

**Executive Meeting**
**On 20 March 2007**
**Report Title:** Review of the Local Development Scheme

**Forward Plan reference number:**
**Report of:** Niall Bolger, Director of Urban Environment

**Wards(s) affected:** All

**Report for:** Key Decision

**1. Purpose**

- 1.1 To approve the review of the Local Development Scheme for submission to the Government Office for London. The revised Local Development Scheme must be submitted by 31 March 2007.

**2. Introduction by Executive Member**

- 2.1 This report is brought to the Executive for members to approve the Local Development Scheme.

**3. Recommendations**

- 3.1 To approve the review of the Local Development Scheme, attached as Appendix 1, for submission to the Government Office for London.
- 3.2 To delegate power to the Executive Member for Enterprise and Regeneration in consultation with the Assistant Director (Planning Policy and Development) to approve any changes required prior to submission.
- 3.3 To bring the revised Local Development Scheme into effect, subject to any changes made under delegated authority and the Government Office for London confirming that they do not wish to issue a Direction under the Town and Country Planning (Local Development) (England) Regulations 2004.

**Report Authorised by:** Niall Bolger, Director of Urban Environment

**Contact Officer:** Malcolm Souch, Planning Policy Team Leader (extension 5590)

#### **4. Executive Summary**

- 4.1 The Council is required under the Planning and Compulsory Purchase Act 2004 to prepare a Local Development Framework (LDF). The LDF is a portfolio of planning policy documents, which will replace the Unitary Development Plan. As part of the LDF, the Council is required to submit, and keep up-to-date, a Local Development Scheme (LDS).
- 4.2 The LDS is a three-year project plan, which sets out a work programme for the new planning policy documents. The first Local Development Scheme came into effect on 5 September 2005.
- 4.3 The LDS includes an overall timetable for the preparation of the LDF and milestones for individual documents. The Council's Annual Monitoring Report (AMR) monitors progress on the timetable and the milestones contained in the LDS. The next AMR will be submitted to the Government Office for London in December 2007. It will monitor the financial year 2006/07.
- 4.4 The submission of a revised LDS is subject to Best Value Performance Indicators (BV200b and BV200c) on plan-making and is linked to the allocation of Planning Delivery Grant. Therefore, it is essential that the LDS is updated to give accurate timescales for the LDF.

#### **5. Reasons for any change in policy or for new policy development**

- 5.1 The Town and Country Planning (Local Development) (England) Regulations 2004 require local authorities to produce a three-year project plan for their Local Development Frameworks. The format and content of the LDS is largely prescribed by the regulations and by Planning Policy Statement 12: Local Development Frameworks.

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

- 6.1 The following documents were used in the preparation of this report:-

- Haringey's Local Development Scheme, March 2006
- Town and Country Planning (Local Development) (England) Regulations 2004
- Planning Policy Statement 12: Local Development Frameworks (ODPM, September 2004)

#### **7. Background**

- 7.1 The Local Development Framework (LDF) will comprise a folder of documents, known as Local Development Documents, which will replace the Unitary Development Plan. These documents are divided into three types: Development Plan Documents, Supplementary Planning Documents and other documents, such as a Statement of Community Involvement and the Annual Monitoring Report.

- 7.2 The Local Development Scheme (LDS) is a project plan, which sets out a work programme for preparing the Local Development Framework. The revised LDS will cover a period up to April 2010. It requires approval by the Executive and submission to the Government Office for London.
- 7.3 The main purpose of the Local Development Scheme is to provide a starting point for the community to find out about the Council's planning policies and proposals in respect of a particular area or topic, what plans the Council intends to produce in the future and when they can get involved in this process. The LDS identifies the planning documents to be prepared, the timetable and milestones for their production, the evidence base required and the resources available. It should be devised with available resources in mind.
- 7.4 The Annual Monitoring Report monitors progress on the Local Development Framework against the milestones set out in the Local Development Scheme. If changes to the timetable are necessary or a document is added or removed from the work programme, then this requires a formal revision of the LDS. However, from 1 April, the Government expects the LDS to be as reliable as possible and to be only departed from in exceptional circumstances, or as agreed in response to annual monitoring.
- 7.5 Development Plan Documents (DPDs) will replace the UDP and will have statutory development plan status under the Planning and Compulsory Purchase Act 2004. The key milestones for DPDs and the Statement of Community Involvement (SCI) are the draft DPD/SCI preferred options stage (Regulation 26), submission (Regulation 28), examination and adoption. Supplementary Planning Documents (SPDs) elaborate on policies contained in Unitary Development Plan/Development Plan Documents. The key milestones for SPDs are public consultation (Regulation 17) and adoption.
- 7.6 The UDP which was adopted in July 2006 provides the borough with an up-to-date set of planning policies. Its policies are automatically saved for a 3 year period up to July 2009. The Council is required to produce a Core Strategy to reflect national and regional planning policy and the Council's Community Strategy. Following discussion with the Government Office for London, the revised LDS includes a timetable for the preparation of a Core Strategy, which will replace parts of the UDP in December 2009. It is expected that the remainder of the UDP policies will be saved beyond the 3 year period. Supplementary Planning Documents on housing and conservation will review the UDP policies and provide updated guidance as required.
- 7.7 The details of the new timescales are provided in the revised version of the Local Development Scheme, which is attached as Appendix 1 to this report.

## **8. Main changes to the Local Development Scheme**

- 8.1 The main changes to the approved Local Development Scheme are related to the preparation timescales for the following documents:
- Statement of Community Involvement

- Core Strategy
- Joint Waste Development Plan Document
- Lawrence Road Supplementary Planning Document
- Conservation Supplementary Planning Document

8.2 The following documents have been added to the Local Development Scheme:

- Central Leaside Area Action Plan
- Housing Supplementary Planning Document
- Open Space Standards Supplementary Planning Document

### 8.3 Unitary Development Plan and Supplementary Planning Guidance

The LDS has been revised to reflect the following milestones:

- The UDP was adopted by the Council in July 2006.
- Five draft Supplementary Planning Guidance notes and two Codes of Practice were adopted in October 2006.

### 8.4 Statement of Community Involvement (SCI)

The SCI sets out the standards for involving local communities in the preparation of Local Development Documents and development control decisions. The timetable for the SCI has been revised to take into account the preparation and informal consultation prior to the statutory consultation stages. The timetable has been revised accordingly as follows:

- Between September 2006 and February 2007, the draft Statement of Community Involvement was published for two formal statutory consultation periods.
- The SCI will be submitted to the Secretary of State in May 2007, examined in November 2007 and adopted in March 2008.

### 8.5 Core Strategy

The Core Strategy will include housing targets derived from the London Plan and broad locations for the delivery of new housing and other strategic development needs. It will also contain generic development control policies. Background work on a Core Strategy will build on and update research carried out as part of the UDP process. A timetable for the preparation of the Core Strategy with a revised start date for the draft document has been included in the revised LDS, as follows:

- Initial scoping of the draft Core Strategy began in January 2007.
- Public consultation on the draft Core Strategy 'preferred options' including sustainability appraisal/strategic environmental assessment - April 2008.
- The Core Strategy will be submitted to the Secretary of State in September 2008, examined in March 2009 and adopted in December 2009.

### 8.6 Joint Waste Development Plan Document (JWDPD)

Unitary authorities are required under the Planning and Compulsory Purchase Act 2004 to produce a Waste Development Plan Document for their area. The 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.

- 8.7 It is anticipated that the document will take at least three years to produce. Consultants have been appointed to undertake this work and a timetable is now available. The key milestones of the document are:
- Preparation of the draft JWDPD issues and options began in February 2007.
  - Public consultation on the draft JWDPD 'preferred options' including sustainability appraisal/strategic environmental assessment - October 2008.
  - The JWDPD will be submitted to the Secretary of State in February 2009, examined in August 2009 and adopted in April 2010.
- 8.8 Lawrence Road Supplementary Planning Document  
This planning brief guides the mixed use redevelopment of this key site in Haringey. The revised LDS includes the following milestones:
- Preparation of draft SPD, including sustainability appraisal – January 2007.
  - Public consultation on draft SPD – June/July 2007.
  - Adoption of the SPD – November 2007.
- 8.9 Conservation Supplementary Planning Document  
This SPD will supplement UDP conservation policies and will address the designation and management of Conservation Areas. In addition, character appraisals will be prepared for each of the borough's 28 Conservation Areas. This work is ongoing and will form the evidence base for the SPD. Conservation Area character appraisals and management proposals are subject to Best Value Performance Indicators (BV219b and BV219c). This SPD replaces the Tottenham High Rd Conservation SPD that was identified in the current LDS. It is considered that the best approach for the conservation areas is to have one SPD that covers all of the conservation areas and have an individual character appraisal for each conservation area. This change in approach has resulted in the timetable being pushed back. The SPD has been included in the revised LDS, with the following milestones:
- Preparation of the draft SPD, including sustainability appraisal - August 2007.
  - Public consultation on draft SPD – April 2008.
  - Adoption of SPD – November 2008.
- 8.10 Central Leaside Area Action Plan (CLAAP)  
Haringey has committed to producing a joint Area Action Plan with Enfield for the Central Leaside Area. Central Leaside is the collective name given to the strategic employment areas that lie on the border between Enfield and Haringey: as the majority falls within Enfield, they are the lead authority and commissioning body for this project, supported by the London Development Agency (LDA) and Haringey. The primary challenge for the CLAAP will be to identify investment and improvements required to ensure the long term viability of the area as an employment location. This is a new document in the LDS and the AAP has been included in the revised LDS, with the following milestones:
- Preparation of the draft CLAAP issues and options began in February 2007.
  - Public consultation on the draft AAP 'preferred options' including sustainability appraisal/strategic environmental assessment – February 2008.
  - The CLAAP will be submitted to the Secretary of State in October 2008, examined in May 2009 and adopted in February 2010.

#### 8.11 Housing Supplementary Planning Document

Following the adoption of the UDP, the Council committed to review the housing policies, in particular the housing density policy. The structure of the SPD will follow the housing chapter of the UDP. This new SPD has been included in the revised LDS, with the following milestones:

- Preparation of the draft SPD - March 2007.
- Public consultation on draft SPD – February 2008.
- Adoption of SPD – September 2008.

#### 8.12 Open Space Standards Supplementary Planning Document

Haringey Council is going to prepare an SPD to set out its local open space standards. The main purpose of local open space standards is to “to plan positively, creatively and effectively to ensure that there is adequate provision of accessible, high quality green spaces, civic spaces and sport and recreation facilities to meet the needs of local communities and visitors” (PPG17 Companion Guide). The SPD will provide local open space and recreation standards, an approach to developer contributions and an electronic developer contributions calculator, and will be the subject of a sustainability appraisal and consultation. This new SPD has been included in the revised LDS, with the following milestones:

- Preparation of the draft SPD – June 2007.
- Public consultation on draft SPD – September 2007.
- Adoption of SPD – December 2007.

#### 8.13 Tottenham Hale Urban Centre Masterplan Supplementary Planning Document

The LDS has been revised to reflect progress on the master planning work. This SPD focuses on creating a high density, sustainable and mixed use urban centre at Tottenham Hale. The masterplan was developed in partnership with the London Development Agency, the Greater London Authority and Transport for London and the SPD was adopted in October 2006.

#### 8.14 Future Documents

Future Local Development Documents are also identified in the LDS. No detailed timescales have been identified for these documents, but it is envisaged that preparation work will begin on these documents within the 3 year period of the LDS. The documents identified in this section of the LDS are the Wood Green Town Centre Spatial Plan Supplementary Planning Document, the Haringey Heartlands detailed Masterplan Supplementary Planning Document and a White Hart Lane Stadium Masterplan Supplementary Planning Document.

#### 8.15 The Wood Green Town Centre Supplementary Planning Document will seek to provide a comprehensive planning framework and policies for the enhancement and regeneration of Wood Green Metropolitan Centre. It will build upon a spatial plan which was finalised in April 2006, which identified six main objectives:

1. Providing a high quality public realm
2. Creating safer communities
3. Enhancing Wood Green’s market position as a metropolitan shopping centre
4. Enhancing pedestrian movement and the pedestrian environment
5. Ensuring that the centre benefits from development at Haringey Heartlands
6. Creating new east-west links into the surrounding hinterland.

8.16 A development framework for Haringey Heartlands was adopted as supplementary planning guidance in April 2005. A masterplan is currently being prepared to bring about comprehensive redevelopment of the area, in partnership with the London Development Agency and the Greater London Authority. There is no agreed detailed timetable for the preparation of this document.

8.17 A White Hart Lane Stadium Masterplan Supplementary Planning Document will be prepared to set out proposals for the future development of the stadium site, linked to the site specific proposal in the UDP and the Tottenham High Road Strategy.

## **9. Consultation**

9.1 The Local Development Scheme is a project plan which is not subject to public consultation. Once a revised LDS is submitted to the Government Officer for London and comes into effect, it will be made publicly available at Council's offices and published on the website.

## **10. Summary and Conclusion**

10.1 The revision of the Local Development Scheme is necessary in order to comply with the new planning regulations. It is therefore recommended that the review of the LDS be approved for submission to the Government Office for London, and be brought into effect immediately upon receiving a notice from the Government Office for London that they do not wish to intervene.

## **11. Recommendations**

11.1 To approve the review of the Local Development Scheme, attached as Appendix 1, for submission to the Government Office for London.

11.2 To delegate power to the Executive Member for Enterprise and Regeneration in consultation with the Assistant Director (Planning Policy and Development) to approve any changes required prior to submission.

11.3 To bring the revised Local Development Scheme into effect, subject to any changes made under delegated authority and the Government Office for London confirming that they do not wish to issue a Direction under the Town and Country Planning (Local Development) (England) Regulations 2004.

## **12. Comments of the Director of Finance**

12.1 The Planning, Policy and Development Business Unit's 2006/07 revenue budget contains a time limited provision of £75k to meet the costs associated with the adoption of the Unitary Development Plan and the review and development of the Local Development Scheme. This provision is only available for the current and next financial year and comes out of the budget for 2008/09. The costs of the process in this financial year must not exceed the budgeted sum.

12.2 Any longer term costs, i.e. beyond 2007/08 in relation to the planning documents mentioned in this report may be included as an investment bid in the Council's

budget planning for 2008/09 to 2011/12.

### **13. Comments of the Head of Legal Services**

- 13.1 The Head of Legal Services has been consulted and only wishes to comment that it would be helpful to have guidance from the Government Office for London regarding the core strategy. The Government Guidance ***Sustainable Communities – Delivery through Planning*** (2002) propose “a core strategy: the core policies for delivering the spatial strategy and vision for the area ...location specific rather than site specific and may need to be illustrated by a key diagram “ (paragraph 34) PPS 12 paragraph 2.9 refers to one Core Strategy, to set out the key elements of the planning framework for the area: a spatial strategy; core policies; and a monitoring and implementation framework with clear objectives for achieving delivery. Under the Regulations, however, a Core Strategy is defined by Regulation 6(3) as being any document meeting the tests set out in regulation 6(1)(a), namely documents containing statements of (i) the development and use of land which the local planning authority wish to encourage (ii) objectives relating to design and access (iii) any relevant environmental, social and economic objectives; and (iv) the authority’s general policies in respect of these matters.

### **14. Equalities Implications**

- 14.1 The Local Development Scheme is a project plan for planning documents which will address equalities and diversity.

### **15. Use of Appendices / Tables / Photographs**

- 15.1 Appendix 1: Revised Local Development Scheme



## **APPENDIX 1**

### **HARINGEY LOCAL DEVELOPMENT SCHEME**