



**The Town and Country Planning
(Local Development) (England)
Regulations 2008**

London Borough of Hackney

Local Development Scheme 2010 – 2013

Approved by Council 27 January 2010

Effective from 1 February 2010

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1. INTRODUCTION

- 1.1 This document and the accompanying chart provide the Local Development Scheme (LDS) 2010 - 13 for the London Borough of Hackney. As the index and programme for producing Local Development Documents (LDD) that make up the Local Development Framework (LDF), it has been approved following consultation with the London Mayor by resolution of Hackney Council on 27 January 2010 with an effective date of 1st February 2010, .
- 1.2 The LDS 2010/13 revises and rolls forward the submitted LDS 2009/12. The principal changes from last year arise from reprogramming submission of the Core Strategy from September 2009 to February 2010. The impact is 6 to 12 months later delivery of the adopted Core Strategy consequent roll forward of the Area Action and other Plans beneath it.

2. BACKGROUND

- 2.1 Hackney Council's first LDS 2005/08 proposed a comprehensive and ambitious programme of documents to replace the existing development plan, in Hackney's case the Unitary Development Plan 1995.
- 2.2 The review of the LDS 2008/11 scaled back the Supplementary Planning Documents programme and extended timetables to take account of experience from other planning authorities. The LDS 2008/11 was approved by Hackney Council's Cabinet on 23/04/07, but submission was subject to a Secretary of State holding direction regarding the approach to area planning for Dalston and Hackney Central.
- 2.3 The LDS 2009/12 responded to the holding direction by placing area plans within the development plan system, taking account of lessons learned from other authorities and advice from the Planning Advisory Service (PAS). It also amended plan preparation stages to fit the new Local Planning Regulations 2008. It was considered by the Mayor of London on 01/04/09 who concluded that he would not direct changes or revisions under the Greater London Act 2007, and the LDS 2009/12 was brought into effect by council resolution on 29/04/09.

3. THE PURPOSE OF THE LDS

- 3.1 The LDS specifies:
 - the documents that will be Local Development Documents (LDDs);**
 - their subject matter; and**
 - the timetable for their preparation and revision.**
- 3.2 The new style LDF system introduced by the Planning and Compulsory Purchase Act 2004 comprises a folder of Local Development Documents (LDDs) dealing with different planning issues. Unlike the old style UDP, which was a single comprehensive document, LDDs can be updated and reviewed separately to provide more flexible and responsive planning system. LDDs should address local planning issues, and not repeat or reformulate higher level policy. In Greater London the LDF must comply generally with the London Plan.
- 3.3 There are two types of LDDs:

- **Development Plan Documents (DPD) which are subject to independent examination and a statutory adoption process and have development plan status.**
- **Supplementary Planning Documents (SPD) which elaborate upon the policies and proposals in DPDs but do not have development plan status. They are approved by the Council following public consultation. Supplementary Planning Documents will eventually replace the Council's Supplementary Planning Guidance.**

- 3.4 Under the transition from old style Unitary Development Plans (UDP) to new style LDF development plans, the LDS makes reference to old policy plans or documents that are yet to be replaced.
- 3.5 Progress with the planning documents set out in the LDS is monitored through the Annual Monitoring Report (AMR). The chief purpose of AMR is to account for progress with the production of planning policies in the LDS and to measure achievement of policy commitments.
- 3.6 In reporting progress, the AMR should explain the reasons for delay with LDS milestones, and set out the steps proposed to bring the LDS back on track. The AMR also reports on local delivery of national government priorities, specifically housing supply.
- 3.7 This LDS 2010/13 and the AMR 2008/09 have been produced as a joint project, and the AMR informs the LDS roll forward.

4. PUBLIC INVOLVEMENT

- 4.1 The LDS provides an index of the documents that will make up the LDF, and details opportunities for the public and stakeholders to be involved in their production.
- 4.2 A Statement of Community Involvement (SCI) for the LDF sets out procedures and opportunities for public participation in the formulation of planning policy documents. It is a statutory document, adopted by Hackney Council on 29/11/ 06. The SCI provisions for public involvement in the SCI are reviewed through the AMR.
- 4.3 The LDF system front loads public participation in DPD and SPD production; engaging stakeholders, ensuring that plans for other services are aligned with the LDS to offer effective and efficient spatial delivery. As DPDs and SPDs are recommended to the Council for approval, Consultation Statements required by planning Regulations summarise the outcomes of public participation and recommend how the Council should take comments into account.

5. SUSTAINABLE COMMUNITY STRATEGY

- 5.1 The LDF expresses land use and spatial implications of the Council's Sustainable Community Strategy (SCS). For this reason the LDF Core Strategy is structured in line with its themes.
- 5.2 The first Hackney Community Strategy (Mind the Gap: Hackney's Strategy for increasing opportunity and reducing poverty) – covered the period from 2005 to 2015. It informed preparation of earlier stages of the LDF Core Strategy, notably the thematic 'cross cutting' structure and the Issues and Options stage.
- 5.3 Since the Hackney Community Strategy 2005/15 was adopted major decisions about Hackney changed the landscape: the Olympic and Paralympic Games in 2012, four

new stations on the London Overground East London line, and funding changes through Local Area Agreements. The Sustainable Community Strategy 2008/18 reflects these decisions and binds the interests of Hackney's Council, police and health services together much more closely.

- 5.4 The SCS and LDS are coordinated through Council board meetings that talk across strategies promoted under the Local Area Agreement. In addition an Alignment report, produced as part of the evidence base for the LDF, identifies gaps, and proposes coordinating improvements for the LDF and related strategies to ensure that infrastructure delivery keeps pace with growth.
- 5.5 More information on the sustainable Community Strategy is available on the 'Team Hackney' website – <http://www.hackney.org>

6. IMPACT ASSESSMENTS

- 6.1 Planning documents indexed in this LDS are tracked by impact assessments which influence and modify policy as it is prepared. Impact assessments are written as policies are formulated.

See: <http://www.hackney.gov.uk/core-strategy.htm>

Sustainability Appraisal

- 6.2 All components of the LDF are appraised and supported by a Sustainability Appraisal Report under the government guidance: 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents.' This covers the requirement of European Directive 2001/42/EC, on "the assessment of the effects of certain plans and programs on the environment" (the Strategic Environmental Assessment (SEA) Directive) and Environmental Assessment of Plans and Programs Regulations 2004.
- 6.3 A comprehensive SA was prepared on earlier versions of the Core Strategy Preferred Policy Options, and is carried forward to supports the submission Core Strategy.

Appropriate Assessment (Wildlife Habitat Directive)

- 6.4 The EU directive requires an appropriate assessment be carried out on plans and programmes with potential effects on designated nature conservation sites. Since Hackney borough is within the prescribed radius of designated sites in the Lee Valley the necessary assessments is published alongside the Core Strategy.

Equalities

- 6.5 This considers the impacts of each key theme from the Core Strategy against the impacts, positive or negative, on various groups of people. The Sustainable Community Strategy implies significant cultural impacts through a mixed and balanced community. Close attention is paid to the spatial impact on equalities of the LDF.

7. TESTS OF SOUNDNESS

- 7.1 Under planning Regulations the Council must satisfy itself that the Core Strategy has a reasonable prospect of being found sound at Examination in Public. The principal soundness tests are that the Core Strategy is:

- justified by evidence and public participation,**
- effective being implementable, flexible and measurable and**
- conforms with regional and national policy.**

- 7.2 The Planning Advisory Service provide a checklist self assessment tool to ensure that planning documents meet the tests of soundness. This checklist is being completed at plan milestones for the Borough Solicitor to review and be satisfied that the CS is sound before proceeding to the submission stage.

8. SAVING POLICIES

- 8.1 Old style UDP policies covered by more recently formulated higher level national and regional policies have been deleted from the development plan by direction of the Secretary of State as part of moving to the new style LDF system. The direction was implemented from 28/09/07. It is considered that these deletions do not involve or imply any reduction or compromise of Hackney policy, since deleted policies are replaced by more recently formulated regional or national policy. A schedule of deleted policies, and fall back national and regional policy replacements appears on the Hackney Planning website.

<http://www.hackney.gov.uk/ep-udp-saved-policy-directions.pdf>

- 8.2 Annex 1 'Policies Replacement Schedule' in this LDS lists existing planning policy documents and their projected replacement under the LDF. This Schedule will be updated as new policies are brought forward to provide an index of superseded policy and its replacement.

9. MONITORING LDS PROGRESS

- 9.1 This section highlights progress with the LDF each financial year since the first LDS 2005/08.

April 2005 – March 2006

- LDS 2005/08 approved by Hackney Cabinet endorsed by government and published April 2005.**
- Affordable Housing SPD approved by Cabinet on 23 July 2005 following consultation, adopted by Council and published.**
- Core Strategy Issues and Options published for Regulation 25 (2004 Regulations) public consultation in January to February 2006.**

April 2006 – March 2007

- The Statement of Community Involvement adopted by Council on 29 November 2006 following independent examination and published.**
- Core Strategy Preferred Policy Option (PPO) - Version 1: September 2006**

- 9.2 Core Strategy PPO - Version 1 was considered at Cabinet on 18/09/08. It contained two main sections: the core policies and the corresponding development control policy and took account of Issues and Options consultation. Following advice from GOL, it was restructured and shortened having regard to other planning authorities' experience with Examinations in Public and lessons learned advice from the Planning Inspectorate. Three factors were taken into account:

- 1) Government comment that the Core Strategy Preferred Option must not contain policies which repeat policy contained in national or regional planning documents.

2) 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.

3) The Planning Inspectorate is highly reluctant to examine Area Action Plans and development management policy subordinate to the Core Strategy, until the Core Strategy content has been settled.

Residential Extensions and Conversions

9.3 The residential extensions design guide SPD was delayed to allow additional, informal consultation with stakeholder communities to take place before releasing the document for public consultation.

Area Action Plans

9.4 Slippage with the Core Strategy has impacted on the formal stages of the Area Action Plans because the Planning Inspectorate do not examine AAPs until the policy content of the Core Strategy is settled.

Hackney Central draft AAP published for issues and options consultation, feedback analysed, and amendments made.

Dalston draft AAP an interim draft was published for consultation in October 2005 and feedback analysed.

9.5 A decision was taken to suspend AAP work until the Core Strategy was settled. Detailed work proceeded on master planning with the intention of treating the outcome as Supplementary Planning Documents

Live Work

9.6 It was proposed to review the live work element of the Planning Gain document following a planning inspector's decision not to support the Council's position regarding planning contributions. These contributions are required in respect of changes of use from live work to residential, to take account of the consequent loss of employment floor space.

9.7 In 2005 The Live Work evidence study revealed a trend of developments avoiding affordable housing contributions, while generating low employment density in allocated employment. 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.

9.8 However, on appeal into a refusal of the change of use from live work to 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.

Residential Extensions and Conversions

9.9 Further consultation was undertaken owing to the sensitivity of proposals.

Core Strategy PPO - Version 2: March 2007

9.10 Core Strategy PPO - Version 2: was considered by Cabinet on 26/03/07 for approval for public consultation on the Core Strategy, supporting Proposals Map and Sustainability Appraisal following comments from GOL and subsequent updates to the document. The second version presented of two main sections; the core policies and

the corresponding development control policy. Further comments were received from GOL:

- 1) to remove repetition of national and regional,
- 2) to draw out those matters which are unique to Hackney, and
- 3) to decouple the Core Strategy from development management policy and present it as a separate document.

April 2007 – March 2008

Core Strategy PPO - Version Three: February 2008

Version 3 of the Core Strategy Preferred Policy Options was considered by Cabinet on 25/02/08, the purpose being to seek approval for public participation on the Core Strategy, supporting Proposals Map and Sustainability Appraisal as well as securing delegated authority to the Corporate Director for minor changes. The third, and current, version is the first to be decoupled and thereby consists of just the core policies.

April 2008 – March 2009

- 9.11 Core Strategy Preferred Policy Options was published for public participation from 14/04/08 until 02/06/08
- Background Report**
- 9.12 A Background Report setting out the chain of reasoning from evidence, earlier consultations on Issues and Options, consideration of Sustainability through to the Preferred Options for public participation, has been produced. This document is intended to demonstrate the soundness and support the soundness check list process – see 7.1, thereby addressing GOL's soundness comment.
- Alignment Report**
- 9.13 A Strategic Alignment Report exercise has identified key areas for improving coordination between the Core Strategy and other Council plans, strategies and programmes. These are climate change, health, housing, social infrastructure, worklessness and economic growth, retail policies, open spaces and biodiversity.
- 9.14 The major finding from the exercise is the importance of coordinating aspirations for housing growth and social infrastructure. In short, the need to ensure the timely delivery of schools, health facilities and other key pieces of infrastructure in neighbourhoods experiencing major housing growth.
- Pre submission report of public consultations**
- 9.15 A report is under preparation regarding the feedback received from public participation on the Core Strategy Preferred Policy Options with recommendations regarding how the representations should be taken into account. This report will comply with the requirements of 2008 Regulations 30 (d)
- i) which bodies and persons the local planning authority invited to make representations under regulation 25 or regulation 26,
 - (ii) how those bodies and persons were invited to make representations under either of those regulations,

(iii) a summary of the main issues raised by the representations made pursuant to either of those regulations, and

(iv) how any representations made pursuant to either of those regulations have been taken into account.

Residential Extensions and Conversions

9.16 Proposed adoption deferred from January 2009 to April 2009.

April 2009 – October 2009 (interim 2009/10 progress report)

Residential Extensions and conversions

9.17 Adopted 29/04/09

Core Strategy Pre submission publication.

9.18 The Core Strategy, Proposals Map and supporting documents were published for representations to be made for a six week period under Regulation 27 from 29 June and 7 August 2009. 561 specific responses were received on this document, with a further 1,175 responses from the Orthodox Jewish community with 45 arriving after the consultation closed 07/08/09. Formal submission to the Secretary of State is programmed for February 2010, with Examination in Public by an independent Inspector now scheduled to take place during late May to early June 2010.

10. AREA ACTION PLANS

Summary

- 10.1 Area planning documents are prepared in line with planning Regulations, and titled Phase 1 Area Action Plans, remaining as interim documents until the Core Strategy is settled at Examination in Public.
- 10.2 After EIP with the Core Strategy on course for adoption the interim documents will be amended to align with the Core Strategy, and will be subject, as Phase 2 documents, to further public participation, publication and examination leading to adoption as statutory DPDs.
- 10.3 Under planning Regulations area planning documents cannot be adopted until after the Core Strategy is adopted, but they are put forward as material planning considerations in the determination of planning applications.

Background

- 10.4 The planning system faces a dilemma. How to provide a framework for guiding urgent local investment, ahead of completion of the wider context for example: Core Strategy?
- 10.5 In Hackney this position particularly applies to Dalston, Hackney Central, Hackney Wick and Manor House where there are immediate pressures for development and promotion of investment that cannot wait until the Core Strategy is settled.
- 10.6 Preparation of planning documents is subject to processes prescribed by the Planning and Compulsory Purchase Act 2004 and Regulations. The content of documents prepared outside this system is open to legal challenge and may be overturned in so far as land use policy and proposals are concerned because due process has not been completed.

Considerations

- 10.7 Options for presenting area planning documents as “non statutory plans”, or as Supplementary Planning Documents were considered and rejected.
- In the case of non statutory plans it would be necessary to repeat work stages such as consultation and Sustainability Appraisal in line with Regulations to afford the documents statutory Development Plan status.
 - In the case of Supplementary Planning Documents, Regulations do not allow them to make policy or allocate land; therefore this is not a workable solution. SPDs are meant to elaborate adopted development plan policy only. Further, SPDs should ‘hang’ from adopted either the UDP or the Core Strategy when adopted. SPD cannot hang from national or regional policy – although it can be referenced in support of SPD.

Phasing

- 10.8 The 2008 Regulation 25 does not specify a time limit on public participation. Therefore public participation may be treated as a phased process starting from participation on the Draft Phase 1 AAP, and concluding with a review to pick up comments on changes arising from the examination of the Core Strategy. This would also provide opportunity for public participation comments to be made on the Sustainability Appraisal reports on AAPs.

- 10.9 Therefore the approach of the AAPs will be to treat Regulation 25 public participation as a continuing process over 2 phases.
- 1st phase public participation on the Phase 1 AAP, leading to amendments and Council approval of the Interim document.
 - 2nd phase public participation will follow settlement of the Core Strategy at Examination in public and would provide an opportunity for participants to make known their view regarding the impact of the finalised Core Strategy on the AAPs. This 2nd phase would close Regulation 25 public participation.

Proposal

- 10.10 Area planning documents are therefore prepared in line with Regulations, and titled Phase 1 Area Action Plans, remaining as interim documents until the Core Strategy is settled at Examination in Public and on course for adoption.
- 10.11 In the DPD profiles this is described as Phase 1 agreed by the Council before adoption of the Core Strategy. Weight as material planning considerations is based on public participation satisfying the requirements of Regulation 25, Sustainability Appraisal, and impact assessment.
- 10.12 Following adoption of the Core Strategy the Phase 1 AAPs will be reviewed, in line with the examined Core Strategy to become Phase 2 Development Plan Documents. Changes would trigger further proportionate public participation under Regulation 25.
- 10.13 Publication under Regulation 27 for formal representations to be made would follow, leading to submission for examination leading to their adoption as AAPs.

Process

- 10.14 To prepare Phase 1 AAPs in line with Regulations¹ and the following will be observed:
- Inclusion in the Local Development Scheme
 - Labelling according to Regulation 13 (titles to include the name of the authority and the words Development Plan Document)
 - Mapping according to Regulation 14 (OS base, gridlines and key)
 - Regulation 25 (2008 Regs) compliant public participation having regard to the Council's adopted statement of community involvement and Sustainability Appraisal
 - Regulation 30 compliant record and Report on how representations have been taken into account
 - Regulation 30 supporting documents (Sustainability Appraisal and Impact Assessments)

Conclusion

- 10.15 Hackney Council, as local planning authority will therefore exercise its town and country planning related functions by preparing area planning documents. The documents will have the status of Interim Development Plan Documents until they are Examined in Public following adoption of the Core Strategy and adopted as Development Plan Documents.
- 10.16 It is considered that documents prepared in this manner would carry weight as Phase 1 AAP documents for use as interim Development Plan Documents) until the Core

Strategy is adopted. "Planning System General Principles" published with PPS1 indicates that

"account can also be taken of policies in emerging DPDs. The weight to be attached to such policies depends upon the stage of preparation or reviews, increasing as successive stages are reached".

As such, the interim documents are put forward as material planning considerations in the determination of planning applications.

11. EVIDENCE STUDIES.

11.1 To expedite production of the LDF, independent studies of land use characteristics and development pressures were commissioned from external consultants starting in September 2003, with the final study received in March 2006. The evidence studies are available on the planning web site, as independent reports to the Council.

- Employment Growth Options
- Historic Environment
- Housing Capacity
- Live/Work
- Night-Time Economy
- Open Space & Sports Provision
- Retail & Leisure
- Tall Buildings

11.2 A summary of evidence study factors and links to the studies are available at:

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

11.3 Updates commissioned of:

- The Employment Growth Options Study, to take account of the change economic circumstances arising from the 2008 recession
- The Housing Capacity Study to advise in particular on the viability of affordable housing provision with and without grant assistance.

will be uploaded on the web pages on delivery in December 2009.

12. WORK PROGRAMME 2010/13

- 12.1 The LDS 2010/13 was revised to allow more time between publication under Regulation 27 and submission under Regulation 30:
- to take account of Representations received and make appropriate amendments to the Core Strategy document and Proposals map
 - Update evidence studies as detailed above
 - Refining the Sustainability Appraisal having regard to amendments made to the publication Core Strategy
 - Infrastructure Assessment of the level and type of infrastructure appropriate to meet the needs of existing and future residents.
- 12.2 The above revisions were made further to the LDS 2009/12 which:
- allowed more time for front loaded consultation, to sequence Area Action plans so they hang logically from Core Strategy,
 - consolidated the number of SPDs, to stagger work stages which require significant staff resources and
 - balanced requirements for urgent policy for areas of development pressure against the delivery of the overall programme.
- 12.3 These amendments incorporate advice from both government office for London and the planning inspectorate (PINS) and sets out timescales against the key stages established by the 2008 Regulations as follows:
- Evidence Gathering
 - Public participation
 - Publication
 - Submission
 - Independent Examination
 - Adoption
- 12.4 Intermediate stages are also indicated in the LDS chart where appropriate
- Pre examination hearing
 - Inspectors fact check report following the independent examination
- 12.5 The fact check stage will give a clear indication whether or not the Core Strategy is on course for adoption, and therefore trigger statutory work on the AAPs
- 12.6 The above information is set out at 2 levels:
- a Gantt chart titled Local Development Scheme 2010/13 giving the month and year of the stages for LDDs.
 - a 'profile' for each LDD setting out purpose, status, geographical coverage, method of production, resources, timescale and the existing documents it will replace.
- 12.7 A Key Diagram, below, illustrates the areas covered by AAPs.

13. BUDGET, RESOURCES AND MANAGEMENT

- 13.1 The LDF work programme is resourced from the Council's planning policy budget and Resourcing our Priorities (ROP).
- 13.2 The LDF programme has the following staffing resources: a team 4 to 6 staff developing the Core Strategy, a monitoring team for evidence studies, a new GIS officer funded through HPDG for maps/plans, and support from the Sustainability Conservation and Design team on design and townscape based work. The work programme allows for external consultants to be commissioned to undertake significant work packages.
- 13.3 Other funding available: the Public Realm SPD funded with Team Hackney Local Area Agreement funding, the master plans for Dalston, Hackney Central & Wick and Area Action Plans funded through ROP and a one off ROP allocation covers the Examination in Public.
- 13.4 Funding is yet to be identified for the Joint Waste strategy which is a commitment, Waterfront Development SPD and Conservation Area statements.

Risk

- 13.5 The LDS 2005/08 identified the project risks regarding delivery of LDF components, of these the 2 areas in bold have proved significant:
- continuity of funding
 - availability and succession of planning staff**
 - timely production of evidence studies
 - time required for consideration and decision making in respect of policy within the Council, with stakeholders and with the public generally**
 - events, such as local and national elections and external decisions.
- 13.6 The time required for policy deliberation becomes a risk factor where there is considerable public interest in policy areas – as happened with the Residential Conversions and Extensions SPD. This risk area will be analysed in future consultation plans for LDDs and SPDs and appropriate contingencies prepared.
- 13.7 Two emerging risk areas are: lessons being learned from EIPs into other Core Strategies and the time and resources required for the SA process. The Core Strategy has been restructured to take account of lessons learned from recent EIP reports, and the SA burden is reduced through the 2008 planning Regulations allowing changes to be made between publication and submission stages.
- 13.8 The 2007/08 recession reduced staff availability and succession risks. But other risks are anticipated due to reductions of funding particularly HPDG which may impact on capacity and the programme for LDDs following adoption of the Core Strategy.

Monitoring & Review

- 13.9 The Annual Monitoring Report provides the formal review of the LDS, and recommends necessary actions to bring the LDS back on track. AMRs have been published annually since 2004/05. The 2008/09 AMR is being produced as a joint project with the review of the LDS 2010/13.

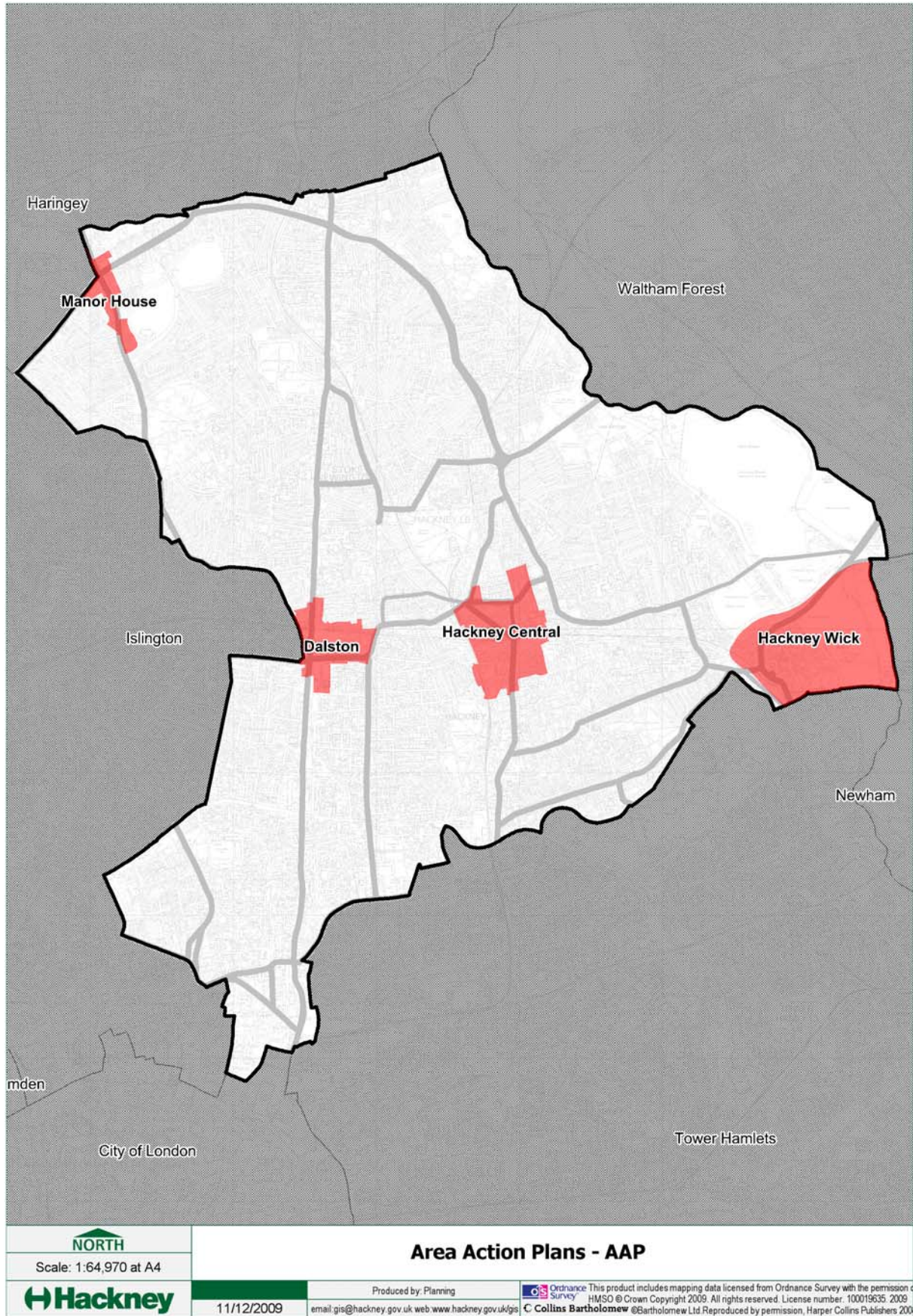
Phasing

- 13.10 The LDF programme is phased to deal first with development pressures and urgent policy issues. Specifically:
- the Core Strategy, proposals map,
 - Development management policies and detailed site allocations
 - Hackney Central and Dalston AAPs
 - Hackney Wick and Woodberry Down Manor House AAPs
- 13.11 The programme for SPDs has been consolidated to address urgent concerns. The Residential Extensions and conversions SPD is now adopted following prolonged consultations. A sustainable development standards SPD concerns the sustainability agenda and internal and external space standards for residential and business uses. A public realm SPD sets out best practice for the external public environment. Until an adopted Core Strategy is available on which to hang SPDs, the existing saved UDP and the London Plan will continue to provide the policy framework for SPDs.

14. JOINT DEVELOPMENT DOCUMENTS

- 14.1 The seven boroughs in the North London Waste Authority (Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest) are preparing a joint waste development plan document and for waste planning framework in North London. The programme is shown in the LDS.
- 14.2 An AAP for Hackney Wick is proposed for preparation in partnership with the London Thames Gateway Development Corporation (LTGDC) to set out the Council's plans and proposals for land use, physical development and environmental improvements in Hackney Wick. This area adjoins LB Tower Hamlets and LB Newham and a large area of Hackney Wick is within the Olympic Park. The document will guide proposals contained with the London Development Agency's (LDA) Legacy Master planning Framework (LMF).

15. AAP MAP



16. THE 2004 AND 2008 REGULATIONS

- 16.1 This section clarifies the process being followed for public participation on the Core Strategy arising from the changes in the planning Regulations. In the case of the Hackney Core Strategy the PAS plan making manual advises Route four: new Regulation 25 proxy route.

“This route applies if you intend to comply with (or have already complied with) old Regulation 26 before the transitional date and you decide to use this consultation as a proxy for satisfying the [new Regulation 25](#) requirements. In this situation, you should check whether you have involved the appropriate residents and businesses in the preparation of the plan. If you have not done so it may be worth considering whether it is appropriate to involve them. This will help align any previous consultation to satisfy the requirements of new Regulation 25. You will also need to ensure that the development plan document: is legal (see paragraph 4.50 of [PPS12](#)) and sound (see paragraphs 4.36 to 4.38 and 4.44 to 4.47 of PPS12) includes the rejected options and reasons for rejection within the submission material. Once these requirements are met the plan can proceed to publication, submission and examination under the new regulations.”

17. LOCAL DEVELOPMENT DOCUMENT PROFILES

17.1 the following pages provide a profiles for each Local Development Document describing its

- purpose
- status
- chain of conformity
- content
- geographical coverage
- any joint production arrangement with another authority
- time period for the plan
- review timescale
- target completion dates

Timetabling Factors

17.2 The following assumptions and sequencing have been used to compile the timetable:

| <i>PINS advised timings of key stages</i> | |
|--|---------------------------|
| Stage | <i>Elapsed time weeks</i> |
| Submission | 0 |
| Prehearing | 8 |
| Hearing | 14 |
| Fact check | 26 |
| Report | 29 |
| <i>Adoptions</i> | 34 |

17.3 GOL advice based on PINS experience is that the date for the pre-hearing for development plan documents that flow from the Core Strategy could be held 8 to 12 weeks after the Core Strategy hearing. This is to allow time for the inspector to determine if there are issues arising from the Core Strategy that would impact on the preparation of subordinate plans. It should be possible to join the AAP and development management and site allocations examinations into sequential hearings.

CORE STRATEGY

PURPOSE

The Core Strategy contains the spatial vision and objectives for the whole Borough; detailed policies and proposals for the parts of the Borough which are under pressure for development and change; as well as policies for individual topics areas such as transport, housing and the economy.

STATUS

Development Plan Document

CHAIN OF CONFORMITY

The Core Strategy will conform with National Policy and Regional Policy, the adopted Community Strategy and the Mayor's London Plan.

CONTENT

- 1) A vision and set of objectives that will reflect the adopted community Strategy
- 2) Key diagrams giving a visual representation of the core policies
- 3) Core policies to implement the vision

It will include policies that cover

- Location of new housing,
- employment,
- community facilities,
- retail facilities,
- transport improvements,
- protection of open space,
- environmental protection (air, water, biodiversity),
- protecting and improving the historic environment.

GEOGRAPHICAL COVERAGE

Entire Borough

JOINT PRODUCTION WITH ANOTHER LOCAL PLANNING AUTHORITY

No

TIME PERIOD

15 years

REVIEW TIMESCALE

Annual review via the Annual Monitoring Report (AMR)

TARGET MILESTONES/COMPLETION DATES**CORE STRATEGY**

| | |
|--|--------------------------------------|
| Evidence Gathering | <i>April 2004 to December 2005</i> |
| Consultation on Issues and Options | <i>January 2006 to February 2006</i> |
| Preferred options public participation | <i>April 2008 to June 2008</i> |
| Publication | <i>June 2009 to August 2009</i> |
| Submission | <i>February 2010</i> |
| Pre-Examination hearing | <i>May 2010</i> |
| Examination | <i>June 2010</i> |
| Report | <i>November 2010</i> |
| Adoption | <i>December 2010</i> |

ARRANGEMENTS FOR PRODUCTION

Project management and development of the Core Strategy will be the responsibility of the Planning Policy team with Council wide and external input.

The Development of the DPD is funded by planning budget and planning delivery grant.

PROPOSALS MAP**PURPOSE**

The proposals map gives a spatially representation of the policies in the Core Strategy. The map will identify areas of protection, such as metropolitan open space land and Conservation Areas; and show the locations and sites for particular land use as set out in the Core Strategy and any other development plan document.

STATUS

Development Plan Document

CHAIN OF CONFORMITY

The Proposals Map will conform to the Core Strategy and the Mayor's London Plan.

CONTENT

Will show on an Ordinance Survey base where particular designations (e.g. Employment Land, Town Centres, Conservation Areas, and Metropolitan Open Land) apply.

GEOGRAPHICAL COVERAGE

Entire Borough

JOINT PRODUCTION WITH ANOTHER LOCAL PLANNING AUTHORITY

No

TIME PERIOD

15 YEARS

REVIEW TIMESCALE

Annual review via the Annual Monitoring Report (AMR) or as required reflecting changes to core strategy or other LDDs.

TARGET MILESTONES/COMPLETION DATES

PROPOSALS MAP

| | |
|--|-------------------------------------|
| Evidence Gathering | <i>April 2004 – December 2005</i> |
| Consultation on Issues and Options | <i>January 2006 – February 2006</i> |
| Preferred options public participation | <i>April 2008 – June 2008</i> |
| Publication | <i>June 2009 – August 2009</i> |
| Submission | <i>February 2010</i> |
| Pre-Examination hearing | <i>May 2010</i> |
| Examination | <i>June 2010</i> |
| Report | <i>November 2010</i> |
| Adoption | <i>December 2010</i> |

ARRANGEMENTS FOR PRODUCTION

Project management and development of the Core Strategy will be the responsibility of the Planning Policy team with Council wide and external input. The Development of the DPD is funded by planning budget and planning delivery grant.

Development Control / Management Policies**PURPOSE**

The Development Control / Management Policies set out the criteria against which planning applications are considered.

STATUS

Development Plan document

CHAIN OF CONFORMITY

The Development Management policies will conform with the Core Strategy, National Policy and London Plan.

CONTENT

A suite of development control policies regarding issues which are distinctive to Hackney.

GEOGRAPHICAL COVERAGE

Entire Borough

JOINT PRODUCTION WITH ANOTHER LOCAL PLANNING AUTHORITY

No

TIME PERIOD

15 years

REVIEW TIMESCALE

Annual review via the Annual Monitoring Report (AMR)

TARGET MILESTONES/COMPLETION DATES

Development Control / Management Policies

| | |
|------------------------------------|--|
| Evidence Gathering | <i>April 2004 to December 2005 and February to July 2010</i> |
| Regulation 25 public participation | <i>October to November 2010</i> |
| Publication | <i>January to February 2011</i> |
| Submission | <i>June 2011</i> |
| Pre-Examination hearing | <i>September 2011</i> |
| Examination | <i>December 2011</i> |
| Report | <i>January 2012</i> |
| Fact check report | <i>March 2012</i> |
| Adoption | <i>April 2012</i> |

ARRANGEMENTS FOR PRODUCTION

Project management and development of the Development Management / Control Policies will be the responsibility of the Policy Team with Council wide and external input. Funded by the planning budget and the Housing and Planning Delivery Grant.

Site Specific Allocations document

PURPOSE

The Site Specific Allocations document sets out the allocation of land for specific uses within the Borough.

STATUS

Development Plan Document

CHAIN OF CONFORMITY

The Site Specific Allocation document will conform with the Core Strategy

CONTENT

The document will include site specific proposals to deliver the policy framework set out in the Core Strategy. This includes sites identified to deliver housing employment, retail, leisure and transport.

GEOGRAPHICAL COVERAGE

Entire Borough.

JOINT PRODUCTION WITH ANOTHER LOCAL PLANNING AUTHORITY

No

TIME PERIOD

15 years

REVIEW TIMESCALE

Annual review via the Annual Monitoring Report (AMR)

TARGET MILESTONES/COMPLETION DATES

Site Specific Allocations document

| | |
|------------------------------------|--|
| Evidence Gathering | <i>April 2004 to December 2005 and February to July 2010</i> |
| Regulation 25 public participation | <i>October to November 2010</i> |
| Publication | <i>January to February 2011</i> |
| Submission | <i>June 2011</i> |
| Pre-Examination hearing | <i>September 2011</i> |
| Examination | <i>December 2011</i> |
| Report | <i>January 2012</i> |
| Fact check report | <i>March 2012</i> |
| Adoption | <i>April 2012</i> |

ARRANGEMENTS FOR PRODUCTION

Project management and development of the Site Specific Allocations will be the responsibility of the Planning Policy team with Council wide and external input. Funded by the planning budget and the Housing and Planning Delivery Grant.

Dalston Area Action Plan (AAP)**PURPOSE**

The Dalston AAP will set out the Council's plans and proposals for land use, physical development and environmental improvements in Dalston, the Borough's major town centre. The document will be produced as a Phase 1 AAP, a comprehensive strategy for regeneration of the town centre, guiding development and investment to the area and converted into a Phase 2 AAP DPD following adoption of the Core Strategy.

STATUS

Development Plan Document.

CHAIN OF CONFORMITY

The Dalston Phase 1 AAP will conform with the Core Strategy and the London Plan.

CONTENT

Dalston is identified as a Major Town Centre in the London Plan 2008. The draft London Plan 2009 identifies Dalston as a Major Town Centre number 26 for medium growth, and Intensification Area number 35 and for medium growth and a night time economy cluster

In the draft submission Hackney Core Strategy Dalston is an area for regeneration

Dalston is Hackney's main shopping centre. With the East London Line opening in June 2010 it is experiencing development pressure and provides considerable opportunities for development. The AAP will focus on

- ensuring that future development is of an appropriate scale, quality and mix for a town centre
- producing urban design and public realm strategies for the centre
- identifying the development capacity of the centre in order to match-up appropriate physical and social infrastructure provision,
- investigate the potential for sustainable forms of energy.

It will be based on the Council's existing evidence base, and any relevant evidence base from the initial Dalston AAP work carried out in 2004/05.

As mentioned in section 11 above, the AAP will be prepared in two stages: Phase 1 will not deal with land use policy, but focus on development principles. It will be an interim draft Phase 1 AAP to be agreed by the Council following public participation before adoption of Core Strategy. Phase 2 will deal with land use policy and will follow and be informed by the adopted Core Strategy.

GEOGRAPHICAL COVERAGE

Land in the west of the Borough, centred on Dalston Town centre.

JOINT PRODUCTION WITH ANOTHER LOCAL PLANNING AUTHORITY

No

TIME PERIOD

15 years

REVIEW TIMESCALE

Annual review via the Annual Monitoring Report (AMR)

TARGET MILESTONES/COMPLETION DATES

Dalston Area Action Plan (AAP)

| | |
|---|---------------------------------|
| Evidence Gathering | December 2007 to May 2008 |
| Community Engagement (pre public participation) | April 2008 to May 2008. |
| Public Participation | March 2009 to April 2009 |
| Phase 1 – Adoption as a Phase 1 DPD (pre adoption of Core Strategy) | November 2009 |
| Assessment of Core Strategy | September 2010 to December 2010 |
| Phase 2 public participation | January 2011 to February 2011 |
| Publication | April 2011 to May 2011 |
| Submission | July 2011 |
| Pre-Examination hearing (submission + 8 weeks) | September 2011 |
| Examination in Public 2008 Reg 31 (submission + 14 weeks) | November 2011 |
| EIP fact check report (submission + 26 weeks) | January 2012 |
| Publication of EIP Inspector's Final Report 2004 Reg 35 (submission + 29 weeks) | March 2012 |
| Council Adoption of Development Plan document 2004 Reg 36 | April 2012 |

ARRANGEMENTS FOR PRODUCTION

Project management and development of the AAP will be the responsibility of the Council's Regeneration and Planning Division with Council wide and external input. Funding growth area (LSCP) and Council resources.

Hackney Central Area Action Plan (AAP)

PURPOSE

The Hackney Central AAP will set out the Council's plans and proposals for land use, physical development and environmental improvements in Hackney Central the Borough's second largest town centre. The document will be produced as a Phase 1 AAP, a comprehensive strategy for regeneration of the town centre, guiding development and investment to the area which will be converted into a Phase 2 AAP DPD following adoption of the Core Strategy.

STATUS

Development Plan Document.

CHAIN OF CONFORMITY

The Hackney Central AAP will conform with the Core Strategy and the London Plan.

CONTENT

The London Plan 2008 designates Hackney 'Mare Street' as a District Centre and the draft London Plan 2009 designates Hackney 'Mare Street' as a District Town Centre reference 105 for medium growth and a night time economy cluster

Hackney Central is identified as an area for regeneration in the Hackney Core Strategy. It is Hackney's civic centre, containing many of the Council's offices, and is undergoing significant development pressure and also contains opportunities for development. This area action plan will focus on

- ensuring that future development is of an appropriate scale, quality and mix for a town centre
- producing urban design and public realm strategies for the centre
- identifying the development capacity of the centre in order to match-up appropriate physical and social infrastructure provision,
- investigating the potential for sustainable forms of energy.

It will be based on the Council's existing evidence base, and any relevant evidence base from the initial Hackney Central AAP work carried out in 2004/05.

As mentioned in section 11 above, the AAP will be prepared in two stages: Phase 1 will not deal with land use policy, but focus on development principles. It will be an interim draft agreed by the Council as a public participation stage before adoption of Core Strategy. Phase 2 will deal with land use policy and will be informed by the Core Strategy.

GEOGRAPHICAL COVERAGE

Land in the centre of the Borough, centred on Hackney Central Town centre.

JOINT PRODUCTION WITH ANOTHER LOCAL PLANNING AUTHORITY

No

TIME PERIOD

15 years

REVIEW TIMESCALE

Annual review via the Annual Monitoring Report (AMR)

TARGET MILESTONES/COMPLETION DATES

Hackney Central Area Action Plan (AAP)

| | |
|--|---------------------------------|
| Evidence Gathering | December 2007 to May 2008 |
| Community Engagement (pre public participation) | April 2008 to May 2008. |
| Public Participation | March 2009 to April 2009 |
| Phase 1 – Adoption as a Phase 1 DPD (pre adoption of Core Strategy) | November 2009 |
| Assessment of Core Strategy | September 2010 to December 2010 |
| Phase 2 public participation | January 2011 to February 2011 |
| Publication | April 2011 to May 2011 |
| Submission | July 2011 |
| Pre-Examination hearing (submission + 8 weeks) | September 2011 |
| Examination in Public 2008 Reg 31 (submission + 14 weeks) | November 2011 |
| EIP fact check report (submission + 26 weeks) | January 2012 |
| Publication of EIP Inspectors Final Report 2004 Reg 35 (submission + 29 weeks) | March 2012 |
| Council Adoption of Development Plan document 2004 Reg 36 | April 2012 |

ARRANGEMENTS FOR PRODUCTION

Project management and development of the AAP will be the responsibility of the Council's Regeneration and Planning Division with Council wide and external input. Funding growth area (LSCP) and Council resources.

Hackney Wick Area Action Plan (AAP)

PURPOSE

The Hackney Wick AAP will set out the Council's plans and proposals for land use, physical development and environmental improvements in Hackney Wick. The area is to the east of the Borough, adjoining LB Tower Hamlets and LB Newham, and a large area of Hackney Wick is within the Olympic Park.

Phase 1 of the document will be produced as a framework Master plan, a high level strategy for regeneration of the area, guiding development and investment and maximising the opportunities presented by the Olympic Games and Legacy. The document will guide proposals contained with the London Development Agency's (LDA) Legacy Master planning Framework (LMF).

The document is being produced in partnership with and the London Thames Gateway Development Corporation (LTGDC).

STATUS

Development Plan Document.

CHAIN OF CONFORMITY

The Hackney Wick AAP will conform with the Core Strategy and the London Plan.

CONTENT

Hackney Wick has traditionally been an area for employment use, in the form of factories, warehouses etc, although there are significant other uses, including a large housing estate and a school. The area has suffered from multiple deprivation and poor environment, and is an area in need of regeneration.

The Olympic Games and Legacy provides a catalyst for such, and the AAP will look at the potential for a neighbourhood hub around Hackney Wick station and a new urban quarter around the Olympic media and broadcast centre. The document is being produced in partnership with the LTGDC, with specialist advice from Design for London. This area action plan will focus on

- ensuring that future development is of an appropriate scale, quality and mix for the area
- exploring the opportunities for neighbourhood hub around Hackney Wick station and a new urban quarter in the Olympic Park
- producing urban design, public realm, transport and movement, and open space strategies for the area
- quantifying the development capacity and infrastructure requirements in order to match-up appropriate physical and social infrastructure provision,
- maximising the opportunities presented by the Olympic Games and Legacy, and including a delivery and implementation plan funded by LTGDC.

As mentioned in section 11 above, the AAP will be prepared in two stages: Phase 1 will not deal with land use policy, but focus on development principles. After public consultation, it

will be an interim document agreed by the Council before adoption of Core Strategy. Phase 2 will deal with land use policy and will be informed by the Core Strategy.

GEOGRAPHICAL COVERAGE

Land in the east of the Borough, partly contained within the Olympic Park.

JOINT PRODUCTION WITH ANOTHER LOCAL PLANNING AUTHORITY

Yes, with the London Thames Gateway Development Corporation.

The joint production process with LB Tower Hamlets has not proceeded.

TIME PERIOD

15 years

REVIEW TIMESCALE

Annual review via the Annual Monitoring Report (AMR)

TARGET MILESTONES/COMPLETION DATES

REVIEW TIMESCALE

Annual review via the Annual Monitoring Report (AMR)

TARGET MILESTONES/COMPLETION DATES

Hackney Wick Area Action Plan (AAP)

| | |
|--|---------------------------------|
| Evidence Gathering | December 2007 to May 2008 |
| Community Engagement (pre public participation) | April to May 2008. |
| Public Participation | December 2009 to January 2010 |
| Phase 1 – Adoption as a Phase 1 DPD (pre adoption of Core Strategy) | June 2010 |
| Assessment of Core Strategy | September 2010 to December 2010 |
| Phase 2 public participation | February 2011 to March 2011 |
| Publication | June 2011 to July 2011 |
| Submission | September 2011 |
| Pre-Examination hearing (submission + 8 weeks) | November 2011 |
| Examination in Public 2008 Reg 31 (submission + 14 weeks) | January 2011 |
| EIP fact check report (submission + 26 weeks) | March 2012 |
| Publication of EIP Inspectors Final Report 2004 Reg 35 (submission + 29 weeks) | May 2012 |
| Council Adoption of Development Plan document 2004 Reg 36 | June 2012 |

ARRANGEMENTS FOR PRODUCTION

Project management and development of the AAP will be the responsibility of the Council's Regeneration and Planning Division with Council wide and external input, including from partners LB Tower Hamlets (LBTH) and LTGDC.

Funding growth area (LSCP), Council resources and LTGDC.

Manor House Area Action Plan (AAP)

PURPOSE

The Manor House AAP will set out the Council's plans and proposals for land use, physical development and environmental improvements around Manor House underground station and adjacent to Woodberry Down Estate.

The document will be produced as a Phase 1 Master plan AAP, a comprehensive strategy for regeneration of the area guiding development and investment to the area which will be converted into a Phase 2 AAP DPD following adoption of the Core Strategy.

The Woodberry Down Estate, currently containing over 2000 residential units, will be subject to large-scale redevelopment and uplift in population (approximately 2500 new residential units) and services (including a school, health centre and community centre).

Outline planning consent (subject to a S106 agreement) has been granted for the regeneration of the Estate. The Master plan AAP will consider what opportunities and measures are available to enhance the area around Manor House underground station as a 'centre' and to improve linkages and services to the Estate, and to Finsbury Park.

In addition to providing design and planning policy guidance, the Master plan AAP will look at the infrastructure shortfalls and requirements, connectivity and development capacity of the area, including the practicalities of land assembly, and explore the opportunities for sustainable forms of energy.

STATUS

Development Plan Document.

CHAIN OF CONFORMITY

The Manor House AAP will conform with the Core Strategy and the London Plan.

CONTENT

Manor House is identified as a local centre in the emerging Core Strategy. The area around the underground station currently has low density, has a poor retail/commercial/office offer, the area is severed by wide carriageways, there is little relationship between the area and Woodberry Down Estate, and there is poor access to Finsbury Park. This area action plan will focus on

- Creating a strong and distinctive neighbourhood hub around the existing Manor House Underground Station, promoting mixed and active uses, exploring the opportunity for more intensive development, including looking at opportunities for improving retail provision, looking at the possibility for the location of a large hotel and increasing the amount of housing.
- Successfully knitting together the urban fabric, achieving a mixture of retail and residential uses including affordable housing, providing employment opportunities;

- Improving accessibility by providing the necessary local and strategic linkages within and outside of the study area, e.g. possible enhancements to Underground facilities, improvements to bus services, and provision of improved cycle and pedestrian facilities
- Addressing existing barriers to movement by providing safe travel and mode choice to those that travel to/from and within the study area. Importantly, the Master plan will improve linkages and connectivity to the Woodberry Down Estate
- Improving access to Finsbury Park and integrating the Park with the area.
- Improving walking and cycling linkages; such as provision of new cycle routes and new at-grade pedestrian and cycle crossing facilities.
- Looking at opportunities for incorporating sustainable energy technologies, such as Combined Heat and Power (CHP).

As mentioned in section 11 above, the AAP will be prepared in two stages: Phase 1 will not deal with land use policy, but focus on development principles. It will be an interim document agreed by the Council as a public participation stage before adoption of Core Strategy. Phase 2 will deal with land use policy and will be informed by the Core Strategy.

GEOGRAPHICAL COVERAGE

Land in the north of the Borough, adjacent to Woodberry Down Estate and on the borough boundary with LB Haringey.

JOINT PRODUCTION WITH ANOTHER LOCAL PLANNING AUTHORITY

No.

TIME PERIOD

15 years

REVIEW TIMESCALE

Annual review via the Annual Monitoring Report (AMR)

TARGET MILESTONES/COMPLETION DATES

Manor House Area Action Plan (AAP)

| | |
|--|--------------------------------|
| Evidence Gathering | November 2009 to April 2010 |
| Community Engagement (pre public participation) | November 2009 to February 2010 |
| Public Participation | June 2010 – July 2010 |
| Phase 1 – Adoption as a interim DPD (pre adoption of Core Strategy) | November 2010 |
| Assessment of Core Strategy | September 2010 – December 2010 |
| Phase 2 public participation | March 2011 - April 2011 |
| Publication | June 2011 – July 2010 |
| Submission | August 2011 |
| Pre-Examination hearing (submission + 8 weeks) | October 2011 |
| Examination in Public 2008 Reg 31 (submission + 14 weeks) | December 2011 |
| EIP fact check report (submission + 26 weeks) | February 2012 |
| Publication of EIP Inspectors Final Report 2004 Reg 35 (submission + 29 weeks) | April 2012 |
| Council Adoption of Development Plan document 2004 Reg 36 | May 2012 |

ARRANGEMENTS FOR PRODUCTION

Project management and development of the AAP will be the responsibility of the Council's Regeneration and Planning Division with Council wide and external input.

Funding growth area (LSCP) and Council resources, Hackney Homes, Transport for London.

PURPOSE

Sets out the spatial arrangement and site proposals for facilities to handle the municipal, commercial, industrial and construction waste arising from the seven Boroughs that make up the North London Waste Disposal Authority.

STATUS

Development Plan Document

CHAIN OF CONFORMITY

Consistent with National Policy, the Community Strategies of the 7 Boroughs, the Core Strategies of the 7 Boroughs and general conformity with the London Plan.

CONTENT

Policy and proposals for use and development of land for waste handling function.

GEOGRAPHICAL COVERAGE

Boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest

JOINT PRODUCTION WITH ANOTHER LOCAL PLANNING AUTHORITY

Yes – with the 7 boroughs named above

TIME PERIOD

15 years

REVIEW TIMESCALE

Annual review via the Annual Monitoring Report (AMR)

TARGET MILESTONES/COMPLETION DATES

North London Joint Waste Disposal Development Plan Document

| | |
|------------------------------------|--------------------------------------|
| Evidence Gathering | <i>April 2004 to December 2005</i> |
| Consultation on Issues and Options | <i>January 2006 to February 2006</i> |
| Public Participation | <i>October 2009 to November 2009</i> |
| Publication | <i>December 2010</i> |
| Submission | <i>March 2011</i> |
| Pre-Examination hearing | <i>April 2011</i> |
| Examination | <i>June 2011</i> |
| Report | <i>November 2011</i> |
| Adoption | <i>December 2011</i> |

ARRANGEMENTS FOR PRODUCTION

The seven Boroughs have agreed to produce a joint development plan document and have established the work programme and timetable of milestones for its production following the appointment of a Contractor of the project in January 2007.

Funded by contributions from the 7 Boroughs with Hackney’s contribution funded from the planning budget and the Housing and Planning Delivery Grant.

SUPPLEMENTARY PLANNING DOCUMENTS (shown in the LDS for information)

RESIDENTIAL EXTENSIONS AND CONVERSIONS

PURPOSE

Planning guidance and standards for this particular type of planning applications particularly in areas of particular pressure.

STATUS

Supplementary Plan Document

CHAIN OF CONFORMITY

The Residential Extensions SPD will conform with the saved UDP policies as well as National and Regional Policies and the Core Strategy if adopted.

CONTENT

Design guidance and best practice advice.

GEOGRAPHICAL COVERAGE

Entire Borough, but will apply to areas under particular demographic pressure for development and extensions.

JOINT PRODUCTION WITH ANOTHER LOCAL PLANNING AUTHORITY

No

TIME PERIOD

10 Years.

REVIEW TIMESCALE

Annual review via the Annual Monitoring Report (AMR)

Target Milestones/Completion Dates

Residential Extensions and Conversions

Evidence Gathering March 2005 – March 2006
(incorporating Stakeholder
Involvement)

Reg. 17 – Public Participation May 2007 – June 2007

Adopted 29 April 2009

ARRANGEMENTS FOR PRODUCTION

Project management and development of the SPD will be the responsibility of the Conservation and Design Team with Council wide and external input.
Funded by the planning budget and the Housing and Planning Delivery Grant.

SUSTAINABLE DEVELOPMENT STANDARDS

PURPOSE

Standards and criteria for sustainability of development to meet specific requirements in Hackney for residential and business uses.

STATUS

Supplementary Planning Document

CHAIN OF CONFORMITY

The Sustainable Development Standards SPD will conform with the saved UDP policies as well as National and Regional Policies, the GLA Housing Design Standards and the Core Strategy if adopted.

CONTENT

Development standards for the internal and external private and common areas and amenity spaces related to residential and business premises.

Elaborates Housing Design Standards published by the GLA for particular land use characteristics and requirements in Hackney to provide homes for larger families at high density with adequate external and internal space in growth areas including town centres, and resist conversion of dwellings suitable for larger families into smaller units.

Set outs recommendations for the presenting planning applications which demonstrate that such requirements are met (e.g. tables of floorspace, drawings and descriptions of spaces and their functions)

Recommends exemplar schemes.

Provides standards for business spaces, including natural light, ventilation internal and external space standards, heights, structural arrangements, loading and servicing requirements for premises to ensure business premises proposed particularly in mixed developments are of a quality and configuration that meets market requirements, are compatible and integrate with neighbouring uses.

The proposed SPD includes the intended content of the SPDs identified in the 2005 LDS:

- high density and mixed use;
- new residential developments and conversions; and
- sustainable employment.

The scope of the Sustainable Development Standards SPD will avoid duplication and to take account of the London Mayors Housing Design Standards (which Hackney supports) to focus on Hackney specific design requirements.

GEOGRAPHICAL COVERAGE

Entire Borough.

JOINT PRODUCTION WITH ANOTHER LOCAL PLANNING AUTHORITY

CDM_n1968509_v2_LDS_2010_13_statement_Council_apprvd

No

TIME PERIOD

15 years

REVIEW TIMESCALE

Annual review via the Annual Monitoring Report (AMR)

TARGET MILESTONES/COMPLETION DATES

Sustainable Development Standards

Evidence Gathering April 2009 – May 2010
(incorporating Stakeholder Involvement)

Reg. 17 – Public Participation October 2010 – November 2010

Adoption January 2010

ARRANGEMENTS FOR PRODUCTION

Project management and development of the SPD will be the responsibility of the Planning Policy team with Council wide and external input.

Funded by the planning budget and the Housing and Planning Delivery Grant.

PUBLIC REALM DESIGN GUIDE AND STREET SCENE SPD

PURPOSE

To advise the applicants on Councils requirements from developments to protect and enhance the street scene and public realm within Hackney.

STATUS

Supplementary Planning 9document

CHAIN OF CONFORMITY

The public realm SPD will conform with the saved UDP policies as well as National and Regional Policies and the Core Strategy if adopted.

CONTENT

The SPD will set out what the Council will require from applicants bringing forward applications to ensure they promote and improve public realm, principally through urban design.

GEOGRAPHICAL COVERAGE

Entire Borough

JOINT PRODUCTION WITH ANOTHER LOCAL PLANNING AUTHORITY

No

TIME PERIOD

15 years

REVIEW TIMESCALE

Annual via the Annual Monitoring Report.

TARGET MILESTONES/COMPLETION DATES

Public Realm Design Guide and Street Scene SPD

Evidence Gathering November 2007 – Mar 2009
(incorporating Stakeholder
Involvement)

Reg. 17 – Public Participation October 2009 – November 2009

Adoption February 2010

ARRANGEMENTS FOR PRODUCTION

Project management and development of the SPD will be the responsibility of the Conservation and Design Team with Council wide and external input.

WATERFRONT DEVELOPMENT

PURPOSE

Standards for protection and enhancement of water front sites.

STATUS

Supplementary Planning Document

CHAIN OF CONFORMITY

The Waterfront Development SPD will conform with the saved UDP policies as well as National and Regional Policies and the Core Strategy if adopted.

CONTENT

Provide clarity to developers, development control officers, stakeholders and local residents regarding the basis on which planning applications in Waterside Development Areas will be considered.

- Present land and water use guidance and standards for the protection and enhancement of Waterside Development Areas; and
- Identify a number of opportunity sites for redevelopment or refurbishment which are considered to be vital in contributing towards the regeneration of the area.

GEOGRAPHICAL COVERAGE

Regents Canal and Lee Navigation, Stoke Newington Reservoirs.

JOINT PRODUCTION WITH ANOTHER LOCAL PLANNING AUTHORITY

No

TIME PERIOD

15 years

REVIEW TIMESCALE

Annual review via the Annual Monitoring Report (AMR)

TARGET MILESTONES/COMPLETION DATES

Waterfront Development

Evidence Gathering April 2009 – April 2010
(incorporating Stakeholder Involvement)

Reg. 17 – Public Participation November 2010 – December 2010

Adoption February 2011

ARRANGEMENTS FOR PRODUCTION

Project management and development of the SPD will be the responsibility of the Conservation and Design team with Council wide and external input.

AFFORDABLE HOUSING

PURPOSE

Elaborates policy for the delivery of affordable housing. Sets targets for delivery of intermediate shared ownership, and social rented housing in different areas of the borough; according to evidence of housing need and viability.

The purpose of this SPD is to provide advice to developers, including Registered Social Landlords (RSLs) on the council's approach to affordable housing provision

STATUS

Supplementary Planning Document

CHAIN OF CONFORMITY

The Affordable housing SPD will conform with the saved UDP policies as well as National and Regional Policies and the Core Strategy if adopted.

CONTENT

Reviews evidence of housing need, the viability of housing development, and the availability of housing grant to set targets for the delivery of affordable housing, both intermediate shared ownership, and social rented for different areas of the borough.

Recommends approaches for housing delivery having regard to the need for larger family housing and particular cultural requirements.

This SPD is coordinated with the Sustainable Development Standards SPD which prescribes space, amenity and environmental performance standards for homes.

GEOGRAPHICAL COVERAGE

Boroughwide

JOINT PRODUCTION WITH ANOTHER LOCAL PLANNING AUTHORITY

No

TIME PERIOD

15 years

REVIEW TIMESCALE

Annual review via the Annual Monitoring Report (AMR)

TARGET MILESTONES/COMPLETION DATES

Affordable Housing SPD

Evidence Gathering April 2009 – June
(incorporating Stakeholder
Involvement)

Reg. 17 – Public Participation Jan 2011 – February 2011

Adoption April 2011

ARRANGEMENTS FOR PRODUCTION

Project management and development of the SPD will be the responsibility of the Policy & Strategy Group with Council wide and external input.

18. ANNEXE 1 - POLICIES REPLACEMENT SCHEDULE

| Ref | Existing policy document | Projected Replacement |
|------------|---|--|
| | London Borough of Hackney Unitary Development Plan 1995 Parts 1 & 2 including Proposals Map and Schedule of Proposals | 1995 UDP is saved as per the Sec of State direction of 21/09/2007 pending the production and approval of replacement policy as follows: Core Strategy; Proposals Map DC Policies and Site specific allocations. Area Action Plans: Dalston Hackney Central Hackney Wick and Manor House. Supplementary Planning Documents Opportunity Area Planning Frameworks for South Shoreditch and Lower Lea Valley. |
| | Supplementary Planning Guidance | To be progressively replaced by: London Borough of Hackney Supplementary Planning Documents; Core and DC Policies; and National and Regional Policies. |