



**Stamford Hill Area Action Plan (Proposed Submission)**

**Key Decision No. NHS023**

**CABINET MEETING DATE (2021)**

**18 October Cabinet  
21 October Council**

**CLASSIFICATION:**

**OPEN**

**WARD(S) AFFECTED**

**Stamford Hill West, Springfield, Woodberry Down and Cazenove.**

**CABINET MEMBER**

**Councillor Nicholson  
Deputy Mayor and Cabinet Member for Housing Supply, Planning, Culture  
and Inclusive Economy**

**KEY DECISION**

**Yes**

**REASON**

**It affects more than two or more wards.**

**GROUP DIRECTOR**

**Ajman Ali Group Director of Neighbourhoods and Housing**

## **1. CABINET MEMBER'S INTRODUCTION**

- 1.1. The Stamford Hill Area Action Plan (AAP) follows the adoption of the Borough-wide Local Plan 2033 (LP33) in July 2020. LP33, the key strategic planning document used to direct and guide future growth and development across the Borough, identifies Stamford Hill as a key area for growth.
- 1.2. The Stamford Hill AAP seeks to ensure that development delivers sustainable benefits to the community through the planning process and responds to the challenges identified through extensive community engagement and area-based studies. The challenges identified include the need for large family homes, improving the local public realm, providing new schools and community facilities and expanding the local economy in and around Stamford Hill.
- 1.3. The Plan aims to help address these challenges and manage change in line with the needs of local people. It will set out how and where new homes and community facilities can be provided, alongside improvements to the public realm and public spaces.
- 1.4. Throughout the development of the Stamford Hill AAP there has been extensive engagement undertaken with thousands of local people and many community organisations, to develop a shared vision for the future of Stamford Hill and develop clear policy approaches to achieve this, including full consultation on a draft 'Towards a Stamford Hill Plan'.
- 1.5. This version of the report is called the Proposed Submission Stamford Hill AAP, Cabinet and Council approval for which is sought for a Borough-wide consultation before submission to Government for an examination in public.
- 1.6. I commend this report to Cabinet and to Full Council.

## **2. GROUP DIRECTOR'S INTRODUCTION**

- 2.1. This report seeks Cabinet's approval of the Proposed Submission Stamford Hill AAP for consultation prior to submission to the Government for an examination in public.
- 2.2. The Stamford Hill AAP is an important document that responds to the challenges and opportunities in this part of the borough, identified

through extensive consultation and evidence gathering over the development of the AAP.

2.3. The AAP will sit alongside and complement the borough-wide Local Plan 2033 (LP33). Once adopted it will form part of the Council's Local Plan and will be used to determine planning applications in the Stamford Hill area.

2.4. Cabinet and Council approval is sought to publish the Proposed Submission version of the Stamford Hill AAP for public consultation and submission to Government for examination.

### **3. RECOMMENDATION**

3.1. **Cabinet is asked to:**

- 1. Recommend to Full Council to approve the Proposed Submission Stamford Hill AAP (appendix 1) for public consultation and subsequent submission to Government for examination in public.**
- 2. Recommend to Full Council to delegate authority to the Strategic Director of Sustainability and Public Realm/Head of Planning to make minor changes ahead of consultation or ahead of submission to Government for examination in public.**

3.2. **Council is asked to:**

- 1. Approve the Proposed Submission Stamford Hill AAP (appendix 1) for public consultation and subsequent submission to Government for examination in public.**
- 2. Delegate authority to the Director of Public Realm/Head of Planning to make minor changes ahead of consultation or ahead of submission to Government for examination in public.**

### **4. REASONS FOR DECISION**

4.1. Following consultation on a draft AAP, the Council has now produced the Proposed Submission Version Plan and is required to undertake public consultation before submitting it to the Secretary of State for independent examination in public. The Council is also required to have an up to date Local Plan. The AAP will manage existing development pressures and shape future growth in a sustainable manner.

## **5. DETAILS OF ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

- 5.1 The alternative is not to produce an Area Action Plan for the Stamford Hill area and rely on the adopted borough-wide Local Plan policies. This has been rejected as the AAP is considered necessary to provide an essential framework for growth which responds to the specific needs of the Stamford Hill community and safeguards the area's unique character. The AAP will ensure that development delivers real benefits to the community, particularly in terms of maximising the supply of large family homes, improving public space and public realm, providing new schools and community facilities and improving local shopping centres in Stamford Hill. In producing the Stamford Hill AAP, the Council has involved the community in a positive way to build a new vision for the future of Stamford Hill.

## **6. BACKGROUND**

- 6.0.1. The Stamford Hill AAP evolved from discussions relating to Neighbourhood Planning which took place in Stamford Hill during 2013 and 2014. Two local groups with different agendas applied for Neighbourhood Forums in Stamford Hill. Both groups had local support but different approaches in relation to planning. Working with both sides, the Council has developed an alternative approach. Meetings were held with both groups and a strategy agreed which resulted in the refusal of both applications for Neighbourhood Forums and resources put in place to develop a fully inclusive AAP for Stamford Hill.
- 6.0.2. A Cross Party Steering Group was established at the end of 2014 to manage the production of the Plan. Membership includes senior officers from the planning team and Councillors from the Stamford Hill West, Springfield, Woodberry Down and Cazenove wards. The Steering Group is responsible for making all major decisions in respect of the consultation process as well as ensuring overall quality of output in accordance with relevant Council standards and statutory processes.
- 6.0.3. The Council also set up a Community Panel in 2015 which meets around twice a year. The Community Panel is chaired by an independent facilitator and has played a major role in the organisation of a programme of community engagement for the Stamford Hill Plan. The main purpose of the Community Panel is to ensure that a range of local views are taken into account in the policies developed in the AAP.
- 6.0.4. An 18-month engagement programme including drop-in events, questionnaire, sessions with local schools and workshops covering different themes, such as: leisure and social facilities, local business, public realm and green spaces, health and wellbeing, housing, education and learning, initiated the AAP process. This exercise scoped out the issues and opportunities relating to

Stamford Hill which informed the key issues set out in the 'Towards a Stamford Hill Plan'.

6.0.5. Public consultation on the 'Towards a Stamford Hill Plan' was undertaken in Spring 2017, with more than 2,000 responses over an eight week period. The key headline issues arising from the consultation include:

- There is a housing crisis affecting the Stamford Hill Orthodox Jewish community; new housing, family homes and affordable housing needs to be a priority for the plan.
- The plan should consider a more permissive approach towards housing extensions to alleviate overcrowding and create more space, however some concerns were raised for two storey roof extensions on the grounds of design, loss of amenity and impact on the street.
- New schools and extensions to existing schools, even within residential areas, are an urgent priority for the neighbourhood.
- Overwhelming response recognising the cultural need for the community to live close to Synagogues and schools for religious reasons to access required facilities unavailable elsewhere. There is a need for new synagogues as they are an essential requirement for the local community that also serve as community centres.
- Support for mixed use in local shopping centres.
- General consensus to improve pedestrian safety and introduce better cycling and walking routes in Stamford Hill.

6.0.7 Since the draft 'Towards a Stamford Hill Plan' consultation in spring 2017, the Government has published a revised National Planning Policy Framework, and the new London Plan was published in March 2021. The Stamford Hill AAP has been developed in accordance with the new London Plan and the Council considers that it is in general conformity with the policies and strategies set out in national policy.

6.0.8 The Council's borough-wide Local Plan 2033 (LP33) was also adopted in July 2020. LP33 sets out a vision, a growth strategy and the supporting policies to guide development in the Borough through to 2033. The Stamford Hill AAP has been developed alongside the LP33. The AAP establishes the local spatial planning framework for the area, giving detailed expression to the Stamford Hill Place Policy 4 (PP4) of LP33 that sets out overall strategic principles for Stamford Hill that have informed the AAP's objectives. The AAP sets out a vision, objectives and policies to help deliver these principles and to promote positive change to address local issues, especially around overcrowding.

## 6.1. Policy Context

- 6.1.1. An AAP is a statutory land use and development plan which covers a particular part of a Local Planning Authority's area. Stamford Hill is identified as a key growth area in the borough-wide Local Plan 2033. The AAP will sit alongside LP33 2033 and the London Plan as the development plan for the area.
- 6.1.2. Stamford Hill is facing huge population growth and experiencing development pressures from a number of uses, particularly housing and community facilities. Without an appropriate planning response, incremental and uncoordinated development threatens to substantially change the character and identity of the area, resulting in a lost opportunity to deliver appropriate capacity and growth in a sustainable and properly planned manner.
- 6.1.3. Following the consultation on the draft 'Towards a Stamford Hill Plan' and continuing evidence gathering and analysis, the Proposed Submission Plan has been prepared to respond to feedback. The Plan sets out guidance on how new development and changes to local spaces can be made, reflecting the unique circumstances of Stamford Hill and to ensure that development benefits the local community first.
- 6.1.4. The Plan details specific policies on a range of themes including Housing, Local Enterprise and the Economy, Community Wellbeing, Design & Historic Environment, Public Realm and Green Infrastructure, and also identifies five site allocations for development in line with the growth strategy set out in LP33 and proposed in the AAP.
- 6.1.5. Dwelling mix  
Maximising the delivery of large family sized homes remains one of the biggest challenges facing the Plan while also providing a mix of smaller units for smaller households and to encourage residents to downsize. The proposed Submission Stamford Hill AAP seeks to maximise the provision of 4+ beds across all tenures in new development to address both affordability and overcrowding issues. This is supported by local viability evidence.
- 6.1.6. Residential Conversions  
The Plan aims to maximise housing delivery whilst ensuring a mix of housing is provided by ensuring that the conversion of larger homes in Stamford Hill provides at least one family unit (3 or 4+ bedroom) at ground floor.
- 6.1.7. Residential Extensions  
The Proposed Submission AAP seeks to further maximise the delivery of larger family sized housing by supporting larger extensions of exceptional

quality. The APP sets out clear guidance on how extensions (including rear and upward extensions) can come forward in Stamford Hill, balancing the need for larger homes with the effect on the character of the area.

6.1.8. Local Enterprise and Economy

Town centres will continue to be the main destinations for shops alongside commercial, leisure and cultural uses in order to protect their vitality and viability in line with the town centre policies set out in LP33. The Proposed Submission AAP provides guidance on how to apply LP33 policies to the recent changes to the Use Class Order which merged several pre-existing use classes (A1 (Shops), A2 (Financial and professional services), A3 (Restaurants and cafes), B1 (Business), D1 (non-residential institutions) and some D2 (indoor sport, recreational and fitness) in a new Use Class (Class E).

6.1.9. Community Wellbeing

One of the biggest challenges facing the Plan is to address social infrastructure that is currently under pressure, especially community space and faith-based school places in the independent sector. The Proposed Submission Stamford Hill AAP supports the provision of new social and community facilities as well as making better use of existing underutilised facilities to accommodate the different and unique needs of the community in Stamford Hill.

6.1.10. Design & Heritage

To ensure that all development in Stamford Hill responds to the local character and qualities of the area, the Proposed Submission AAP defines 16 Character Areas that are key to conserving and enhancing the area. The Plan will ensure that any new development responds positively to the defined qualities which includes respecting the prevailing scale, form and grain of development and making appropriate use of building materials.

6.1.11. Public Realm & Green infrastructure

To ensure that development in the AAP area contributes positively to the public realm in Stamford Hill and addresses issues concerning pedestrian & cyclist safety, the plan identifies a number of public realm proposals which aim to improve connectivity, accessibility, urban greening and create child-friendly environments in five cluster areas:

- Stamford Hill District centre
- Dunsmure Road
- Stamford Hill Boulevard
- Ravensdale Road to the River Lea
- Oldhill Street

#### 6.1.12. Site Specific Guidance

The proposed submission AAP identifies five sites within the Plan boundary as Site Allocations. These are individual sites of strategic importance where preferred land uses and mix, indicative capacity, building heights and development principles are indicated.

### **6.2. Equality Impact Assessment**

- 6.2.1. The Proposed Submission Stamford Hill AAP has been informed by an Integrated Impact Assessment which includes an Equalities Impact Assessment. The Council has considered the conclusions of this assessment and considers that it has discharged its the public sector equality duty in the Equality Act 2010 by having due regard to:
- eliminating discrimination; harassment and victimisation,
  - advancing equality of opportunity between persons who share a protected characteristic and persons who do not share it; and
  - fostering good relations between persons who persons who share a relevant protected characteristic and persons who do not share it.

- 6.2.2. The analysis in the Equalities Impact Assessment did not find that there were any significant negative impacts from the AAP policies on those with Protected Characteristics, due to the fact that many policies actively support greater equality.

### **6.3. Sustainability**

- 6.3.1. A Sustainability Appraisal (SA) has been undertaken as part of the Integrated Impact Assessment to ensure that the plan meets agreed sustainability objectives.

### **6.4. Consultations**

- 6.4.1. The consultation at this stage is seeking representations in the manner outlined in section 8 of this report and to the 'soundness' of the Proposed Submission Version Stamford Hill AAP. In accordance with paragraph 35 of the NPPF, plans are, briefly staged, considered to be 'sound' if they:
- Are positively prepared
  - Are justified o Are effective; and
  - Are consistent with national policy

### **6.5. Risk Assessment**

- 6.5.1. A full risk assessment has been carried out as part of the project plan produced for the AAP.



## **7. COMMENTS OF THE GROUP DIRECTOR OF FINANCE AND CORPORATE RESOURCES**

- 7.1 There is no additional cost as a result of the report's recommendations. The work done on producing the Area Action Plan has been funded from reserves.

## **8. COMMENTS OF THE DIRECTOR OF LEGAL**

- 8.1. The proposed AAP is a local plan for the purposes of the the Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulations) (Regulation 6) and a local development document that will have development plan status for the purposes of the Planning and Compulsory Purchase Act 2004 (PCPA 2004). The Council's Statement of Community Involvement (SCI) (paragraph 3.2) also provides that area action plans shall form part of the Council's Local Plan.
- 8.2. As this report explains, the Council has conducted an initial consultation exercise that has informed the pre-submission version of the AAP. The Council now proposes to publish the AAP to provide the opportunity for the local community and other interested parties to consider the proposed plan. Following that consultation exercise, the Council proposes to submit the AAP to the Secretary of State for independent examination.
- 8.3. In accordance with Regulation 19, before submitting the AAP to the Secretary of State, the Council must make publicly available a copy of various documents including the submission documents, a sustainability appraisal report, a statement setting out how past consultation responses have been considered, and a statement about how further representations on the AAP can be made (statement of the representations procedure). Any persons invited to make representations under Regulation 18(1) must also be notified that the proposed submission documents are available for inspection.
- 8.4. The Council must consider any representations it receives about the AAP within the deadline specified in the statement of the representations procedure (Regulation 20).
- 8.5. The AAP must also be in general conformity with the London Plan (s24(1)(b) Planning and Compulsory Purchase Act 2004). On the same day as it meets the Regulation 19 requirement set out above, the Council must request in writing the opinion of the Mayor of London as to the general conformity of the local plan with the London Plan (s 24(4)(a)).

- 8.6. Having received and considered any representations, the Council will then submit the local plan and any proposed changes to the Secretary of State for examination together with the documents prescribed by section 20 of the PCPA 2004 and Regulation 22. Those documents must be made publicly available.
- 8.7. The Council should also ensure the requirements of the SCI are met (notably Stages 4 and 5 of Table 3) . The SCI requirements broadly mirror the statutory requirements set out above.

## 9. Next Steps

- 9.1. Following consultation on the Proposed Submission version of the AAP, it is proposed that the consultation responses, evidence base, and the AAP including any proposed changes, be submitted to the Government for Examination in Public in early 2022.

## APPENDICES

### Appendix 1 Proposed Submission Stamford Hill Area Action Plan

## BACKGROUND PAPERS

None

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