

## **CED032 Council's response to Issue 12 (Policy LP41)**

### ***Issue 12***

#### ***Does the Local Plan have clear and effective mechanisms for implementation, delivery and monitoring (Policy LP41)?***

##### ***i) How will the Local Plan ensure the timely delivery of new and enhanced infrastructure needed to support the quality of life of residents and workers as indicated in paragraph 7.3.2?***

- 1.1 The policies within the Local Plan seek to ensure the timely delivery of infrastructure necessary to support new development, which in turn will benefit the quality of life of residents and businesses in the borough. More specifically, policy LP41 states that working closely with partners, co-ordinating with neighbouring boroughs and the effective use of planning obligations will be the mechanisms used to deliver the Plan's vision and objectives.
- 1.2 Policy LP41 indicates that where development proposals generate a need for additional infrastructure, it is reasonable to expect developers to provide, or contribute towards this so as not to place an undue burden on existing infrastructure. This will be in the form of the Community infrastructure Levy, which will be applicable to most forms of development. These funds will be used towards infrastructure with priority given to education and health; however 15% of all funds generated will be allocated towards local neighbourhood spending, which is consistent with paragraph 175 of the NPPF.
- 1.3 Where appropriate and in accordance with NPPF 203 – 205, the Council will also make use of planning obligations secured through S106 agreements. These obligations will be appropriately monitored by the Council so that infrastructure comes forward in a timely fashion and mitigates the impacts that development may have on local residents and communities.
- 1.4 Linked to this, the modifications that have been proposed under LP17 will also ensure timely delivery of new and enhanced infrastructure. In addition to the above, the IDP (LBR 2.21) and Appendix 2 also provides a more detailed analysis of specific infrastructure required to support communities and also which phase this infrastructure is likely to come forward.

**ii) Are there items of infrastructure that are essential before certain developments or a certain amount of new homes are delivered? How is this to be controlled?**

2.1 Local Plan Appendix 2, policies LP1A-1E and LP17 set out the type of infrastructure and anticipated timing or phasing of infrastructure essential to support growth over the plan period. This has been informed by the IDP (2017) which provides an assessment of infrastructure required to support planned development in the borough.

2.2 Delivery of essential infrastructure will largely be focused around the Green Belt release sites. It is envisaged that the detailed masterplans (required by policies LP1B and LP1E) will be expected to provide the mechanisms to deliver and control the relevant infrastructure. Phasing and timing of delivery of essential infrastructure will be managed in this way.

2.3 To ensure Policy LP41 is effective, it is suggested to modify criterion (b) as follows:

*Working with relevant providers to ensure that necessary infrastructure is secured at the appropriate time in accordance with the masterplans to support Redbridge's growth and provide the facilities needed for the borough's communities. Information on key infrastructure programmes and projects, essential to the first 5 years of the plan in particular, required in the borough up to 2030 are set out in Appendix 2;*

2.4 Insert a new sentence at the end of paragraph 7.3.4 to read:

*To ensure comprehensive and coordinated development is achieved, masterplans will be required on the key strategic sites (already identified in policies LP1A-LP1E). This detailed masterplanning process will ensure those items of infrastructure which are essential to be delivered before certain developments or a certain amount of new homes are delivered and managed in a timely way to support growth.*

2.5 Insert a new paragraph after 7.3.6 to read:

*The Council will encourage dialogue between developers and service providers at an early stage to ensure that new infrastructure provision properly acknowledges opportunities and constraints of the specific development site and its surroundings. Where necessary, development will be phased to ensure it comes forward at the same time, or following the provision of infrastructure.*

2.6 The Council will regularly review and monitor performance towards delivery of the Local Plan vision and strategic objectives (Section 2) and

the delivery of key development opportunity sites and necessary new infrastructure.

***iii) Does Appendix 3 contain relevant and measurable indicators?***

3.1 Appendix 3 of the Local Plan has been modified to contain relevant and measurable indicators. It is attached as Annex 1 to this statement.

## **Annex 1 – modified Appendix 3 Monitoring Framework**

**The table below sets out the monitoring framework of performance indicators and includes targets where these apply. Progress against these indicators will be set out in the authority's monitoring report.**

Strategic Objective	Local Planning Policy	Local Plan Indicator	Target	Delivery Agency
<b>Theme 1 – Promoting and Managing Growth</b>				
SO1	LP1 – LP 17	<p>1a – Amount of floorspace developed for employment by type</p> <p>1b – Amount of floorspace developed for employment by type, <b>by Investment and Growth Area.</b> <del>in employment or regeneration areas.</del></p> <p>1c - Amount of floorspace by employment type, which is on previously developed land.</p> <p>1d – Employment land available by type</p> <p>1e - Losses of employment land in (i) development/ regeneration areas and (ii) town centres.</p> <p>1f - Amount of employment land lost to <del>residential</del> development.</p> <p><b><u>1g Numbers of hot food takeaways, betting shops, shisha bars, and payday lenders within each local / town centre.</u></b></p> <p><b><u>1h Number of hotels in borough.</u></b></p> <p>2a (i) Net additional dwellings over the previous five year period or since the start of the relevant Local Plan period, whichever is the longer;</p>	<p>Protecting existing employment land for a full range of business and commercial activities.</p> <p>Facilitating business growth in the borough with the provision of space for SME’s</p> <p>Making provision for a minimum of 23,911sqm of comparison retail floorspace by 2030.</p> <p>Making provision for a minimum of 8,562sqm of convenience retail floorspace by 2030.</p> <p>Enhancing the quality of Ilford’s retail offer more benefitting its Metropolitan Town Centre Status</p> <p>Delivering a minimum of 1,123 new dwellings per year.</p> <p>Delivering at least <b><u>35% 336 or 393</u></b> new affordable homes per year.</p> <p><b><u>Delivering all new build housing as M4(2) or M4(3) accessible dwellings.</u></b></p> <p><b><u>Delivering at least 10% of new build housing as M4(3) wheelchair user dwellings per year.</u></b></p>	<p>LBR Planning &amp; Regeneration Service</p> <p>LBR Property Service</p> <p>Development industry</p> <p>Registered Social Landlords</p> <p>Private Landlords</p> <p>GLA</p> <p>Land Owners</p> <p>LBR Housing Service</p> <p>Town Centre Management</p> <p>Business Partnership</p>

Strategic Objective	Local Planning Policy	Local Plan Indicator	Target	Delivery Agency
		<p>(ii) Net additional dwellings for the current year;</p> <p>(iii) Projected net additional dwellings up to the end of the relevant Local Plan period or over a ten year period from its adoption, whichever is the longer;</p> <p>(iv) The annual net additional dwelling requirement; and</p> <p>(v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to the previous year's performances.</p> <p>2b - Percentage of new and converted dwellings on previously developed land.</p> <p>2c - Percentage of new dwellings completed <b>with densities in dwellings per hectare:</b>            (i) <b>Below the London Plan density range;</b>            (ii) <b>Within the London Plan density range;</b> and            (iii) <b>Above the London Plan density range.</b></p> <p>2d <b>Number of</b> Affordable housing completions in all new developments.</p> <p><b><u>2e – Number of M4(2) accessible dwelling completions (new build and overall).</u></b></p> <p><b><u>2f – Number of M4(3) accessible wheelchair user</u></b></p>	<p>No more than 14.45 hectares of industrial land to be released from employment use <b><u>over the plan period.</u></b></p> <p>Making provision for all housing needs including the provision of 7 additional Gypsies and Traveller pitches to 2030.</p> <p><del>5% plots for self-builders on site of 300 units or more and 3ha or more.</del></p> <p><del>Bringing <b>Net reduction in the number of</b> empty properties back into use to make a contribution to housing provision in the borough</del></p> <p><b><u>At least 50% of housing completions to have 3 or more bedrooms.</u></b> <del>Providing for a range of housing choice, including houses in multiple occupation to meet affordable housing needs.</del></p> <p>Resisting the loss of larger family sized housing in the boroughs housing stock</p> <p>Increasing the numbers of bedspaces (visitor accommodation) in the borough to help promote Redbridge as a destination for leisure and tourism</p> <p>Provision of new community infrastructure in a</p>	<p>Local Business</p> <p>Local Quarry Operators</p> <p>LBR Children's Services</p> <p>LBR Library Service</p> <p>Public Health Authority</p>

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		<p><b><u>dwelling completions (new build and overall).</u></b></p> <p><b><u>2g – Number of non-commenced dwelling approvals</u></b></p> <p><b><u>2h – Number of dwelling units under construction</u></b></p> <p><b><u>2i – Number of dwelling units started</u></b></p> <p><b><u>2j – Dwelling completions by tenure and number of bedrooms</u></b></p> <p><b><u>2k(i) Average density of residential approvals</u></b>  <b><u>(ii) Average density of residential completions</u></b></p> <p><b><u>2l – Number of empty properties brought back into use</u></b></p> <p><b><u>2m Number of specialist accommodation units (i) approved and (ii) completed by type</u></b></p> <p><b><u>2n Number of dwellings conversions</u></b></p> <p><b><u>2o Number of new Buildings in Multiple Occupation</u></b></p> <p><b><u>2p Number of new hotel, guest house bed spaces</u></b></p> <p>4a - Amount of completed retail, office and leisure development.</p>	<p>timely and efficient manner in appropriate locations to support population, housing, employment and economic growth, <b><u>in accordance with Appendix 2 of the Local Plan and the Infrastructure Delivery Plan.</u></b></p> <p><b><u>Tenure - 60% social rented/affordable rented and 40% Intermediate</u></b></p>	

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		4b - Amount of completed retail, office and leisure development in town centres.		
<b>Theme 2 – Promoting a Green Environment</b>				
SO2	LP19–LP 25	<p>3a - Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local Plan.</p> <p>3b - Amount of new residential development within 30 minutes public transport time of: a GP; <b><u>an A&amp;E department</u></b> hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).</p> <p><b><u>3c – Number of jobs within a 45 minute public transport journey of each local centre and town centre (as measured in the AM peak).</u></b></p> <p>4c - Amount of eligible open spaces managed to Green Flag Award standard.</p> <p><del>5a – Production of primary land won aggregates.</del></p> <p><del>5b – Production of secondary/recycled aggregates.</del></p> <p><del>6a – Capacity of new waste management facilities by type</del></p> <p><del>6b Amount of municipal waste arising, and managed by management type, and the percentage each</del></p>	<p>Maintain 2.69ha of green space per 1000 persons in Redbridge to ensure residents quality of life and access to open space.</p> <p>Maintain at least 50 per cent of <b><u>net</u></b> B1 <del>developments</del> <b><u>additional floorspace</u></b> in PTAL Zones 5-6</p> <p><del>At least 45 per cent of waste recycled/composted by 2015 and 0 per cent of biodegradable or recyclable waste to landfill by 2031</del></p> <p>Annual average % carbon dioxide emissions savings for strategic development proposals progressing towards zero carbon in residential developments by <del>2021</del>6 and in all developments by <del>2021</del>9</p> <p>No net loss of Sites of Importance for Nature Conservation <del>Importance</del></p> <p>No net loss of open space designated for protection in the Local Plan due to new development</p>	<p>LBR Planning &amp; Regeneration Service</p> <p>LBR Nature Conservation Team</p> <p>RSP Environment Partnership</p> <p>Cross Rail Authority</p> <p>GLA/TfL</p> <p>Environment Agency</p> <p>Thames Water</p> <p>Sustrans</p> <p>Network Rail</p>

Strategic Objective	Local Planning Policy	Local Plan Indicator	Target	Delivery Agency
		<p>management type represents of the waste managed.</p> <p>7 - Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.</p> <p>8- Change in areas and populations of biodiversity importance, including: (i) Change in priority habitats and species (by type); and (ii)Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.</p> <p>9 - Renewable energy capacity installed by type.</p> <p><b><u>10 - Levels of the following pollutants: PM2.5 particulates, PM10 particulates, Carbon Monoxide, Nitrogen Dioxide, Oxone, Sulphur Dioxide.</u></b></p>	<p><del>Ensuring the boroughs reserves of minerals are managed efficiently to support the regional and local construction industry in creating jobs, while protecting local amenity and the wider environment.</del></p> <p><del>Providing an excellent transport network to enable local residents to access jobs locally and within London and Essex. <b><u>Provide an annual increase in the number of jobs available within 45 minutes of each local centre and town centre.</u></b></del></p> <p>Reduce dependence on the private car, minimising greenhouse gases from vehicle emissions and improving air quality</p> <p>Promoting walking, cycling, and use of public transport</p> <p>Maintaining tree coverage within the borough is maintained and in areas of deficiency, increased.</p> <p><del>Improving the quality of air, land and water resources in the borough, so as to ensure the health of residents is not jeopardised through exposure to pollutants or other hazardous substances. <b><u>Net reduction in annual average,</u></b></del></p>	<p>City of London as the Conservators of Epping Forest</p> <p>Corporation of London</p> <p><b><u>London Air Quality Network &amp; LBR Community Safety Service Pollution &amp; Public Health Team</u></b></p>

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			<u>hourly peak, and daily peak readings of all monitored pollutants.</u>	
<b>Theme 3 – Achieving Design Quality</b>				
SO3	LP26- LP33	<p><b><u>Delivery of high quality mixed-use developments</u></b></p> <p>Number and location of tall buildings</p> <p><b><u>Number</u></b> Removal of all assets from <b><u>on</u></b> the Heritage at Risk Register.</p> <p>Number of conservation areas with up to date character appraisals <b><u>and management plans.</u></b></p> <p>Number and location of tall buildings approved in Investment Areas or in identified locations.</p> <p>Planning/<b><u>Listed Building Consent</u></b> applications for Listed Buildings <b><u>approved in accordance with the advice of Historic England</u></b></p> <p><b><u>Number of basement applications</u></b></p>	<p>Promoting good design in all new development schemes.</p> <p><b><u>Review of quality of tall buildings provided within the borough, undertaking Building for Life assessments.</u></b></p> <p><b><u>Review of design quality through assessment of completed schemes, including Building for Life assessments and monitoring of active ground floor uses within major developments over 50 units.</u></b></p> <p>Heritage assets within the borough are conserved and enhanced in a manner appropriate to their special interest, character or appearance and significance.</p> <p><b><u>Annual reduction in the number of assets on</u></b></p>	<p>LBR Planning &amp; Regeneration Service</p> <p>Development Industry</p> <p>GLA</p>

Strategic Objective	Local Planning Policy	Local Plan Indicator	Target	Delivery Agency
			<p><b><u>the Heritage at Risk Register.</u></b></p> <p>Ensuring development makes a positive contribution to place making and local distinctiveness.</p> <p>Tall buildings are appropriately located and well integrated into the urban fabric and are suitable to their location.</p> <p>Shopfronts and signage respects the overall character and appearance of the building and the street scene generally.</p> <p>Sustainable design and construction techniques are used in all new developments.</p>	
<b>Theme 4 – Protecting and Enhancing the Borough’s Assets</b>				
SO4	LP34-LP40	<p>8 - Change in areas and populations of biodiversity importance, including: (i) Change in priority habitats and species (by type); and (ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.</p> <p><b>Number of</b> Planning applications <b>a</b>ffecting sites of biodiversity importance.</p>	<p>No net loss of Green Belt and Metropolitan Open Land.</p> <p><b><u>No net loss of allotment sites.</u></b></p> <p>No net loss of international, national and local sites of nature conservation importance including SSSIs covering Epping Forest, Wanstead Flats and Hainault Forest.</p> <p>Protection of Sites of Metropolitan Importance</p>	<p>LBR Planning &amp; Regeneration Service</p> <p>LBR Leisure Services Sport England</p> <p>Natural England</p> <p><del>English Heritage</del></p>

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			<p>for Nature Conservation (SMI's) covering the River Roding and Seven Kings Water Corridor.</p> <p>The quality of open spaces and public access to them is improved through new development opportunities and as part of the wider All London Green Grid network.</p> <p>No net loss of open spaces in areas of high open space deficiency.</p> <p>Promotion of a quality network of accessible green spaces across the borough to benefit biodiversity and provide opportunities for outdoor recreation for residents.</p> <p>Maintain tree coverage in the borough and increase provision in areas of deficiencies.</p>	<p><b><u>Historic England</u></b></p> <p>City of London as the Conservators of Epping Forest</p> <p>Corporation of London</p>
<b>LP41 – Monitoring and Delivery</b>				
		<p><b><u>Number of relevant new infrastructure programmes completed</u></b></p> <p><b><u>Amount of Planning Obligations/CIL secured and spent, and by type</u></b></p> <p><b><u>Percentage of planning applications processed in 8 weeks (Minor)</u></b></p> <p><b><u>Percentage of planning applications processed in 8</u></b></p>	<p><b><u>65% of major planning applications to be determined within 13 weeks</u></b></p> <p><b><u>65% of minor planning application to be determined within 8 weeks</u></b></p> <p><b><u>80% of other planning applications to be determined within 8 weeks</u></b></p> <p><b><u>Delivery of key infrastructure programmes as</u></b></p>	

Strategic Objective	Local Planning Policy	Local Plan Indicator	Target	Delivery Agency
		<u>weeks (Other)</u>  <u>Percentage of major planning applications determined within 13 weeks</u>  <u>Number of enforcement notices issued</u>  <u>Number of appeals against non-determination made</u>  <u>Number of appeals against non-determination upheld</u>  <u>Number of appeals against refusals made</u>  <u>Number of appeals against refusals that are upheld</u>  <u>Completion of Annual Monitoring Report (including review of LDS milestones)</u>  <u>Numbers of apprenticeships, job brokerage agreements, and contributions relating to skills and training through Section 106 agreements</u>	<u>set out in the Infrastructure Delivery Plan</u>  <u>Continuous partnership working and cross-boundary working</u>  <u>Production of Authority Monitoring Report to measure the effectiveness of the Local Plan.</u>	