

Redbridge Local Development Scheme: 2017 – 2020

February 2017

London Borough of Redbridge
Regeneration, Property & Planning

Contents

1	Introduction.....	4
1.1	Introduction.....	4
2	Background to Planning Policies	5
2.1	Plan Making	5
2.2	The Local Development Scheme	5
2.3	Statement of Community Involvement	6
2.4	Local Development Documents	6
2.5	Neighbourhood Plans and Local Development Orders	7
2.6	Sustainability Appraisal & Strategic Environmental Assessment.....	7
2.7	Monitoring Reports	7
3	Redbridge Local Plan.....	8
4	Local Development Documents Profiles	12
4.1	Introduction.....	12
4.2	Adopted Documents.....	12
4.3	Planning Policy Documents and Supplementary Planning Documents under preparation	17
5	Project Management.....	22
5.1	Resources	22
5.2	Decision Making	22
5.3	Risk Assessment	22
5.4	Monitoring Reports & Reviews	22

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 2013- 2016 was published in November 2013 and made available on the Council's website to enable stakeholders and service providers to be informed of the progress of planning policy documents. This Local Development Scheme 2017- 2020 supersedes the previous LDS to reflect the up to date timescale for the production of a new Local Plan that conforms with the government's National Planning Policy Framework (NPPF). As the NPPF marked a shift away from the multiple document format of Local Development Frameworks, when adopted the new Local Plan will supersede the following Development Plan Documents:
- Core Strategy (2008)
 - Borough Wide Primary Policies (2008)
 - Development Sites with Housing Capacity (2008)
 - Development Opportunity Sites (2008)
 - Ilford Town Centre Area Action Plan (2008)
 - Gants Hill District Centre Area Action Plan (2009)
 - Crossrail Corridor Area Action Plan (2011)
- 1.1.5 The new Redbridge Local Plan will be accompanied by an updated Policies Map. Together with the London Plan (2016), they will form the development plan for the borough. Alongside this, the adopted Joint Waste DPD (2012), Minerals Local Plan (2012), and Community Infrastructure Levy (2012) will all remain in force.
- 1.1.6 The Local Plan is supported by a range of Supplementary Planning Documents (SPDs). These are subject to public consultation but are not subject to testing at an independent examination, and therefore, do not have the same weight in planning decisions as development plan documents. However, they have a valuable role in complementing development plan documents with more detailed advice on how policies can be implemented and can be given substantial weight in planning decisions. A list of adopted SPDs can be found on page 5.

2 Background to Planning Policies

2.1 Plan Making

- 2.1.1 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.
- 2.1.2 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 2.3). Furthermore, the Localism Act 2011 requires monitoring of the production and implementation of the plans through Local Development Schemes and Monitoring Reports (see paragraphs 2.2 and 2.7).
- 2.1.3 All planning policy documents which the Council produces must be:
- Consistent with national planning policies (unless there are exceptional cases for why Redbridge requires any variation to those policies);
 - In general conformity with the London Plan (2016); and
 - All planning policy documents and subsequent SPDs must conform with the Local Plan Spatial Strategy.
- 2.1.4 The Council is required to identify a clear chain of conformity between documents. The Mayor will provide an opinion as to the general conformity of all planning policy documents with the London Plan. If his opinion is that the document is not in general conformity with the London Plan, the Mayor will make representations to this effect for the Council and the Planning Inspector, appointed to undertake the independent examination of the DPD, to consider.

2.2 The Local Development Scheme

- 2.2.1 The LDS is a 3-year project plan setting out all the planning policy documents 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. This LDS is for the period 2017 - 2020.

2.3 Statement of Community Involvement

2.3.1 The Statement of Community Involvement (2006) explains how and when the community and stakeholders will be involved in the preparation of planning policy documents and consulted on significant planning applications. All policy documents must be produced in accordance with the Statement of Community Involvement. It should be noted that the 2012 Regulations supersede earlier regulations that were in force when the Statement of Community Involvement was produced in 2006, and work on the Local Plan first commenced in 2011. Essentially successive amendments to earlier regulations have sought to make consultation requirements less onerous on Local Authorities, and reflected a shift away from Local Development Frameworks to Local Plans.

2.3.2 The SCI is not shown within the LDS but is available for viewing on the Planning Policy web pages:

<https://www.redbridge.gov.uk/media/3044/lbr-115-statement-of-community-involvement-2006.pdf>

2.4 Local Development Documents

2.4.1 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.

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:

- Bungalow Estate Conservation Area Character Appraisal SPD (July 2014)
- Householder Design Guide SPD (January 2012)
- Sustainable Design and Construction SPD (January 2012)
- Affordable Housing SPD (March 2009)
- 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)

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)

2.4.1 The Council is also seeking to update the character appraisals and management plans for a number of Conservation Areas. A list of these appraisals along with an indicative timescales is set out in Appendix 1. These documents will expand upon the built conservation policies in

the Local Plan and contain design criteria for assessing planning applications. They may be adopted as SPDs.

- 2.4.2 A full review of all adopted Supplementary Planning Documents and Guidance will be undertaken once the Local Plan is adopted to ensure that they are in conformity with the new policies. This may mean further reviews of adopted guidance are necessary. In addition, new SPDs will be produced to support the implementation of Local Plan Policies. The programme for this work will reflect priorities and resources, but at this stage it is anticipated to include further guidance on the use of Planning Obligations and an update of the Householder Design Guide SPD (2012).

2.5 Neighbourhood Plans and Local Development Orders

- 2.5.1 Through the Localism Act (2011), local communities have the power to influence the future of the places they live by preparing neighbourhood plans. Neighbourhood plans are led and prepared by the community, not the Council. The Council has a statutory role to provide advice and support to those producing a plan.
- 2.5.2 When neighbourhood plans are passed by an independent examiner and at a local referendum, the Council must adopt them a part of its planning framework and take them into account when it makes decisions on planning applications in the area, alongside our adopted Local Plan documents and the London Plan.
- 2.5.3 As neighbourhood plans are not prepared by the Council and their timetables are dependent on the progress made by the community, we have not included them in the list of documents in this Local Development Scheme.
- 2.5.4 There are currently no Neighbourhood Plans and Local Development Orders in Redbridge, although interest has been expressed from some community groups in preparing Neighbourhood Plans. One application to become a Neighbourhood Forum and to designate a Neighbourhood Plan Area was submitted in January 2017.

2.6 Sustainability Appraisal & Strategic Environmental Assessment

- 2.6.1 All Development Plan Documents (DPDs) 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.

2.7 Monitoring Reports

- 2.7.1 Local Plans should 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.

- 2.7.2 Redbridge's Monitoring Reports are available on the Council's website:
<https://www.redbridge.gov.uk/planning-and-building/planning-policy/local-development-framework/>

2.8 Community Infrastructure Levy

- 2.8.1 The Community Infrastructure Levy (CIL) is a charge on new buildings and extensions to buildings used to help fund key infrastructure projects such as new schools, health facilities, flood defences and improvements to parks and open spaces. In 2012, the Council began operating a local CIL at a flat rate of £70/m² of new development (subject to some exemptions).
- 2.8.2 Once the Local Plan is adopted, the Council intends to review its CIL charge. Alongside this, it is anticipated that a new Planning Obligations SPD will also be produced, to help clarify the relationship between CIL and s106 contributions.

3 Redbridge Local Plan

- 3.1 The schedule below outlines 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.

Redbridge Local Plan					
Document Title	Status	Brief Description	Geographical coverage	Chain of Conformity	Scheduled date of adoption
Development Plan Documents (DPDs) – borough wide					
Core Strategy & Proposals Map (2008)	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) <i>To be superseded by Redbridge Local Plan</i>

Redbridge Local Plan					
Document Title	Status	Brief Description	Geographical coverage	Chain of Conformity	Scheduled date of adoption
Borough Wide Primary Policies (2008)	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) <i>To be superseded by Redbridge Local Plan</i>
Development Sites with Housing Capacity (2008)	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) <i>To be superseded by Redbridge Local Plan</i>
Development Opportunity Sites (2008)	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) <i>To be superseded by Redbridge Local Plan</i>
Joint Waste Strategy (2012)	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 Local Plans for all the Boroughs	Adopted (February 2012)

Redbridge Local Plan					
Document Title	Status	Brief Description	Geographical coverage	Chain of Conformity	Scheduled date of adoption
Minerals Local Plan (2012)	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 Local Plan	Adopted (September 2012)
Development Plan Documents (DPDs) – Area Action Plans					
Ilford Town Centre Area Action Plan (2008)	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) <i>To be superseded by Redbridge Local Plan</i>
Gants Hill District Centre Area Action Plan (2008)	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) <i>To be superseded by Redbridge Local Plan</i>
Crossrail Corridor Area Action Plan (2011)	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) <i>To be superseded by Redbridge Local Plan</i>
Emerging Planning Policy Documents – borough wide					

Redbridge Local Plan					
Document Title	Status	Brief Description	Geographical coverage	Chain of Conformity	Scheduled date of adoption
Redbridge Local Plan: 2015-2030	DPD	Sets out a strategic direction of where investment and growth should be directed, and provides detailed policies for determining planning applications	Borough wide	General conformity with NPPF and London Plan	November 2017 <i>(subject to PINS timetable)</i>
Policies Map		Illustrates on a map base, the geographical extent of all policies and site allocation proposals identified in the Local Plan.	Borough wide	To conform with Local Plan	November 2017 <i>(subject to PINS timetable)</i>

4 Local Development Documents Profiles

4.1 Introduction

- 4.1.1 This Chapter provides an overview of the Council's adopted policy documents, and outlines the timeframe and key milestones for the new Local Plan and other policy documents and SPDs which the Council intends to produce over this LDS period.

4.2 Adopted Documents

Core Strategy (2008)

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	Monitoring reports will be published to assess the performance of the Core Strategy policies. A new set of monitoring criteria will be produced as part of the emerging Redbridge Local Plan.

Borough Wide Primary Policies (2008)

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	Monitoring reports will be published to assess the performance of the Borough Wide Policies. A new set of monitoring criteria will be produced as part of the emerging Redbridge Local Plan.

Proposals Map (2008)

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 (2008)

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 Authority Monitoring Report (AMR). Site allocations are being reviewed as part of the Local Plan 2015- 2030.

Development Opportunity Sites (2008)

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.

Joint Waste Strategy DPD (2012)

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 adopted Core Strategy (LDD) and emerging Local Plan, London Plan, National Policy and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Adopted February 2012
Monitoring & Review:	Monitoring reports will be published to assess the performance of the Council's waste policies. The Plan will be reviewed where AMR indicates necessary.

Minerals Local Plan (2012)

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 adopted Core Strategy (LDD) and emerging Local Plan, London Plan, National Policy and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Adopted September 2012
Monitoring & Review:	Monitoring reports will be published to assess the performance of the Council's mineral's policies. The Plan will be reviewed where AMR indicates necessary.

Iford Town Centre Area Action Plan (2008)

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	Monitoring reports will be published to assess the performance of the AAP policies. The AAP policies will be superseded by the Redbridge Local Plan.

Gants Hill District Centre Area Action Plan (2009)

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	Monitoring reports will be published to assess the performance of the AAP policies. The AAP policies will be superseded by the Redbridge Local Plan.

Crossrail Corridor Area Action Plan (2011)

Role & Subject:	<p>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.</p> <p>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.</p>
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:	Monitoring reports will be published to assess the performance of the AAP policies. The AAP policies will be superseded by the Redbridge Local Plan.

4.3 Planning Policy Documents and Supplementary Planning Documents under preparation

Redbridge Local Plan 2015 – 2030 (& Policies Map)	
Role & Subject:	Sets overarching strategy of where growth and investment should be directed over the next 15 years, and includes detailed policies for determining individual planning applications. Accompanied by a Policies Map identifying land use designations.
Geographical coverage:	Borough-wide
Status:	Development Plan Document
Conformity:	Consistent with the London Plan (2016), National Planning Policy Framework and the London Borough of Redbridge's Corporate Strategy 2014-2018.
Preparation Status:	<p>Submission of the Local Plan to the Secretary of State is scheduled for March 2017.</p> <p>Once submitted, the Examination timetable will be dependent on the Planning Inspectorate, but it is anticipated that hearing sessions will be held in May 2017.</p> <p>The Inspector's Report on the soundness of the document received by September 2017.</p> <p>If found sound the Local Plan can then be adopted and published by the Council, anticipated to be October 2017.</p>
Previous stages:	<p>Initial Stakeholder Engagement (Regulation 18) - September 2011</p> <p>Preferred Options (Regulation 18) – January 2013</p> <p>Preferred Options Extension (Regulation 18) – November 2014</p> <p>Pre-Submission Draft (Regulation 19) – July/September 2016</p>

Arrangements for Production

Organisational Lead:	Regeneration, Property and Planning
Management:	The project will be led by the Planning Policy Team, with input from other Council departments, local service providers and community groups.
Resources:	Planning Policy Manager & 3 Policy Planners.
Community & Stakeholder Involvement:	Various Stakeholder & community interest groups to be engaged at each stage of plan production and in accordance with the Statement of Community Involvement.
Monitoring & Review:	Implementation of the DPD will be monitored and reported in the AMR. Document will be reviewed where AMR indicates necessary.

Review of Community Infrastructure Levy Charging Schedule	
Role & Subject:	A review of the adopted Charging Schedule (2012). It will set out the range of uses and the areas in which new developments will be required to pay the Community Infrastructure Levy in Redbridge. The Charging Schedule will also set out the charge per sqm which different types of development will be expected to pay.
Geographical coverage:	Borough-wide
Status:	Charging Schedule
Conformity:	Consistent with the London Plan, National Planning Policy Framework and the London Borough of Redbridge's Corporate Strategy 2014-2018.
Preparation Status:	Review to take place following adoption of the Local Plan.

Indicative Timetable

Stage	Dates
Evidence gathering/preparation	2017
Consultation & engagement	October/November 2017
Second stage of public consultation	Spring 2018
Public examination hearing	Summer 2018
Adoption	Autumn 2018

Arrangements for Production

Organisational Lead:	Regeneration, Property and Planning
Management:	Project will be led by the Planning Policy Team, with input from other Council departments.
Resources:	Planning Policy Manager & 1 x CIL/S106 Officer
Community & Stakeholder Involvement:	Various Stakeholder & community interest groups to be engaged at each stage of plan production and in accordance with the Statement of Community Involvement.
Monitoring & Review:	Implementation of the DPD will be monitored and reported in the AMR. Document will be reviewed where AMR indicates necessary.

Planning Obligations Supplementary Planning Document (SPD)	
Role & Subject:	This will update the Affordable Housing SPD (2009) to reflect more recent evidence and to be in line with the London Plan (2016) and the Local Plan. It will provide guidance on how planning obligations will operate in Redbridge. It will include guidance on other planning obligations, such as open space and public realm, transport and highways and environmental sustainability.
Geographical coverage:	Borough-wide
Status:	Supplementary Planning Document
Conformity:	Consistent with the Local Plan.
Preparation Status:	Review to take place following adoption of the Local Plan. timetable will closely align with the review of the CIL Charging Schedule.

Indicative Timetable

Stage	Dates
Evidence gathering/preparation	2017
Consultation & engagement	Spring 2018
Adoption	Summer 2018

Arrangements for Production

Organisational Lead:	Regeneration, Property and Planning
Management:	Project will be led by the Planning Policy Team, with input from other Council departments.
Resources:	Planning Policy Manager & 1 x CIL/S106 Officer
Community & Stakeholder Involvement:	Various Stakeholder & community interest groups to be engaged in accordance with the Statement of Community Involvement.
Monitoring & Review:	This document will be reviewed as appropriate, taking into account changing circumstances and planning policy changes.

Householder Design Guide Supplementary Planning Document	
Role & Subject:	This will update the Householder Design Guide (2012) to reflect more recent evidence and to be in line with the Local Plan. It will provide guidance on how planning obligations will operate in Redbridge. It will include guidance on other planning obligations, such as open space and public realm, transport and highways and environmental sustainability.
Geographical coverage:	Borough-wide
Status:	Supplementary Planning Document
Conformity:	Consistent with the Local Plan.
Preparation Status:	Review to take place following adoption of the Local Plan.

Indicative Timetable

Stage	Dates
Evidence gathering/preparation	2017
Consultation & engagement	Spring 2018
Adoption	Summer 2018

Arrangements for Production

Organisational Lead:	Regeneration, Property and Planning
Management:	Project will be led by the Planning Policy Team, with input from other Council departments.
Resources:	Planning Policy Manager & 1 x Policy Officer
Community & Stakeholder Involvement:	Various Stakeholder & community interest groups to be engaged in accordance with the Statement of Community Involvement.
Monitoring & Review:	This document will be reviewed as appropriate, taking into account changing circumstances and planning policy changes.

Conservation Area Character Appraisals and Management Plans Supplementary Planning Documents	
Role & Subject:	To inform future development throughout the borough and comply with Statutory obligations regarding the historic environment, updated Character Appraisals, and Management Plans will be prepared as SPDs for all 16 Conservation Areas.
Geographical coverage:	Borough-wide
Status:	Supplementary Planning Document
Conformity:	Consistent with the Local Plan.
Preparation Status:	This is an on-going rolling programme for review and update of all Conservation Areas – prepared and delivered over 2.5 years.

Indicative Timetable

Stage	Dates
Evidence gathering/preparation.	Approximately 2-3 months per Conservation Area
Consultation & engagement	Formal public consultation and engagement to be undertaken as part of preparation of each SPD.
Adoption	Approximately 4-5 months from inception of each SPD.

Arrangements for Production

Organisational Lead:	Regeneration, Property and Planning
Management:	Project will be led by the Urban Design Team, with input from other Council departments.
Resources:	Urban Design Manager & 1 x Urban Design and Conservation Officer
Community & Stakeholder Involvement:	Various Stakeholder & community interest groups to be engaged in accordance with the Statement of Community Involvement.
Monitoring & Review:	The documents will be reviewed as appropriate, taking into account changing circumstances and planning policy changes.

5 Project Management

5.1 Resources

- 5.1.1 The Planning Policy Team has the primary responsibility for the preparation of the Local Plan for the London Borough of Redbridge. In the 2016/17 financial year the team will comprise:
- 1 Planning Policy Manager
 - 2 x Senior Policy Planners
 - 1 x Policy Officer
 - 1 x Graduate Officer
 - 1 Planning Obligations Officer
- 5.1.2 Input will be sought from other teams such as Urban Design, Growth, Housing Strategy and Highways as required.
- 5.1.3 It is intended that the majority of the Local Plan 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 evidence base documents.

5.2 Decision Making

- 5.2.1 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:

Committee	Meeting Frequency	Lead-in Time
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

- 5.2.2 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 informed the LDS timeframes.
- 5.2.3 Changes to the Council's governance structure are expected to come into effect during 2017/18.

5.3 Risk Assessment

- 5.3.1 The timetable contained within this LDS is a realistic one taking into consideration staff resources, extensive public and stakeholder involvement and committee decision making lead in timetable, as well as external involvement from the Mayor of London and the Planning Inspectorate. It will be kept under review and monitored and updated as required, 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.

Appendix 1 – Conservation Area Appraisals Program – (SPDs)

Conservation Area	Anticipated Consultation /Adoption
Little Heath	Spring 2017
Bungalow Estate	Spring 2017
South Woodford	Summer 2017
Woodford Broadway	Summer 2017
George Lane	Autumn 2017
Woodford Bridge	Autumn 2017
Wanstead Grove	Winter 2017
Snaresbrook	Winter 2017
Woodford Green	Spring 2018
Wanstead Village	Spring 2018
Aldersbrook	Summer 2018
Claybury	Summer 2018
Woodford Wells	Autumn 2018
Wanstead Park	Autumn 2018
Barnardo's Village	Winter 2018
Valentines Mansion	Winter 2018