

## Planning Committee Report

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### London Thames Gateway Development Corporation

### Local Development Framework: Update

#### Report by Director of Planning

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#### 1. Purpose of this report

- 1.1. This report updates the Committee on progress of the Boroughs Local Development Frameworks in the LTGDC area, and sets out how LTGDC are feeding in to this process. The report also sets out how officers are working with the Boroughs to incorporate the LTGDC's vision and statutory purpose and emerging findings from Masterplans into Supplementary Planning Documents adopted by the boroughs, or, in future, SPD style guidance documents adopted by the LTGDC Board and Planning Committee.
- 1.2. If members wish to access any of the documents mentioned in this report, they are best accessed through the relevant Borough websites.

#### 2. Background

- 2.1. The LTGDC does not have statutory plan making powers, these remain with the Boroughs. The LTGDC is a consultee for the statutory plan making function of the local planning authorities within its area, and regularly comments on LDF documents that are emerging from the boroughs. The progress of the LDFs within the LTGDC area are set out in section 3 of this report. The LTGDC is also helping to fund the progress of various LDF documents in the boroughs. These include: Barking Town Centre Area Action Plan and the Stratford and Lower Lea Valley Area Action Plan.
- 2.2. Although the LTGDC does not have statutory plan making powers, it is appropriate for the Corporation to explain the approach it will take to planning policy on certain matters and certain sites in public guidance documents. One such example is the Planning Obligations Community Benefit Strategy which was adopted by the Board at its March 2008 meeting. This document explains how the Corporation will apply planning policy and the weight that it will give to planning obligations (or the lack of them) when determining planning applications.
- 2.3. Central Government recently consulted on changes to Planning Policy Statement 12: Local Development Frameworks, with the aim of

streamlining the LDF system. One proposed change of interest to LTGDC is to indicate that non statutory supplementary guidance to assist the delivery of development may be prepared by a government agency, such as LTGDC. Such guidance would not be a supplementary planning document<sup>1</sup>. However, if the same procedures of consultation and sustainability appraisal (where necessary) are applied, such guidance might be afforded weight in decision making. This will be more likely if the borough councils to which it is intended to apply endorse the guidance, or if the document is an amplification of Regional Spatial Strategy policy.

- 2.4. This proposed change will have advantages for LTGDC as it will allow the Board's adoption of, for example, the Bromley by Bow Land Use and Design Brief as an SPD style document that has weight, without necessarily being dependent on the local authority's timescales for adoption as SPD. It is still anticipated however that LTGDC will work closely with the boroughs in progressing Supplementary Planning Documents which are of particular relevance to LTGDC's vision and statutory purpose, for example the Rainham Village and Hackney Wick masterplans, which are proposed to be adopted as SPD by the Boroughs in due course.
- 2.5. The Planning Implementation team as part of the review of the masterplanning process that is being carried out are setting up processes to ensure that if necessary the LTGDC are able to adopt relevant masterplans as planning guidance documents that have weight.

### **3. Regional Planning Policy Update**

- 3.1. The "London Plan (consolidated with alterations since 2004) was published in February 2008. The London Plan is the strategic spatial planning document for London. This consolidated document was produced after a series of alterations to the London Plan originally published in 2004. These alterations included, waste, renewable energy and identifying the LTGDC London Riverside area as one Opportunity Area.
- 3.2. Progress on the Opportunity Area Planning Framework (OAPF) for London Riverside is still slow. LTGDC officers are however currently working on a brief for the OAPF to be agreed with GLA officers.
- 3.3. Discussions are continuing around how the emerging Legacy Masterplan Framework relates to the Lower Lea Valley OAPF and any future updates to it.

### **4. Local Development Framework Update**

- 4.1. Progress by the six constituent London boroughs is outlined below. Further update reports will be made to the Board on a 6 monthly basis. As members will notice different boroughs are at different stages in

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<sup>1</sup> Supplementary Planning Documents (SPD), whilst not having development plan status exist within the local development framework. They can be used to expand policy or provide further detail to policies in development plan documents.

their LDF process. There are also a number of documents that are being consulted on at present, which are the subject of different reports on this agenda, or will be reported to future Board meetings.

## **LTGDC BOROUGHES - LDF PROGRESS**

### **HACKNEY:**

*Core Strategy* - This is presently out to consultation 14 April - 2 June 2008 and a report will be presented to the next board on this document.

*Hackney Wick / Fish Island Masterplan AAP* - (Joint initiative with Tower Hamlets and LTGDC) Public consultation scheduled for August - October 2008 with adoption by January 2011.

### **TOWER HAMLETS:**

The previous Core Strategy, Development Control DPD, the Proposals Map DPD, and three AAPs were withdrawn by the Council following a direction from the Secretary of State on 4th October September 2007. Tower Hamlets is now revising its LDF:

*Core Strategy* - This is presently out to consultation 14 April - 2 June 2008 and a report will be presented to the next board on this document.

*Development Management (Development Control) Policies* - DPD is due for consultation September 2008 - January 2009 and proposed adoption by December 2011.

*Site Allocations DPD* - Formal consultation August - October 2009 with proposed adoption by December 2011.

*Bromley by Bow Masterplan SPD* – As mentioned above the Leaside AAP was withdrawn in 2007. In order to progress with much of the work that has already taken place and in order to progress key regeneration projects, several key strands are now being taken forward in concert.

The LTGDC is progressing planning and design work for the Three Mills Lane area as well as other projects such as the Bromley by Bow Station Access and Integration Study. In terms of the LDF process these will ultimately be drawn together and distilled into a Masterplan SPD.

Other research has been undertaken and following adoption of the core strategy the final masterplan work will be updated. The draft will go out for consultation in June - August 2010 and adoption is anticipated by 2011.

*Hackney Wick / Fish Island masterplan AAP*- (Joint initiative with Hackney and LTGDC) Public Consultation August – October 2008 proposed adoption by January 2011.

## **NEWHAM:**

*Core Strategy: Issues and Options DPD* - The options are out for consultation and are the subject of a separate report on this agenda. Formal consultation ended on 30 March 2008 with anticipated adoption by September 2010.

*Canning Town and Custom House Draft SPD* – The SPD is presently out to public consultation 27 March – 5 May 2008 and is the subject of a separate report on the agenda.

*Site Specific Allocations DPD* - Consultation on Issues and Options: September – November 2008

*Stratford and Lower Lea Valley SPD* - Public consultation on 'Preferred Options': October - November 2008

*Royal Docks and Thameside West AAP* - Consultation on Issues and Options: September - November 2008, with adoption of the AAP by June 2012

*Stratford Island Development Framework SPD* - Period of formal public Consultation spring 2008 and anticipated adoption autumn 2008.

*Beckton Development Framework SPD* - Period of formal public consultation: Autumn 2010 - Adoption: Summer 2011

*Sugar House Lane and Three Mills SPD* - The anticipated start of preparation of draft is scheduled for early 2009. Formal public would be consultation in summer 2009 with adoption proposed for December 2009 by June 2012.

*Section 106 Contributions SPD* - Draft for consultation autumn 2008 and proposed adoption by June 2009.

## **BARKING AND DAGENHAM:**

*Core Strategy* - This was consulted on in March and April 2007 and the LTGDC made officer level comments on 4<sup>th</sup> May 2007. DPD will be submitted to the Secretary of State in June 2008 and adoption of the DPD is planned for August 2009.

*Borough Wide Development Policies (Development Control)* - This DPD was consulted on in March-April 2007 and the LTGDC made officer level comments on 4<sup>th</sup> May 2007. The DPD will be submitted to the Secretary of State in June 2008, and adoption of the DPD is planned by August 2009.

*Site Specific Allocations DPD* - Formal consultation is planned for January-February 2009 with proposed adoption by December 2010.

*Joint Waste DPD* - for the East London Waste Authority - Consultation from 7 May - 19 May 2008 (The contents of the DPD are the subject of a separate report). The authority anticipates adoption of the DPD by June 2010.

*Barking Town Centre Area Action Plan* - Public consultation on the AAP is planned for June-July 2008 with submission of the plan to the secretary of state by April 2009. It is anticipated that the AAP will be adopted by 2010.

*Barking & Dagenham Community Benefits Strategy SPD* - The SPD is currently being prepared and consultation is planned for January- February 2009 with the adoption and publication in August 2009.

## **HAVERING:**

*The Core Strategy, Development Control Policies and Site Specific Allocations Submission Documents* are well advanced; following Examinations in 2007 a Planning Inspector has decided that all three of these documents are 'sound', subject to her recommendations being incorporated.

LTGDC's representation on the development control policies DPD in relation to planning obligations was agreed and this policy will now refer to the LTGDC's Planning Obligations Community Benefit Strategy.

The Council is the first to have these DPDs approved in London. However the Council is concerned with the Inspector's recommendation on the site specific affordable housing policy. Consequently, the Council is considering its options on how best to proceed, and is unable at this stage (April 2008) to provide an adoption date.

*Joint Waste DPD* - for the East London Waste Authority – Consultation from 7 May - 19 May 2008 (The contents of the DPD are the subject of a separate report). The authority anticipates adoption of the DPD by June 2010.

## **WALTHAM FOREST:**

*Core Strategy: Issues and options paper DPD* - The Council is proposing to go out to consultation of the initial issues and option around June - July 2008. Additional planning documents will follow this date.

### **5. Next steps**

- 5.1. In light of the issues raised in this report, the following actions are proposed (see table overleaf):

<b>Ongoing:</b>	<ul style="list-style-type: none"> <li>• Review of GLA, LDA &amp; Borough LDF documents</li> </ul>
<b>Immediate:</b>	<ul style="list-style-type: none"> <li>• Comment on Newham Issues and Options Core Strategy paper (See separate report).</li> <li>• Review and Input on Canning Town SPD (See separate report).</li> </ul>
	<ul style="list-style-type: none"> <li>• Comment on the Hackney Core Strategy Preferred Options Paper (June Board and Planning Committee).</li> </ul>
	<ul style="list-style-type: none"> <li>• Prepare in consultation with the GLA a brief for London Riverside OAPF (April - July 08)</li> </ul>
<b>Short Term April - Sept 08</b>	<ul style="list-style-type: none"> <li>• Review and input into the Legacy Masterplan Framework</li> </ul>
	<ul style="list-style-type: none"> <li>• Review and Input on London Riverside SPD (April 2008+).</li> </ul>
	<ul style="list-style-type: none"> <li>• Comments on Tower Hamlets S106 SPD, seek harmonisation of approach.</li> </ul>
	<ul style="list-style-type: none"> <li>• Comment /Advise on Hackney Wick and Fish Island Masterplans</li> </ul>
<b>Medium Term Sept 08 - April 09</b>	<ul style="list-style-type: none"> <li>• Review Waltham Forest Issues and Options paper for Core Strategy.</li> </ul>
	<ul style="list-style-type: none"> <li>• Review and input on Barking &amp; Dagenham site allocations DPD (Sept 2008).</li> </ul>
	<ul style="list-style-type: none"> <li>• Review Tower Hamlets Core Strategy (June – July 2008), Site Allocations DPD and Development Control policies (Autumn).</li> </ul>
	<ul style="list-style-type: none"> <li>• Input / comment on the review of Lower Lea Valley OAPF</li> </ul>
	<ul style="list-style-type: none"> <li>• Finalise London Riverside OAPF and adoption by the constituent Boroughs.</li> </ul>
<b>Long Term April - Sept 09</b>	<ul style="list-style-type: none"> <li>• Lower Lea Valley - Area Action Plan revised.</li> </ul>
	<ul style="list-style-type: none"> <li>• Legacy Master Plan Framework – Adopted</li> </ul>

## 6. Recommendation

- 6.1. That the Planning Committee **NOTE** the contents of this report and provide any comments as necessary

**Date:** 30 April 2008