



Agenda item:

[No 1

Cabinet

14 September 2010

Report Title. LDF Local Development Scheme

Report authorised by Niall Bolger, Director of Urban Environment

*MMA* Marc Dorfman @ 6-9-10 for NB.

Contact Officer : Ismail Mohammed and Marc Dorfman

Wards(s) affected: **ALL**

Report for: **Key Decision**

**1. Purpose of the report (That is, the decision required)**

- 1.1 To seek Cabinet approval for the revised Local Development Scheme (LDS) for Haringey for the preparation of a set of planning policy documents to complement the emerging Core Strategy.

**2. Introduction by Cabinet Member (if necessary)**

2.1 The report on the Local Development Scheme (LDS) sets out the Council's timetable and project plan for the delivery of the Haringey Local Development Framework (LDF) which comprises the Core Strategy and other critical planning documents that shape the planning and regeneration of the Borough up until 2026.

2.2 The LDS is a three-year project plan and needs to be revised as the timetable for plans changes.

**3. State link(s) with Council Plan Priorities and actions and /or other Strategies:**

- 3.1 The Local Development Scheme (LDS) is the project plan for the LDF. The LDF has planning policies that mirror the aims and the objectives of the Sustainable Community Strategy and the Corporate Plan.

#### **4. Recommendations**

- 4.1 That Members agree to the submission of the Haringey's revised Local Development Scheme to Greater London Authority and DCLG for approval.
- 4.2 That Members agree that any amendments required to be made to the revised Local Development Scheme document following comments from Greater London Authority and DCLG to be approved by Assistant Director (Planning and Regeneration) in consultation with the Lead Member for Planning and Regeneration before adopting the Revised Haringey Local Development Scheme.

#### **5. Reason for recommendation(s)**

- 5.1 The Cabinet approval is required to make changes to the Local development Scheme before submission to GLA and DCLG. Following submission it may be necessary to make some minor adjustment to the documents to take on board the observation and comments from the GLA and DCLG.

#### **6 Other options considered**

- 6.1 Retaining the current Local Development Scheme would not be supporting the planning framework set out in the Core Strategy and as a result the Core Strategy could be found to be unsound at the Examination in Public. The LDS would not reflect the changes that are now being envisaged by the Planning Service to deliver an effective LDF for the Borough.

#### **7. Summary**

7.1 The report on the Local Development Scheme (LDS) sets out the Council's timetable and project plan for the delivery of the Haringey Local Development Framework (LDF) which comprises the Core Strategy and other critical planning documents that shape the planning and regeneration of the Borough up until 2026.

7.2 The LDS is a three-year project plan and needs to be revised as the timetable for plans changes.

##### **LDS Monitoring and Approval System**

7.5 Haringey's current Local Development Scheme was approved by Greater London Authority in March 2010, and included Development Plan Documents such as the Statement of Community Involvement, Core Strategy, North London Joint Waste Plan, Wood Green.

- 7.6 The Annual Monitoring Report (AMR) monitors progress on the Local Development Framework against the milestones set out in the Local Development Scheme and some changes and modifications can be reported through the AMR. The AMR for 2010 is being prepared and will be reported to Cabinet in December for their consideration, however the number of changes being proposed are significant and the AMR is not the appropriate tool for promoting these changes.
- 7.7 Once a full review of the LDS has been undertaken it will need to be approved for submission to the Greater London Authority and DCLG, and be brought into effect immediately upon receiving a notice from either of the above that they do not wish to intervene.
- 7.8 The revised LDS also sets out a revised timetable for the Core Strategy, and the Joint North London Waste Plan. Whilst it is no longer necessary to include the programme for preparing or revising other documents such as Supplementary Planning Documents (SPD), however, the revised LDS will include an update on the programme of preparing and adopting SPDs (eg the South Tottenham House Extension SPD and the Sustainable Design and Construction SPD)

#### **Revised Local Development Scheme (LDS)**

- 7.9 The details of the progress on the existing Local Development Scheme and the new Development Plan Documents proposed for inclusion in the revised LDS are set out below.

#### Statement of Community Involvement (SCI)

- 7.10 The SCI sets out the standards for involving local communities in the preparation of Local Development Documents and development control decisions. This was adopted in February 2008. The SCI will be updated to reflect the new regulations and also the new LDS project plan and timetable once the revised LDS is approved.

#### **Development Plan Documents (DPD)**

##### Core Strategy

- 7.11 The Core Strategy is the main DPD setting out the strategic spatial planning policies that will help shape the kind of place Haringey will be in 2026 by balancing the needs and aspirations of residents and businesses against strategic development needs. Reflecting the changes in new PPS 12 (2008), Core Strategy will include a plan to indicate how community infrastructure will be delivered. The timetable for the preparation of the Core Strategy will include a revised date for submission date to Secretary of State for Examination in Public and the adoption date. Please see appendix 1 for the revised timetable.

#### Joint Waste Development Plan Document

7.12 Unitary authorities are required under the Planning and Compulsory Purchase Act 2004 to produce a Waste Development Plan Document for their area. Haringey Council has agreed to prepare a Joint Waste Development Plan Document plan with six other north London boroughs that make up the North London Waste Authority area. The document will provide waste projections and identify the mix and location of waste facilities needed in the sub-region.

7.13 The initial key milestones for the document have been met. However, with agreement with all stakeholders involved in the process, a revised timetable has been prepared to allow more assessment of the waste sites identified. The revised LDS will reflect these changes. Please see appendix 1 for the draft revised timetable.

#### Sites Allocations DPD

7.14 This document will set out proposals for major development sites in the borough and will contain other site specific policies as appropriate. During May and June, there was an initial stakeholder and community consultation on the draft document and the representations received are being analysed and will help to develop the Preferred Options document. Please see appendix 1 for the timetable.

#### Development Management Policies (DPD)

7.15 This document will contain borough –wide development management policies against which planning applications can be assessed. The document will not repeat national or regional policies and the guidance provided via the national planning policy statements. It will focus on policies which will reflect conditions specific to Haringey. During May and June, there was an initial stakeholder and community consultation on the draft document and the representations received are being analysed and will help to develop the Preferred Options document. Please see appendix 1 for the timetable.

#### Community Infrastructure Levy DPD

7.16 The Community Infrastructure Levy (CIL) Regulations which came into force on the 6th April 2010 provides a framework for local authorities to develop a mandatory charging schedule for community infrastructure and keeping S106 agreements for site compliance and affordable housing contributions.

7.17 This DPD will enable the Council to

- prepare and publish a “charging schedule” which will set out the rates of CIL which will apply in the authority’s area
- apply the CIL revenue it receives to funding infrastructure to support the development of its area, and;
- report to the local community on the amount of CIL revenue collected, spent and retained each year.

7.18 Under the current regulations, the CIL will apply to new infrastructure needs. CIL

can only be levied where there is an up-to-date Core Strategy and the associated Community Infrastructure Plan is in place. The CIL Charging Schedule will need to be prepared in accordance with national planning regulations, and will form a document within the Haringey LDF. It will be subject to consultation and an Examination in Public chaired by an Inspector from the Planning Inspectorate.

Heartlands and Wood Green Area Action Plan DPD

- 7.19 The Area Action Plan for this Metropolitan Shopping Centre and the growth area will provide an opportunity to assess the future potential of the centre to promote and expand retail, leisure and commercial uses and to contribute to the future regeneration of this important part of the Borough that will provide growth opportunities for housing. The Area action Plan can also improve access and connectivity to the adjoining cultural and heritage area and landmarks. The Area Action Plan will provide the planning policies to deliver the expansion of retail and commercial activities in the Borough. Work on preparing the AAP will commence in early 2011. Please see appendix 1 for the timetable.

Tottenham Area Spatial and Investment Plans

- 7.20 The following plans may be developed collectively or separately

Tottenham Hale Area Action Plan DPD

- 7.21 The Area Action Plan will cover the wider Tottenham Hale Masterplan area that is one of the major growth points in the Borough. There are further opportunities to review and rationalise the land-uses to ensure that future regeneration of this part of the Borough will create a quality environment with the opportunities to expand commercial and retail offer to meet the needs of the future residents of the area. The AAP will also provide an opportunity to assess the potential for a District Centre for the growth area and contribute to the wider regeneration of this important part of the Borough. Please see appendix 1 for the timetable.

Tottenham High Road Area Action Plan DPD

- 7.22 The Area Action Plan Tottenham High Road Corridor will provide an opportunity to assess the future potential of the historic High Road to rationalise retail, commercial and leisure uses to promote and contribute to the future regeneration area. There are number of sites along this corridor that are under-used and disconnected and use that are no longer appropriate and the AAP will be an opportunity to review local aspirations and provide a framework and land-use policies for the development and regeneration of the historic linear high street. Please see appendix 1 for the timetable.

Northumberland Park Area Action Plan DPD

- 7.23 Northumberland Park is an area with the potential for significant change and investment over the next 15 years. The potential redevelopment of the White Hart Lane stadium provides opportunities for the ward to maximise the regeneration benefits to the local community including major retail, sports and leisure hub in the area. There are a number of potential smaller but strategic

development sites which are being identified through the Opportunity Area Framework for Upper Lee Valley. These coupled with the Marsh lane proposals and the proposals by Enfield Council across the borough boundary in Meridian Water all indicate to a very dynamic situation benefits of which need to be captured in an Area Action Plan.

#### Seven Sisters Area Action Plan

- 7.24 The area's ability to play a role in the future growth and regeneration of the borough will be captured in the Area Action Plan. The potential for change is highlighted by the opportunities presented by various development and regeneration opportunities such as the improvements to the Florentia Village and St Ann's Hospital. Other initiatives in the area include the Seven Sisters Corridor study, Woodberry Down masterplan in Hackney and the development proposals around the Finsbury Park station.

#### **Supplementary Planning Documents (SPD)**

- 7.25 With New PPS 12 and the regulations indicate that local authorities do not have to include Supplementary Planning Documents in their LDS. Haringey's 2007 LDS included 5 SPDs – all of which have now been adopted. These are

- Open Space Standards Supplementary Planning Document (adopted in June 2008)
- Housing Supplementary Planning Document (adopted in October 2008)
- Tottenham Hale SPD (adopted Oct 2006)
- Lawrence Road SPD (adopted Oct 2007)
- Wood Green SPD (adopted Oct 2008)

- 7.26 The revised LDS will contain new Supplementary Planning Documents to support our planning policies.

- The Sustainable Design and Construction and Decentralised Energy Infrastructure SPD. This will provide guidance on design and construction solutions to achieve sustainable buildings and effective utilisation of renewable energy and new technologies. The SPD will also focus the potential for decentralised energy networks reflecting the outcomes of the Energy Infrastructure Study for Haringey. In addition, the Council has been successful in securing resources through the Mayor's London Development Agency (LDA) to investigate how to set up local energy companies. Outcomes of this study will also be captured in the SPD.
- South Tottenham House Extensions SPD : This SPD aims to regularize roof extensions in the South Tottenham area, and ensure both adequate growing space and good design to alleviate overcrowding.
- Conservation Areas Management SPD: This SPD will supplement emerging Core Strategy conservation policies and will address the management of Conservation

Areas. In addition, character appraisals are being prepared for each of the borough's 29 Conservation Areas. This work is ongoing and will form the evidence base for the SPD.

- Design and Public Realm SPD : This SPD will supplement the emerging Core Strategy policies for quality of built environment in Haringey, focussing on housing design standards, landscaping, the streetscene and the public realm.

#### **8. Chief Financial Officer Comments**

- 8.1 The revenue budget for Urban Environment for 2009/10 includes one-off additional resources of £100k to enable the policy team to deliver all planning documents required for the Local Development Framework. There is no provision for 2010/11. Resources support from within the Planning and Regeneration service via savings and external funding will be examined. Should these not be found the development of these plans will need to be reprofiled.

#### **9. Head of Legal Services Comments**

- 9.1 The review of the Local Development Scheme (LDS) accords with the guidance set out in Para 4.55 of PPS12. The LDS is the appropriate document to review the programme and time-table for preparing the suite of documents for the Local Development Framework.

#### **10. Head of Procurement Comments – [ Required for Procurement Committee]**

#### **11. Equalities and Community Cohesion Comments**

- 11.1 The Local Development Scheme is a project plan for preparing a suite of planning documents which will address equalities and diversity. Each plan document will be subject to a number of assessments during the preparation stage including Sustainability Appraisal and Equality Impact Assessments. The whole of the LDF process/Core Strategy has been the subject of an EQIA.

#### **12. Consultation**

- 12.1 The Local Development Scheme is a project plan which is not subject to public consultation. Once a revised LDS is submitted to the Greater London Authority and comes into effect, it will be made publicly available at Council's offices and published on the website. Individual Plan documents are subject to public consultation in line with the Statement of Community Involvement. Each plan document will set out the key milestones for public consultation.

### **13. Service Financial Comments**

13.1 The revenue budget for Urban Environment for 2009/10 includes one-off additional resources of £100k to enable the policy team to deliver all planning documents required for the Local Development Framework. There is no provision for 2010/11. Resources support from within the Planning and Regeneration service via savings and external funding will be examined. Should these not be found the development of these plans will need to be reprofiled.

### **14. Use of appendices /Tables and photographs**

14.1 Appendix 1 -Timetable for Development Plan Documents for 2010 Local Development Scheme

### **15. Local Government (Access to Information) Act 1985**

15.1 Background documents include:

- Haringey's Local Development Scheme, March 2007
- Haringey Local Development Scheme –Progress Report, October 2008
- Haringey Local Development Plan – April 2009
- Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008
- Planning Policy Statement 12: Local Spatial Planning (DCLG, June 2008)



## APPENDIX 1

### Timetable for Development Plan Documents for 2010 Local Development Scheme

<b>Core Strategy (including Sustainability Appraisal)</b>	
<b>Milestone</b>	<b>Target</b>
Consultation on issues and options	Feb – March 08
Consultation on draft Core Strategy with preferred options	April – May 09
Cabinet approval for Submission draft	March 2010
Pre-Submission Consultation	May-June 2010
Full Council approval	January 2011
Submit to Secretary of State	February 2011
Examination	May 2011
Adoption	November 2011

<b>Development Control Policies (including Sustainability Appraisal)</b>	
<b>Milestone</b>	<b>Target</b>
Scoping and developing the evidence base	Oct - Nov 09
Consultation on the DPD	May-June 2010
Cabinet approval for Submission	March 2011
Pre-submission consultation	April-May 2011
Full Council Approval	October 2011
Submit to Secretary of State	October 2011
Examination	December 2011
Adoption	March 2012

<b>Site Allocations (including Sustainability Appraisal)</b>	
<b>Milestone</b>	<b>Target</b>
Scoping and developing the evidence base	Oct - Nov 09
Consultation on the DPD	May-June 2010
Cabinet Approval	March 2011
Pre-submission consultation	April-May 2011
Full Council Approval	October 2011
Submit to Secretary of State	October 2011
Examination	December 2011
Adoption	March 2012

<b>Joint Waste Plan (including Sustainability Appraisal)</b>	
<b>Milestone</b>	<b>Target</b>
Consultation on issues and options	Jan – Feb 08
Consultation on preferred options	Oct 2009
Cabinet Approval for Submission draft	January 2011
Pre-Submission Consultation	Feb-March 2011
Full Council Approval	July 2011
Submission to the Secretary of State	July 2011
Examination	September 2011
Adoption	March 2012

<b>Community Infrastructure Levy DPD</b>	
<b>Milestone</b>	<b>Target</b>
Scoping and developing the evidence base	May 2011
Consultation on the DPD	Nov-Dec 2011
Cabinet Approval (submission draft)	June 2012
Pre-submission consultation	June-July 2012
Full Council approval	November 2012
Submit to Secretary of State	November 2012
Examination	January 2013
Adoption	June 2013

<b>Wood Green Area Action Plan (including Sustainability Appraisal)</b>	
<b>Milestone</b>	<b>Target</b>
Scoping and developing the evidence base	May 2011
Consultation on the DPD	Nov-Dec 2011
Cabinet Approval (submission draft )	July 2012
Pre-submission consultation	September-October 2012
Full Council approval	February 2013
Submit to Secretary of State	February 2013
Examination	May 2013
Adoption	October 2013

<b>Northumberland Park Area Action Plan (inc Sustainability Appraisal)</b>	
<b>Milestone</b>	<b>Target</b>
Scoping and developing the evidence base	May 2011
Consultation on the DPD	Nov-Dec 2011
Cabinet Approval (submission draft)	June 2012
Pre-submission consultation	June-July 2012
Full Council Approval	November 2012
Submit to Secretary of State	November 2012
Examination	February 2013
Adoption	June 2013

<b>Tottenham Hale Area Action Plan ( including Sustainability appraisal)</b>	
<b>Milestone</b>	<b>Target</b>
Scoping and developing the evidence base	Oct 2011
Consultation on the DPD	April 2012
Cabinet Approval (submission)	Oct 2012
Pre-submission consultation	Oct 2012
Submit to Secretary of State	March 2013
Examination	May 2013
Adoption	October 2013

<b>Tottenham High Road Corridor Area Action Plan (including Sustainability Appraisal)</b>	
<b>Milestone</b>	<b>Target</b>
Scoping and developing the evidence base	February 2012
Consultation on the DPD	May 2012
Cabinet Approval (submission)	March 2013
Pre-submission consultation	April 2013
Submit to Secretary of State	October 2013
Examination	December 2013
Adoption	May 2014

<b>Seven Sisters Corridor Area Action Plan (including Sustainability Appraisal)</b>	
<b>Milestone</b>	<b>Target</b>
Scoping and developing the evidence base	Oct 2012
Consultation on the DPD	April 2013
Cabinet Approval	Oct 2013
Pre-submission consultation	Oct 2013
Submit to Secretary of State	March 2014
Examination	May 2014
Adoption	October 2014