

London Borough of Hackney
Local Development Framework
Annual Monitoring Report 2006/07

Prepared under:

Section 35 of the Planning and Compulsory Purchase Act 2004
Regulation 48 Town and Country Planning (Local Development) (England)
Regulations 2004.

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STATUS OF REPORT

Hackney Council's Regulatory Committee approved this report on 13/11/2007 for submission to Government Office for London (GOL) as the statutory Annual Monitoring Report of planning policy delivery by Hackney Council during 2006/07.

Executive Summary

Housing Supply and Trajectory

The London Plan as amended in 2006 requires London Borough (LB) Hackney to deliver 1,085 net additional dwellings per year from 1997 to 2016. Of these 50% should be affordable, with 35% social rented and 15% intermediate, shared ownership housing.

During the five years from 2002/3 to 2006/7, there was a net gain of 5,214 homes, giving an average of 1,043 extra homes a year during this period. We have exceeded our London Plan targets for extra homes over last five years.

In 2006/7 total housing stock in the borough grew by 1,186 dwellings. This exceeded our London Plan target by 9%.

Affordable housing's share of the extra dwellings increased from 19% last year to 42%.

Assessments of housing land capacity and developments in the pipeline suggest the 1,085 target is likely to be exceeded with a supply of 1,200 net new dwellings p.a. up to 2012, reducing thereafter. So it is likely that GLA's target average of 1,085 p.a. over the whole period from 2006 to 2016 will be attained. The LDF process is actively addressing the risks that attaining this target may compromise housing space standards and increase the burden on local infrastructure.

Local Development Scheme

A draft on of the LDS for 2007/10 reviewed the set targets set in 2005; the 2005/08 LDS set ambitious targets for the production of development plan and supplementary planning documents. The revision was approved by Hackney Cabinet on 23/04/07. However, Government Office for London (GOL) advised Hackney on 12/07/07 not to submit the LDS 2007/10 formally until the programme was clarified to take account of planning inspectors' decisions on other local authorities' Core Strategies. The programme has been clarified and the LDS is on course for formal submission.

In the light of inspectors' decisions GOL advised Hackney against taking Core Strategy forward to the formal stages of Regulation 26 consultation until "there is reasonable prospect of being found sound" by at the Examination in Public.

Following further consultations with GOL on the drafting of the Core Strategy, the current position is that, subject to the Council's satisfaction, in consultation with GOL, that the Core Strategy has a reasonable prospect of being found sound, it is proposed to mobilise formal Regulation 26 consultation for March 2008.

Slippage with the Core Strategy has impacted on the formal work programme for the Area Action Plans. The Planning Inspectorate has consistently advised against progressing AAPs until the policy content of the Core Strategy is settled.

Production Residential Extensions SPD has slipped by more than 12 months for reasons including the consideration of evidence studies, consultation with stakeholders, and clarification of procedures.

Statement of Community Involvement

Following independent examination, the Council on 29/11/06 accepted the planning inspector's report regarding minor clarifications and improvements, and adopted the amended SCI.

Monitoring Land Use Policy

Monitoring of planning applications show continuing development demand.

A new monitoring system focussing on Core Indicators is under development to measure performance against the strategic objectives in the Core Strategy.

Saving UDP Policies

As per the Secretary of State's direction Unitary Development Plan (UDP) policies which repeat national or regional policy as well as other set criteria have been deleted. There is fall back national and regional policy for each deleted UDP policy, and therefore it is considered that there is no change or compromise on development plan policy used by Hackney Council to determine planning applications.

Sustainability

In view of amendments to the Core Strategy arising from GOL advice, meetings of the Sustainable Development Group (SDG) of independent academics and experts living or working in Hackney to review the sustainability of draft planning policies have been deferred until there is a satisfactory product to review.

Sustainability Appraisals, and Appropriate Assessments under the Wildlife Habitat Directive of drafts of the Core Strategy Preferred Option, Area Action Plans for Dalston and Hackney Central are being revised to take account of latest changes.

National and Regional Context

During 2006/07 Hackney responded to government consultations on, the planning gain tariff, climate change bill and the planning white paper.

MAIN REPORT

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1. INTRODUCTION

1.1 Legal and Regulatory Context.

This is the third AMR produced by Hackney Planning Service covering the financial year 2006/07 (01/04/06 to 31/03/07). Under Section 35 of the Planning and Compulsory Purchase Act 2004, and the Regulations it reviews housing supply, implementation of the local development scheme (LDS) and the extent to which the 'saved' policies set out in the 1995 UDP are being achieved.

As this AMR report was drafted in October 2007, interim data and comment is provided for 2007/08 where appropriate.

The Council's Regulatory Committee considered the AMR on 13/11/2007 and approved it for submission to the Government Office for London (GOL).

1.2 Hackney Statistics

The Hackney Borough Profile 2006 contains important information on housing, the economy, transport and sustainability which is not repeated in this document. It is available at: http://www.hackney.gov.uk/xp-hackney_borough_profile_2006.pdf

1.3 Hackney Planning Service

Hackney Planning continues to improve its e-planning service and thus allow customers full electronic access to services and information. We achieved over 75% of the e-planning requirements in the latest allocations of the Planning Delivery Grant and thus received a financial contribution from the Government. Our online Planning Service allows customers to submit applications electronically and we are currently receiving 20% of applications online. The Hackney Planning Service will continue to invest in e-planning solutions and streamline business processes.

In April 2006 the Planning Service joined the restructured Directorate of Neighbourhoods and Regeneration. Its purpose is delivery of the safe, green and clean agenda of successful neighbourhoods set out in the community strategy, and its functions comprise:

- a) Housing Strategy
- b) Environment, including Waste Force, Street Force and Enforcement.
- c) Economic and Physical Regeneration and Sustainability
- d) Planning and Licensing
- e) Transportation
- f) Community Safety

Regeneration and land use planning and housing policy and monitoring are presently being brought together into an enhanced functional group.

The Planning Service continues to maintain strong links with the Hackney Community Strategy 2005 – 2015, and the Local Area Agreements through Team Hackney and the Performance Intelligence and Equalities group comprising Hackney top table managers, the Police and the Public Community Trust representatives.

The LDF Core Strategy follows the structure and themes of the Community Strategy, and is founded on coordinated LDF and Community Strategy evidence and consultation.

1.4 Terms of Reference and Methodology

Government advice and AMR Regulations require reports to consider:

- a) whether policies and related targets in local development documents have been met or progress is being made towards meeting them or, where they are not being met or not on track to being achieved, the reasons why;
- b) what impact the policies are having in respect of national and regional targets and any other targets identified in local development documents and not covered by above. Local Planning Regulation 48(7) specifically requires information to be provided on net additional dwellings and local planning authorities should produce housing trajectories to demonstrate how policies will deliver housing provision in their area;
- c) what significant effects implementation of the policies is having on the social, environmental and economic objectives by which sustainability is defined and whether these effects are as intended;
- d) whether the policies in the local development document need adjusting or replacing because they are not working as intended;
- e) whether the policies need changing to reflect changes in national or regional policy.

Government encourages authorities to assess the whole year.

The AMR should also account for direction and distance travelled in achieving the economic social and environmental objectives of the Council as set out in the Community Strategy and the LDF Vision. This is being achieved through monitoring strategic objective set in the Core Strategy.

This AMR 200//07 is also accountable for national performance measurement::

- a) BV 200a - Did the local planning authority submit the Local Development Scheme (LDS) by 28th March 2005 and thereafter maintain a 3-year rolling programme?

- b) BV 200b - Has the local authority met the milestones which the current Local Development Scheme (LDS) sets out?
- c) BVP 200c - Did the local planning authority submit to the Secretary of State an annual report by 31st December of each year?

1.5 How data is collected

1.6 The principal sources of data for the AMR are:

- a) The planning applications monitoring system, 'MVM Panorama'
- b) Housing completions from the Valuation Office record
- c) Site inspection
- d) Work programme reports on LDS components
- e) Public and corporate databases.

1.7 Evidence studies

During 2004/05 the Planning Service commissioned Evidence Studies of the principal land uses and development pressures. These were completed by March 2006 and provide an overview from which overall land use change can be understood.

Because the studies relate to land use characteristics of the Borough as a whole, they cannot provide survey information on a site by site basis. A summary with links to the substantive study documents is available at:

<http://www.hackney.gov.uk/index.htm/ep-local-development-framework-856/ep-evidence-base.htm>

Key evidence updates are in hand. In particular the Housing Land Capacity Study is being updated to provide a 5, 10, 15 year picture in line with PPS 3 paragraph 54. This information will be published in EARLY 2008 to amplify the Housing Trajectory set out in this report. (See 3.6)

Monitoring data is held on industry standard databases such as Access, and analysed and presented using Excel. The Panorama MVM system has provision for a GIS property based information system.

2. HOUSING

2.1 This section examines housing flows in both affordable and private sector housing. It also considers the likely trajectory for housing, drawing on advice from the Government Office for the South East and the Hackney Housing Land Capacity Study carried out by ENTEC Planning Consultants in 2005.

2.2.1 The Greater London Authority

The Greater London Authority (GLA) increased the London Plan target for new homes in Hackney to 1,085 per year from 2006/7. The GLA have also retained their target that 50% of new homes should be affordable housing (35% social rented and 15% intermediate homes).

2.2.2 The GLA is also planning a London-wide Strategic Housing Market Assessment, which will have implications for the development of both affordable and market housing across the Region. For example, the findings will underpin investment decisions for new social housing and infrastructure projects.

2.3 Housing Need and Supply

Hackney's 2003 Housing Needs Survey demonstrated the need to develop more affordable family homes in the borough, and homes with 4+ bedrooms in all tenures. Headline findings on housing need in the borough included:

- a) A backlog of existing need for 2,775 affordable homes. To produce a 20% reduction a year, 555 new affordable homes need to be built each year just to reduce the existing need
- b) In addition new need across all tenures from household formation, households falling into housing need and migration into the borough produced estimated additional housing need from 2,630 new households a year.
- c) The survey also highlighted issues around affordability, poor housing conditions and use of the existing stock. For example, across all tenures 7.2% of households in Hackney were overcrowded in 2003, while 15.8% of households were under-occupying their homes.

2.3.2 Hackney Council will be carrying out a new Housing Needs Survey during 2008 to update our understanding of local housing needs and aspirations.

2.4.1 Hackney Housing Flow Returns

During the five years from 2002/3 to 2006/7, there was a net gain of 5,214 homes, giving an average of 1,043 extra homes a year during this period. We have exceeded our London Plan targets for extra homes over the last five years (see Figure 1 below).

2.5.1 Completions

In 2006/7 total housing stock in the borough grew by 1,186 dwellings. This exceeded our London Plan target for 1,085 new homes p.a. by 9%.

The affordable housing stock grew by 493 dwellings. This represents a very significant increase on the growth in affordable homes during 2004/5 (247 extra homes) and 2005/6 (167 extra homes).

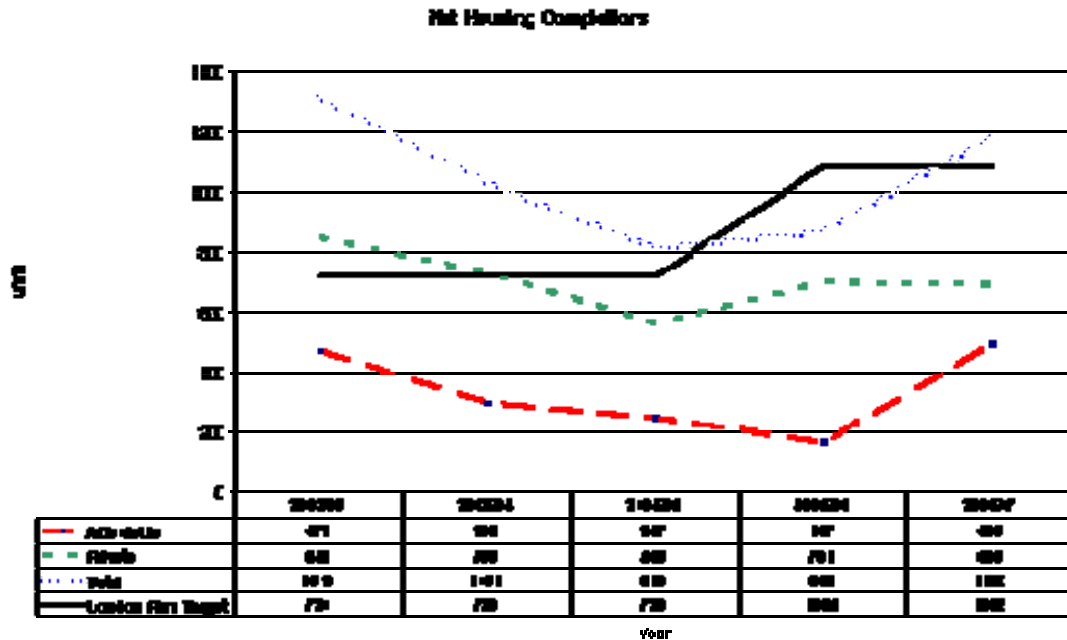


Figure 1 Net housing completions per annum

2.5.2

Figure 1 shows that net completions have increased over the last three years, although we are not yet achieving the increase in homes that we saw in 2002/3.

2.5.3

Last year’s Annual Monitoring Report highlighted the role of several large residential developments, with longer contract periods, in the low level of affordable completions in 2005/6. In addition, demolition of social housing to rent units in large redevelopment schemes reduced the growth of homes in this sector in recent years. The increase in affordable housing this year reflects the fact that these large development schemes are now delivering new homes. These schemes will also contribute to affordable completions during 2007/8.

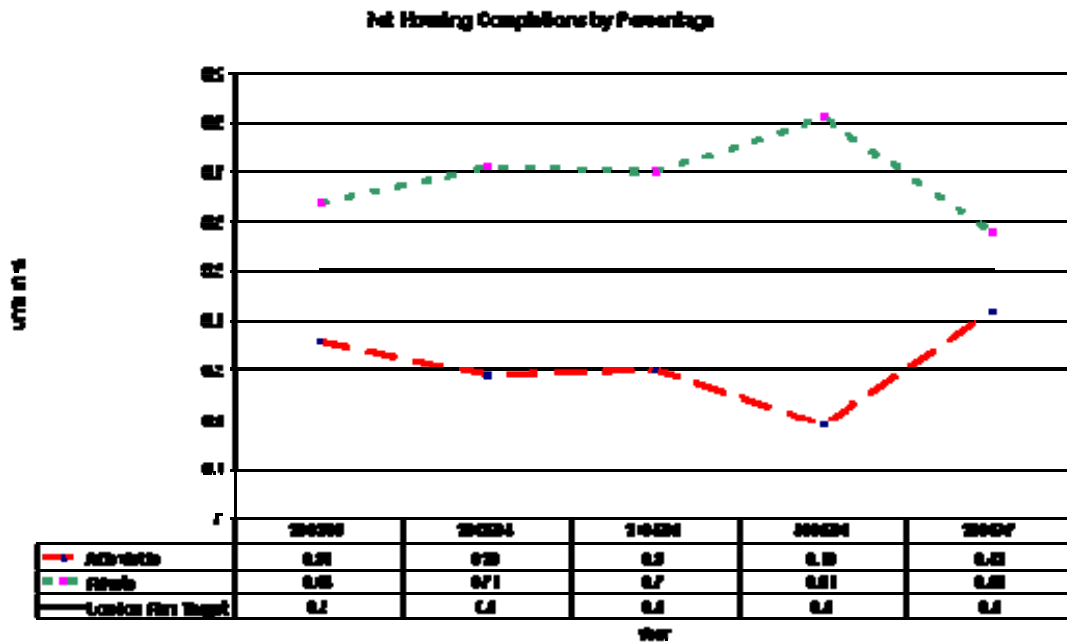


Figure 2 Net housing completions by percentage

2.5.4

Figure 2 shows how the affordable and market sectors have shared in the growth in the overall housing stock. Private housing still gained more net units than affordable housing last year, but affordable housing's share of the extra dwellings increased from 19% to 42%. This is a welcome development given the backlog in affordable housing identified in the 2003 Housing Needs Survey.

2.6

Permissions

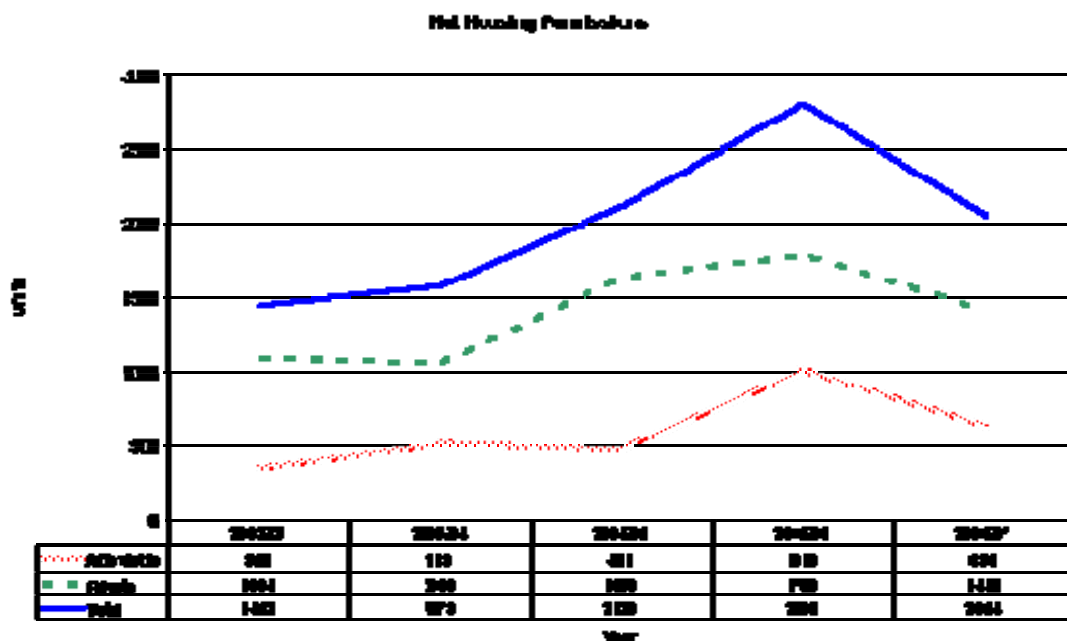


Figure 3 Net housing permissions

2.6.1

While net housing completions rose during 2006/7, the number of permissions fell for both affordable and market housing (Figure 3, above).

2.6.2

Although there are some signs that the market for owner-occupied housing is slowing down across London at the time of writing (October 2007), this is unlikely to have influenced private developers' plans during 2006/7, when the market for new homes was strong.

2.6.3

It is possible that private developers are finding it more difficult to find suitable sites for development. The fall in private completions in 2006/7 follows two years when completions in the sector grew rapidly.

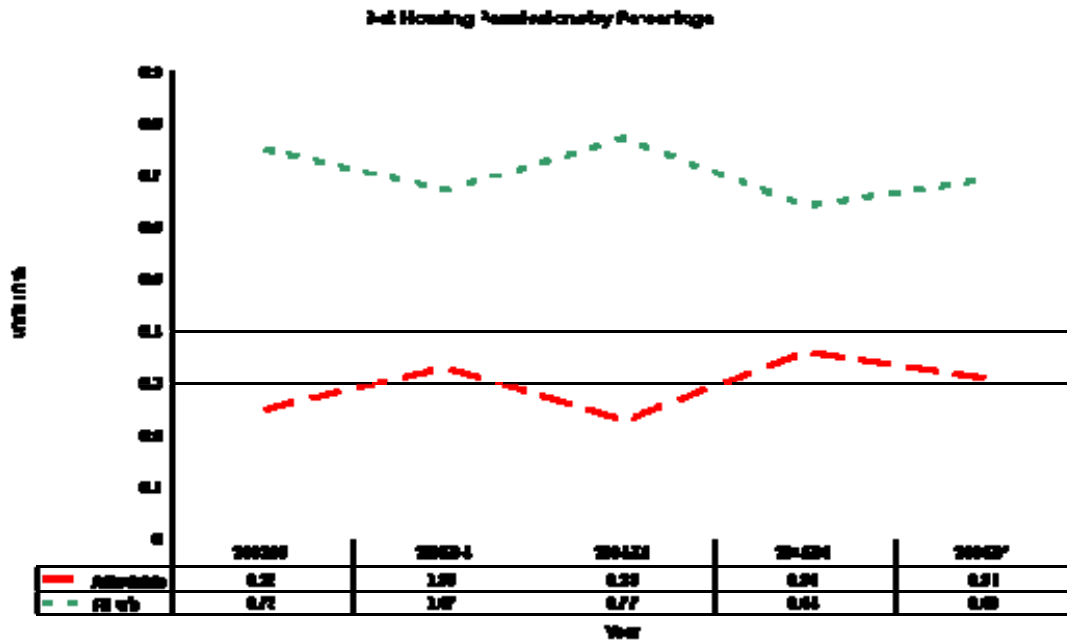


Figure 4 Net housing permissions by percentage

2.6.4

Figure 4 shows a slight fall in the proportion of permissions granted for affordable housing in 2006/7.

3. HOUSING TRAJECTORY

3.1 The table below, and Figures 5 and 6, illustrate the anticipated housing trajectory until 2015/16. The figures contained in the table are provisional estimates, and may be increased through the addition of outstanding returns in respect of RSL projected completions.

L B Hackney Planning Service
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Trajectory 1 - Includes Site Information

	2001/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	TOTAL
	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 11	YR 12	YR 13	YR 14	YR 15	
Entec Survey Sites				481	481	481	481	481	240	240	240	240	240	22	22	3,649
GLA Sites				155	155	155	155	155	729	729	729	729	729	240	240	4,900
Regeneration Sites				149	149	149	170	670	149	149	149	149	149	166	166	2,364
Empty Homes and Flats over Shops				16	16	16	16	16	16	16	16	16	16	16	16	192
unidentified windfalls																
Past Completions	609	1,319	1,031	810	868	1,186										
Projected Completions							1,000	1,500	1,312	1,312	1,312	1,312	1,312	622	622	16,127
Cumulative Completions	609	1,928	2,959	3,769	4,637	5,823	6,823	8,323	9,635	10,947	12,259	13,571	14,883	15,505	16,127	16,127
London Plan Target																
Cumulative target	720	720	720	720	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	14,815
MONITOR - No. dwellings above or below cumulative target	-111	488	799	889	672	773	688	1,103	1,330	1,557	1,784	2,011	2,238	1,775	1,312	
MANAGE - Annual requirement taking account of past/projected completions	720	831	232	-79	196	413	312	397	-18	-245	-472	-699	-926	-1,153	-690	

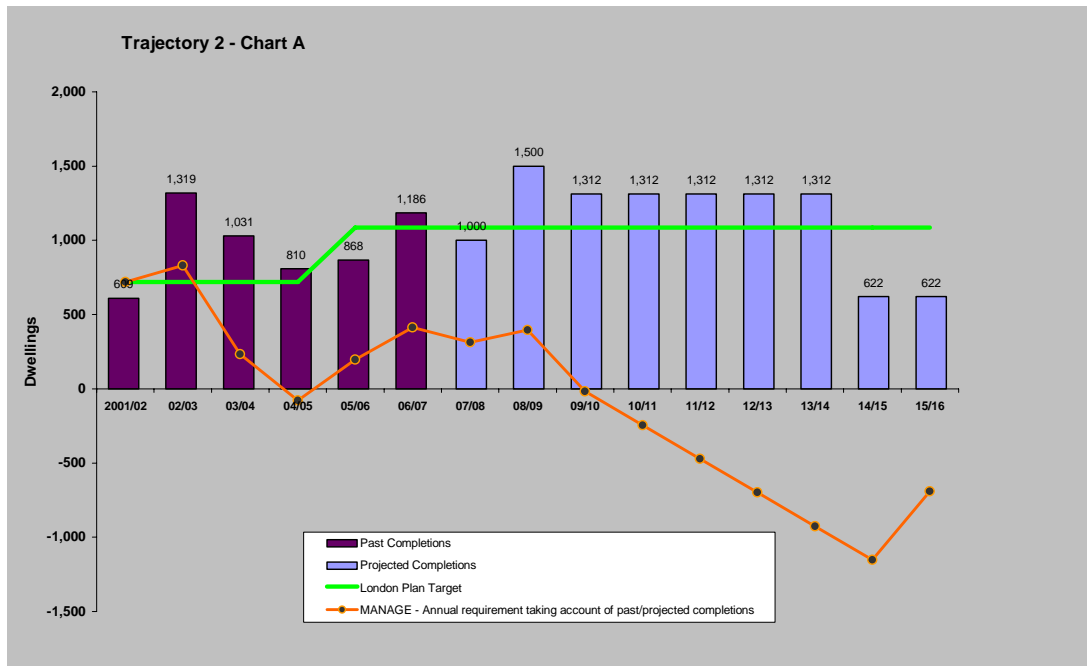


Figure 5 Housing trajectory tables 2001 - 16

3.2 However, the trajectory suggests that we will exceed the target for the next four years by around 262 homes a year, representing more than a thousand

extra homes above the target during this period. But predictions of supply inevitably become less certain as we move from short- to medium- and long-term predictions.

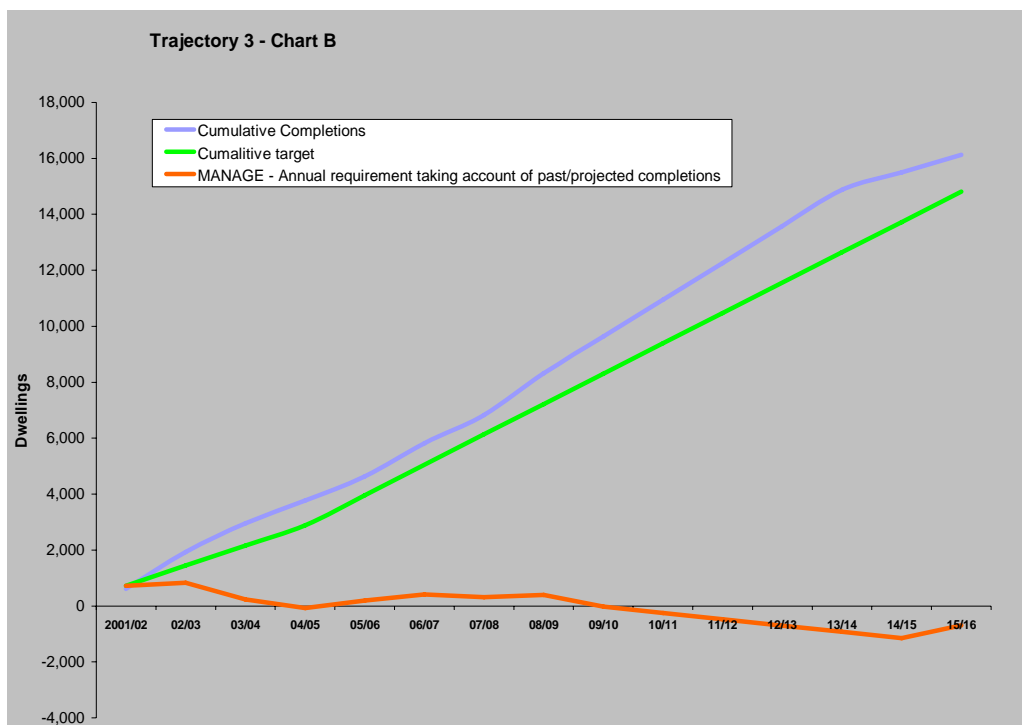


Figure 6 cumulative housing trajectory 2001 - 16

3.3 On current trends, the supply of new additional homes in the Borough is set to increase significantly to 1,300 net new dwellings per year from the average of 750 per year produced between 2000/1 and 2004/5. This reflects the impact of:

- a) the planned redevelopment and regeneration of a number of council estates, most notably Woodberry Down;
- b) the current prospect of a large and continuing Housing Corporation funded programme of new affordable homes on smaller sites, and
- c) the scope for further housing in mixed uses, notably around town centre hubs such as Dalston and through opportunities prompted by the London Olympics and the continued regeneration of the Borough generally.

3.4 Hackney Housing Capacity

On the basis of housing developments in the pipeline and current private sector planning permissions, the supply of net new dwellings is projected to climb between

2006/07 and 2011/12; average annual completions are likely to be over 1,300 net new dwellings per year during this period, unless the housing market slumps.

The position between 2012 and 2017 is likely to reduce to around 1,100 per year on average, reflecting an anticipated reduction in the number of smaller sites coming forward. Assuming no extended housing market slumps, it is likely that the GLA's target average of 1,085 over the whole period between 2006 and 2017 will be exceeded. This is line with the GLA's request to all Boroughs to exceed the target for their area.

The Council is currently reviewing the results of the Urban Capacity Study it commissioned from independent consultants, ENTEC to take further account of two issues:

- a) Firstly, the potential for increased homes on unused and underused council estates (gains from the HRA public sector land capacity) where there is scope and resident support for better use. There are a number of estates where discussions with residents suggest there may be potential in this respect and, where needed, could involve other improvements such as the provision or upgrading of communities facilities or improved landscaping.
- b) Secondly, the ENTEC Study was published before the decision to grant London the staging of the 2012 Olympics. This is likely to increase development, and especially mixed use, opportunities in the eastern part of the Borough. However it is felt that gains from the estate regeneration activity need to be balanced against ENTEC's optimistic forecast of private sector capacity.

This review will be presented as a housing pipeline report , setting out the 5,10 and 15 year supply sources as required by PPS 3 paragraph 54.

3.5 Estate Regeneration

Registered social landlords (RSLs) provide new housing in the borough through two main routes:

- a) through their own development projects, and
- b) as our partners in estate regeneration schemes.

Registered Social Landlords' schemes

To date, we can identify 848 new social rented homes that are being built or are planned by RSLs during the three financial years 2007/08, 2008/09 and 2009/10. These new homes are planned for 89 sites around the borough.

RSLs will also be building homes for shared ownership and for intermediate renting. This includes new homes specifically built for keyworkers.

The table below gives the projected number of homes that RSLs are expected to build in each of these categories. It is important to bear in mind that:

- a) these are estimates based on current information, and are certain to change as existing schemes are amended or new schemes are announced;
- b) as with all forecasts, we can have greatest confidence in the 2007/8 projections, with decreasing certainty as we move further into the future;
- c) over 500 homes are currently due to complete in February and March 2009, and in practice project delays may mean some of these are completed in 2009/10.

	2007/08	2008/09	2009/10
Social rented	182	570	96
Affordable ownership	245	524	54
Intermediate rent	87	35	0
<i>Total new homes</i>	<i>514</i>	<i>1129</i>	<i>150</i>

With these caveats, the table shows that RSL schemes will provide a significant number of new social rented and affordable ownership homes in 2008/9.

(b) Regeneration schemes

RSLs also provide new homes as our partners in estate regeneration schemes. The table below gives our current estimates for the supply of new social homes in individual schemes, which suggest more than fifteen hundred new social homes by 2012/13.

New social homes	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13
Colville, Kings C & Six Estates	0	121	223	215	105	61
Haggerston West & Kingsland	0	0	41	41	104	62
Holly Street	40	0	0	0	0	0
Nightingale	27	0	28	16	60	0
Estate Plus	0	0	0	172	84	50
Woodberry Down	0	0	0	70	70	0
TOTAL	67	121	292	514	423	173

In addition, we expect estate regeneration schemes to supply more than six hundred intermediate homes (especially shared ownership and shared equity) on estate regeneration sites in the next few years.

New intermediate homes	2007/8	2008/9	2009/1 0	2010/1	2011/2	2012/3
Colville, Kings C & Six Estates	0	45	86	113	56	0
Haggerston West & Kingsland	0	0	28	28	71	43
Holly Street	0	0	0	0	0	0
Nightingale	32	0	16	8	24	0
Estate Plus	0	0	0	26	27	0
Woodberry Down	0	0	0	10	10	0
TOTAL	32	45	130	185	188	43

Regeneration programmes also provide scope for developers to produce new market housing, and the table below gives our current projections for the supply of over 2,100 new market homes on these sites to 2012/13.

New market homes	2007/8	2008/9	2009/1 0	2010/1	2011/2	2012/3
Colville, Kings C & Six Estates	0	293	175	252	186	325
Haggerston West & Kingsland	0	0	57	57	143	86
Holly Street	55	56	0	0	0	0
Nightingale	65	0	50	12	79	0
Estate Plus	0	0	0	0	0	0
Woodberry Down	0	0	0	120	120	0
TOTAL	120	349	282	441	528	411

However, it should be noted that regeneration schemes often also involve the demolition of existing homes. We anticipate around 1,765 homes being demolished or removed from the housing stock during this period on regeneration schemes. This suggests the total net increase in homes in all tenures on these sites will be around 2,579 by the end of 2012/13 if these projections are achieved.

3.6 Housing Targets

The GLA's housing provision target for Hackney of 1,085.net new dwellings p.a. sits in the middle to upper range of the Borough's housing capacity. The ENTEC housing capacity study suggested that exceeding this target may be high risk, putting further pressure on employment land and delivery of a mix of accommodation for larger families.

The independent evidence study 'London Borough of Hackney Urban Capacity Study' by ENTEC (August 2005) concluded the capacity exists up to from their 2005 to 2016 at 3 scenarios of planning intervention:

- a) 5,422 dwellings minimal capacity, maximum certainty
- b) 8,768 dwellings medium capacity, medium certainty
- c) 11,141 dwellings maximum capacity, minimum certainty.

The housing trajectory spreadsheet recommended by the government Office for the South East (GOSE), shows known past completions, the ENTEC scenarios, and other housing capacity information. By year the sources of housing supply by category, are the ENTEC survey sites, the GLA housing land capacity sites, housing estate regeneration (being estimates that predated the Estate Regeneration table above), empty homes and flats above shops, and windfalls; which is an estimate of the unpredictable supply of sites from conversions and changes of use.

It is intended to populate the table with data from the Estates Regeneration Programmes, sites identified for development on the LDF Proposals Maps borough wide and LDF Area Action Plans for Dalston and Hackney Central where high density mixed used development is envisaged. This will increase the certainty of the housing trajectory projections. This methodology will be developed in line with PPS 3, and it is expected that a revision to the trajectory will be published in early 2008.

Looking forward to 2021, at the end of the London Plan Further Alterations plan period, it is expected that housing supply from Hackney will decline significantly because the available sources of supply will have been used up.

The charts based on the trajectory table provide tools for managing the relationship of annual supply to target. In charts A and B the red line is the 'plan project and manage' line which shows the 'must do' minimum requirement for the current year, **provided that the previous year's target has been attained, and** the position of the red line will change as the table is populated with past completions.

It would appear that the GLA's target can be met, but here are risks which will need to be recognised and addressed appropriately, and which will require monitoring.

3.7 Family Accommodation

Although Hackney UDP planning policy HO 9 requiring new development to provide 1/3 of dwellings with 3 or more bedrooms, and a 1/3 of that at 4 or more bedrooms was deleted by the Secretary of State on 27/09/07, the policy position is unchanged since it is supported by:

- a) Annex 1, the London section of the NAHP Programme 2008-11 Prospectus (Sept. 2007) produced by the Housing Corporation.

- b) The London Mayor's Draft Housing Strategy (Sept. 2007) which refers to the need for family housing and refers to 42% of the social rent programme having to be 3 bedroom plus with a target for Intermediate being 8% in 2008/09, 12% by 2009/10 and 16% by 2010/11.
- c) the London Mayor's Housing SPG Chapter 11 (Housing Choice and the Needs of London's Diverse Population) Section 11.3 – 11.5 which set housing needs requirement

These sections 'hang off' and supplement the London Plan Policy 3A.4. The London Mayor's Housing SPG is supplementary guidance to the LP and states the overall proportions of family accommodation (2/3 beds 38% and 4+ beds 30%) which is not too dissimilar from Hackney policy H09.

In Hackney, evidence from the 'Housing Need Survey 2003' and demographic projections underpin the case for a mix of homes that provide for larger families, especially for those unable to afford market prices. With GLA increase in housing supply targets to 1,085 p.a., it will be important to ensure that the strategic target increase should not be attained at the detriment of meeting local housing needs for larger families.

3.8 Policy Implications of housing supply - Infrastructure and Open Space

There is a risk that the pressure to attain housing targets could lead to residential development of sites and in areas that do not have the opportunity for sufficient external space, access to public open space, education, shopping, community facilities and other amenities. Unregulated, higher densities could also lead to poorer quality design and reduced housing space standards. This situation raises a range of social and economic issues regarding the location and amenity of housing that will need to be addressed carefully to ensure a sustainable approach in line with the Hackney Community Strategy.

Downward pressure on housing standards reinforces the case for prescriptive housing space standards being considered through the Local Development Framework (LDF) core strategy.

Increasing housing capacity will increase the pressure on social and physical infrastructure such as public transport, educational and community facilities as well as open space. The Borough's social and physical infrastructure must be made capable of supporting the needs of the community and there is government acknowledgement of the need for external funding support.

The Open Space Assessment undertaken by Atkins in December 2004 identified a significant deficiency of open space within the central area of the Borough contained with the wards of Dalston, Hackney Central, Hackney Downs, Cazenove, and New River. This assessment was based upon the original GLA housing target of 720 units p.a. therefore the GLA new target of 1,085 units p.a. increases the deficiency

3.9 Employment and Economic Activity

With the increased target for housing provision pressure will fall on employment land. The Atkin's study of local economic activity and employment contains evidence and recommendations regarding managing the release of employment land to balance and optimise the employment and housing gains. In Hackney mixed use development continues to provide opportunities for residential and employment uses to exist compatibly. Areas in and around town centres will be particularly suitable for mixed use development. Core indicators for monitoring the supply of employment land are under development.

4. LOCAL DEVELOPMENT SCHEME

4.1 Summary

The Hackney Local Development Scheme 2005/08 confirmed by GOL in April 2005 set ambitious targets for the production of development plan and supplementary planning documents. Since April 2005 targets slipped for reasons such as the consideration of evidence studies, consultation with stakeholders, and clarification of procedures. Further details appear below in respect of the DPDs and SPDs that make up the LDS.

In line with the requirement for a 3 year rolling review, a revision of the LDS for 2007/10 scaled back the initial programme, and set targets that took account of the progress since 2005. This revision was approved by Hackney Cabinet on 23/04/07. However, on 12/07/07 GOL advised Hackney not to submit the LDS 2007/10 formally until the programme was clarified to take account of planning inspectors' decisions to refer back Core Strategies.

The original LDS 2007/10 revision has been revised further and retimed to cover 2008/11 to take these factors and other GOL comments into account . It is on track for submission to GOL.

4.2 LDS Progress 2006/07

The following section reports on progress with LDS during 2006/07, and the interim 2007/08 position up to 31/10/07. The narrative and the table at sets out performance on the LDS components. The highlights are:

- a) Revised LDS 2007/10 ready for submission to GOL subject to confirmation from GOL that the Core Strategy is acceptable for Regulation 26 consultation because it has a reasonable prospect of being found sound.
- b) Core Strategy was amended to take account of Issues and Options consultation to produce the Preferred Option. A version approved by Cabinet on 18/09/06 for consultation. Following advice from GOL this version was restructured and shortened having regard to other planning authorities' experience with Examinations in Public and lessons learned advice from the Planning Inspectorate. Further information is presented below at 0.
- c) Consultation the Residential Extensions continues with a view to adoption by the Council in November 2007.
- d) The Statement of Community Involvement adopted by Council on 29 November 2006 following independent examination.
- e) Area Action Plans

4.3 Core Strategy Preferred Option

Publication of the Core Strategy Preferred Option for Regulation 26 public participation has been set back significantly. The original LDS 2005/08 programme envisaged Regulation 26 Consultation Option between November and December 2005. This programme was extended initially to allow for delivery of evidence studies. Delays arose later from restructuring to take account of planning inspectors' decisions where submitted Core Strategies were found unsound, and referred back. Under the Planning and Compulsory Purchase Act 2004, the effect of a reference back is that earlier work stages, such as Regulation 25 Issues and Options consultation, must to be repeated.

Hackney Planning Services has consulted Government Office for London on the development of the Hackney Core Strategy Preferred Option. This aims at avoiding Hackney reaching a position where its Core Strategy is formally referred back, as transpired with a number London Boroughs. However, it has involved restructuring the Core Strategy Preferred Option in line with government reviews, the lessons learned reports from the Planning Inspectorate, practice advice from the Planning Advisory Service, and the Planning Officers Society. Three principal factors have been taken into account:

- a) Government comment that the Core Strategy Preferred Option must not contain policies which repeat policy contained in national or regional planning documents.
- b) The Planning Inspectorate are urging local planning authorities only to produce a very limited suite of local development control management policy further to the Core Strategy, and rely as much as possible on national and regional policy statements in determining planning applications.
- c) The Planning Inspectorate is highly reluctant to examine Area Action Plans and development management subordinate to the Core Strategy, until the Core Strategy content has been settled.

The requirement for Core Strategy to only contain policy for those matters which are distinctive and unique to Hackney is a culture change from old style regulatory plans such as the Hackney UDP 1995. Past practice presented the local interpretation of national and regional policy alongside local planning policy in one comprehensive accessible locally branded document. For example in the Hackney 1995 UDP the Environmental Quality (EQ) policy set, and policies that relate to conservation and design basically repeat PPG 15 with local nuances.

Under the new LDF system, government require local level Core Strategy to reference, not repeat regional and national policy. Government is not persuaded of case for the delivery of planning policy in one document, since this runs against the intention of providing a more flexible and streamlined, and more easily updated

planning system through the LDF folder. In any case cross references can these days be made easily by hyperlink.

The effect of the above government comments is that the Core Strategy Preferred Option which was approved by Cabinet on 18/09/06 and 23/04/07 for "Regulation 26 consultation, subject to amendments being made to take account of GOL" has now gone through three stages of restructuring:

- a) to remove repetition of national and regional,
- b) to draw out those matters which are unique to Hackney, and
- c) to decouple the Core Strategy from development management policy this will be presented as a separate document.

As a result that Core Strategy Preferred Option document is now not more than 50 sides of A4, containing about 40 policies. However it is stressed that fundamental Hackney based policy content of the restructured Core Strategy has not changed.

It is intended to proceed with Regulation 26 consultation as soon as GOL express the view that the redrafted Core Strategy has as a reasonable prospect of being found sound. On the basis that Hackney has complied with relevant advice, it is expect that formal Regulation 26 consultation can be mobilised for December 2007 to February 2008.

Slippage with the Core Strategy has impacted on the formal stages of the Area Action Plans. The Planning Inspectorate has consistently advised against progressing AAPs the policy content of the Core Strategy is settled.

Production Residential Extensions SPD has slipped by more than 12 months for reasons including the consideration of evidence studies, consultation with stakeholders, and clarification of procedures.

As a result of the above the original LDS 2007/10 as approved by Cabinet on 23/04/07 has been revised to take the above factors and other GOL comments into account and is on track for submission to GOL.

4.4 Area Action Plans

Hackney Central draft AAP published for issues and options consultation, feedback analysed, and amendments made, with the draft preferred options being held until the borough wide Core Strategy Preferred Option is published for consultation as the strategic context for the AAP.

Dalston draft AAP was published for preferred options consultation in October 2005 with feedback analysed. Decision taken to redraft Preferred Options document due to the lengthier timescale for production for submission document of the borough wide Core Strategy preferred Option as the strategic context for the AAP. The

redraft preferred options is being held until the Core Strategy Preferred Option is published for consultation.

Hackney Central and Dalston Preferred Options document being drafted simultaneously, statutory consultation likely to commence in Spring 2008 following consultation on the Core Strategy. Master Plans are being produced for key areas of both Hackney Central and Dalston to provide detailed guidance, which will be adopted as Supplementary Planning Documents (SPDs).

4.5 Live Work

It is proposed to review the live work element of the Planning Gain document. This has been advised by leading counsel following a planning inspector's decision not to support the Council's position regarding planning contributions. These contributions are required to be made in respect of changes of use from live work to residential, to take account of the consequent permanent loss of employment floorspace.

In 2005 The Live Work evidence study revealed a trend of developments avoiding affordable housing contributions, while generating low employment density in allocated employment areas for the most part. As a result of this study and related enforcement investigations, it was decided to allow live/work being used irregularly as pure residential to be regularised through a planning contribution towards the provision of employment.

However, on appeal into a refusal of the change of use from live work to pure residential the inspector found that the approach as set out in the Planning Contributions SPD was not adequately founded on development plan policy, and did not meet the tests for planning contributions set out in the government's planning gain circular 05/2005.

4.6 Residential Extensions

The residential extensions design guide SPD has been delayed to allow additional, informal consultation with stakeholder communities to take place before releasing the document for public consultation. It is expected to adopt the SPD in November 2007

5. LOCAL DEVELOPMENT SCHEME REVIEW 2008/11

5.1 The table below provides the review and update for the LDS 2007/10. The plain type face shows the target dates set out in the LDS as submitted in March 2005. *The italic bold typeface shows revised targets as at October 2007.*

In the case of development plan documents the timetable has been revised to take account of the Core Strategy position described.

For Supplementary Planning documents, in line with advice from the planning Advisory Service the number of documents has been reduced by consolidating down to two principal SPDs

- d) for the internal environment called “Sustainable Development Standards”
- e) for the external environment called “Public Realm”

Status	Role	Covers	Conforms With	Stages	Time Frame
Statement of Community Involvement completion slipped by 8 weeks	Standards and approach to involving stakeholders and the community in the production of the LDF	Entire Borough	Consistent with National Policy	Evidence	Oct 04 – Feb 05
				Reg. 25 – Consultation Issues & Options Reg. 26 – Participation Preferred Options	Mar 05 – Apr 05
				Reg. 28 – Submission	Sept 05
				Pre Examination Examination	Jun 06 <i>Examination held by written representations. Inspector’s recommendations, reported Jul 2006 were non contentious items of improvement and clarification.</i>

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Status	Role	Covers	Conforms With	Stages	Time Frame
				Adopted	Sept 06 Council 29/11/06
Development Plan Documents					
Core Strategy DPD (DC Policies to be presented separately)	Vision, objectives strategy for spatial development framework for AAPs	Entire Borough	Consistent with National Policy & Hackney Community Strategy	Evidence	Apr 04 – Apr 05 Extended to Mar 06
				Reg. 25 – Consultation Issues & Options	Jun 05 – Sept 05 Dec 05 – Feb 06 DONE
				Reg. 26 – Participation Preferred Options	Nov 05 – Dec 05 Reprogrammed for Mar 08 to May 08
				Reg. 28 - Submission	Feb 06 Dec 08
				Pre Examination	Jun 06 – Aug 06 Apr 09
				Examination	Sep 06 – Dec 06 Jun 09
				Adoption	Feb 06 Dec 09
Proposals Map DPD	An OS based representation of the Core Strategy and other DPDs		General conformity with the London Plan	Evidence	Sep 04 – Sep 06
				Reg. 25 – Consultation Issues & Options	
				Reg. 26 – Participation Preferred Options	Nov 05 – Dec 05 Reprogrammed for Mar 08 to May 08
				Reg. 28 - Submission	Feb 06 Dec 08
				Pre Examination	Jun 06 – Aug 06 Apr 09
				Examination	Sep 06 – Dec 06 Jun 09

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Status	Role	Covers	Conforms With	Stages	Time Frame
				Adoption	Feb 06 Dec 09
Generic DC policies DPD (presented separately from the Core Strategy)	Locally distinctive policy for development management		General conformity with the London Plan, Core Strategy	Evidence	Sep 04 – Sep 06
				Reg. 26 – Participation Preferred Options	Feb 09 – Apr 09
				Reg. 28 - Submission	Nov 09
				Pre Examination	Mar 10
				Examination	May 10
				Adoption	Nov10
Site Allocations DPD	Sets out acceptable uses for specific sites			Evidence	Jun 08 – Nov 08
				Reg. 25 – Consultation Issues & Options	Jan 09 – Mar 09
				Reg. 26 – Participation Preferred Options	Nov 09 – Jan 10
				Reg. 28 - Submission	Jul 10
				Pre Examination	Nov 10
				Examination	Jan 11

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Status	Role	Covers	Conforms With	Stages	Time Frame
				Adoption	Aug 11
Dalston Area Action Plan DPD	Proposals for Dalston own Centre	Dalston TC	To conform to Core Strategy	Evidence	Jun 05 – Sept 05 Delivered
				Reg. 25 – Consultation Issues & Options	Oct 05 - Nov 05 Done
				Reg. 26 – Participation Preferred Options	Oct 08 – Dec 08
				Reg. 28 - Submission	Jul 09
				Pre Examination	Nov 09
				Examination	Feb 10
				Adoption	Aug 10

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Status	Role	Covers	Conforms With	Stages	Time Frame
Hackney Central Area Action Plan DPD	Proposals for Mare Street Town Centre	Mare Street TC	To conform to Core Strategy	Evidence	Jun 05 – Sept 05 Delivered
				Reg. 25 – Consultation Issues & Options	Oct 05 - Nov 05 Done
				Reg. 26 – Participation Preferred Options	Oct 08 – Dec 08
				Reg. 28 - Submission	Jul 09
				Pre Examination	Nov 09
				Examination	Feb 10
				Adoption	Aug 10
North London Joint Waste Disposal DPD	Spatial arrangement and site proposals for facilities to handle the municipal, commercial, industrial and construction waste arising from the 7 boroughs	Boroughs of Barnet, Camden Enfield Hackney Haringey Islington and Waltham Forest	Consistent with National Policy & General Conformity with the London Plan Consistent with the Community	Evidence	Jan 07 – Feb 08
				Reg. 25 – Consultation Issues & Options	Jan – Feb 2008
				Reg. 26 – Participation Preferred Options	Jan – Feb 2009
				Reg 28 - Submission	Sep 09

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Status	Role	Covers	Conforms With	Stages	Time Frame
			Strategies & Core Strategies of the 7 Boroughs.	Pre - examination	Nov 09
				Examination	Feb 10
				Adoption	Nov 10
Supplementary Planning Documents					
Affordable Housing Completed to programme	Provision in development and conversions	Entire Borough	To conform with the saved 1995 UDP and the London Plan	Evidence Gathering	Jan 04 – Apr 04 Completed
				Stakeholder Involvement	Oct 04 – Nov 04 Completed
				Reg. 17 – Public Participation	Oct 04 – Nov 04 Completed
				Adoption	Jul 05 Delivered Jul 05
Live/Work	Standards for mixed residential and employment uses	Entire Borough	To conform with the saved 1995 UDP and the London Plan	<i>No longer required as covered by Planning Contributions SPD. <u>Delete from LDS</u></i>	

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Status	Role	Covers	Conforms With	Stages	Time Frame
Residential Extensions Slipped 12 months due consultation	Planning guidance and standards, particularly in areas of demographic pressure	Entire Borough	To conform with the saved 1995 UDP and the London Plan	Evidence Gathering	Mar 05- Jun 05 Done
				Stakeholder Involvement	May 05-Sept 05 Sept 05 – Mar 06 Pre-consultation Nov – Dec 06
				Reg. 17 – Public Participation	Oct 05 - Nov 05 Mar 07 – Apr 07
				Adoption	Jan 06 Mar 08
South Shoreditch Supplementary Planning Document Completed	Planning guidance and standards for development	South Shoreditch	To conform with the saved 1995 UDP and the London Plan	Evidence Gathering	Jun 02 – Jun 04
				Stakeholder Involvement	Nov 04 – Dec 04
				Reg. 17 – Public Participation	Mar 05 – Apr 05 Completed Sept – Oct 05
				Adoption	Jul 05 February 2006
S106 Obligations Slipped by 7 months	Standards for contributions to infrastructure required to make a development work	Entire Borough	To conform with the saved 1995 UDP and the London Plan	Evidence Gathering	Apr 05 – Jul 05 Sept 05 – Nov 05
				Stakeholder Involvement	Aug 05 – Oct 05 Feb 06 – Apr 06
				Reg. 17 – Public Participation	Nov 05 – Dec 05 Jun 07 – Aug 07
				Adoption	Feb 06 Approved 1st Nov 06 <u>Necessary to review live work element of SPD</u>

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Status	Role	Covers	Conforms With	Stages	Time Frame
Historic Environment + Design follows the 'State of the Environment' evidence published in Nov 05 Slipped 12 months	Standards for design, protection and enhancement	Entire Borough	To confirm with the adopted core Strategy	Evidence Gathering	Apr 06 – Mar 07
				Stakeholder Involvement	Jun – Oct 07
				Reg. 17 – Public Participation	Nov – Dec 07
				Adoption	Apr 08
Sustainable Development Standards including former High Density & Mixed Use, Residential Devt, New Residential & Conversions & Sustainable Employment	Standards and criteria for the internal environment of all main use classes	Entire Borough	As above	Evidence Gathering Stakeholder Involvement Reg. 17 – Public Participation Adoption	Jan - Jul 06 May – Jun 09 Nov 09

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Status	Role	Covers	Conforms With	Stages	Time Frame
Public Realm SPD including former Street scene, Landscape & Trees, Community Safety & Recycling)				Evidence Gathering Reg 17 Public participation Adoption	Jan 06 - Jul 06 Sep 07 – Mar 08 May – Jun 08 Nov 08
High Density and mixed use Development <u>Delete from LDS</u>	Standards and criteria for location and development	Entire Borough	As above	Stakeholder Involvement	Nov 06 – Feb 07
				Reg. 17 – Public Participation	Apr – May 07
				Adoption	Jul 07
Night Time Economy & A3 uses	Standards for development and management	Entire Borough	As above		
Water front development	Standards for protection and enhancement	Entire Borough	As above	Evidence gathering	Jan – Jul 06 Apr 08 – Jan 09
				Stakeholder Involvement	
				Reg. 17 – Public Participation	Apr – May 07 Jul 09 – Aug 09
				Adoption	Jul 07 Nov 09

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Status	Role	Covers	Conforms With	Stages	Time Frame
Sustainable Transport <u>Delete from LDS</u>	Standards for planning access & servicing	Entire Borough	As above	<u>Delete from LDS</u>	
ELLX Corridor Rename ELLP (project) corridor <u>Delete from LDS</u>	Standards for the enhancement and protection of land uses and environment along the ELLX corridor	Entire Borough	As above	Evidence Gathering	Sept 05 – Apr 06
				Stakeholder Involvement	Jun – Oct 06
				Reg. 17 – Public Participation	Nov 06 – Dec 06
				Adoption	Apr 07
Community Safety	Collected land use and design recommendations for enhancing safety	Entire Borough	As above	<i>Delete from LDS – incorporate into sustainable development standards</i>	
Mixed Use development	Environmental standards for the collocation and mutual protection of mixed uses	Entire Borough	As above	<i>No longer required as covered in sustainable development standards</i> <u>Delete from LDS</u>	

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Status	Role	Covers	Conforms With	Stages	Time Frame
Landscape & Trees	Protection and enhancement of the natural environment and street scene	Entire Borough	As above	Delete from LDS now part of public realm	
Conservation Area Design Statements CA strategy adopted by Cabinet Sept 06	Standards for the protection and enhancement of CAs	Entire Borough	As above	Evidence Gathering	Apr 07 – Mar 08
				Stakeholder Involvement	Apr – Jun 08
				Reg. 17 – Public Participation	Sept – Oct 08
				Adoption	Dec 08
Residential Development New Standards	Guidance and development standards	Entire Borough	As above	Delete from LDS now part of Sustainable development standards	

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Status	Role	Covers	Conforms With	Stages	Time Frame
Street scene to be covered in the Public Realm Design Guide	Standards for the protection and enhancement of the street scene, including shop fronts and public realm	Entire Borough	As above	Delete from LDS now part of public realm	
Sustainable Employment	Standards for the protection, affordability operational and environmental enhancement of employment	Entire Borough	As above	Delete from LDS now part of sustainable development standards	
Temporary Residential Accommodation	Guidance and Standards for hotels, hostels, and other temporary residential accommodations	Entire Borough	As above	Delete from LDS now part of sustainable development standards	

Status	Role	Covers	Conforms With	Stages	Time Frame
Residential Development Standards Conversions	Guidance and standards.	Entire Borough	As above	Delete from LDS now part of sustainable development standard	

5.2 LDF Management and Resources

The LDF is resourced from the Council's planning budget and ongoing Planning Delivery Grant. Planning Delivery Grant (being renamed Housing and Planning Delivery Grant) is a significant funding stream. Without it, alternative funding would be needed to deliver the costs of the LDF work programme. 7 – 10 staff is engaged on LDF, AAPs, SPD and monitoring.

6. LDS PROGRESS 2005/06

6.1 The following highlights progress reported in the 2005/06 AMR.

6.2 Core Strategy Issues and Options

The Core Strategy Issues and Options document was approved by Hackney Council Cabinet on 24/10/05 and went on 'Regulation 25' consultation from mid December 2005 until February 2006. The I & O consultation was successful in terms of its reach and responses received. But as the Core Strategy I & O consultation report explains, referenced below, there was no drive in favour of specific options or planning strategies.

<http://www.hackney.gov.uk/ep-planning-policy-cs.htm>

6.3 Area Action Plans

The Dalston AAP was advanced to an informal draft Preferred Option stage to provide a context for the East London Line Extension plans, work with English Heritage and Transport for London and for planning decisions on key planning applications in Dalston Town Centre.

The Hackney Central AAP was advanced to Issues and Options consultation in September / October 2005.

6.4 Opportunity Area Planning Frameworks

The OAPF is a non-statutory implementation tool available to the London Mayor and identified in the London Plan. It sets overall development needs and broad spatial

allocations of an area, addressing issues which have significance beyond an individual borough level. OAPF will provide part of the strategic planning context for borough Local Development Frameworks (LDF) and will be a material consideration for the determination of planning applications in the relevant area under Policy 5C.1 of the London Plan. In Hackney there are two OAPFs as follows.

6.5 South Shoreditch

The South Shoreditch Supplementary Planning Document has a chain of conformity with the London Plan and the Hackney UDP. The LB Hackney area south of Old Street makes up part of the City Fringe. GLA, in consultation with the City Fringe Boroughs (Corporation of London, LB Hackney, Tower Hamlets, and Islington) have been working on a City Fringe Opportunity Area Planning Framework. If agreed by the Mayor of London and endorsed by the City Fringe boroughs the OAPF will provide a planning policy context for the Bishopsgate / South Shoreditch and Whitechapel / Aldgate Opportunity Areas (as identified in the London Plan).

6.6 Lower Lee Valley

The LLV OAPF develops a land use scenario, indicating the future distribution of land uses across the LLV. The LLV OAPF has been revised to reflect consultation responses, and is adopted by the Mayor of London for and LLV boroughs and LTGDC. The OAPF forms part of the strategic planning policy context for the sensitive management of a major step change in the land-use structure of the LLV.

6.7 Evidence Studies

Independent studies of land use characteristics and development pressures were commissioned from external consultants starting in September 2003, with the final study of Employment Growth Land Capacity Study being received in March 2006.

The evidence studies are available on the planning web site, as independent reports to the Council.

- a) Employment Growth Options
- b) Historic Environment
- c) Housing Capacity
- d) Live/Work
- e) Night-Time Economy
- f) Open Space & Sports Provision
- g) Retail & Leisure
- h) Tall Buildings

A summary of evidence study factors is available in the Evidence Appendix to the LDF Issues and Options document.

<http://www.hackney.gov.uk/index/council/departments/environment/env-plan/planning/planning-policy/planning-policy-ldf/planning>

As evidence work progressed, it informed preparation of the Core Strategy Issues and Options, the South Shoreditch SPD / Opportunity area Planning Framework and the draft Hackney Central and Dalston AAPs.

The Council held an all-day workshop on 12/05/05 for corporate stakeholders, those engaged with the Hackney Community Strategy, together with developers and the public, to inform them of the interim findings of the evidence studies. Other specialist evidence presentations have been provided on request.

7. STATEMENT OF COMMUNITY INVOLVEMENT

There is a commitment to review the statement of community Involvement annually in the Annual Monitoring Report.

Since the SCI was adopted on 29/11/06 it is considered that there are no matters to review at this time. With significant consultation programmed for 2008 it is expected that a review of the SCI will be presented through the 2007/08 AMR

The SCI passed its examination in public. The inspector made some non contentious binding recommendations which are acceptable because they improve clarity and presentation. As a result the SCI was formally adopted by Hackney Council on 29 November 2006. This is a slight slippage of 8 weeks on the original programme which anticipated formal adoption by September 2006. The SCI sets out the Council's standards for public involvement in the formulation of planning policy and the determination of planning applications.

The SCI is the first substantive LDF document presented for public consultation and independent examination. The draft SCI was approved by Cabinet on 31 January 2005 for public consultation. Following amendments to take account of consultation feedback, the SCI was then approved by Cabinet for independent examination on 19 September 2005. Its public examination was conducted by written representations following a 2 stage stakeholder involvement and public consultation process described. The Inspector's report contained the following binding recommendations:

- d) Improve links with consultation on the Community Strategy and the LDF.
- e) Include wording to take account of the changing nature of organisations considered key stakeholders.
- f) Include a translation box on the final document.
- g) Slight wording changes on how the council should take account of consultation responses received.
- h) Take account of the differing time limits permitted to some consultees for their responses.

The above points were incorporated into the final SCI adopted by Council on 29 November 2006.

A consultation data base was established in February 2005 for the SCI and public consultation on LDF documents. Between February 2005 and August 2006 the entries on the data base rose from 448 to 773 stakeholders. Further information on the SCI and its consultation is available at:

<http://www.hackney.gov.uk/k-sci-consultation-report.pdf>

8. PLANNING ADVISORY SERVICE

- 8.1 Following GOL comments on the prospect of the Core Strategy not being found sound at Examination in Public, Hackney Planning Service availed itself of a free of charge management diagnostic review by consultants appointed by the Planning Advisory Service.
- 8.2 Their report identified various process factors in the preparation of the Core Strategy concerning engagement of stakeholders, and the culture change to the new style planning system. Arising from this the PAS offered Hackney, again free of charge, a range of process improvement training modules. These include seminars for policy planners, senior planning managers, corporate managers and Councillors. The objective is to improve policy formulation and management processes and enhance the status of the LDF as a corporate planning document.

9. PLANNING APPLICATIONS

- 9.1 The following information was presented in the Planning Service annual report
- 9.2 The processing of planning applications continues to improve and meet Government Best Value Performance Indicators (BVPI) and Planning Service Local Indicators. The following sections review some of these indicators, the workload and performance of planning application processing.

9.3 Overview of Outcomes 2006/07

During the 2006/07 year 2,828 planning applications were received by the Planning Service. This is an increase of 75 (2 percent) on the previous year. Other than a small increase in the third quarter the number of applications received ranged from 660 to 690 per quarter. On average 63 percent of these applications were granted, being 3 percent less than the previous year and 22 percent were refused, which is consistent with 2005/06. The remaining 15 percent of applications were either withdrawn, invalid or remain undetermined.

The primary BVPI relevant to the process of planning applications is BVPI 109. This target sets a percentage for the determination of major, minor and applications in a specified timeframe. The 2006/07 targets were –

- a) Major – 60 percent of applications determined in 13 weeks, or 16 weeks where having an EIS
- b) Minor – 65 percent of applications determined in 8 weeks.
- c) Other – 80 percent of applications determined in 8 weeks.

There has been a significant increase in the Development Control Team achievement of this target, which is a continuation of the improvements of the previous two years. As a result Hackney Planning Service is continuing to perform well against other Greater London Planning Authorities. Determination of major applications have risen from 59 percent to 70 percent; minor applications from 73 percent to 84 percent and other applications 81 percent to 89 percent, being 11 percent, 12 percent and 8 percent respectively above the BVPI targets.

Table 1 – Summary of Key Results for Development Control – 2006/07, 2005/06 and Q1, Q2, Q3 and Q4 of 2006/07

		2006/07 This Year	2005/06 Last Year	Q1 06/07	Q2 06/07	Q3 06/07	Q4 06/07
Number of Applications Received		2,828	2,753	665	666	724	689
Number/% Granted		1,042 (63%)	1,183 (66%)	260 (58%)	296 (63%)	228 (63%)	258 (68%)
Number/% Refused		617 (37%)	606 (34%)	190 (42%)	171 (37%)	135 (37%)	120 (32%)
No./% within BVIP Target	Major	56 (70%)	63 (59%)	15 (71%)	17 (68%)	14 (67%)	10 (77%)
	Minor	677 (84%)	554 (73%)	176 (81%)	183 (82%)	125 (86%)	191 (89%)
	Other	690 (89%)	740 (81%)	188 (89%)	196 (90%)	169 (86%)	137 (91%)

9.4 Major Schemes Determined and in the Pipeline

2006/07 has seen a number of significant development schemes come before the Planning Service for determination or in the Service's capacity as a statutory consultee. These applications or proposals have the potential to have a significant impact on the land use and future design of Hackney, specifically the Olympics 2012 site. The following sections outline some of these major applications and a summary of the Planning Service response to the Olympics application.

Summary of Major Applications, Pre-Applications and Statutory Consultee Observations

Major Applications -

- Dalston Lane South – a mixed use scheme approved in September 2006. The scheme will provide a new public square, library, retail and residential units. On the back of this application a number of pre-applications have been received for towers, including –
 - a site on Dalston Kingsland Train Station western curve for a mixed-use scheme of 11 to 22 storeys;
 - Tyssen Street for a mixed use scheme over 44 storeys;
 - an application at 15 Ramsgate Street for mixed-use over 14 storeys.
- Eagle House, City Road – a mixed use scheme for the erection of a part 6- part 7, part 27 storey building providing 271 residential units, 1271 sq m of retail floorspace, 3486 sq m of office floorspace and 1108 sq m of leisure floor space. The scheme was approved in Sept 2006
- Lathams Yard – A scheme proposing 2136 sq m of B1 (office) and B8 (warehousing) floorspace and 765 sq m of D1 (health facilities) floorspace, 1560 sq m of B1 floorspace and 300 sq m of A1 (retail) floorspace together with open space was approved in November 2006
- 142 Lea bridge Road, (Site bounded by Otley Terrace south Millfields Recreation Ground and Lea Bridge Road), E5 – A scheme proposing 132 residential units and 943 sq m of B1 office space together with landscaping was approved in March 2007
- Woodberry Down - outline application was received in April 2007 for redevelopment of this estate.
- 151-159 City Road – an application is anticipated shortly for the 44-storey 'Alsop' tower. The scheme is a mixed-use development for storage, casino, gym, serviced apartments/hotel and public bar to the top floor with terrace.
- Northgate - pre-application for 'Fosters' Tower – A major mixed-use scheme for the erection of a new plaza, high rise blocks of up to 53 storeys comprising offices, residential, hotel, retail and restaurant uses.
- Haggerston West/ Kingsland Estate Redevelopment - currently being considered for redevelopment to provide nine new residential blocks ranging from 3 to 10 storeys to accommodate approximately 760.
- Lesney Matchbox Factory - proposal for 4-15 storey mixed-use development is anticipated to be submitted shortly.

- Morningside Estate - initial proposals being discussed for redevelopment of the estate.

Statutory Consultee –

- 70-100 City Road, Islington - redevelopment of site for mixed-use scheme over three street blocks made up of part 5 to part 44 storeys;
- 20 Fenchurch Street, City of London – a 39 storey commercial development with publicly accessible 'sky garden' on the 39th floor.
- 61 St Mary Avenue – for the erection of three buildings to comprise office (B1), retail (A1-A4), library (D1) and livery hall (Sui Generis) uses with associated public spaces and landscaping, disabled car parking, servicing and plant. (126,189sq.m. 37 floors).

10. SECTION 106 PLANNING CONTRIBUTIONS

- 10.1 Planning Obligations, also known as Section 106 Agreements, are legally binding agreements typically negotiated between local authorities and developers in the context of planning applications. They are a mechanism by which measures are secured to make development acceptable, which would otherwise be unacceptable in planning terms. Planning Obligations take the form of contributions, in cash or in kind, to address community and infrastructure needs associated with the development.
- 10.2 A large amount of schemes have been funded within the last four years from funds received from these S106 agreements. The majority of financial contributions in S106 agreements are for highways/public realm works, an example of such an agreement is the Blue Hut site on Nile Street where £75,500 is required in the S106 agreement for public footway works. Examples of other non highways/public realm-related schemes are -
- Gillett Square Phase One - the first of the GLAs 100 public spaces programme = £50,000.
 - Haggerston Park children's playground = £40,000.
 - Shoreditch Park playground and children's area improvements =£89,000.
 - Amhurst Fresh Start schools refurbishment initiative at Amhurst School = £95,000.
 - Programmed refurbishment of Comet Nursery School to provide extended facilities for the under fives and their carers =£375,000.

The following table shows for each financial year for the last four financial years -

- the number of signed agreements over the last 4 years;

- the total financial amounts for each year contained within those agreements;
- the amount received from those agreements within each year;
- the amount of the received funding actually allocated to schemes within each year.

Table 2 – Summary of Section 106 Schemes 2003 – 2007

Years	2003/04	2004/05	2005/06	2006/07	Total (03/07)
Number of Agreements signed	31	38	93	27	189
Amounts on Agreement	1,162,175	3,105,985	4,640,395	7,389,389	16,297,945
Amount Received	444,157	1,138,921	1,688,491	2,449,456	5,721,025
Total Schemes Funded	256,946	397,342	344,569	0	998,857
Outstanding Amounts	718,019	1,967,064	2,951,903	4,939,933	10,576,919

Notes to Table 2 –

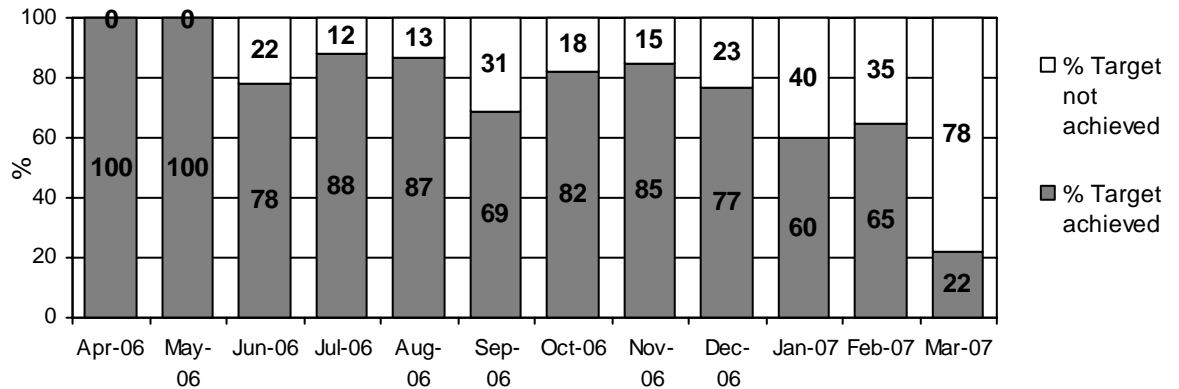
- a) The section 106 contributions that have been negotiated in the last four financial years, 2003/04 to 2006/07, total £16.2m of which £5.7m has been received and is set out in the table above. You will that only a third of the value of the section 106 agreements has been collected to date, this is because the sums negotiated through section 106 agreements are only due to the Council if and when the development begins on site. Developers have between 3-5 years to begin works on site following the grant of planning permission. If the development does not begin within 3-5 years then no payments are due to the Council.
- b) In 2005/6, the increase in number of signed agreements (93) coincided with the adoption of the Council's Affordable Housing Supplementary Planning Document (SPD). The SPD effectively prevented developers circumventing the affordable housing policy of 50% provision for schemes of 10 or more residential units. This led to more S106 agreements being signed to secure the affordable housing. The number of agreements signed in 2006/7 is low in comparison (27) probably because planning applications received in this financial year with potential S106 agreements attached have yet to be determined or the S106 agreement signed.
- c) The amount on funded schemes for 2006/07 is 0 (zero) because the funding received allocated to schemes as yet has not been spent by

various departments – timescales to implement schemes ‘on the ground’ can have a long duration and the Planning Service is often not notified of completion until after the end of the financial year.

11. PLANNING ENFORCEMENT

11.1 The number of enforcement complaints received during 2006/2007 was 566. This is slight increase on the previous year which was 505. The Planning Service has established Local Indicators to assist in providing targets for addressing enforcement cases and to monitoring this performance. Local Indicator 10 relates to the percentage of enforcement cases actioned within 20 weeks. For the 2006/07 year this indicator was set at 75 percent of cases should be actioned in the established period of 20 weeks. Over the 2006/07 the Current Enforcement Team achieved 78 percent. Table 3 below identifies the monthly results. The average performance over this period exceeded the target at 78 percent. However, as can be seen from the graph below, performance over the last 3 months has lowered significantly.

Table 3 – Enforcement Cases Actioned in 20 Weeks

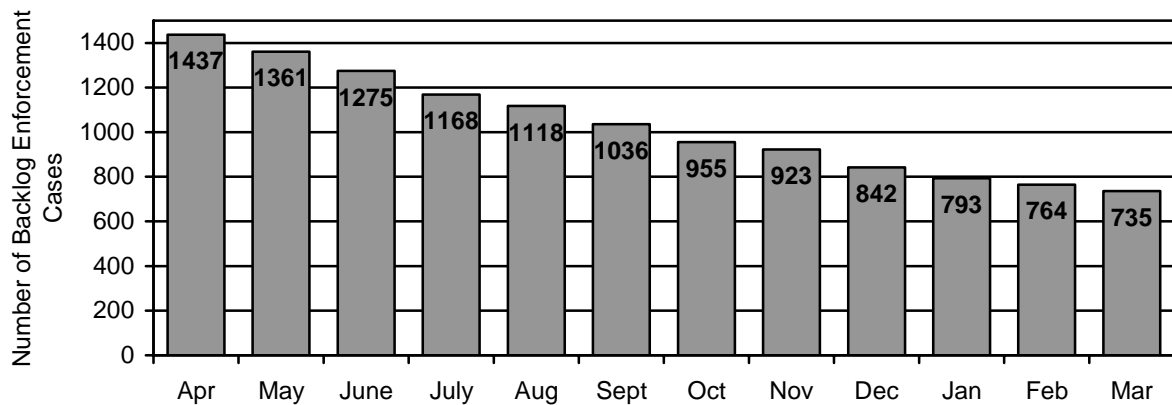


11.2

Enforcement Backlog

Internal targets were set for the enforcement backlog team to action 80 cases per month to address the existing enforcement backlog issue. On average a target of 59 cases a month has been achieved over the last financial year. While this is below the internal target it has still resulted in a significant decrease in the number of backlog cases over this period. Since the beginning of the financial year backlog cases have been reduced from 1437 to 735.

Diagram 1 - Total Number of Backlog Cases Remaining Open



11.3 Enforcement Prosecutions

During 2006/07 eleven enforcement prosecutions were initiated by the Enforcement Team. These prosecutions are currently with legal officers being prepared, awaiting Court proceedings or finalised. Recently a prosecution achieved a £20,000 fine against a developer who failed to comply with an Enforcement Notice regarding a two storey development of bed sits in the rear garden of a house and a second prosecution is underway in this case.

11.4 Maladministration Cases against London Borough of Hackney

The Ombudsman has recently published a report in which he found maladministration on the part of the London Borough of Hackney in relation to their planning enforcement cases. These cases originated in 2004 and 2005 and relate to complaints from neighbours about a lack of a response from the Council in planning enforcement terms. The Ombudsman noted that the Council has more recently addressed the situation in a serious and responsible manner, and has made more planning enforcement resources available.

12. PLANNING APPEALS

12.1 Performance on appeals is reported to the DCLG against performance indicator BVPI204. This tests only those appeals against refusal and does not include appeals against non-determination or certain categories of applications, such as adverts and enforcement appeals. Government sets national targets against which performance on BVPI204 is tested. The target for 2005/06 was 30 percent, being Local Planning Authorities should 'lose' no more than 30 percent of appeals. Hackney has set its Local Indicator for this at 38 percent, being 8 percent above the Government target.

- 12.2 During 2006/2007, 40.9 percent were allowed. This is an increase from 33.3 percent in 2005/2006 and exceeds our local target for this period by 2.9 percent. The Council has experienced a 20 percent increase in the number of planning appeals compared to 2005/2006 as can be seen from Tables 3 and 4 below. It should be noted this does not include enforcement appeals of which we have also seen a marked increase due to the increased number of enforcement notices recently issued by the Enforcement Team.

Table 3 - DCLG Monitored Appeals Summary Statistics (BVPI 204) for 2006/2007

Appeals BVPI Statistics National average: 35% Allowed	Allowed	Dismissed	Total Determined	Withdrawn
Quarter 1: Apr – Jun 06	1	13	14	0
Quarter 2: Jul – Sep 06	6	2	8	0
Quarter 3: Oct – Dec 06	8	22	30	1
Quarter 4: Jan - 30 March 07	21	15	36	1
Total No. Appeals	36	52	88	2
% of Total Determined	40.9%	59.1%	N/A	N/A

Table 4 - DCLG Monitored Appeals Summary Statistics (BVPI 204) for 2005/2006

Appeals National average: 35% Allowed	Allowed	Dismissed	Total Determined	Withdrawn
Quarter 1 Apr – Jun 05	11	17	28	3
Quarter 2 Jul – Sep 05	3	14	17	1
Quarter 3 Oct – Dec 05	5	9	14	6
Quarter 4 Jan – March 9 th 06	5	8	13	1
Total No. Appeals	24	48	72	11
% of Total Determined	33.33%	66.66%	N/A	N/A

13. UNITARY DEVELOPMENT PLAN

13.1 Saving 1995 Hackney Unitary Development Plan Policy

Under planning Regulations, planning policies adopted more than 3 years old ago expired on 27/09/07 unless saved by direction of the SOS. The 2005/06 AMR reviewed the use of UDP policy and following consultation with GLA an application to save 1995 policies was made on 22/03/07 to the SOS in accordance with the saved policies protocol.

The SOS direction received on 21/09/07 accepted the all but 6 recommendations regarding saving policies. In the specific case of HO9, in response to an indication that the policy would be deleted Hackney pleaded a special case to save clause A (family size dwellings), see Cabinet report 10/09/07. However the Hackney representation was not supported by government after careful consideration of the legal position and consistency of saving directions country wide.

It is stressed that there is a fall back to national and regional policy in the case of each and every Hackney UDP policy deleted by the SOS decision, including HO9. The effect is that there is no concession or compromise on established development plan policy used by Hackney for the determination of planning applications.

In line with government emphasis that local planning policy documents should deal with distinctive local matters only, Hackney planning decisions will now quote national or regional policy as replacement for the deleted Hackney UDP policies. A schedule setting out the deleted policies and fall back national and regional policy positions has been prepared, and is presented in Appendix and is being made available on the Hackney planning web site.

Legal advice is being obtained regarding a technicality concerning the relationship of Supplementary Planning Documents to regional and national policy, following SOS deletion of local policies that repeat national and regional. There are conflicting views. The Planning Chief Inspector asserts that SPDs can hang off national and regional development plan policy, but initial legal advice suggests otherwise owing to a technicality in the wording of the Local Planning Regulations. Further legal advice is being obtained in discussion with neighbouring local authorities. This particularly affected the Residential Extension and Conversions SPD because its parent policy EQ6 was deleted.

13.2 Saving Policies Methodology

The methodology adopted for recommending policies to be saved was as follows

- d) Statistical investigation of which policies are used in planning decisions.
 - d) A review of the justification for saving the policy, having regard to their actual use and the criteria in the SoS protocol, recommending the policies are saved, or not saved, and the reasons why.
 - e) Set out the review at 2 above in the Annual Monitoring Report 2005/06 and invite limited consultation.
 - f) Write to formally with the SOS with the saved policies recommendations as per the protocol.

13.3 Use of UDP Policies

- 13.4 With regard to the use of 1995 UDP evidence of the trend first analysed in the AMR 2004/05 continues into 2005/06 and 2006/07:

- a) The first broad priority for use of planning policy is regulation of environmental quality.
- b) The second is balancing land uses between housing and employment.
- c) Analysis of refusals and approvals show a pattern of pressure for housing development being balanced against protection of amenities historic environment and employment base. Planning decisions shows increasing use of London Plan policy, which is expected since it is a more recent document. Together the London Plan and 1995 UDP continue to provide an adequate development planning framework for determining planning applications which deliver mixed uses, high density and the government agenda of sustainability, community cohesion, and environmental improvement.

14. SUSTAINABILITY

14.1 Sustainable Development Group

An independent Sustainable Development Group was established in May 2005. It is composed of experts in the planning and development field, planning and development academics, representatives of planning and development professional institutions, and representatives of independent groups with an interest in the quality of planning and development. The group functions to review working documents from an independent dis-interested viewpoint, to check that sustainability best practice is acknowledged, followed and promoted, to advise on adjustments and improvement to work in progress and to support the Hackney's professional officers preparing planning policies and programmes under the Local Development Framework. Its remit covers Phase 1 and 2 of the LDF which extends from January 2005 until LDF documents are approved by the Council for submission to Examination in Public. The group meets approximately quarterly, and has so far met 5 times.

14.2 Sustainability Appraisals

Sustainability Appraisal of Local Development Documents are required by the Planning and Compulsory Purchase Act 2004 and must incorporate an Environmental Report under the Environmental Assessment of Plans and Programmes Regulations 2004 No. 1633 which implements the requirements of the European Directive 2001/42/EC.

Sustainability Appraisals are considered a key component in ensuring LDF policy and guidance documents contribute to the achievement of social, environmental and economic objectives in Hackney.

The Council has undertaken Sustainability Appraisals for the emerging Local Development Documents, including the Area Action Plans for Dalston and Hackney Centre and Supplementary Planning Document for South Shoreditch. A

Sustainability Appraisal Report has been produced for the emerging Core Strategy Preferred Option and will be published for consultation.

14.3 Appropriate Assessment (Wildlife Habitat Assessment)

Under EU directive, planning authorities are required to assess the impact of development project and plans on schedules wildlife and nature conservations sites within the 15 Km prescribed radius of the development. The relevant sites for Hackney that English Nature staff confirm are of EU importance are Waltham Reservoir and Epping Forest.

External contractors have been appointed to undertake assessments of the Core Strategy and Area Action Plans. However this work has not been commissioned owing to delays with restructuring the Core Strategy in a form that GOL are satisfied has a reasonable prospect of being found sound.

15. CHANGES IN NATIONAL & REGIONAL CONTEXT

15.1 Government consultations

During 2006/07 Hackney responded to government consultations on, the planning gain tariff, climate change bill and the planning white paper.

15.2 Regional Consultations

Arising from the Further Alterations to the London Plan (FALP) which Hackney commented on in 2005/06, Hackney is now located in the North sub regional planning area for the development of sub regional planning frameworks. Previously Hackney was located in the North East Area. Hackney comments on the draft FALP had expressed preference to work with the North East, in particular because of the housing relationship with the Thames Gateway.

With the formation of a north area now including Hackney, the council position is one of straddling two areas because of interests in each, while keeping a watch on the Central Area Zone of London.

16. KEY ACTIONS & ADJUSTMENTS DURING 2006/07

16.1 Olympics

The International Olympic Committee announced on 06/07/05 that the Olympic Games 2012 will be held in London. The principal site is located in the Lower Lee Valley, with 28% of projected Olympics development located in Hackney.

The London Olympic Games and Paralympic Games Act of March 2006 charged the Olympic Delivery Authority (ODA) with delivering the construction of the key venues, facilities and infrastructure. In 2006 Parliament has passed an order that grants these powers to the ODA ('the Planning Functions Order'). From 7 September 2006, any

planning application relating to land within the ODA Planning Area must be submitted to the ODA, rather than to the local borough.

The Planning Area covers parts of the London boroughs of Hackney, Tower Hamlets, Newham, and Waltham Forest. In Hackney the Olympic Park comprises the area bounded to the east by the Lea Navigation, the west by the borough boundary (River Lee) Navigation and the north by the Eastway (A12) and includes East Marsh to the north east. In order to ensure that decisions are made by the ODA in an open, transparent and impartial manner the ODA Board has appointed a Planning Committee, which will either make the decisions on the applications submitted to the ODA or delegate the decision to the either ODA Planning Decisions Team (PDT) (formally known as JPAT: the Joint Planning Applications Team) or, in cases where the applications are not connected with the Games or legacy proposals, the relevant Boroughs (Hackney, Waltham Forest, Newham and Tower Hamlets) or the London Thames Gateway Development Corporation (LTGDC).

In February 2007, the Olympic Delivery Authority (ODA) consulted on planning applications to facilitate the Olympic and Paralympic Games and Legacy Transformation. The London Borough of Hackney as a consultee for the applications made representations in April and June. On the 14 August the ODA Planning Committee recommended that approval be granted subject to conditions. These applications were 'hybrid' in that they were seeking a combination of full and outline planning permission. Subsequently some works have commenced on site as a result of these approvals, and other reserved matters applications have since been lodged.

16.2 Olympics Legacy

As part of the Olympic and Paralympic Legacy (post 2012), the Planning Department has been working with the GLA, LDA and LTGDC on the Opportunity Area Planning Framework for the Lower Lea Valley (OAPF). The OAPF develops a land use scenario, indicating the future distribution of land uses across the Lower Lea Valley following the London Olympic and Paralympic Games.

Hackney Wick makes up 6% of the OAPF area with 79 hectares and has the highest proportion of green space (40% of the area). As the OAPF was published in January 2008. It was adopted by the Mayor of London and endorsed by the London Borough of Hackney. The OAPF is part of the strategic planning policy context under Policy 5C.1 of the London Plan for the sensitive management of a major step change in the land-use structure of the Lower Lea Valley. The OAPF is a non-statutory implementation tools available to the Mayor as identified in the London Plan and will set overall development needs and broad spatial allocations of an area addressing issues which have significance beyond an individual borough level.

As required by the Section 106 Agreement for the Olympic and Paralympic Applications, the LDA is preparing a Legacy Masterplan Framework (LMF). The details of the methodology for production of the LMF (including the establishment of

appropriate governance and working group structures) are currently being finalised, in consultation between the GLA, LDA, ODA, Local Planning Authority, LTGDC, DCMS, DCLG, LVRPA, British Waterways, the Host Boroughs and the London Borough of Greenwich. The basic form of the document is however set out in the Section 106 Agreement, it includes Stage 1 vision and options development; Stage 2 character area preferred options and masterplans; and Stage 3 production of the LMF in its final form which shall include a set of visions and policy principles, character area masterplans and a focus on delivery and implementation. It is expected that this document will be an outline planning application, to be lodged in mid 2009.

16.3 London Thames Gateway Development Corporation (LTGDC)

The LTGDC is the Urban Development Corporation for the Lower Lea Valley with a ten year lifespan. It is a public body, funded by the Department of Communities and Local Government and governed by an independent board of directors, appointed by the Secretary of State. A Parliamentary Order gives the Corporation substantial development control powers within its territory (with the exception of Stratford City and the Olympic Park, where planning decisions are already at an advanced stage). In Hackney this area is bounded to the east by East Cross Route (A12), the west by the Lea Navigation and the north by Eastway (A12).

The Order establishes the Corporation as the local planning authority for key strategic applications relevant to its purpose (householder and minor applications will remain with the relevant Boroughs). Plan making powers have remained with the local authorities but the LTGDC will produce its own Regeneration Frameworks which will take into account local plans and the Mayor's London Plan. The transfer of planning powers to the Corporation will not affect the Mayor's planning powers. For the purpose of achieving regeneration of its area, the LTGDC will:

- a) acquire, hold, manage, reclaim and dispose of land and other property;
- b) carry out building and other operations;
- c) seek to ensure the provision of water, electricity, gas, sewerage and other services;
- d) provide funding to organisations whose activities meet our operational objectives; and
- e) undertake any appropriate activity which may underpin the regeneration of the London Thames Gateway area.

16.4 Hackney Wick Masterplan

The Olympic Games and Legacy proposals, and the establishment of the Lower Lea Valley Regeneration Area, have provided an opportunity for renewal and re-development of large areas of Hackney Wick. The area contains a high quantity of industrial sites, and also suffers from derelict buildings, under utilised sites, a poor

environment, lack of investment and fragmented land ownership. The Greater London Authority's (GLA) Lower Lea Valley Opportunity Area Planning Framework (OAPF), and the London Thames Gateway Development Corporation's (LTGDC) have also presented the need for a Masterplan. In tandem with the provision of Olympic and Legacy facilities and infrastructure, Hackney Wick will become an area of development and investment opportunity. A Masterplan is required to plan new development on cleared, unoccupied sites presented by the Olympics, and to guide new development on occupied sites, to achieve the maximum regeneration potential for the area. The project is being done in conjunction with LTGDC, the London Borough of Tower Hamlets, and Design for London. The Masterplan will be adopted as a supplementary document in early 2009. It is the intention that this document is used to inform, and ultimately assess the Legacy Masterplan Framework.

16.5 City Fringe OAPF

The GLA, in consultation with the City Fringe Boroughs (Corporation of London, LB Hackney, Tower Hamlets, and Islington) have been working with the GLA on the emerging City Fringe OAPF. The LB Hackney area south of Old Street makes up part of the City Fringe. If agreed by the Mayor of London and endorsed by the City Fringe boroughs the OAPF will provide a planning policy context for the Bishopsgate / South Shoreditch and Whitechapel / Aldgate Opportunity Areas (as identified in the London Plan). The intention is that OAPF will provide an up-to-date statement of strategic policies and proposals providing a context for their respective Local Development Frameworks and a material planning consideration for planning decisions under Policy 5C.1 of the London Plan.

16.6 Development Orders

There are no Local Development Orders in Hackney

16.7 Equalities Impact Assessments

Equalities Impact Assessments are carried out on policies and proposals under the Equality standard for Local Government and the Race Relations (Amendment) Act 2000. In general planning policies do not trigger a full appraisal because there is no differential impact across racial groups. However the Residential Extensions SPD is of particular interest to the Orthodox Jewish populations in Hackney because of their desire to extend houses to accommodate growing families. A full assessment was prepared as part of the front loaded consultations with stakeholder communities.

17. CONCLUSIONS - POLICY PERFORMANCE

While policies in the 1995 UDP performed reasonably to balance land use pressure and protect amenity, as detailed below; new policy is required to address new planning agendas, in particular energy, sustainability and community cohesion.

17.1 Environment

The borough is under increasing pressure for housing development and this will continue to be the trend in the future. As a result, the policies relating to design, conservation areas and amenity contributing to the environmental quality of the borough, are heavily used in the assessment of planning applications. The Best Value Performance Indicators show the policies are functioning in the following areas – Conservation Areas, waste and pollution control. The LDF currently being prepared will bring all local policies inline with national and regional objectives and thus increase policy performance and efficiency.

17.2 Housing

Demand for housing continues to be an important component of development pressures. Key UDP housing policies continue to be used fairly frequently. Although critical policies such as HO9 clause A regarding larger families has been deleted by the SOS, it is superseded by more recent London Plan policy which has the same effect

Housing supply has been delivered to target so far. New draft targets come with increased risk because an increased planned intervention is required to bring forward sites, while protecting other policy objectives such as employment, and provision of dwelling for families.

17.3 Employment

Employment policies E2 and E5 were used frequently to justify approvals and refusals. The policies relate to development within Defined Employment Area (of UDP) that support the borough's objective to promote and safeguard employment generating land in Hackney. E6 is also often quoted and relates to the retention of employment sites outside DEA.

17.4 Although E5 was deleted by the by the SOS, it is covered by a fall back London Plan policy. However there is no equivalent London Plan policy for deleted E6 concerning retention of employment floorspace outside defined employment areas. Nevertheless, a strong evidence base for the retention of employment space outside the DEAs is provided through the Atkins Employment Land Capacity evidence study completed in March 2006. This study contains a map of all employment locations with a schedule of recommendations concerning their protection and enhancement.

The Council adopted a Supplementary Planning Document (SPD) for South Shoreditch on 1st February 2006. The SPD identifies a 10 year vision for South Shoreditch and provides clear planning guidance for the area. The SPD in conjunction with the London Plan and policies of the Hackney Unitary Development Plan 1995 is a material consideration in the determination of planning applications for the area. The policies in the preceding table shows that they continue to be used for the determination of applications, in particular SSH3 (Office and Business

Development) and SSH8 (Changes of use to Retail and other Service Uses), impacting on delivery of targeted employment landscape.

17.5 Transport

Since the UDP was adopted, PPG13 and the London Plan and Mayors Transport Strategy setting out London's transport spatial strategy have also been formally adopted. Many of the UDP transport policies remain, in principle, in general conformity with the regional and national strategies; as such they are continued to be used, and some frequently, in support of planning decisions.

17.6 Retailing and Town Centres

The UDP retail policies continued to be of material considerations in the determination of planning applications, influencing the type of development approved or refused in order to deliver on Retail and Town Centres objectives. However, the LDF will contain policies that take into account recent national retail policy changes, especially to reflect PPS6's sequential approach, to enhance the retail environment and provision and protect residents from aspects of the night time economy. Therefore policy implementation and delivery will be consistent with objectives.

17.7 Community Services

The policies outline the basic planning and land use requirements to cater for the borough's needs for community services and many of the policies have been applied in the 2005/6. The key spatial planning issue for the future is ensuring a supply of community facilities that is accessible to all and inclusive in the nature of provision. The LDF will incorporate the London Plan developments on this area.

17.8 Open Spaces and Nature Conservation

There is strong policy protection of open space at national, regional and local level which deters speculative planning application. The policies govern development on open spaces and have been used to determine the small number of proposal for development on open land in 2005/6. The LDF will contain policies to reinforce existing national and regional policies.

17.9 Local development scheme

During 2006/07 delivery of the LDS slipped by around 12 to 24 months overall. This slippage, while consistent with the national picture, is significant for Hackney because the existing UDP was approved in 1995. Following the SOS direction on saved policies increasing reliance is being placed on national and regional guidance, while the Core Strategy is being focuses on matters that are distinctive and unique to Hackney.

1. APPENDIX SAVING UDP POLICIES

1.1 Summary

This section concerns the 'Saved Policies' direction from the Secretary of State for Communities and Local Government received on 21/09/07 which took effect on 28/09/07

See <http://www.gos.gov.uk/gol/planning/developmentplans/?a=42496>

For the Directions issued to London boroughs

1.2 Background

Under the PCPA 2004 UDP policies which are more than 3 years old expire on 27/09/07 and are automatically deleted from the development plan unless saved by direction of the SOS. This deletion of old policy is part of the process of moving from old style regulatory plans, to new style spatial plans under the LDF.

Hackney Council submitted an application to save UDP policies and proposals under the criteria set out by the SOS (the saving policies protocol). In essence policy could not be saved if it merely repeated national and regional guidance, or if it was not used.

As can be seen from the lists below, the SOS accepted the majority of Hackney's submission regarding saving and only disagreed and deleted 8 policies which we recommended for saving. A further 56 Part 2 UDP policies are deleted in line with our submission. We supported deletion of these policies under the protocol because they are either

- a) Superseded by national and regional guidance
- b) Were hardly ever used

1.3 Key messages

- a) **Hackney UDP 1995 Part 2:** the tables below lists the saved policies, and those policies which have been deleted by the direction with the replacement fall back policy from national planning statement and the London Plan.
- b) **Hackney UDP 1995 Proposals Map:** all proposals and land use designations have been saved, except for those which have been superseded by a different planning approval, or built out.
- c) **Hackney UDP 1995 Part 1** (the Strategic Policies numbered ST 1 to ST 45): all these policies are deleted, since they were superseded by the London Plan 2004.

From 28/09/07 all planning determinations should refer to the fall back policies listed in the tables.

Policy team have checked the deletions, and have determined that in all cases deleted Hackney polices are covered by a more recent national or regional policy. Therefore there is no reason to believe that the development plan including the Hackney UDP 1995 is weakened in any respect.

The development plan comprises national regional and local policy read together as a whole, with more recent documents taking precedence. The effect of the deletions is to place greater emphasis on national and regional policy regarding strategic matters, and focus Hackney UDP 1995 those matters which are distinctive to Hackney.

It is stressed that Hackney Planning Service has an up to date evidence bas in respect of the 5 principal land uses which is available to support fall back regional policy in the GLA with detail of distinct local circumstances.

1.4 SAVED POLICIES

Policy Area	Policies saved
Environmental Quality	EQ1, EQ9, EQ12, EQ13, EQ14, EQ15, EQ16, EQ17, EQ18, EQ19, EQ20, EQ21, EQ28, EQ29, EQ30, EQ31, EQ32, EQ33, EQ34, EQ35, EQ36, EQ37, EQ40, EQ41, EQ42, EQ43, EQ44, EQ46, EQ48
Housing	HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO12, HO14, HO15, HO16, HO17
Employment	E3, E7, E8, E9, E10, E11, E12, E14, E15, E16, E17, E18
South Shoreditch	-
Transport	TR17, TR18, TR19
Retailing and town Centres	R1, R3, R4, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15
Open Space and Nature Conservation	OS1, OS2, OS3, OS4, OS5, OS6, OS7, OS8, OS9, OS10, OS12, OS13, OS14, OS15, OS16, OS17
Community Services	CS1, CS2, CS3, CS4, CS5, CS6, CS7, CS8, CS9
Arts, Culture and Entertainment	ACE1, ACE2, ACE3, ACE4, ACE5, ACE6, ACE7, ACE8

1.5 DELETED POLICIES

The following were submitted by Hackney for deletion because it was considered that no case could be made under the criteria in the SOS's protocol for them to be saved

Hackney UDP 1995 Part 1 policies numbered ST 1 – 45

The ST policies drafted for the 1995 UDP have since been amplified through National and London Plan policy. Therefore none of the policies ST 1- 45 are recommended for saving.

Hackney UDP 1995 Part 2 policies - see table.

Policy Area	Policies NOT saved (as identified by LBH)
Strategic Policies Hackney UDP 1995 Part 1	ST 1 – 45
Environmental Quality	EQ4, EQ5, EQ6, EQ7, EQ8, EQ10, EQ11, EQ22, EQ23, EQ24, EQ25, EQ26, EQ27, EQ38 & EQ39
Housing	HO1, HO10, HO11, HO13, HO18, HO19 & HO20
Employment	E1, E4, E5 & E13.
South Shoreditch	SSH1, SSH2, SSH3, SSH4, SSH5, SSH6, SSH7, SSH8.
Transport	TR1, TR2, TR3, TR4, TR5, TR6, TR7, TR8, TR9, TR10, TR11, TR12, TR13, TR14, TR15 & TR16.
Retailing and town Centres	R5, R16 - R18
Open Space and Nature Conservation	OS11, OS18
Community Services	CS10

1.6 Policies deleted by the SOS against Hackney's recommendation

The policies below were deleted by the SOS against Hackney's recommendation. In the case of HO9 a case was made to retain the policy in discussion with the GLA. See report to Cabinet 10/09/07 However, it is understood that for reasons of national consistency the SOS decided to delete. The table at 1.7 indicate the fall back to London Plan policy. This table is being populated with further fall back policy detail and cross references to evidence sources.

In the case of E2 it should be noted that the SOS has not deleted the defined employment areas on the proposals map.

The other deletions are covered by fall back policy.

Policy Area	Policies NOT saved (as identified by GOL)
Environmental Quality	EQ2, EQ3, EQ45 & EQ47
Housing	HO9
Employment	E2 & E6
Retailing and town Centres	R2

1.7 Fall back to national and regional policy.

In the case of deleted policies, it is stressed that in every single instance there is a fall back position of national and regional policy that will replace the deleted Hackney UDP policy. The fall back policies are set out in the table. These should now be used in planning reports.

Because all the deleted Hackney UDP policies are covered by equivalent national or regional policies, planning officers are firmly advised not concede any policy position on the grounds of the SOS direction.

Policy No.	Fall Back
ENVIRONMENTAL QUALITY	
EQ2 (Policy was identified for saving by LBH but GOL direction recommended deletion)	London Plan Policy 4B.15 – London View Protection Framework London Plan Policy 4B.16 – View management plans London Plan Policy 4B.17 – Assessing development impact on designated views Planning Policy Guidance (PPG) 15
EQ3 (Policy was identified for saving by LBH but GOL direction recommended deletion)	London Plan Policy 4B.8 – Tall Buildings – Location
EQ4	London Plan Policy 4B.1 – Design principles for a compact city London Plan Policy 4B.4 – Enhancing the quality of the public realm London Plan Policy 4B.5 – Creating and inclusive environment
EQ5	This cross references EQ1 and EQ7 and it covered by their fall backs.
EQ6	London Plan Policy 4B.1 –Design principles for a compact city
EQ7	London Plan Policy 4B.1 –Design principles for a compact city London Plan Policy 4B.4 – Enhancing the quality of the public realm

Policy No.	Fall Back
EQ8	London Plan Policy 4B.4 – Enhancing the quality of the public realm
EQ10	In line with city growth strategy of London Plan
EQ11	London Plan: 'Strategies that will contribute to implementation' pg 304, PPG15
EQ22	London Plan
EQ23	London Plan Policy 3D.10 London Plan Policy 3D.11
EQ24	In line with London Plan's aims to protect and enhance the multi-functional nature of the Blue Ribbon Network London Plan Policy 4C.1 – The strategic importance of the Blue Ribbon Network London Plan Policy 4C.2 – Context for sustainable growth London Plan Policy 4C.3 – The natural value of the Blue Ribbon Network and Natural landscape London Plan Policy 4C.4 – Natural landscape
EQ25	In line with London Plan's aims to protect and enhance the multi-functional nature of the Blue Ribbon Network London Plan Policy 4C.1 – The strategic importance of the Blue Ribbon Network London Plan Policy 4C.2 – Context for sustainable growth London Plan Policy 4C.3 – The natural value of the Blue Ribbon Network and Natural landscape London Plan Policy 4C.4 – Natural landscape
EQ26	In line with London Plan's aims to protect and enhance the multi-functional nature of the Blue Ribbon Network London Plan Policy 4C.1 – The strategic importance of the Blue Ribbon Network London Plan Policy 4C.2 – Context for sustainable growth London Plan Policy 4C.3 – The natural value of the Blue Ribbon Network and Natural landscape London Plan Policy 4C.4 – Natural landscape

Policy No.	Fall Back
EQ27	<p>Inline with London Plan's aims to protect and enhance the multi-functional nature of the Blue Ribbon Network</p> <p>London Plan Policy 4C.1 – The strategic importance of the Blue Ribbon Network</p> <p>London Plan Policy 4C.2 – Context for sustainable growth</p> <p>London Plan Policy 4C.3 – The natural value of the Blue Ribbon Network and Natural landscape</p> <p>London Plan Policy 4C.4 – Natural landscape</p>
EQ38	<p>UDP policy EQ1</p> <p>London Plan Policy 4B.1 – Design principles for a compact city</p>
EQ39	<p>UDP policy EQ1</p> <p>London Plan Policy 4B.1 – Design principles for a compact city</p>
EQ45 (Policy was identified for saving by LBH but GOL direction recommended deletion)	<p>London Plan Policy 4A.2 - Spatial policies for waste management</p> <p>Planning Policy Statement (PPS) 10</p>
EQ47 (Policy was identified for saving by LBH but GOL direction recommended deletion)	<p>London Plan Policy 4A.7 – Energy efficiency and renewable energy.</p>
HOUSING	
HO1	<p>Covered by London Plan PPS3</p>
HO9 (Policy was identified for saving by LBH but GOL direction recommended deletion)	<p>London Plan policy 3A.1</p> <p>London Plan Policy 3A.2</p> <p>London Plan Policy 3A.4</p>
HO10	<p>London Plan Policy 3A.5 – Large residential developments</p> <p>London Plan Policy 3A.7 – Affordable housing targets</p>
HO11	<p>UDP Policy EQ1: Promote the efficient use of the existing stock to increase housing availability</p>

Policy No.	Fall Back
	London Plan policies 3A.3 – Efficient use of stock
HO13	UDP Policy EQ1
HO18	London Plan policy 3A.10 – special needs and specialist housing London Plan Policy 3A.11 – London’s travellers and gypsies
HO19	Covered by EQ1: The policy meets the London Plan objectives of improving London’s housing types, sizes accessibility and design
HO20	Covered by EQ1: The policy meets the London Plan objectives of improving London’s housing types, sizes accessibility and design
EMPLOYMENT	
E1	London Plan policy 3B.1 – Developing London’s economy London Plan policy 3B.4 – Mixed use development Sub-Regional Development Frameworks (see Chapters 2 and 5) will give further guidance on the relevant proportions of housing and other uses to be sought
E2 (Policy was identified for saving by LBH but GOL direction recommended deletion)	London Plan policy 3B.1 – Developing London’s economy London Plan policy 3B.4 – Mixed use development Sub-Regional Development Frameworks (see Chapters 2 and 5) will give further guidance on the relevant proportions of housing and other uses to be sought
E4	
E5	London Plan policy 3B.1 – Developing London’s economy London Plan policy 3B.4 – Mixed use development Sub-Regional Development Frameworks (see Chapters 2 and 5) will give further guidance on the relevant proportions of housing and other uses to be sought
E6 (Policy was identified for saving by LBH but GOL direction recommended deletion)	London Plan policy 3B.1 – Developing London’s economy London Plan policy 3B.4 – Mixed use development Sub-Regional Development Frameworks (see Chapters 2 and 5) will give further guidance on the relevant proportions of housing and other uses to be sought
E13	London Plan policy 3B.1 – Developing London’s economy London Plan policy 3B.4 – Mixed use development Sub-Regional Development Frameworks (see Chapters 2 and 5) will give further guidance on the relevant proportions

Policy No.	Fall Back
	of housing and other uses to be sought
SOUTH SHOREDITCH	
SSH1	<p>London Plan Policy 5C.2 – Opportunity Areas in East London;</p> <p>South Shoreditch SPD: employment led mix of uses, resist proposals which result in the loss of employment land and premises, retention of some B1-class uses and some industrial (B2) uses and employment land currently suitable for Small or Medium Sized Enterprises (SMEs), as well as creation of suitable SME business premises in new developments;</p> <p>Sub-district guidance - 1. Edge of City, 2. Leonard Circus and 3. Shoreditch triangle</p>
SSH2	<p>London Plan Policy 5C.2 – Opportunity Areas in East London;</p> <p>South Shoreditch SPD: employment led mix of uses, resist proposals which result in the loss of employment land and premises, retention of some B1-class uses and some industrial (B2) uses and employment land currently suitable for Small or Medium Sized Enterprises (SMEs), as well as creation of suitable SME business premises in new developments;</p> <p>Sub-district guidance - 1. Edge of City, 2. Leonard Circus and 3. Shoreditch triangle</p>
SSH3	<p>London Plan Policy 5C.2 – Opportunity Areas in East London;</p> <p>South Shoreditch SPD: employment led mix of uses, resist proposals which result in the loss of employment land and premises, retention of some B1-class uses and some industrial (B2) uses and employment land currently suitable for Small or Medium Sized Enterprises (SMEs), as well as creation of suitable SME business premises in new developments;</p> <p>Sub-district guidance - 1. Edge of City, 2. Leonard Circus and 3. Shoreditch triangle</p>
SSH4	<p>London Plan Policy 5C.2 – Opportunity Areas in East London;</p> <p>South Shoreditch SPD: employment led mix of uses, resist proposals which result in the loss of employment land and premises, retention of some B1-class uses and some industrial (B2) uses and employment land currently suitable for Small or Medium Sized Enterprises (SMEs), as well as creation of suitable SME business premises in new</p>

Policy No.	Fall Back
	developments; Sub-district guidance - 1. Edge of City, 2. Leonard Circus and 3. Shoreditch triangle
SSH5	London Plan Policy 5C.2 – Opportunity Areas in East London; South Shoreditch SPD: employment led mix of uses, resist proposals which result in the loss of employment land and premises, retention of some B1-class uses and some industrial (B2) uses and employment land currently suitable for Small or Medium Sized Enterprises (SMEs), as well as creation of suitable SME business premises in new developments; Sub-district guidance - 1. Edge of City, 2. Leonard Circus and 3. Shoreditch triangle
SSH6	London Plan Policy 5C.2 – Opportunity Areas in East London; South Shoreditch SPD: employment led mix of uses, resist proposals which result in the loss of employment land and premises, retention of some B1-class uses and some industrial (B2) uses and employment land currently suitable for Small or Medium Sized Enterprises (SMEs), as well as creation of suitable SME business premises in new developments; Sub-district guidance - 1. Edge of City, 2. Leonard Circus and 3. Shoreditch triangle
SSH7	London Plan Policy 5C.2 – Opportunity Areas in East London; South Shoreditch SPD: employment led mix of uses, resist proposals which result in the loss of employment land and premises, retention of some B1-class uses and some industrial (B2) uses and employment land currently suitable for Small or Medium Sized Enterprises (SMEs), as well as creation of suitable SME business premises in new developments; Sub-district guidance - 1. Edge of City, 2. Leonard Circus and 3. Shoreditch triangle
SSH8	London Plan Policy 5C.2 – Opportunity Areas in East London; South Shoreditch SPD: employment led mix of uses, resist proposals which result in the loss of employment land and premises, retention of some B1-class uses and some industrial (B2) uses and employment land currently suitable for Small or Medium Sized Enterprises (SMEs), as well as

Policy No.	Fall Back
	creation of suitable SME business premises in new developments; Sub-district guidance - 1. Edge of City, 2. Leonard Circus and 3. Shoreditch triangle
TRANSPORT	
TR1	London Plan's objective 5 - improve London accessibility and achieve a sustainability city through a better quality and conditions of cycle and walking links. London Plan Policy 3C.20 – Improving conditions for walking London Plan Policy 3C.21 – Improving conditions for cycling PPG13
TR2	London Plan's objective 5 - improve London accessibility and achieve a sustainability city through a better quality and conditions of cycle and walking links. London Plan Policy 3C.20 – Improving conditions for walking London Plan Policy 3C.21 – Improving conditions for cycling PPG13
TR3	London Plan's objective 5 - improve London accessibility and achieve a sustainability city through a better quality and conditions of cycle and walking links. London Plan Policy 3C.20 – Improving conditions for walking London Plan Policy 3C.21 – Improving conditions for cycling PPG13
TR4	Identify on the UDP map London Plan Policy 3C.4 – Land for transport functions
TR5	PPG13 promotion of infrastructure improvement as part of development proposals Could be achieved through s.106.
TR6	London Plan Policy 3C.2 – Matching development to transport capacity London Plan Policy 3C.16 – Tackling congestion in London Streets London Plan Policy 3C.22 – Parking strategy
TR7	London Plan Policy 3C.22 – Parking strategy(sets a parking restraint regime that would reduce congestion and promote public transport)
TR8	London Plan Policy 3C.22 – Parking strategy(sets a

Policy No.	Fall Back
	parking restraint regime that would reduce congestion and promote public transport)
TR9	London Plan Policy 3C.17 – allocation of street space
TR10	London Plan Policy 3C.15 – Road scheme proposals
TR11	London Plan Policy 3C.16 – tackling congestion and reducing traffic
TR12	London Plan Policy 3C.15 – Road scheme proposals
TR13	London Plan Policy 3C.15 – Road scheme proposals
TR14	London Plan Policy 3C.7 – Heliport development
TR15	London Plan Policy 3C.24 – Freight strategy
TR16	London Plan policy 4B.1 – Design principles for a compact city London Plan Policy 3C.20 - Improving conditions for walking London Plan Policy SC.21 – Improving conditions for cycling
RETAILING AND TOWN CENTRES	
R2 (Policy was identified for saving by LBH but GOL direction recommended deletion)	London Plan Policy 2A.5 – Town Centres London Plan Policy 3D.2 – Town Centre Development London Plan Policy 3D.3 – Maintaining and Improving retail facilities Town Centres in East London (5.89 pg 254) UDP Policy EQ1
R5	UDP Policy EQ1
R16	PPS6
R17	PPS6
R18	London Plan policy 4B.1 – Design principles for a compact city UDP Policy EQ1
OPEN SPACE AND NATURE CONSERVATION	
OS11	
OS18	
COMMUNITY SERVICES	
CS10	London Plan policy 4B.1 – Design principles for a compact city UDP Policy EQ1

1.8 Proposals

The SOS direction includes all area designations and proposals shown on the proposal map which we submitted for saving. This includes all the designated employment areas. The only proposals which have been deleted are those which have been built, or superseded by another scheme.

1.9 Further information

Arrangements are in hand to manage the transition to fall back policies. In particular the next development control committee will receive reports drafted on the basis of policies that operated before the SOS direction. The committees will be advised of the fall back policies, and recommended that the fall back policies are quoted in their determinations.

1.10 Saving Protocol

The criteria for saving policy was set out in the government's saving protocol:

- a) Policies to be extended should comply with the following criteria:
 - (a) where appropriate, there is a clear central strategy;
 - (b) policies have regard to the Community Strategy for the area;
 - (c) policies are in general conformity with the regional spatial strategy or spatial development strategy;
 - (d) policies are in conformity with the core strategy development plan document (where the core strategy has been adopted);
 - (e) there are effective policies for any parts of the authority's area where significant change in the use or development of land or conservation of the area is envisaged; and
 - (f) policies are necessary and do not merely repeat national or regional policy.

In addition, the government has stated that it will also have particular regard to:

- a) Policies that support the delivery of housing, including unimplemented site allocations, up to date affordable housing policies, policies relating to the infrastructure necessary to support housing;
- b) Policies on Green Belt general extent in structure plans and detailed boundaries in local plans/UDPs
- c) Policies that support economic development and regeneration, including policies for retailing and town centres;
- d) Policies for waste management, including unimplemented site allocations;
- e) Policies that promote renewable energy; reduce impact on climate change; and safeguard water resources.

2. APPENDIX 2 CORE STRATEGY PROPOSED MONITORING AND REVIEW SYSTEM

2.1 The following section was prepared against the objectives set out in an earlier draft of the core strategy which has since been superseded following comments from GOL. However the monitoring methodology is unlikely to change significantly, and while the wording and number of objectives will be simplified, it is felt that factors to be monitored will generally remain the same.

2.2 This Appendix sets out the principles for monitoring and review of the Core Strategy through the Council's Annual Monitoring Report. An objective-led approach will be used. This will measure the performance in delivering the strategic objectives and the policies which support them through monitoring indicators of policy delivery against targets. Three types of indicators will be measured:

2.3 Output Indicators

Output indicators are used to assess the performance of policy, and are a combination of Core Indicators and Local Indicators. Core Indicators are set nationally and all local authorities are required to monitor them. Local Indicators measure delivery of LDF policies.

2.4 Contextual Indicators

Contextual indicators describe the wider social, environmental and economic background which LDF policies influence. They allow a more holistic view of LDF policy delivery, by linking to targets set out in the Community Strategy. This will enable an assessment of the success of the LDF in delivering as the spatial expression of the Community Strategy.

2.5 Significant Effect Indicators

These measure the significant effects of LDF policies and comprise of sustainability appraisal indicators.

2.6 Monitoring Tables

2.7 The tables below are based on the interim objectives drafted for the draft core Strategy discussed with GOL in June 2007. These objectives are under review to comply with advice from GOL regarding amendments necessary to enable the core Strategy to have a reasonable prospect of being found sound. The wording of the objectives is expected to change, it is felt that the indicators set out below are unlikely to change significantly in respect of measuring the delivery of policy outcomes.

2.8

2.9 Monitoring and Reviewing Framework

OBJECTIVE 1				
Ensure that all development is appropriately sited, with higher density and mixed used development being encouraged at locations that are highly accessible				
RELATED POLICIES	INDICATOR No.	INDICATOR	TYPE	TARGET
		Community Facilities Amount of new residential development within 30 minutes public transport time of: a GP; a primary school; a secondary school; areas of employment; and a major retail centre(s).	CORE Indicator	100%
OBJECTIVE 2				
Reduce emissions as a means of mitigating the overall impacts of climate change while at the same time adapting to unavoidable climate change through building design and location of new development and the adaptation of existing buildings				
RELATED POLICIES	INDICATOR No.	INDICATOR	TYPE	TARGET
		Renewable energy Renewable energy capacity installed by type	CORE Indicator	
		Motor Vehicles Number of car free residential developments (new builds or change of use).	LOCAL Indicator	10% by 2009 20% by 2013 30% by 2017
OBJECTIVE 3				
Foster an environment of social inclusion by ensuring that everyone has the means and ability to access the services they require to participate fully in society				

RELATED POLICIES	INDICATOR No.	INDICATOR	TYPE	TARGET
		Disability Access Wheelchair accessible housing, in housing developments of 10 units or more	LOCAL Indicator	10%
OBJECTIVE 4				
Promote excellent design of all buildings and spaces				
RELATED POLICIES	INDICATOR No.	INDICATOR	TYPE	TARGET
		Tall Buildings Number of tall buildings built outside of Tall Buildings Opportunity Area	LOCAL Indicator	None (acceptable variance of 2 per year)
		Conservation Areas Number of demolitions in conservation areas	LOCAL Indicator	None (acceptable variance of 5 per year)
		Listed Buildings Number of demolitions for listed buildings	LOCAL Indicator	None (acceptable variance of 2 per year)

OBJECTIVE 5				
Regenerate areas in need of new facilities and infrastructure in order to meet need and facilitate population growth				
RELATED POLICIES	INDICATOR No.	INDICATOR	TYPE	TARGET
		Leisure Amount of completed retail, office and leisure development	CORE Indicator	
		Leisure Amount of completed retail, office and leisure development in town centres	CORE Indicator	
		Community & Leisure Facilities Amount of completed community facilities floorspace (net)	LOCAL Indicator	7500sqm of new floorspace 2008-13 7500sqm of new floorspace 2013-18
		Community Facilities Planning gains for community facilities and essential infrastructure secured through s.106 contributions	LOCAL Indicator	
OBJECTIVE 6				
Through partnerships with key stakeholders provide for the needs of all communities within the borough				
RELATED POLICIES	INDICATOR No.	INDICATOR	TYPE	TARGET

	CSI(14)	Family Housing % of family accommodation in new developments	LOCAL Indicator	33% of new dwellings to be family accommodation
OBJECTIVE 7 Ensure sufficient employment land and premises in the borough to meet the demand for a range of employment generating development as identified in the evidence base study				
RELATED POLICIES	INDICATOR No.	INDICATOR	TYPE	TARGET
		Employment Amount of floorspace developed for employment by type	CORE Indicator	No net loss
		Employment Amount of floorspace developed for employment by type, in employment or regeneration areas	CORE Indicator	No net loss
		Employment Amount of employment floorspace by employment type, which is on previously developed land	CORE Indicator	100%
		Employment Losses of employment land in; i. employment/regeneration areas, and ii. local authority area	CORE Indicator	No net loss
		Employment Amount of employment land lost to residential development	CORE Indicator	No net loss
		Employment Amount of completed employment floorspace located in; i. Strategic Industrial locations	LOCAL Indicator	No net loss

		<ul style="list-style-type: none"> ii. Significant industrial locations iii. Priority employment areas iv. Other employment areas 		
		Live/work Units Number of new live/work units developed	LOCAL Indicator	None (acceptable variance of 3% of new homes)

OBJECTIVE 8

Improve the quality of and access to retailing

RELATED POLICIES	INDICATOR No.	INDICATOR	TYPE	TARGET
		Retail Amount of completed retail, office and leisure development	CORE Indicator	
		Retail Amount of completed retail, office and leisure development in town centres	CORE Indicator	
		Retail major retail developments (1000sqm or larger) and their locations in relation to town centre hierarchy	LOCAL Indicator	0% outside Major Town Centres

OBJECTIVE 9

Maximise the benefits for the borough from regional opportunities including the 2012 Olympic and Paralympics games

RELATED POLICIES	INDICATOR No.	INDICATOR	TYPE	TARGET
		Olympic Zone Monitor all development within the Olympic zone	LOCAL Indicator	

OBJECTIVE 10
Promote sustainable transport (i.e. public transport, walking and cycling) over other modes of transport

OBJECTIVE 11
Establish the highest level of public transport walking and cycle use in London

RELATED POLICIES	INDICATOR No.	INDICATOR	TYPE	TARGET
		Car parking Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the LDF	CORE Indicator	40% by 2009 60% by 2013 80% by 2017

OBJECTIVE 12

Improve rail and tube services and a fully integrated East London Line extension (ELLX), with significantly improved interchanges

RELATED POLICIES	INDICATOR No.	INDICATOR	TYPE	TARGET
		Public Transport Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; areas of employment; and a major retail centre(s)	CORE Indicator	100%

OBJECTIVE 13

Create affordable decent homes within a good environment that enables access to required social infrastructure				
RELATED POLICIES	INDICATOR No.	INDICATOR	TYPE	TARGET
		Efficient use of Land Percentage of new and converted dwellings on previously developed land	CORE Indicator	100%
		Affordable Housing Affordable housing completions	CORE Indicator	50% of all new homes to be affordable
		New Housing Housing completions	LOCAL Indicator	London Plan Target for new homes in Hackney
		Family Housing % of family accommodation in new developments	LOCAL Indicator	33% of new dwellings to be family accommodation
OBJECTIVE 14				
Work in partnership with residents, developers and housing associations to redevelop and/or regenerate the borough's social housing estates				
RELATED POLICIES	INDICATOR No.	INDICATOR	TYPE	TARGET
		Estate Renewal Progress report on estate renewal (as identified on proposals map)	LOCAL Indicator	Achieve dates set out in 'Estates renewal' programme
OBJECTIVE 15				
Ensure residential development is of an excellent design quality				

RELATED POLICIES	INDICATOR No.	INDICATOR	TYPE	TARGET
		Density Percentage of new dwellings completed at: <ul style="list-style-type: none"> i. Less than 30dph ii. between 30 and 50dph iii. above 50dph 	CORE Indicator	Less than 30dph: 0% 30 - 50dph: 0% above 50dph: 100%
OBJECTIVE 16 Create an urban environment which reduces crime and the fear of crime				
RELATED POLICIES	INDICATOR No.	INDICATOR	TYPE	TARGET
		Design Out Crime planning decisions positively informed by crime and disorder issues (Consulting police design representative on planning application which meet criteria)	LOCAL Indicator	90%
OBJECTIVE 17 Ensure the efficient use of natural resources while reducing waste generation and increasing waste reuse and recycling levels in the borough				
RELATED POLICIES	INDICATOR No.	INDICATOR	TYPE	TARGET
		Waste Capacity of new waste management facilities by type	CORE Indicator	

		Waste Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed	CORE Indicator	Same as BVPI Target
OBJECTIVE 18				
Improve the quality, capacity and accessibility of existing green space and provide new green space and corridors as part of new development where possible				
RELATED POLICIES	INDICATOR No.	INDICATOR	TYPE	TARGET
		Open Space Amount of eligible open spaces managed to Green Flag Award Standard	CORE Indicator	TBA
		Open Space Development of open space	LOCAL Indicator	No loss of open space
		Flooding Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	CORE Indicator	0%
		Flooding use of SUDS in major developments	LOCAL Indicator	50% by 2009 70% by 2013 100% by 2017
		Trees Development resulting in loss of	LOCAL Indicator	None

(acceptable variance of 2

		trees subject to Tree Preservation Orders		trees per year)
		Biodiversity & Archaeological heritage Development within 150m of a green or blue corridor and all major developments incorporating Green Roofs	LOCAL Indicator	50% by 2009 70% by 2013 100% by 2017
		Biodiversity Change in areas and populations of biodiversity importance, including: <ul style="list-style-type: none"> i. change in priority habitats and species (by type); and ii. change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance 	CORE Indicator	

3. APPENDIX 3 COMPREHENSIVE EMPLOYMENT AND LAND USE MONITORING

- 3.1 It would be desirable for the AMR to provide an account of the use of the territory of Hackney Borough, the activities carried out under those uses, the employment those activities provide, the traffic generated; and the changes between land uses, activities and employment.
- 3.2 Such information used to be available from a rolling survey system operated across a number of local authorities including Hackney from 1970 through to the mid 1990s. Called CLUSTER (comprehensive land use transport employment record) it collected data site by site. Analysis used spare capacity on main frame payroll computers. However the survey system became unreliable and fell into disuse. The survey method was staff intensive. It required expert supervision and specialist computer skills which were not sustainable as staffing costs increased during a recession and as data processing moved over to personal computers.
- 3.3 Methodologies and systems are now available at national level that capture the data described. Specifically:
- 3.4 The National Land Use and Property Gazetteer holds land uses:
<http://www.idea.gov.uk/idk/core/page.do?pagelId=1703892>
- 3.5 Employment data is held on the NOMIS system:
<https://www.nomisweb.co.uk/reports/lmp/la/2038431862/report.aspx?town=hackney>
- 3.6 At this time Hackney Planning Service does not have the resources to undertake a comprehensive analysis of the above databases. However the evidence studies commissioned for the LDF between 2004 and 2006 provide a comprehensive analysis and independent policy advice concerning the 5 principal land uses in the Borough as described elsewhere in this report.

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