

# **Redbridge Local Development Scheme:**

**2019 – 2022**

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London Borough of Redbridge  
Regeneration, Property & Planning

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# **1 Introduction**

## **1.1 Background**

- 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 current LDS 2017- 2020 was published in February 2017 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 LDS supersedes the previous one and is updated to reflect the timescales for the production of a review of the Redbridge Local Plan that conforms with the government's revised National Planning Policy Framework (NPPF) (2018) and emerging London Plan.
- 1.1.5 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.

## 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 The 2004 Act identified two different types of planning documents that can be used by Local Planning Authorities to set out policy associated guidance that can be used to determine planning applications. These are Development Plan Documents and Supplementary Planning Documents. All local development documents are, where necessary, subject to sustainability appraisal and a strategic environmental assessment. The suite of Redbridge Local Plan documents is illustrated in Figure 1.

- **Development Plan Documents (DPD)** - Planning applications must be determined in accordance with the Development Plan, or Local Plan. As they form part of the Development Plan these documents have statutory status. They are subject to independent examination before an inspector, who can recommend changes which the Council must accept if they are to adopt the Plan. Redbridge adopted its primary DPD, the Local Plan, in March 2018. It sets out an overall vision of how the borough and places within it should develop. Other DPDs can include Area Action Plans, Development Management Policies documents, Site Specific Allocations and a Policies Map. DPDs must be in general conformity with the London Plan.
- **Supplementary Planning Documents (SPD)** – these documents do not have development plan status but provide guidance on the application of planning policies. SPDs build upon policies in Local Plans, they cannot create policy and neither can they allocate sites for development.

2.1.3 The Council also produces the following other planning documents:

- **Annual Monitoring Report (AMR)** – 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.

- Redbridge's Monitoring Reports are available on the Council's website:

<https://www.redbridge.gov.uk/planning-and-building/planning-policy/local-development-framework/>

- **Statement of Community Involvement (SCI)** – sets out how Redbridge Council intends to involve stakeholders and the community as a whole in the Local Plan process, as well as their involvement with planning applications. The SCI (2006) is currently being updated with a new version due for adoption in early 2020.

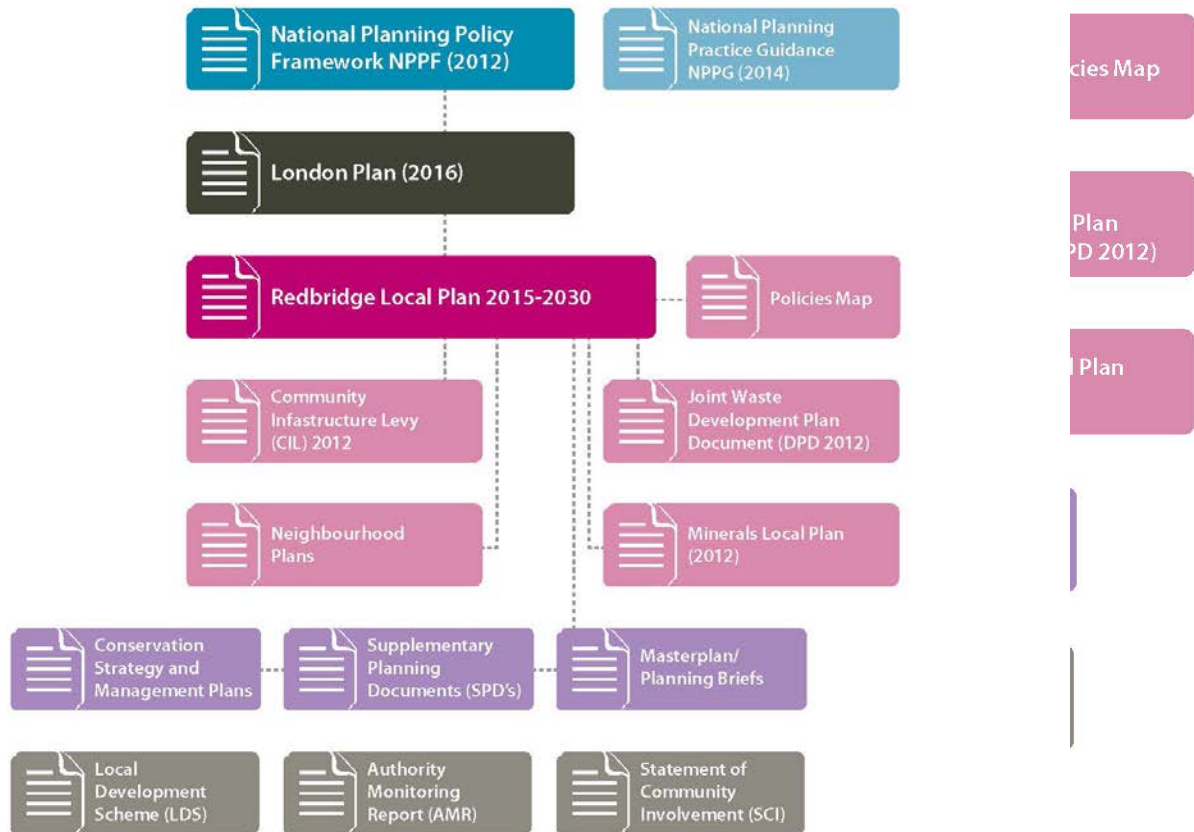
2.1.4 All planning policy documents which the Council produces must be:

- 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

**FIGURE 1: Redbridge Local Plan – Relationship of its Component Documents**



**FIGURE 1: Redbridge Local Plan – Relationship of its Component Documents**



## **2.2 The Local Development Scheme**

- 2.2.1 The LDS is a three-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 2019 - 2022.

## **2.3 Neighbourhood Plans and Local Development Orders**

- 2.3.1 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.
- 2.3.2 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 the adopted Local Plan documents and the London Plan.
- 2.3.3 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 LDS.
- 2.3.4 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.

## **2.4 Community Infrastructure Levy**

- 2.4.1 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/m<sup>2</sup> of new development (subject to some exemptions). The CIL Charging Rates are currently being reviewed.

### 3 Redbridge Local Plan

#### 3.1 Local Plan and other DPDs

3.1.1 This section outlines the planning policy documents the Council has and proposes to produce, and indicates how these relate to each other and with national and regional planning policy (i.e. the 'chain of conformity'). A 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 is also set out.

3.1.2 Redbridge Local Plan (& Policies Map)	
Status	Development Plan Document Adopted March 2018
Role & Subject:	Sets the 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
Conformity:	Consistent with emerging new London Plan, National Planning Policy Framework (2018) and the London Borough of Redbridge's Borough Plan and Strategic Delivery Plan
Preparation Status:	A full review of the Local Plan to commence in late 2019 to reflect policies of new London Plan (anticipated to be adopted in early 2020) and NPPF2 (2018).

#### Milestones

Stage	Timescale
Evidence gathering and scoping	February – October 2020
Direction of Travel Consultation (Regulation 18)	Late 2020
Issues and Options Consultation (Regulation 18)	Summer 2022
Submission Draft Local Plan for consultation (Regulation 19)	Summer 2023
Submission to Secretary of State for examination (Regulation 22)	Early 2024
Examination (Regulation 25) (subject to Inspectorate)	Spring 2024
Adoption (Regulation 26)	Winter 2024

#### 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. The document will be reviewed where AMR indicates necessary.

3.1.3 Statement of Community Involvement (SCI)	
Status	Local Development Document Adopted 2006
Role & Subject:	Outlines how the Council intends to consult on all aspects of plan-making and planning applications.
Geographical coverage:	Borough-wide
Conformity:	Consistent with amended legislation, National Planning Policy Framework (2018) and the London Borough of Redbridge's Borough Plan and Strategic Delivery Plan
Preparation Status:	Review currently underway.

#### Milestones

Stage	Timescale
Evidence gathering and scoping	April-June 2019
Drafting/internal consultation	July-Sept 2019
Public Consultation	Oct-Jan 2019
Cabinet/Publication	March 2020

#### 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 SCI will be monitored and reported in the AMR.



3.1.4 Review of Community Infrastructure Levy (CIL) Charging Schedule	
Status:	Charging Schedule
Role & Subject:	A review of the adopted CIL Charging Schedule (2012). It will set out the range of uses and the areas in which new developments will be required to pay CIL 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
Conformity:	Consistent with the London Plan, National Planning Policy Framework (2018) and the London Borough of Redbridge's Borough Plan and Strategic Delivery Plan
Preparation Status:	Currently under review.

#### Milestones

Stage	Timescale
Evidence gathering/preparation	Summer 2018
Consultation & engagement	November 2018 – January 2019
Second stage of public consultation	Autumn 2019
Submission to Secretary of State for examination	Early 2020
Examination (subject to Inspectorate timescales)	Spring 2020
Adoption & implementation	Summer 2020

#### 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 Charging Schedule will be monitored and reported in the AMR. Document will be reviewed where AMR indicates necessary.

3.1.5 East London Waste Plan	
Status:	Development Plan Document Adopted 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 sub-region (Barking & Dagenham, Havering, Newham and Redbridge)
Conformity:	Consistent with the London Plan, National Planning Policy Framework (2018) and the London Borough of Redbridge's Borough Plan and Strategic Delivery Plan
Preparation Status:	Timetable to be confirmed with the East London boroughs in Spring 2020. Monitoring of waste data of the current plan should be carried out before a review can be undertaken.

#### Milestones

Stage	Timescale
Evidence gathering/preparation	TBC 2020
Consultation & engagement (Regulation 18)	TBC
Second stage of public consultation (Regulation 19)	TBC
Submission to Secretary of State for examination (Regulation 22)	TBC
Examination (subject to Inspectorate timescales) (Regulation 25)	TBC
Adoption & implementation (Regulation 26)	TBC

#### Arrangements for Production

Organisational Lead:	Regeneration, Property and Planning
Management:	Project will be undertaken in coordination with ELWA boroughs; Redbridge work to be coordinated by Planning Policy Team, with input from other Council departments.
Resources:	Planning Policy Manager & 1 x CIL/S106 Officer
Community & Stakeholder Involvement:	Various statutory undertaker, stakeholder & community interest groups to be engaged at each stage of plan production and in accordance with the Statement of Community Involvement.
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.

3.1.6 Minerals Local Plan	
Status:	Development Plan Document Adopted 2012
Role & Subject:	Indicates how Minerals apportionment set out in the London Plan will be met and identifies sites to meet this.
Geographical coverage:	Borough-wide
Conformity:	Consistent with the London Plan, National Planning Policy Framework (2018) and the London Borough of Redbridge's Borough Plan and Strategic Delivery Plan
Preparation Status:	Review of Minerals Local Plan to run concurrently with Redbridge Local Plan Review.
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.

### 3.2 Supplementary Planning Documents under preparation

3.2.1 Planning Obligations Supplementary Planning Document (SPD)	
Role & Subject:	This SPD provides guidance on how planning obligations will operate in Redbridge including their relationship with CIL. It will provide more detailed guidance on adopted Local Plan policies and the Council's approach to securing planning obligations for affordable housing, employment, training & skills, affordable work space, open space and public realm, transport and highways, environmental sustainability, heritage and public art.
Geographical coverage:	Borough-wide
Status:	Supplementary Planning Document
Conformity:	Consistent with the Redbridge Local Plan (2018)
Preparation Status:	Currently under review. Timetable closely aligns with the review of the CIL Charging Schedule.

#### Milestones

Stage	Timescale
Evidence gathering/preparation	Autumn 2018
Consultation & engagement	Summer 2019
Adopted	Autumn 2019

#### 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.

3.2.2 Housing Design Supplementary Planning Document	
Role & Subject:	This SPD will update the Householder Design Guide (2012) and will include further detailed information on Local Plan policies in relation to housing design. It provides guidance for householders considering extensions or other domestic alterations, as well as small and medium sized developers seeking to convert properties or develop housing schemes on small sites.
Geographical coverage:	Borough-wide
Status:	Supplementary Planning Document
Conformity:	Consistent with the Redbridge Local Plan (2018)
Preparation Status:	Review to take place following adoption of the Local Plan.

#### Milestones

Stage	Timescale
Evidence gathering/preparation	Autumn 2018
Consultation & engagement	Summer 2019
Adopted	Autumn 2019

#### 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 & 1 x Urban Design 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.

3.2.3 Conservation Area Character Appraisals and Management Plans	
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:	Guidance notes
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. Detailed in Appendix 1.

#### 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.

**4 Project Management**

**4.1 Resources**

4.1.1 The Planning Policy Team has the primary responsibility for the preparation of the Local Plan and any subsequent documents. The team currently comprises the following:

- 1x Planning Policy Manager
- 2 x Senior Policy Planners
- 1 x Policy Officer
- 1 x Graduate Officer
- 1 x s106/CIL Officer
- 1 x LLPG Officer
- 1 x Street Naming & Numbering Officer

4.1.2 As stated above, input into the various documents will be sought from other teams such as Development Management, Urban Design, Regeneration, Housing and Highways as required. The Policy 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.

**4.2 Decision Making**

4.2.1 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
Local Plan Panel (cross party Member group advising on draft documents)	Quarterly	2 weeks
Scrutiny	Generally monthly	2 weeks
Cabinet	Generally monthly	4-6 weeks
Council	Generally monthly	4-6 weeks

4.2.2 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.

**4.3 Risk Assessment**

4.3.1 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.

4.3.2 Notwithstanding the above, the Council does have to meet statutory requirements and failure to do so may result in legal challenges or financial penalties.

#### **4.4 Monitoring Reports & Reviews**

- 4.4.1 As previously mentioned in paragraph 2.1.3, 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.
- 4.4.2 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; and
  - Details of cooperation with another local planning authority or organisation under the Duty to Cooperate.
- 4.4.3 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)

<b>Conservation Area</b>	<b>Anticipated Consultation /Adoption</b>
Little Heath	Adopted 2018
Bungalow Estate	Adopted 2014
Woodford Bridge	Adopted 2014
Woodford Broadway	Adopted 2013
Aldersbrook	Winter 2019
Wanstead Grove	Autumn 2020
Wanstead Village	Autumn 2020
George Lane	Autumn 2021
South Woodford	Autumn 2021
Woodford Green	Autumn 2022
Woodford Wells	Autumn 2022
Snaresbrook	Autumn 2023
Claybury	Autumn 2023
Barnardo's Village	Autumn 2024
Valentines Mansion	Autumn 2024
Wanstead Park	Autumn 2025