

Strategic Planning

Regeneration and Environment Scrutiny Panel
16 March

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Striving for excellence



Agenda

- Policy update
 - Gov changes to the Planning System
 - Environment Act 2021
 - Built Environment Lords Committee report
- Housing Delivery, Performance, Heritage and Height
 - Housing Delivery Test
 - Performance on planning applications
 - Height and Heritage – planning case law
- Infrastructure Funding Statement
- Local Plan
- Questions for discussion

Policy Update – Environment Act

- The Environment Act 2021 acts as the UK's new framework of environmental protection.
- Once the UK left the EU, rules on nature protection, water quality, clean air and other environmental protections that originally came from Brussels were at risk. This Act seeks to fill the gap.
- It contains three important new laws or tools relevant to planning
 1. A new requirement for developers to make sure all new schemes involve improvements to biodiversity – 10% net gain.
 2. A new obligation on authorities to produce Local Natural Recovery Strategies (LNRS) which cover topics currently covered in separate strategies (i.e. air quality). These should inform local plans, but the NPPF has not yet been updated to require that.
 3. Conservation covenants - a voluntary but legally binding agreement between a landowner and a designated 'responsible body', such as a local authority, to conserve the natural or heritage features of the land. (think of this as a S106 for planning – to secure outside the application itself benefits to the community/landscape)

Policy Update – Housing Delivery and Planning Reform

- There have been no recent substantial changes to planning policy. Following the white paper in 2019, changes are expected.
- The Built Environment Committee in the House of Lords recently published a report on planning and housing delivery. (*Please see executive summary of report attached*)
- In terms of planning, the report reinforces:
 - the impacts of the uncertainty around the government’s reform of the planning system;
 - the need for authorities to have up-to-date Local Plans - and simplifying Local Plans;
 - the fundamental need to increase resources for Councils (including through increasing planning fees) and
 - the ‘evolving crisis’ of capacity and skills shortages in local government around planning.
- It also makes a strong case for further government investment in social housing.

Service Update – Housing Delivery Test

- The Housing Delivery Test period covers the previous 3 financial years; the years are 2018/19, 2019/20 and 2020/21. It was updated in January.
- Enfield (the borough) delivered 1777 new homes against the government target of 2650 homes; at 67% the borough ‘fails’ the 75% test and continues in the ‘presumption in favour of sustainable development’.
- 853 net new homes in the borough in 20/21 is an improvement however it continues to demonstrate the scale of change that is required in terms of housing delivery. A new local plan is needed to meet the target.
- In planning terms, the ‘presumption in favour’ means that additional weight is applied in favour of approving applications that include housing. This also applies to schemes considered by the Planning Inspectorate at appeal.

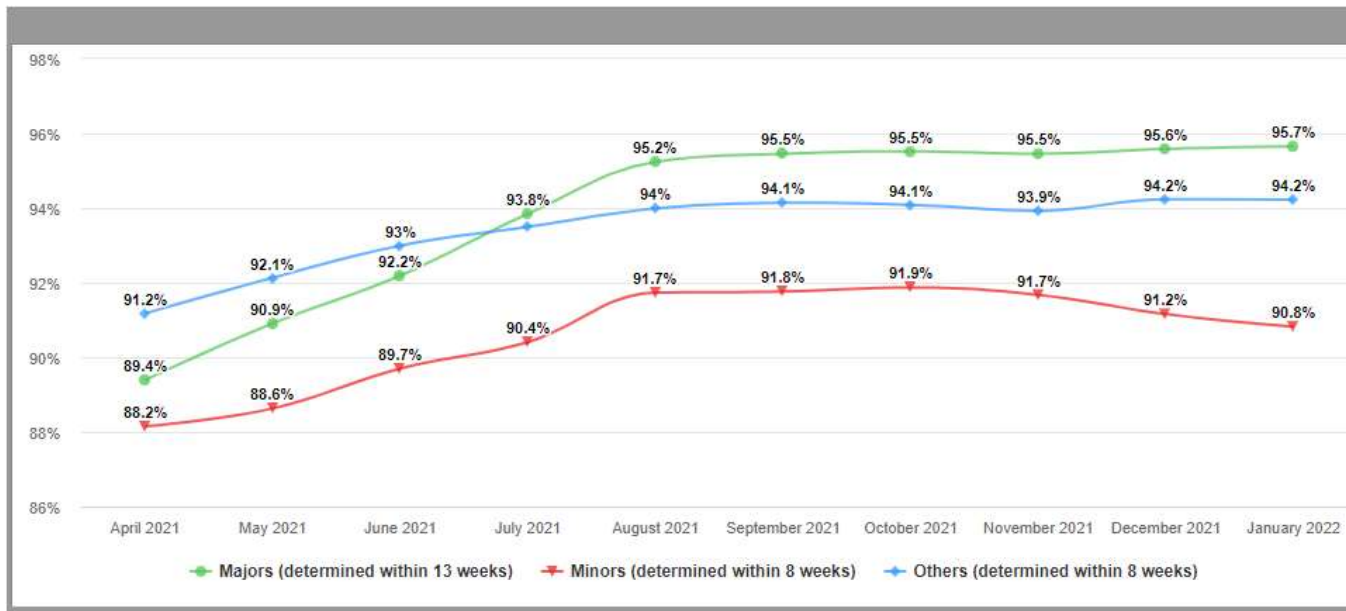
Number of homes required – gov target			Total number of homes required	Number of homes delivered – net new			Total number of homes delivered
18/19	19/20	20/21		18/19	19/20	20/21	
798	1022	830	2650	496	492	853	1777 (67%)

Service Update – Planning Applications

Indicator
ENV142 % of valid planning applications registered within 5 working days of receipt
ENV142b % Pre-application advice given within 30 working days of registration of a valid enquiry
NI157a BV109a % MAJOR applications determined within target
NI157b BV109b % MINOR applications determined within target
NI157c BV109c % OTHER applications determined within target
ENV247 % 2 year rolling MAJOR applications determined within target
ENV247a % 2 year rolling MINOR applications determined within target
ENV247b % 2 year rolling MINOR & OTHER applications determined within target

Q3 2020/21	Q4 2020/21	Q1 2021/22	Q2 2021/22
Value	Value	Value	Value
93.8%	96.9%	93.5%	94.4%
43.2%	57.1%	68%	76.9%
88.9%	84.6%	100%	100%
94.7%	84.4%	90.6%	96.2%
97.1%	96.9%	93.4%	96.7%
87.3%	89.6%	92.2%	95.5%
83.2%	86%	89.7%	91.8%
86%	89.3%	93%	94.1%

Q3 2021/22		Annual Target 2021/22
Value	Target	
94.6%	90%	90%
70%	90%	90%
100%	90%	90%
87.3%	86%	86%
92.5%	88%	88%
95.6%	86%	86%
91.2%	85%	85%
94.2%	85%	85%



Heritage and Height – Relevant Recent Appeal Cases

- Warwick Road, Ealing
 - Inspector gave weight to Ealing Council’s ‘presumption in favour’ status and overruled heritage and housing mix and height concerns to support a housing scheme.
 - Scheme approved
- Southgate Office Village
 - Officers recommended approval, committee refused
 - Applicant appealed
 - Inspector accepted height of development in this location on the basis of London Plan policies
 - ‘Very well conceived’ design of scheme
 - Concluded no harm to heritage assets
 - Enfield’s ‘presumption in favour’ status and housing delivery position relevant
 - Scheme approved

Planning Obligations

- Each year, the Council is required to publish a statement of much CIL and S106 money has been collected and spent over the course of the financial year and how it will be spent to fund infrastructure over the next reporting period
- For 20/21, the amount collected over this period (£3.4 million) is substantially lower than the previous two reporting periods (2018/2019 and 2019/2020).
- This is a direct consequence of the covid-19 pandemic and government guidance about being flexible with developments on the timing of collecting CIL.
- The IFS can be found here:

<https://new.enfield.gov.uk/services/planning/planning-obligations/>

Service Update – 20/21 Summary

Source	Collection	Spend
Strategic CIL receipts	£1.6 million	Receipts from 2020/21 (£2.4 million) have been rolled forward into the 2021/22 balance (£1.6 million) to support the delivery of major infrastructure projects identified in the capital programme over the next three years.
Neighbourhood CIL receipts	£245k	Previous receipts collected from 2016/2017 to 2019/2020 have been ringfenced to fund local community projects through the Enfield Neighbourhood Fund.
Mayoral CIL receipts	775k	All the money collected from the levy is transferred to the Department of Transport at the end of each quarter to help finance Crossrail.
S106 agreements (financial)	£2 million	<p>£1.1 million has been drawn down to spend on the following priorities:</p> <ul style="list-style-type: none"> Affordable housing and education contributions. Highway and streetscape improvements Safe and secure cycle routes (as part of the Cycle Enfield programme) Flood alleviation infrastructure
S106 (non-financial)	N/A	Jobs and apprenticeship placements

Local Plan – 12 week consultation Summer 2021

Group/event	Format	Date
Oasis Hadley Academy	In-person	01/07/2021
Enfield Grammar year 10 student council	In-person	14/07/2021
Enfield Sport AGM	In-person	15/07/2021
Youth Centre session	In-person	19/07/2021
Overview and Scrutiny	In-person	20/07/2021
Environment Forum - workshop	In-person	27/07/2021
Local Estates Forum	Online	27/07/2021
Enfield Food Alliance	Online	28/07/2021
Enfield Faith Forum	Online	28/07/2021
FOP and VCS	Online	03/08/2021
Customer Voice	Online	18/08/2021
WENTA business session	In-person	17/08/2021
Palmers Green Library drop in	In-person	17/08/2021
Edmonton Green Centre drop in (as part of the Month of Sundays event)	In-person	22/08/2021
Ordnance Unity Centre Library	In-person	26/08/2021
Industry in Enfield workshop - agents, landowners and developers	Online	07/09/2021
Enfield Caribbean Association	Online	09/09/2021
Industry in Enfield workshop - businesses	Online	09/09/2021
Enfield Youth Parliament	Online	20/09/2021



Service Update – Local Plan Summary

- The service has been working through the c7000 responses –logging, acknowledging, redacting and analysing
- Consultation Statement will be produced when the above has been completed
- We are starting a process of internal officer workshops and reflections on consultation responses received to inform stage of project
- Officers will be updating the evidence base in response to information provided in the consultation (e.g. site capacity work; transport studies)
- The Local Development Scheme programme currently remains unchanged (Regulation 19 summer 2022) but is subject to further consideration.

Local Development Scheme

Table 1: Summary of timetable

Document	Initial consultation (Regulation 18)	Draft Plan (Regulation 18)	Publication of proposed submission plan (Regulation 19)	Submission (Regulation 22)	Examination (Regulations 23-25)	Adoption (Regulation 26)
Enfield's new Local Plan	Completed – December 2018 to February 2019	Summer 2021	Summer 2022	Autumn 2022	Autumn 2022 through to end 2023	Early 2024

- As published on our website.
- Process and content of consultation stages set out by government