Hackney Council Local Plan 2033
Statement of Common Ground between Hackney Council and CMA Planning (on behalf of Pause (Kingsland Road Developments Ltd))
May 2019

This Statement of Common Ground (SoCG) has been prepared by Hackney Council (the Council) and CMA Planning to assist the Inspector during the examination of Hackney Council’s Local Plan (LP33).

1.0 Background

1.1 The Council is the Local Planning Authority responsible for the production of the Local Plan for the London Borough of Hackney. CMA Planning Ltd has submitted representations on behalf of Pause (Kingsland Road Development Ltd). This SoCG focuses on the matters which are relevant to the two parties and is provided without prejudice to other matters of detail that the parties may wish to raise during the examination.

1.2 CMA Planning made comments on the Proposed Submission Local Plan 2033 in a representation submitted to the Council during the Regulation 19 consultation period. Comments were made on various policies. This SoCG relates to policy LP21 - Large Scale Purpose-Built Shared Housing.

2. Areas of Common Ground

2.1 The following proposed modifications to LP33 have been agreed by Hackney Council and CMA Planning (these are also set out in the Council’s Response to Examination Matter 4 - Housing). It is agreed that, subject to the proposed modifications, policy LP21 is sound.

i) LP21 Large Scale Purpose-Built Shared Housing

A. Development involving the provision of new large-scale purpose-built shared housing comprising of at least 50 units will only be permitted if all of the following criteria are met...

vi. At least 50% of all units are provided at rental levels which do not exceed one-third of ward-level incomes (excluding utility bills and council tax) subject to viability and site context; and...

ii) LP21 Large Scale Purpose-Built Shared Housing - Supporting text:

Paragraph 7.30 The Council’s preference is for the provision of on-site affordable housing through the provision of units at one-third of ward level incomes. The level and quality of provision of on-site affordable housing will
be one of the considerations when assessing whether the site is suitable for purpose built shared housing. Proposed shared housing development will be subject to a planning agreement to ensure rents for rooms remain affordable for low-income occupiers in the long term. In accordance with policy LP13 off-site affordable housing or payments in-lieu will be considered in truly exceptional circumstances where the Council is satisfied that the offsite provision would secure a better outcome in meeting housing need.

Natalie Broughton - Hackney Council

Charles Moran - CMA Planning

Date: 23/05/19