



TOWER HAMLETS

LDF
TOWER
HAMLETS

LOCAL DEVELOPMENT SCHEME

December 2010



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LDS fifth edition (first adopted May 2005)



Introduction

What is a Local Development Scheme?

A Local Development Scheme (also known as an LDS) is a live public ‘project plan’ produced by Tower Hamlets Council setting out, over a period of three years, which Development Plan Documents (DPDs) will be produced and when, to be incorporated in to the Local Development Framework (LDF).

The LDS has been produced to give the local residents and any other interested parties information on:

- The DPDs the Council is currently producing and intends to produce
- The subject matter of the DPDs and the geographical area it covers
- The timetable for the stages of preparation and adoption of the DPDs

As a live project plan, the LDS will be reviewed as and when required to reflect changing local priorities. As a result, this is the fourth review of the LDS following the approval of the initial LDS in May 2005.

Following any revisions to the LDS, the Council will consult with the Secretary of State for Communities and Local Government and the Greater London Authority and seek their approval on the revisions. Any amendments to the LDS will also be published on the Council’s website.



Structure of the Local Development Scheme

The LDS has been divided into the following parts:

Part 1: Context for planning in Tower Hamlets	Outlines briefly the strategic context for spatial planning in the borough, summarising the main influences and drivers of development and regeneration.
Part 2: Tower Hamlets Planning Policy Framework	Sets out the current and proposed planning policy framework for the borough. The section also details what planning documents we are proposing and the other relevant documents to the LDF.
Part 3: Project Management, Risk Assessment and LDS Review	Details the management arrangements for producing the documents, including how relevant resources will be managed, as well as the procedures for decision making, monitoring and reviewing the LDS.
Appendix 1: LDS Timeline	Shows the timeline for production of the proposed DPDs over the next 3 years.
Appendix 2: DPD Pro-formers	Provides description of individual DPDs and the proposed timeframes for delivery.



Context for Planning in Tower Hamlets

The LDF is a collection of documents which together provide the spatial planning strategy for Tower Hamlets. The LDF is comprised of:

- Development Plan Documents
- Supplementary Planning Documents
- Statement of Community Involvement
- Annual Monitoring Report
- Local Development Scheme

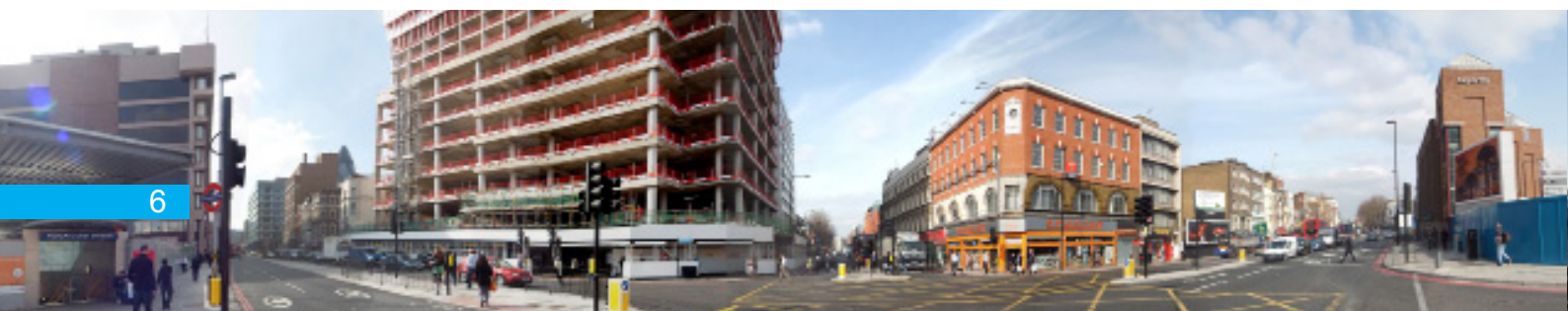
The diagram on page 9 shows the relationship between the various LDF documents and other external plans and strategies.

In preparing the documents which will make up the LDF, it is necessary for the Council to take into account the strategic context for spatial planning in Tower Hamlets. This includes considering planning and guidance from national government, the London Plan as well as major area based projects relevant to Tower Hamlets including the 2012 Olympics and Thames Gateway development.

Development of documents for the LDF also takes into consideration the objectives and priorities set out in Tower Hamlets' Community Plan as well as the aims and objectives of other interrelated Council strategies.

National guidance

The Sustainable Communities Plan is the Government's long-term programme of action for creating places that are sustainable. This will be achieved by delivering high-quality, high-density housing, especially affordable housing, creating decent accessible places to live, improving transport and other infrastructure to support new communities and tackling crime and anti-social behaviour. The national planning policies are generally published in Planning Policy Statements or Planning Circulars. Planning Policy Statement 1 sets out the framework for sustainable development including planning for climate change.



The London Plan

The London Plan 2008, consolidated with Alterations since 2004, has a major influence on the Tower Hamlets LDF as it must be in general conformity with the London Plan policies. The London Plan sets each borough's housing and employment targets and also identifies opportunity areas for growth throughout London. The London Plan is in the process of being reviewed, which, when finalised, will provide an up-to-date regional planning policy framework for Tower Hamlets and other London boroughs.

Thames Gateway

The Thames Gateway is a key regeneration area for implementing the Sustainable Communities Plan in London and the South East. Extending from Tower Bridge eastwards to Thurrock and Dartford this area has been recognised as an important link to Europe with the potential for new homes, jobs and supporting infrastructure. The Thames Gateway is made up of fourteen zones, with six in London and two falling wholly or in part (the Isle of Dogs and Lower Lea (Leaside)) within Tower Hamlets.

2012 Olympic and Paralympic Games

As a host borough for the 2012 Olympic and Paralympic Games the 2012 Games will act as a major catalyst for growth and regeneration in Tower Hamlets. It will be crucial to provide a robust spatial policy that harnesses the benefits of the Games for local people in the lead up, during and long after the events. Tower Hamlets adopted its Olympic Strategy in February 2007.

Tower Hamlets Community Plan and other Local Strategies

The Tower Hamlets Community Plan describes the kind of place that people who live and work here want Tower Hamlets to be. Thousands of people contributed to developing the first version of the document. The 2008 Community Plan sets out a vision for 2020, which the spatial planning policy documents will be implementing. The Plan is currently being refreshed, following wide scale community engagement.

There are a number of other strategies from the Council and its local partners that have spatial planning implications and these will be taken into account in the preparation of the Tower Hamlets LDF. The key Strategies are identified in 2.4.



Tower Hamlets Planning Policy Framework

2.1 Current Planning Policy Documents

The planning policy documents described below form Tower Hamlets' current planning policy framework.

London Plan

The 2008 Consolidated London Plan is the London-wide spatial planning strategy and is a key document which forms Tower Hamlets planning policy framework.

Core Strategy 2025 (adopted September 2010)

The key spatial planning document in the LDF which provides the spatial planning strategy for the borough to 2025.

Adopted Unitary Development Plan (UDP)

A number of policies from the UDP have been saved for development control purposes until they are replaced by subsequent policies within future development plan documents.

Interim Planning Guidance (IPG)

Following the withdrawal of the Core Strategy and Development Control Policies and Area Action Plans from submission in September 2007, these were adopted by the Council as the IPG for the purposes of development control in the Borough. The policies which have not been replaced by the Core Strategy will continue to be used in conjunction with the saved policies from the UDP to decide planning applications, until they are replaced by subsequent policies within future development plan documents.

Statement of Community Involvement (SCI)

The SCI sets out when and how the Council will engage with local communities on spatial planning issues and how the process will be carried out.

Annual Monitoring Report (AMR)

The AMR is published in December each year, looking back at the previous financial year. It assesses the Council's progress in implementing spatial planning policies.

2.2 Proposed DPDs from 2010 to 2013

The following is a list of DPDs we are currently preparing, proposing to commence work on or looking to adopt over the next three years. Further details about each document, including the subject of the document, the geographical area of the borough it covers, proposed timing for completing the document and risk management is outlined in the DPD pro-forma in Appendix 2.

Development Management

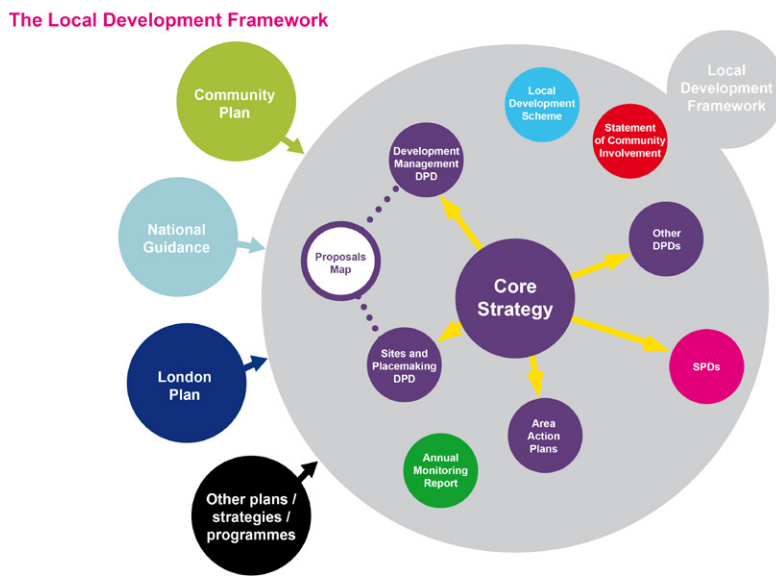
Provides clear criteria-based policies to inform planning decisions and manage sustainable development.

Sites and Placemaking

Identifies all development sites within the borough and the preferred uses for each site. It also defines boundaries for planning policy areas.

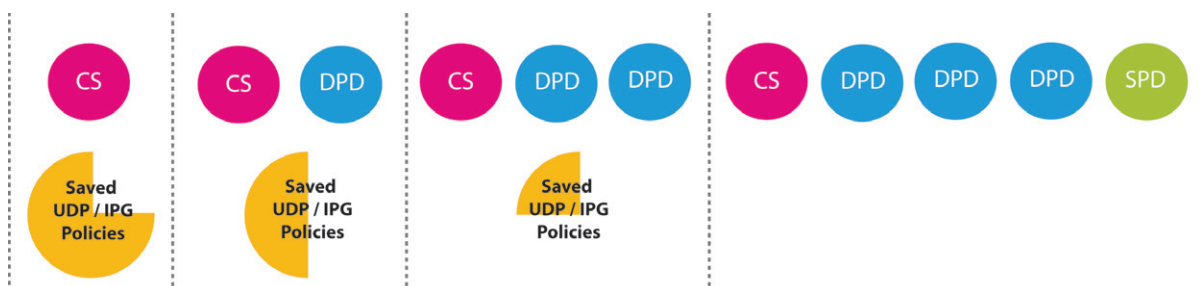
Area Action Plans

Area action plans provide detailed guidance on how development and change should be managed within a particular area of the borough. The proposed area for an Area Action Plan is Fish Island.



2.3 Transition period - Moving from the UDP to LDF

As work continues on the preparation and adoption of the documents within the LDF, these will gradually replace the saved policies from the UDP and the IPG. Over time, this will result in only the LDF suite of documents providing the spatial planning policy framework for Tower Hamlets.



2.4 Other Related Documents

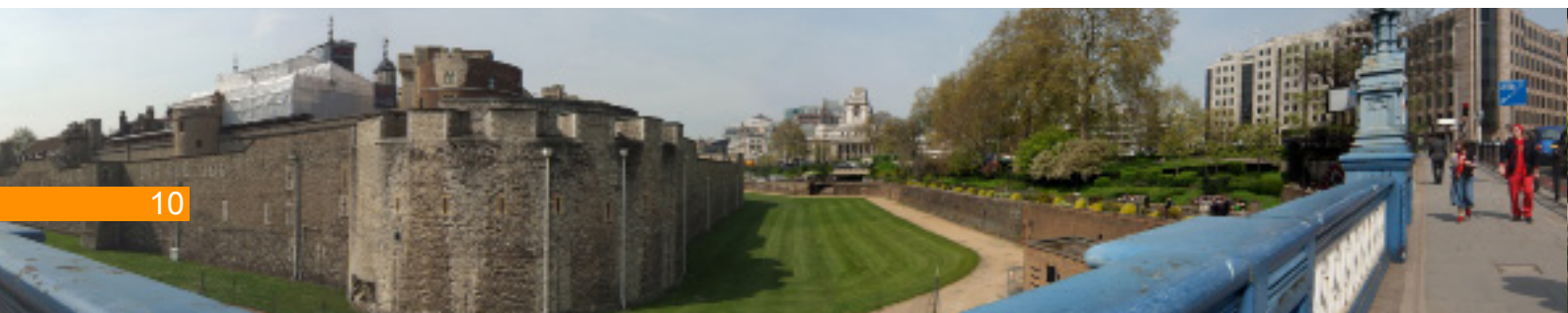
Evidence Base

To ensure Tower Hamlets LDF delivers the needs of the community and the unique context for the borough, it is important that all documents produced are underpinned by robust evidence. To achieve this, the Council has established an ongoing research programme looking into the wide range of issues facing the borough. Once endorsed by the Council evidence base documents will both inform the preparation of LDF documents and be used as material consideration in planning applications.

Tower Hamlets Strategies

Below are some of the key strategies produced by the Council that are relevant and play an important role in the preparation of LDF documents. These include (but are not limited to):

- Idea Store Strategy 2009
- Air Quality Action Plan 2004
- Children and Young People's Plan 2009
- Community Plan 2008
- Environmental Strategy 2007
- Housing Strategy 2009
- Leisure Strategy 2009
- Local Biodiversity Action Plan 2004
- Local Implementation Plan 2010
- Open Space Strategy 2006
- Play Space Strategy 2007
- Regeneration Strategy 2005
- Town Centre Spatial Strategy 2009
- Waste Municipal Waste Management Strategy 2003
- Borough Investment Plan 2010
- Conservation Strategy 2010
- Sustainable Transport Strategy 2008
- Clear Zone Plan 2010



Project Management, Risk Assessment and LDS Review Process

Project Management

The Council is taking a sequential approach to the review and production of its local development documents. Now once the Core Strategy has been adopted the focus is on the preparation of the Development Management DPD, Sites and Placemaking DPD and Fish Island Area Action Plan.

Resources

Funding for the production of the DPD's will come from the Development and Renewal Budget. The main resource requirements will be for staff, community engagement, print and publicity. These resources will be managed effectively to achieve best value at all time. Specialist consultants may be employed to assist with studies that require specialist technical input.

Risk Assessment

The following key risks and mitigation measures have been identified in relation to this 3-year programme.

Monitoring and Review

The Council prepares an Annual Monitoring Report each December to monitor how effectively its policies and proposals are being implemented and what action might need to be taken to address emerging issues or problems. This includes an assessment of the level of housing completions against housing requirements and a trajectory of future housing completions. It also reports on progress being made in implementing the work programme set out in the Local Development Scheme.

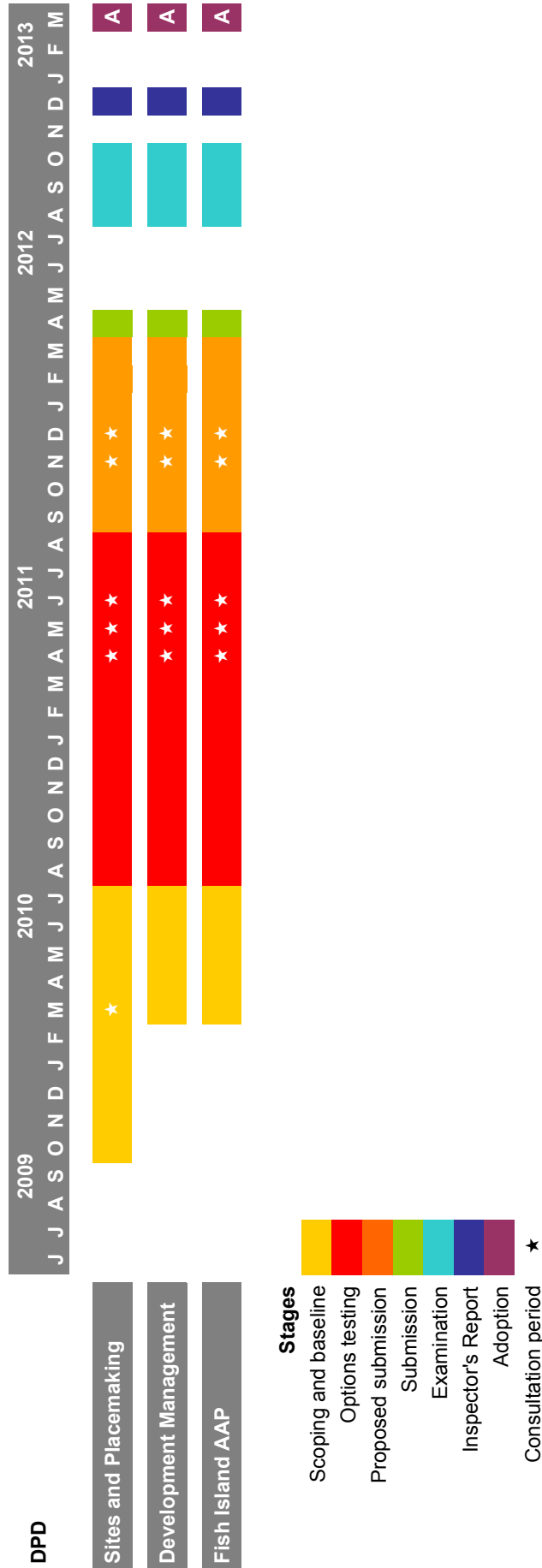
Arising from the Annual Monitoring Report, the Council will consider what changes, if any, need to be made to the Local Development Scheme and will bring forward such changes in March of each year, or at other times in the year if significant new issues or changes in circumstances arise. Other reviews may arise as a result of consultation on Development Plan Documents. This will be noted in the Annual Monitoring Report and form part of any review.



Key Risks	Action to Mitigate Risk and Comments	Risk
Challenging time-scales for preparing the documents identified in this LDS	Careful project management and regular review. If necessary, adjustment of Local Development Scheme through annual review. Prioritisation of other work.	Medium
Staff turnover, level of experience of staff and strong reliance on consultants	Flexible use of staff from other teams within the Development and Renewal Directorate. Agreed level of involvement from staff in other Directorates. Well managed use of consultants, and temporary staff.	Medium
Financial resources	Funding for the production of the DPD's will come from the Development and Renewal budget. Contingency provision has also been made to accommodate unforeseen work in terms of staff and financial resources.	Medium
New government policy guidance to be issued during the preparation of documents	During the period the DPDs are being prepared, the Mayor will adopt the revised London Plan and the Government will enact the Localities Bill and also publish a new National Planning Framework. It will therefore be essential that the Council actively engages in consultation on these documents and builds in flexibility into the DPD preparation process to respond to any changing policy requirements. The Government's requirement for evidence on a sub-regional rather than local basis impacts on the time it takes to produce information.	Medium
Capacity of Planning Inspectorate (PINS) and other agencies to support	Provide early warning to PINS and other agencies of timescales and requirements. This is largely out of the Council's hands. PINS and other agencies are likely to experience severe work pressures from local authorities preparing development plan documents to similar timescales.	Medium
Ensuring 'Soundness' of the documents	Preparing a good evidence base, good dialogue with the community/ stakeholders in line with SCI, regular liaison with GOL and the Planning Inspectorate.	Low
Legal Challenge	Preparation of 'sound' documents.	Low
Ensuring effective links with Community Plan, Regeneration Strategy and LSP Consultation	Through good dialogue and joint planning agreements with Community Plan, Regeneration Strategy and Local Strategic Partnership stakeholders. Update members on the Local Development Framework process and progress.	Low
Availability of expertise for SA/SEA	The Council has secured the involvement of specialist SA/SEA consultants who have a sound knowledgeable of the Borough and then intends to gradually build up in-house capacity in the longer term.	Low

Appendix 1: LDS Timeline

Local Development Scheme Timeline



NB: Stakeholder and community engagement opportunities will be available throughout the options testing stages of production along with formal consultation and engagement

Sites and Placemaking

Role of the document	Identifies all development sites within the borough and the preferred uses for each site
Single or joint borough production	Single (LB Tower Hamlets only)
Chain of conformity	Planning Act 2008 Planning and Compulsory Purchases Act 2004 Regulations 2008 Regulations 2004 National Guidance London Plan Core Strategy 2010
Funding source	Development and Renewal core budget
Risks	The production of timely evidence base Provision of new development sites

Part of the borough affected

Whole borough




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Proposed timeframe for delivery

Stage 1 - Scoping and baseline	
Scoping and baseline work	October 2009 – December 2009
Preparation and informal consultation	January 2010 – February 2010
Formal consultation for “Call for Sites” (6-weeks)	March 2010 – April 2010
Review and analysis	May 2010 – July 2010
Stage 2 - Options development	
Preparation and informal consultation	August 2010 – March 2011
Formal consultation (10-weeks)	April 2011 – June 2011
Review and analysis	July 2011 – September 2011
Stage 3 - Proposed Submission document development	
Preparation and informal consultation	September 2011 – October 2011
Call for representations (6-weeks)	November 2011 – January 2012
Review and analysis	February 2012 – March 2012
Stage 4 - Submission	
Submission	April 2012
Stage 5 - Examination and Adoption	
Examination	August 2012 – October 2012
Pre Hearing Meeting	August 2012
Hearing Sessions	September 2012 – October 2012
Delivery of Final Inspector’s Report	December 2012
Adoption	March 2013

Development Management

Role of the document	Provides clear criteria-based policies to inform planning decisions and manage sustainable development
Single or joint borough production	Single (LB Tower Hamlets only)
Chain of conformity	Planning Act 2008 Planning and Compulsory Purchases Act 2004 Regulations 2008 Regulations 2004 National Guidance London Plan Core Strategy 2010
Funding source	Development and Renewal core budget
Risks	The production of timely evidence base Review of legislation and any associated impacts
<p>Part of the borough affected</p> <p>Whole borough</p> 	
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Proposed timeframe for delivery

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Fish Island AAP

Role of the document	Provides detailed guidance on how regeneration, development and change should be managed within Fish Island
Single or joint borough production	Single (LB Tower Hamlets only)
Chain of conformity	Planning Act 2008 Planning and Compulsory Purchases Act 2004 Regulations 2008 Regulations 2004 National Guidance London Plan Core Strategy 2010
Funding source	Development and Renewal core budget
Risks	The production of timely evidence base

Part of the borough affected

Fish Island



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