sup>th</sup> April 2012, when the Core Strategy Review Preferred Options report was considered. The Committee started again as the LDF Advisory Panel on 03 September 2013.
- 5.2.2 Formal decisions from the Council are required prior to submission/consultation on Planning Documents and their eventual adoption. The decision-making processes and lead-in times can be summarised as follows:

<b>Committee</b>	<b>Meeting Frequency</b>	<b>Lead-in Time</b>
LDF Advisory Panel	Generally bi-monthly	2 weeks
Regulatory Committee	Generally monthly	2 weeks
Cabinet	Generally monthly	4-6 weeks
Council	Generally bi-monthly	4-6 weeks

- 5.2.3 It therefore takes in the order of 3-4 months for Planning Documents to be considered by the elected members of the Council. This has been factored into the LDS timeframes.

### 5.3 Risk Assessment

- 5.3.1 The Planning and Regeneration Service has tried to devise a realistic LDS taking into consideration staff resources, extensive public and stakeholder involvement and committee deadlines, as well as external involvement from the Mayor of London and the Planning Inspectorate. Nevertheless, if unforeseen factors render some of the timetabling unachievable, or if new issues arise, the LDS will be revised and up-dated before its three year lifespan expires.
- 5.3.2 Notwithstanding the above, the Council does have to meet statutory requirements and failure to do so may result in legal challenges or financial penalties.

## 5.4 Monitoring Reports & Reviews

- 5.4.1 As previously mentioned in paragraph 2.7.1, Local Authorities are required to produce Monitoring Reports. The Localism Act requires Local Authorities to produce an "Authorities' Monitoring Report" (AMR). This report should be produced for public consumption, with the interval between subsequent reports being no longer than 12 months. However, it is not required to be submitted to the Secretary of State, and is made publicly available on the Redbridge website.
- 5.4.2 The Monitoring Report has to monitor the implementation of the Council's Local Development Scheme. The monitoring reports aim to assess the extent to which the objectives of planning policies contained in these planning documents are being achieved and look to explain why if they are not.

The points below are a few areas that are assessed;

- If any of the policies contained in the local plan are not being implemented the reasons why they are not being implemented and the steps (if any) the Council intends to take to ensure that the policy is implemented
  - The net additional housing and affordable housing delivery in the Borough compared with the target specified in policy: for the period the Monitoring Report covers and the period since the policy was first adopted.
  - If there is a neighbourhood development order or neighbourhood development plan the AMR should contain details of these documents.
  - Information about the implementation of the Community Infrastructure Levy as set out under the Community Infrastructure Levy Regulations 2010.
  - Details of cooperation with another local planning authority or organisation under the Duty to Cooperate.
- 5.4.3 As a consequence of the AMR findings, the LDS may need to be reviewed, as may the timetable for producing or reviewing DPDs.