



Planning Authority Monitoring Report FY2018

**CORPORATE COMMITTEE
MEETING 2019/20**

11 February 2020

CLASSIFICATION:

Open

WARD(S) AFFECTED

All wards

GROUP DIRECTOR

AJMAN ALI, ACTING GROUP DIRECTOR, NEIGHBOURHOODS AND HOUSING

1. INTRODUCTION AND PURPOSE

- 1.1 This report seeks approval of the Planning Service's Authority Monitoring Report (AMR) for financial year 2018 (FY2018)
- 1.2 The AMR provides monitoring information on spatial planning-related activity for the financial year of 2018 to inform and monitor policy development and performance. It highlights the extent to which the policies set out in adopted policy documents (the Core Strategy 2010, the Development Management Local Plan 2015, the Site Allocations Local Plan 2016, and adopted area action plans) have achieved their objectives, using quantitative indicators. The findings of previous monitoring reports have informed new policies in the Local Plan 2033 (LP33) which will replace existing adopted policy. LP33 is now in the final stage before adoption and the final Inspector's report is expected in Spring 2020.

2. RECOMMENDATION(S)

2.1 The Corporate Committee is recommended to:

(a) approve the Authority Monitoring Report FY2018 (as set out in Appendix 1)

3. REASONS FOR DECISION

- 3.1 The production of the Authority Monitoring Report is a statutory requirement as part of the Council's role as Local Planning Authority.

4. BACKGROUND

- 4.1 The last AMR was approved by the Corporate Committee in January 2019 and covered the period to the end of March 2018. This AMR (appendix 1) provides an update, reporting on the monitoring year from April 2018 to the end of March 2019. It provides analysis of the effectiveness of policy including a review of developments which have been completed, and planning applications permitted over the last monitoring year.

4.2 Policy Context

- 4.2.1 The AMR report provides monitoring information on the performance of Local Plan policies and updates on planning-related activity and planning decisions over the past financial year and where appropriate over 5 years. It also reports on progress in new plan making and progress on Neighbourhood Planning in the borough. Overall this provides a clear and succinct evaluation of policy for the financial year of FY2018.

The key findings of the AMR are as follows:

Housing

Key Points: Housing delivery was on target

- Housing policy has been effective at delivering the homes needed by the Borough, with 8,093 new homes delivered or 101% of its target between FY2014 and FY2018. This housing supply is made up of conventional self-contained homes as well as non-conventional homes such as student halls. Delivery of 1,855 homes in FY2018 demonstrates that we are delivering against the current London Plan yearly target of 1599 units.
- The conventional supply of housing in FY2018 provided 1,521 homes, and of these 144 homes were in affordable tenures, with a fifth of those being 3 bed units and larger. In the same year, affordable housing contributions of £117,000 were agreed and £505,000 was received. Of the total number of units approved for large sites in FY2018 (765 units) 25% were affordable.
- New housing has been delivered across the borough but growth is focussed in Woodberry Down, Shoreditch and Hoxton, and in and around Dalston.
- Dwellings in the 5 year period have been delivered over a broad range of sizes, broadly in line with policy requirements, with 21.6% of dwellings being 3 or more beds. There were marginally more 1-beds (41.2%) overall than 2-bed properties (37.1%).
- Housing in Hackney has become more unaffordable for much of the last decade. However, FY2018 saw the average cost of homes become 16 times average income compared to a ratio 15:1 in FY2017.
- Of the housing supply in Hackney, the non-conventional supply gave 1464 individual bedrooms over the last five years. The delivery of non-conventional housing is not meeting the most acute housing needs of Hackney residents. On the most recent evidence, the Council would need to deliver 60% of new housing as socially rented to meet the needs of the borough.

LP33 Response: To address issues around housing affordability for residents, the Local Plan 2033 continues to require 50% affordable housing subject to viability and sets out new policies including policies to secure affordable housing on small sites of less than 10 units. The LP33 policy response to the high level of non-conventional housing supply is to prioritise C3 conventional housing over other types of C use class.

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 224,048sqm net new space, mainly B1a (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 187,761sqm of new B1a floorspace in this area.

- Between 2014-18 Hackney gained an additional 8,525 active enterprises, or a growth of 53% over the period, over double the Inner London average (23%), creating increasing demand for floorspace.
- Hackney's average rental value achieved for offices in FY2018 was £40.80 per sqft, a higher average than in FY2017 (£36.74 per sqft).
- To address the increasing level of unaffordability for businesses in the Borough, the Council introduced an Affordable Workspace policy in the Development Management Local Plan. Since 2014, the planning service has secured 11,225sqm of affordable workspace through S106 agreements.
- There were 866 new hotel and hostel rooms completed between FY2014 and FY2018. There is a pipeline of 1,120 hotel and hostel bedrooms, mostly in the south of the borough.
- In FY2018, 12,785sqm of B1a came forward in the PEAs, which accounted for the total in Hackney as a whole. There were losses across the borough of industrial floorspace with 1115sqm of B1c, 3507sqm of B2 and 4760sqm of B8.
- Overall between FY2014 and FY2018, Priority Employment Areas (PEAs) saw a net gain of 24,307sqm of B1a floorspace and a loss of 12,763sqm of B1C floorspace, 3,420sqm of B2 floorspace, and 13,259sqm of B8 floorspace. Unprotected areas in the rest of the borough recorded a loss of 18,624sqm of B1-B8 floorspace.

LP33 Response: To respond to these issues, the Local Plan 2033 sets out an approach to secure more affordable workspace and better protect against the loss of industrial floorspace in the future. This has been further strengthened by a new Article 4 Directions protecting employment uses adopted in May 2018.

Retail and Town Centres

Key Points: Hackney has seen growth in retail and there is a strong pipeline going forward

- Overall there has been an increase of 6,214sqm of A1 retail space across the borough over the last 5 years. In FY2018, 2,790sqm of A1 space came forward in Hackney.
- The pipeline for town centres going forward is positive for A1 (1,248sqm) and A2 (214sqm) floorspace. The major centre of Dalston is expected to gain an additional 1,131sqm of A1 floorspace, Hackney Central to gain 65sqm and Stamford Hill 128sqm. With A3, there will be a loss of 326sqm in the designated town centres but a gain of 8,040sqm outside of those areas. Stoke Newington High Street will see a loss of 146sqm of A1. Only the two local centres of Broadway Market and Stoke Newington Church Street see any change in A uses through the pipeline.
- Despite changes to permitted development rights in Hackney, there have been net gains in A1 floorspace (retail) between FY2014-FY2018 in Hackney Central (530 sqm), Dalston (1623 sqm) and outside Main Town Centres (5,942 sqm), although Stoke Newington High Street has faced a loss of 1,881 sqm, due primarily to a change of condition to a permission granted in 2013 (2015/3811). Local Centres have seen a small overall loss of 241sqm over the same time period, although this varies by centre with a gain of 262 sqm in Chatsworth Road and a loss of 434 sqm in Hoxton Street and 310 sqm in Kingsland.
- In FY2018, small amounts of A3 floorspace came forward in Hackney Central (80sqm) but decreased in Dalston (49sqm). During the same period 486sqm of A3 has come forward outside of the main town centres. This is seen most notably in Shoreditch and Wenlock PEAs (261) and the Central Activities Zone.
- Over the last five years there has been a modest net gain in the town centres of A4 (drinking establishments) floorspace, with gains in Hackney Central (41 sqm), Dalston (427 sqm) and Lower Clapton (29 sqm) set against losses in Church Street (-171sqm) and Well Street (-155sqm). Across the whole borough, there has been a loss of 726sqm, which means that 897sqm of A4 was lost outside of the designated town centres.

LP33 Response: To respond to these issues, the Local Plan 2033 sets out a strategy to protect retail in town centres. The new London Plan, now at the Intend to Publish stage, has reclassified Hackney Central as a major centre, and retail growth will be focused there and in the other major centre of Dalston. Additionally, Stamford Hill becomes a district centre through the new London Plan and LP33, and Green Lanes, Hackney Downs, Oldhill Street and Dunsmere Road will be designated as new local centres. LP33 identifies the need for a retail designation in Shoreditch linked to its role as part of the Central Activities Zone (CAZ). The extent of the CAZ retail frontages will be determined through Future Shoreditch Area Action Plan. Article 4 directions have also been used to remove permitted development rights to protect retail.

Communities, Culture, Education and Health

Key Points: Planning continues to secure funding through the Community Infrastructure levy and Section 106 agreements.

- In FY2018, the Council received a total of £3.18 million in Section 106 payments and signed agreements worth a total of £6.7 million.
- Over £7 million of Section 106 money received by the Council was spent in Hackney during FY2018, funding extensive improvements to libraries and schools, job opportunities, the public realm and open spaces.
- A further £4.8 million has been allocated in FY2018, with £3 million going towards supporting residents into sustained employment.
- Hackney's CIL, adopted in April 2015, received a total of £7.4 million in FY2018 in CIL contributions.
- CIL expenditure in FY2018 was £8 million, delivering benefits across the borough, from the Mabley Green All Weather Pitch to Haggerston Science Lab and Abney Park improvements.
- The borough also collected £6.7 million for the Mayoral CIL during the same period.

Transport

Key Points: Public transport use in the Borough has increased significantly and more developments have been car free over the last year.

- There were a total of 50.9 million entries/exits at stations in Hackney in FY2018.
- Hackney Wick, Haggerston, Dalston Junction, Shoreditch High Street, Rectory Road, London Fields and Old Street have seen continued yearly growth in public transport users.
- Walking levels in Hackney have been increasing; 44.2% of people in Hackney use walking as their main mode of transport over a seven day period, compared to the Greater London average of 37.6%.
- Planning policies have facilitated the delivery of car free development throughout the Borough. There has been a steady annual increase in car-free developments completed over the last 5 years. In FY2018, 92.3% of approved developments were car free.
- 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.

LP33 Response: The new Local Plan 2033 has considered transport and development as part of the growth strategy and through the Place Policies section. To reduce emissions and help create liveable neighbourhoods across the whole borough, LP33 has strengthened its car-free policy. Further exploration of connectivity and growth linked to Crossrail 2 has will be undertaken through a Dalston masterplan SPD.

Open Spaces Environment and Climate Change

Key points: Hackney, already one of the greenest inner London boroughs, has gained 0.433 hectares of open spaces from schemes completed in FY2018.

- Hackney has green spaces totalling 396 hectares of open space, ranging from large areas of Metropolitan Open Land at the Lee Valley Regional Park, which accounts for almost 40% of the borough's open space, to pockets of grass by the side of roads.
- Out of 58 parks and open spaces, 27 have been awarded Green Flag status in FY2018, an increase of two from the previous year.
- There has been a net gain of open space in Hackney over the last five years of 0.745ha. There was a gain of 0.105 Ha of open space in Hackney from schemes completed in FY2018.
- Planning obligations have been used to deliver the following improvements to open spaces in FY2018:
 - Daubeney Fields play area refurbishment
 - DeBeauvoir Square improvements
 - Stonebridge Gardens play area improvements

Design and Heritage

Key Points: The number of buildings on the at risk register remained static at 29 sites in FY2018.

- The Heritage at Risk Register is operated by Historic England and identifies historic buildings, structures and areas at risk of neglect, decay and unlawful works. The number of listed buildings at risk in the borough remains static at 29 sites.
- The Hackney design awards are held biannually. The 2018 Hackney Design Awards received 42 nominations and winners were announced at an Awards ceremony in February 2019. Winners included the restoration and refurbishment of Hackney Town Hall and the Council's Kings Crescent Estate regeneration
- A total of 9 tall buildings have been built since 2014. In FY2018, 3 tall buildings were completed of 18, 20 and 39 storeys. 17 tall buildings of 10 storeys or greater are in the pipeline.
- All 9 tall buildings completed were in schemes containing residential units, indicating that tall buildings are primarily supported by high residential values.

LP33 Response: The new Local Plan 2033, informed by a borough-wide characterisation study, sets out an approach to ensure that heritage assets can be protected by delivering good growth.

Planning Performance

Key Points: Major targets in planning performance were met in FY2018. There has been a large number of planning applications processed and planning performance agreements made providing adequate revenue to support continued excellent performance.

- In FY2018, 35 out of 39 Major Planning Applications were determined in accordance with agreed timescales. This is a 90% achievement rate against a target of 70%.
- 996 minor applications were received and 819 (82%) were determined within 8 weeks, beating the 75% target.
- 1333 of 1521 other applications (88%) were processed within their 8 week deadline, exceeding the 80% target.
- A large number of appeals (189) were submitted in FY2018. This was in part due to a high number of kiosk appeals. 109 (58%) of the appeals overall were dismissed.
- Percentage of planning enforcement enquiries acknowledged within 5 working days and Percentage of site visits in planning enforcement cases undertaken within 10 working days both exceeded their targets, at 86% and 92%.
- 54% of Planning Applications were validated within 5 days. This was below the target of 80%. This was due to Print Room and process issues. It should be noted that validation performance has had no impact on the very good performance for overall timescales of decision making.
- In FY2018, planning searches processed in 10 working days showed strong results in the Q3 and Q4, reflecting the embedding of the new ICT system.
- Building control held a market share for certification of 33% in FY2018, an increase on the year before.
- 92% of building control applications were processed within 3 days in FY2018, above the target.
- The number of site inspections undertaken within 1 day of request was, again, over target at 92%.

4.3 Equality Impact Assessment

The AMR will help feed into planning policies and help identify equality issues. As a research document, it does not propose any actions which will have an impact, and as such does not require an equalities impact assessment.

4.4 Sustainability

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

4.5 Consultations

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

4.6 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 18/19.
- 5.2 The AMR in Appendix 1 is retrospective and provides financial and performance data for 2018/19 on Planning related activity and decisions.
- 5.3 The future impact of activities and planning policies monitored in the AMR will be managed within the relevant service capital and revenue budgets in the Council's directorates.

6. COMMENTS OF THE DIRECTOR OF LEGAL

- 6.1 Under Article 9.1.3 of the Council's Constitution, the Council's Corporate Committee is responsible among other things for maintaining oversight of the Council's planning functions.
- 6.2 The Authority Monitoring Report must be prepared in accordance with section 35 of the Planning and Compulsory Purchase Act 2004 and in the manner prescribed by Part 8 of Town and Country Planning (Local Planning) (England) Regulations 2012. The Authority Monitoring Report at Appendix 1 has been prepared to enable the Council to monitor its performance and in discharge of its statutory obligations.
- 6.3 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 of the 2018-19 financial year.
- 6.4 *Under section 35(4) of the Planning and Compulsory Purchase Act 2004, the local authority must make the Report available to the public.*

APPENDICES

Appendix 1 – Planning Authority Monitoring Report FY2018.

EXEMPT (or N/A)

N/A

BACKGROUND PAPERS

None

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