Hackney

Authority Monitoring Report 2015	

CORPORATE COMMITTEE MEETING DATE 2016/17 **14 July 2016**	**CLASSIFICATION:** **Open** **If exempt, the reason will be listed in the main body of this report.**
WARD(S) AFFECTED **All Wards**	
GROUP DIRECTOR **KIM WRIGHT, GROUP DIRECTOR, NEIGHBOURHOODS AND HOUSING**	

1. INTRODUCTION AND PURPOSE

1.1 This report requests the committee approve the Local Plan Authority Monitoring Report (AMR) for 2015. The AMR provides monitoring information on spatial planning-related activity for the financial year 2014/15 to inform and monitor policy development and performance. It highlights how local planning policies have helped to deliver on the objectives of the Sustainable Community Strategy and achieve sustainable development, using quantitative indicators - for example how planning policies have facilitated the delivery of a large number of new homes over 2014/15 and approval of large quantums of employment floorspace in the Borough. The function of the AMR is to report on and evaluate the performance of planning policies and suggest improvements where necessary, detailed in Appendix 1.

1.2 This AMR reports on the 2015 monitoring year. It provides analysis of the effectiveness of policy and of the changing environment it is being applied to in the borough. It does this primarily by reviewing the results of developments which have completed, and planning applications permitted over the last year, and the anticipated future impact of recent further Government changes to the planning process and national policy. It also aims to set out any clear challenges and opportunities for the new Local plan, 'LP33' and has been significantly restructured to provide analysis tailored to the proposed chapters of LP33. Where possible, particularly with legislative changes, Neighbourhood Planning and the Local Development Scheme (LDS) (plan preparation timetable), more up-to-date information has been provided.

2. RECOMMENDATION(S)

The Corporate Committee is recommended:

2.1 To approve the Authority Monitoring Report 2015 (as set out in Appendix 1)

3. REASONS FOR DECISION

3.1 The AMR is a statutory requirement as part of the Council's role as local planning authority; as such, approval by Corporate Committee is sought. The AMR supports planning policy and planning decisions, and sets out new documents to be produced.

4. BACKGROUND

4.1 The last AMR was for 2013/14 was approved by Corporate Committee in July 2015. This AMR provides an update to the 2013/14 report.

4.2 Policy Context

The AMR report provides monitoring information on the performance of Local Plan policies/policy documents and updates on planning-related activity and

planning decisions over the past year and up to the present date in as far as this is possible. Since July 2015, a significant change has happened in local planning policy, with the adoption of the Development Management Local Plan in July 2015 and the approval of the Site Allocations Local Plan following examination. Furthermore, a new local plan for Hackney - 'LP33' – is in its initial stages. In light of these current and future changes the AMR's structure has been updated to follow a topic-based approach, aiming to provide a more forward-looking analysis of policy performance to help inform LP33. It also reports on legislative changes which have also been significant with the Housing & Planning Act having received Royal Assent, and implementation of Hackney's own Community Infrastructure Levy (CIL). Overall this provides a clear and succinct evaluation of policy in 2014/15 and beyond.

Some key findings of the AMR are as follows:

Housing

Key Points: Housing delivery was above target and the homes built were policy complaint.

- Housing policy has been effective at delivering the homes needed by the borough, with 1640 new homes delivered or 141% of its target in 2015. 29.8% of homes were in affordable tenures.
- Over the last 5 years, planning has delivered a total of 8,261 new homes. 38% of these were affordable units.
- Dwellings in the period have been delivered over a broad range of sizes, with 29% of dwellings being 3 or larger bed. In addition, there were more 2-beds overall that 1-bed properties (35%).

Challenges: The new Local Plan 2033 will need to respond to higher London Plan targets and continuing falls in housing affordability for residents.

- Alterations to the London Plan have resulted in Hackney's housing target increasing by 37% for 2015-2030 to 1,599 dwellings per annum. We have sufficient development in the approvals pipeline – 9,323 homes, or 114% of this target, over the next 5 years, but supply of new sites is less certain beyond 2020.
- Housing affordability continues to decrease year-on-year in Hackney, with the ratio of house prices to incomes almost doubling between 2008 and 2015 despite the great recession, with median prices reaching 15:1 with median earnings. On the most recent evidence, this means planning policy would need to deliver 60% of new housing as socially rented to meet the needs of the borough.

Employment

Key Points: There are large amounts of new employment floorspace in the pipeline and high levels of growth in new businesses within the borough

- Hackney has approved planning applications that if implemented would provide a significant amount of new employment floorspace: a total of around 165,000sqm net new space, mainly B1 (offices) class. This would largely come forward within the borough's Priority Employment Areas, with Shoreditch topping the list with permissions that would provide a net gain of 150,000 sqm of new B1 floorspace in this area.
- The number of active enterprises, (businesses that had either turnover or employment during 2014) within Hackney, has grown by 14% since 2009/10, faster than neighbouring boroughs and over twice the inner London average, creating increasing demand for floorspace.
- The planning service has secured 7,558sqm of affordable workspace since 2010 through S106 agreements.
- There were no new hotel rooms in completed developments were recorded in the last year, however the pipeline for 2,513 hotel bedrooms in the south of the borough that have received planning permission indicates a high level of economic interest.

Challenge: The new Local Plan 2033 will need to consider options for protecting existing Priority Employment Areas against floorspace losses in the future.

- Overall, priority employment areas lost a net 2,841sqm in 2014/15. This is part of a trend, with losses in the last 5 years totalling -40034sqm. Taken in view of the broader picture of employment losses, policies have been effective - unprotected areas in the rest of the borough recording a loss of 99,589sqm overall (excluding the Olympics media centre).
- There is likely to be continued pressure on employment floorspace in competition with residential land values, and it may become necessary to enhance protection to safeguard employment land.

Retail and Town Centres

Key Points: Hackney has seen growth in retail and there is a strong pipeline and high occupancy rates in all town and local centres in Hackney.

- Overall there has been an increase of 273sqm of retail (A1) space across the borough, indicating positive growth in the provision of this vital service.
- The pipeline for town centres going forward is positive with a total of 6017sqm new floorspace expected. Dalston, Hackney's major town centre is expected to gain an addition 2,191sqm of retail floorspace, Stoke Newington to gain 1,442sqm and Hackney Central to gain 313sqm. The picture is similar in Local Centres.

- In terms of shopping parades, Dalston, Hackney Central and Stoke Newington High Street perform well, each approximately 60% in retail use, and with very low vacancy levels - Stoke Newington High Street had no vacant units. Secondary frontages were a less positive picture with Dalston, which is a major centre recorded 34% of units in A1 use and 22% vacant units, the highest proportion in a frontage across all town centres.
- Local centres did well, showing average vacancy rates less than 1%.

Challenges: The new Local Plan 2033 will need to consider how to manage growth in retail and town centre uses in Priority Employment Areas and the future of the night-time economy.

- While retail overall is growing in Hackney, this growth is not all within town centres, with a net loss of retail in main town centres - Hackney Central losing 269sqm; Stoke Newington, 70sqm, while Dalston gained 140sqm. In contrast Local Centres have seen an overall increase of 406sqm, with 300sqm in Lower Clapton.
- Instead, a large amount of new A1,2,3 uses have happened instead in priority employment areas, with a net increase of 1624sqm in 2014/15. This has been driven by employment-led policies which look for active frontages combined with high levels of new development in these areas, where relatively large sites make complete redevelopment more viable.
- Policies for the night time economy have had mixed results. A3 uses have increased in the centres of Dalston (886sqm), and Hackney Central (266 sqm) but over the same period 7,863sqm of A3 has come forward outside of town centres, notably 1539sqm in Shoreditch PEA and 1122 in Wenlock PEA, which suggests that town centre designations will need to be reviewed.
- There has been a net loss across town centres of A4 (drinking establishments) floorspace, and an acute loss in Dalston of two sites, totalling 750sqm. Outside of centres 5430sqm has been lost. Overall, there has been a modest net increase in A5 (hot food takeaways) floorspace in Town centres of 179sqm, with 4 planning applications in Dalston resulting in an increase of 145sqm. Outside town centres there was a loss of 95sqm – however this is balanced with 291sqm in the pipeline for delivery over following years.

Communities, Culture, Education & Health

Key Points: Planning continues to secure large amounts of funding to improve the borough through Planning Obligations, and the Community Infrastructure levy has begun to report revenue

- In 2014/15 the Council received a total of £1.4 million in Section 106 payments, with a total of £925,414 received from agreements signed in that year. The Council also signed agreements worth a total of £32.5 million.
- Hackney received payments, totalling of £1.67 million in May 2016 in CIL receipts, and collected a total of £3.48 million for the Mayoral CIL.

- A total of 140 school places in three new extensions to primary schools were delivered in 2015, enabling provision of adequate school places and a 5% buffer, achieving the objectives of the learning trust. In addition, the planned delivery of 120 new school places in 2016 and 30 in 2019 will meet needs over the forthcoming period. Similarly with secondary schools two new secondary schools in development with the corporation of the city of London will fulfil the need for 12 new forms of entry by 2020.
- Health Infrastructure is presently stable, but there could be pressures within the across the borough as planned growth comes forward, especially that which provides specialist forms of housing with additional healthcare needs.

Transport

Key Points: There has been continued provision of new transport improvements, and increases in public transport usage.

- In 2015 transport improvements were delivered for improved accessible bus stops and increased cycle hangers as well as the Hackney Downs/Central link between stations, facilitating pedestrian transfer between these lines
- There were a total of a total of 4.4 million entries/exits at Hackney stations in 2015.
- Access levels to key services in the borough are better than surrounding boroughs as well as the inner London average, with key services being an average of 8.2 minutes by bike, the third best times for cycling in London, and 9.1 minutes by walking or public transport.
- In 2015, 88% of completed development were car free, as were 88% of approved developments. Despite this, overall 3.2 car parking (disabled included) spaces were delivered per scheme on average, an increase from -0.7 per scheme in 2014. Cycle space provision has almost doubled from 2720 to 4413 in approved developments.

Challenges: There have been significant increases in London Overground usage placing pressures on this service. The new Local Plan 2033 will need to consider how Crossrail 2 can improve connectivity and facilitate growth.

- Hackney Central and Dalston stations recorded growths of 194% and 106% between 2010/15. On these statistics Dalston Kingsland station is busier than Nottingham train station, and Hackney Central than Ealing Broadway.
- The Council is supportive of proposals for the Crossrail 2 rail project linking North East and South West London, with a new station at Dalston and has stressed the importance of an interchange there. The Council is also supportive of a new station at Hackney Central on an eastern branch and has made representations to Transport for London on all these issues.

Open Spaces Environment and Climate Change

Key points: Hackney, already the greenest inner London Borough has increased open space in the borough over 2014/15, and improvements to biodiversity through the delivery of the Woodberry down nature reserve

- Overall there has been a net gain of 1065sqm of publically accessible open space in Hackney 2014/15. This resulted from two planning applications, both of which provided green spaces on previously brownfield land.
- Planning obligations secured from development totalled £130,536 in 2014/15, with several projects from previous contributions completing, including Leonard Circus improvements and the Gillett Square and Dalston Community Engagement Programme.
- An additional four parks gained green flag for a total of 19. Furthermore, 88% of Sites of Importance for Nature Conservation are in positive conservation management.
- A new Local Nature Reserve designation was delivered at Woodberry down as part of the planning gain from the regeneration.

Heritage and Design

Key Points: Four sites previously on the heritage at risk register have been restored.

- Overall, the number of buildings on the Heritage at Risk register has shrunk by 4 sites or a reduction of around 10%, leaving a total of 30 buildings still at risk in the borough. Three conservation areas remain at risk (Dalston Lane West, Sun Street and Mare Street), although developments in the first two areas are likely to result in their removal from the list.
- The Hackney design wards are held biannually, with the contest currently ongoing. The next AMR will report on the results.

Challenges: The new Local Plan 2033 will need to consider how heritage assets can be protected while delivering housing and employment floorspace at higher densities.

- Two tall buildings were completed in Hackney in 2014/5 – Kick Start Site 4 at Woodberry Down in the north of the borough, with a maximum height of 18 stories; and Eagle House on City Road, with a height of 31 Storeys.
- 22 buildings of 10 storeys or greater have been approved since 2010; with an average height of 23 storeys - the tallest of which was 50 stories (Principal Place).
- 17 of 22 buildings approved were in schemes containing residential units, indicating that tall buildings are primarily supported by high residential values – however all developments contained a mix of uses.

Planning Performance

Key Points: Major targets in planning performance were met in 2014/15 and 2015/16. There has been a significant increase in number of planning applications processed and planning performance agreements made providing adequate revenue to support continued excellent performance.

- In 2015/16, 74% of Major Planning Applications were determined in accordance with agreed timescales, beating a target of 70%. A total of 34 major applications were processed.
- 79% of minor applications were determined within 8 weeks, also beating the target of 75%
- 87% of other applications were processed within their 8 week deadline, beating a target of 80%
- 70% of appeals to planning decisions were dismissed, hitting the 70% target. There was a total of 86 appeals against decisions.
- 72% of Planning Applications were validated within 5 days. This was below target (80%).
- 67% of planning searches were carried out in 10 working days, slightly below target (80%).
- Building control has increased their market share for certification by 4% moving up to 38% of all developments.
- 77% of building control applications were processed within 3 days, just below target at 80%
- 93% of site inspections were undertaken within 1 day of request, significantly above target.

Challenges: Significant incoming changes to the planning system through the Housing and Planning Act 2016, which increase demands on planning performance and introduce a new type of permission process, permission in principle.

4.2 Equality Impact Assessment

The AMR will help feed into planning policies and help identify equality issues, such as the proportion of Hackney residents with reasonable access to key services by various modes of transport.

4.3 Sustainability

The AMR reports on the performance of sustainability policies that will be revised as necessary if any issues arise.

4.4 Consultations

Consultation has been undertaken on chapters with the relevant service providers, for example Transport and Education.

4.5 Risk Assessment

There are no significant risks identified for the production of the AMR.

5.   COMMENTS OF THE GROUP DIRECTOR OF FINANCE AND RESOURCES

5.1 This report requests the Corporate Committee to approve the Authority Monitoring Report (AMR) for the reporting year 2014/15.

5.2 The AMR in Appendix 1 provides financial and performance data for 2014/15 on Planning related activity and decisions. Data for 2015/16 is included where available.

5.3 Officer time and other costs incurred in the production and distribution of the AMR are funded from the Planning Service revenue budgets.

5.4 The financial data in the AMR is retrospective, and the future impact of activities and planning policies monitored in the report, will be managed within the relevant service capital and revenue budgets across the Borough.

6.   COMMENTS OF THE DIRECTOR OF LEGAL

6.1   Local Planning Authorities are obliged to make an annual report containing such information as is prescribed (by the legislation) as to the implementation of the Authority's Local Development Scheme and the extent to which the policies set out in the Scheme are being achieved – Planning and Compulsory Purchase Act 2004, section 35; Modified by Localism Act 2013, Section 113. The Authority Monitoring Report at appendix 1 has been prepared to enable the Council to monitor its performance and in discharge of the statutory obligation.

6.2 The Authority Monitoring Report must cover a period the authority considered appropriate in the interest of transparency, beginning from the end of the period of the last report, and which is not longer than 12 months. In discharging this duty, Hackney's AMR covers the period 1 April 2014 to 31st March 2015.

6.3 The Authority must make the Report available to the public – the Planning and Compulsory Purchase Act 2004, section 35(4).

APPENDICES

Appendix 1 - AMR 2015

BACKGROUND PAPERS

None

Report Author	Jacob Tong, Monitoring and Research Officer,

	Strategic Policy. 020 8356 7871
Comments of the Corporate Director of Finance and Resources	Philip Walcott, Group Accountant Philip.walcott@hackney.gov.uk 020 8356 2396
Comments of the Corporate Director of Legal, HR and Regulatory Services	Patricia Narebor, Head of Commercial Patricia.narebor@hackney.gov.uk 020 8356 2029