




**Haringey Council**

<b>Report for:</b>	<b>CABINET 18th March 2014</b>	<b>Item Number:</b>	
<b>Title:</b>	<b>Haringey's Local Plan – Local Development Scheme (LDS) 2014-2017</b>		
<b>Report Authorised by:</b>	<b>Lyn Garner, Director, Place &amp; Sustainability</b> 		
<b>Lead Officer:</b>	<b>Sule Nisancioglu</b> <b>Head of Planning and Transport Policy x5562</b>		
<b>Ward(s) affected: All</b>	<b>Report for Key/Non Key Decisions: Key</b>		

## **1. Describe the Issue Under Consideration**

- 1.1 This report seeks Members' approval for Haringey's revised Local Development Scheme (LDS) for 2014-2017.
- 1.2 The LDS sets out the Council's programme for the delivery of Haringey's statutory development plan – comprising a folder of spatial planning documents which will help the Council and its partners to deliver its strategic objectives to manage growth and regeneration across the borough and the determination of planning applications.
- 1.3 The LDS details the purpose, preparation stages and key milestones for the production of the development plan documents (DPDs). By making this information public, it also shows the opportunities for public and stakeholder involvement in the plan-making process.
- 1.4 Revision of the current adopted LDS (2010) and its recent updates is required to reflect the changes to Haringey's priorities, and its regeneration objectives. The revision also takes account of the adoption of the Haringey Local Plan in 2013, planning legislation arising from the Localism Act 2011, and alterations to the London Plan. Appendix 1 provides a summary of the LDS and Appendix 2 sets out the draft Local Development Scheme (2014-2017).



## **2. Cabinet Member Introduction**

- 2.1 This Council has positive aspirations for our borough. We wish to facilitate borough-wide regeneration, more homes, more jobs, better community facilities and to bring forward coherent plans for how that can be delivered over the next 20 years.
- 2.2 The Local Development Scheme (LDS) is a project management plan that sets out the timetable for consulting on, and implementing, the Council's key planning policy documents. Some of Haringey's suite of SPD's are over 10 years old, and up to date Local Plans are central to the effective determination of planning applications.
- 2.3 The Council must ensure that the Development Plan for Haringey is comprehensive and coherent, and provides better guidance for the community and investors in understanding the Council's planning policies, because Haringey is set for significant investment, change and growth over the next 20 years.
- 2.4 In this document the Council sets out its 3-year programme for key planning policy documents that will help deliver change and regeneration. The LDS will also enable local communities and stakeholders to engage with us early in the plan-making process.
- 2.5 I ask the Cabinet to note the significant range of activity to progress in the next 3-4 years to shape, regenerate and enhance our borough.

## **3. Recommendations**

- 3.1 This report recommends Cabinet
  - a) To approve the draft Local Development Scheme, as set out in Appendix 2.
  - b) To authorise the Director of Place and Sustainability in consultation with the Lead Member to amend Appendix 2 documents for minor changes to improve presentation and content of the proposed LDS.

## **4. Alternative options considered**

- 4.1 The LDS is important in helping to communicate clearly the Council's programme for its statutory planning framework. It is a requirement that the LDS is kept up-to-date to provide certainty for investors and communities seeking to engage in the process, and as a means to ensure that the Council can be held to account for the delivery of the statutory planning framework.
- 4.2 Modest changes to the development plan programme could be signposted through the Annual Monitoring Report (AMR). However given that the proposed changes to the LDS are material, this route is not considered appropriate.



- 4.3 Alternatively, the Council could choose not to revise its LDS. The changes set out in the appended documents outline changes to the timing, format and delivery of most of the planned DPDs such that the current LDS would provide very little assistance to anyone seeking to engage with the Council on the emerging planning policy framework. Officers consider that such an approach would not be consistent with the Local Plan Regulations 2012.

## **5. Background information**

- 5.1 Haringey is set for significant investment, regeneration and growth over the next 20 years. The Local Development Scheme (LDS) sets out how, over the next 3 years, the Council will prepare statutory local plan documents that will support and help manage that growth. It provides the public and other key stakeholders with details of when and how they can get involved. An up to date Local Development Scheme is a requirement prior to the examination of development plan documents. The 2012 Local Planning Regulations require authorities to publish up to date information on progress in preparing development plan documents against the Local Development Scheme. This requirement has been met by ensuring that the latest scheme is available on the Council's website. The proposed LDS 2014/17 will supersede the LDS 2010 and its updates in 2011 and 2012.

- Haringey's planning policy documents comprise the following:
- **Development Plan Documents (DPD)** which are subject to independent examination and a statutory adoption process and have development plan status.
- **Supplementary Planning Documents (SPD)** which elaborate upon the policies and proposals in DPDs but do not have development plan status. They are approved by the Council following consultation and can include documents such as design guides and planning briefs.
- **Neighbourhood Plans**- these plans are initiated and prepared by the local community, and, when adopted, will be considered to be part of the Development Plan. The Council has designated a Neighbourhood Forum for Highgate and a plan is under preparation for that area.
- **Other documents**- such as Statement of Community Involvement and Community Infrastructure Levy.

- 5.2 Haringey's current Local Development Scheme was first adopted and published in October 2010. Since then, the DPD timetable updates were approved by the Cabinet in July 2011 during the first Examination in Public of the Local Plan: Strategic Policies. The timetable on the Haringey website was further updated in 2012. This update of the LDS constitutes the first formal update, and will replace the 2010 LDS and its subsequent versions.



5.3 The LDS adopted in 2010 provides information on the Local Plan: Strategic Policies and the intended Development Plan Documents (DPD) including the Sites Allocations DPD, Development Management DPD and up to three Area Action Plans for Tottenham and a separate Area Action Plan for Haringey Heartlands/Wood Green. Since the 2010 LDS, the Council has put into place the following documents:

- The Local Plan Strategic Policies adopted in March 2013
- Saved Haringey Unitary Development Policies March 2013
- Updated the Policies (formerly Proposals) map showing the land use effect of the local plan policies and proposals on an ordnance survey base map- March 2013 and printed in October 2013

5.4 Together with the London Plan, these documents comprise the current statutory Local Development Plan for Haringey.

#### **Local Development Scheme (LDS) Update 2014-2017**

5.5 The Local Development Scheme for 2014 – 17 updates the existing LDS, taking into account the:

- Localism Act 2011 and Neighbourhood Planning
- Recent changes to planning legislation
- National Planning Policy Framework 2012
- Haringey Local Plan adopted in 2013
- The consultation draft of the Further Alterations to the London Plan 2014
- Emerging new strategies and priorities at the local level such as the draft Strategic Regeneration Framework for Tottenham

5.6 The LDS details the purpose, preparation stages, and indicative timetable for production, showing the opportunities for public and stakeholder involvement in the local development documents. It also reflects the Council's intention to simplify the local plan policy framework through deletion of a number of the existing Supplementary Planning Documents to focus on a compact suite of up to date policies, providing clarity and greater accessibility to the Council's planning policy framework.

5.7 The revisions to the LDS focus the resources of the Planning Policy Team on the early delivery of the Tottenham Area Action Plan (supporting investment and the physical, social and economic regeneration across this area). In parallel, the LDS seeks to prioritise the Site Allocations and Development Management DPS's which will enable the Council to control and manage its obligation to support London's growth through the development of allocated sites and to effectively manage change within existing communities through revised and up to date development management policies.



5.8 The highlights of the work programme are:

- Preparation of a single Area Action Plan DPD covering the entire Tottenham Regeneration Area for public consultation in October /November 2014. This document will provide a clear planning policy framework (including site allocations) for managing regeneration, growth and infrastructure delivery within the defined Tottenham AAP boundary.
- Adoption of Community Infrastructure Levy charging scheme in summer 2014 alongside an emerging Planning Obligations SPD to provide a transparent and simple infrastructure funding regime that underpins all new development.
- Consultation on a Development Management Policies DPD in November 2014. This will provide planning polices for managing new development.
- Consultation on the Draft Site Allocations DPD, identifying and allocating all new major development sites outside of the Tottenham and Haringey Heartlands/Wood Green AAP areas in November 2014.
- Consultation on the North London Joint Waste Plan – to progress the document jointly with the 6 other North London Boroughs to Regulation 18 consultation stage in 2014. This process includes identifying possible future waste facilities across the seven North London Boroughs against an agreed site criteria, sustainability appraisal; and stakeholders engagement and consultation programme.
- Update of the Statement of Community Involvement to encourage greater participation and transparency in the planning process.
- Update of the Infrastructure Delivery Plan.
- Continued assistance for the emerging Neighbourhood Plan for Highgate
- The re-scheduling of the Haringey Heartlands/Wood Green AAP for the regeneration of the central areas of Wood Green.
- A Review of the Local Plan Strategic Policies starting in 2015 following adoption of the further modifications to the London Plan.

5.9 Under the current planning regulations, the Council is not required to list the SPDs it intends to bring forward. The focus of the Planning Policy team must be on the early delivery of the statutory DPDs (which carry the most weight in planning decisions). Following the ongoing internal review of the status and the weight that can be afforded to Haringey's suite of SPD's (some of which are over 10 years old) officers will be reviewing these documents, and where appropriate revoke/withdraw or declare them superseded in line with the Planning Regulations 2012. This will ensure that the Development Plan for Haringey is comprehensive and coherent, and provides better guidance for the community and investors in understanding the Council's planning policies.



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- 5.10 Recognising the value of up-to-date of SPD's in specific circumstances, the LDS sets out the Council's continued commitment to the preparation of the following SPD's :
- Draft Finsbury Park Town Centre SPD (draft document jointly prepared by Haringey, Hackney and Islington Councils ) draft published in July 2013- expected adoption in summer 2014
  - Planning Obligations SPD to support Haringey's Community Infrastructure Levy draft for public consultation in summer 2014

### **Evidence Studies**

- 5.11 The Development Plan Documents need to be supported by robust evidence base. The Council has already commissioned and is progressing a number of studies to update the evidence base for the DPDs. In order to deliver the LDS set out in the appendix, the Policy team will be commissioning the following key studies over the next 12 months:
- Employment Land Study
  - Strategic Transport Assessment
  - Urban Characterisation Study
  - Sustainability Framework and Appraisals
  - Equality Impact Assessments
  - Infrastructure Delivery Plan
  - Site viability appraisals for specific proposals
- 5.12 These studies are important to help justify, at examination that the DPD's are based upon sound evidence and are deliverable.
- 5.13 It is no longer necessary to submit the LDS to government or the London Mayor. However, under the "Duty to Cooperate," prescribed bodies and neighbouring boroughs are engaged in the formulation and deployment of cross boundary strategic issues. These organisations have been consulted on the emerging LDS and the proposed work programme.
- 5.14 The Local Development Scheme is brought into effect under Planning Regulations by a Cabinet Resolution to publish, stating the date on which it comes into effect.

### **Prioritisation and Resource Implications**

- 5.15 The principal costs of preparing DPD and SPD documents are
- staff time: 0.75 to 1.0 FT senior policy planner per DPD, and 0.25 - 0.5 policy planner per SPD
  - commissioning of evidence studies
  - public participation events
  - sustainability appraisal and other statutory assessments
  - independent examination



- document preparation, mapping, publicity, design and publication.
- 5.16 The Planning Policy team has prepared a schedule of costs associated with the commissioning of the necessary evidence base which will underpin the preparation of the DPD's. Given the emphasis on "soundness" and the importance of progressing towards submission of the DPD's as soon as possible, the majority of the costs associated with preparation of the DPD's is likely to fall into the forthcoming financial year (2014/15). The programme for examination and development of the Wood Green and North London Waste Plan does however create commitments into the following two years. "Front loading" the evidence studies and early and continuous consultation with stakeholders will help to resolve issues through the development of the DPD's and should reduce the risks of delay at or during independent examination.
- 5.17 The budget forecast for the preparation of the DPD's provides for some targeted additional staff resources to enable in house delivery of specific locally specific activities (such as characterisation studies) which will inform the Development Management and Area Action Plan work.
- 5.18 For 2014-2015, additional staff resources will also be applied to support engagement with the community and interested stakeholders to ensure that the objectives and policies of the plan are widely understood, promote appropriate development (in line with the strategic policies) and acknowledge local interests and unique character of the Borough.
- 5.19 DPDs are subject to Examination in Public (EiP) by an independent Planning Inspector appointed by the Secretary of State. The cost of EiP can be varied depending on the complexity of the documents examined. Haringey's Local Plan Strategic Policies (formerly Core Strategy) EiP cost was £60,000. The Council is aiming to have a joint EiP for its three key documents (DM DPD, Sites Allocations DPD and Tottenham AAP) to achieve economies of scale. These are planned to go through the Examination in Public in 2015-2016. Neighbourhood Plans are subject to independent examination and the Council is (currently) able to draw upon an award from CLG to support this cost. SPDs are adopted by the Council without examination. The North London Joint Waste Plan is expected to go through the examination process in 2017.
- 5.20 A summary of the LDS is included in Appendix 1. The latest draft version of the LDS document is provided as Appendix 2.

## **6. Comments of the Chief Finance Officer and financial implications**

- 6.1 The existing budget for Planning Policy is £349,000 per annum. This budget is almost entirely staffing based with minimal running costs and no existing budget for the preparation of statutory planning documents. This budget also includes salaries for design and conservation officers.





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- 6.2 As part of the 2014-15 budget process additional resources have been identified to support the Tottenham programme. These include an amount of £285,000 in 2014-15 for Planning policy related work, this is comprised £120,000 for additional staffing costs and £165,000 for production of documents including items like Area Action Plans, Sustainability Appraisals and Mapping as outlined in this report.
- 6.3 For 2015-16, the additional resources identified amount to £245,000, £72,000 of which relate to staffing and £173,000 for the costs related to production of planning documentation. In 2015-16 the costs are expected to be predominantly related to Examination in Public, design quality management and the start of the Local Plan review process.
- 6.4 It is expected that the work programme outlined in this report can be delivered from within that level of funding. If this is not possible then further funding will need to be agreed before the work can progress.

## **7. Assistant Director of Corporate Governance comments and legal implications**

- 7.1 The Assistant Director of Corporate Governance has been consulted on the preparation of this report, and makes the following comments.
- 7.2 The Council as a local planning authority must, under the Planning and Compulsory Purchase Act 2004, prepare a local plan which comprises a folder of documents setting out the spatial planning strategy for its area.
- 7.3 The local plan must include a number of other documents one of which is the local development scheme. This is the Council's own schedule for preparing and reviewing the documents in the local plan. It can provide developers with an indication of when key documents are likely to come forward for public consultation.
- 7.4 Under the Localism Act 2011 there is placed on plan making authorities a statutory duty to co-operate with adjoining authorities and prescribed bodies and persons in the preparation of development plan documents and other local development documents. This duty requires active and constructive engagement with those parties and to have regard to the activities of those parties.

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

- 8.1 The LDS is a project plan for preparing the Council's planning policy framework. Individual planning policy documents will be subject to the Equalities Impact Assessment and strategic environmental assessments during their preparation.





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## **9. Head of Procurement Comments**

9.1 n/a

## **10. Policy Implication**

- 10.1 The Council's policies and proposals for the development and use of land in Haringey are set out in the Local Plan. The Council's Local Plan: Strategic Policies has been adopted in March 2013. This document sets the strategic objectives for sustainable development and growth in the borough over the next 15-20 years. The next set of documents listed in the draft LDS will detail how these objectives will be delivered and implemented.
- 10.2 The Local Development Scheme is a project management plan for preparing local plans. It provides the public and stakeholders with details of when and how they can get involved.
- 10.3 Up to date Local Plans are central to the effective determination of planning applications. The Local Plan Documents can play a key role in managing development risk and will positively contribute to the regeneration of the growth areas at Tottenham and Haringey Heartlands, while helping to manage change within the borough's established residential and business areas and areas of open space. For those areas where the Council wants to safeguard and carefully control change (such as for heritage areas or HMO's), or to protect specific types of land uses (such as land in town centres) and open spaces, the DPD's provide important local policies that will justify and support such decisions.

## **11. Reasons for Decision**

- 11.1 The LDS sets out the Council's project plan for the delivery of Haringey's Local Plan suite of documents. Haringey's current Local Development Scheme was adopted and published in October 2010. Revision of the current LDS (2011) is necessary to reflect subsequent changes to Haringey's priorities, regeneration programmes and resources. The revision also takes account of the adoption of the Haringey Local Plan in 2013, planning legislation arising from the Localism Act 2011, and alterations to London Plan. It set out the draft work plan for key planning policy documents which will be used for local planning decisions and guide development and investment for sustainable growth and regeneration in Haringey. Appendix 2 sets out the draft Local Development Scheme (2014-2017).

## **12. Use of Appendices**

Appendix 1: Summary of draft LDS 2014-2017

Appendix 2: Draft Local development Scheme 2014-2017

**Local Government (Access to Information) Act 1985**