



Draft Stamford Hill Area Action Plan Key Decision No. NHS023	
CABINET MEETING DATE (2021) 29 November 2021	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 is the key strategic planning document used to direct and guide future growth and development across the Borough. LP33 identifies Stamford Hill as an area of demand led growth.
- 1.2. The Area Plan seeks to ensure that new development in all its forms delivers sustainable benefits to the resident community and the wider neighbourhood. Through the Planning process, the Area Plan responds to the challenges placed on land use and demand which has been identified through an extensive and extended, some six years, programme of community engagement and participation supported by a portfolio of detailed area and evidence based studies. The challenges that have been identified through this process have for the first time identified the true scale of need for the neighbourhood. Identifying the pressing need for large family homes, improvement and enhancements to the public realm and open spaces, the provision of new schools and community facilities and the expansion of the local economy in and around Stamford Hill itself.
- 1.3 The Area Plan aims to help address these challenges and manage change in line with the needs of local residents and ensure that the impact of new development is managed and that 'good growth' is delivered in and for the neighbourhood. It sets out to show how and where new homes, community facilities and infrastructure can be provided, alongside improvements to the wider public realm and public spaces.
- 1.4 Throughout the plan making phase of the Area Plan there has been extensive community engagement and participation which has involved the contributions from thousands of local residents and many community organisations, to develop a shared vision for the future of Stamford Hill and develop a clear policy approach to achieve this. To help lead this phase of participation and plan making, a Members Steering Group and a Community Panel were formed. Their contributions, time and commitment to the plan making process has been crucial in arriving at this point and it is important to note this contribution and to convey the appreciation of the Council for their patience and leadership.
- 1.5 All of these contributions have shaped the draft Area Plan that is now seeking Cabinet approval for the Council to undertake a further stage of consultation with the Stamford Hill community within the Area Plan area. This will enable views and comments to be captured and considered in producing the final draft plan (the Proposed Submission Version) which will require the approval

of Cabinet and full Council in Summer next year, 2022, which will include a further and final stage of consultation to be carried out prior to its submission to Government for an examination in public later next year and its final adoption.

1.6 I commend this report to Cabinet.

2. GROUP DIRECTOR'S INTRODUCTION

2.1 This report seeks Cabinet's approval of the draft Stamford Hill Area Action Plan (AAP) for further consultation with the community from December 2021 through to January 2022.

2.2 The 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, LP33. Once adopted it will form part of the LP33 and will be used to determine planning applications in the Stamford Hill neighbourhood area.

2.4 Cabinet approval is sought to undertake a further stage of consultation on the draft AAP. The feedback received will shape the final draft AAP (the Proposed Submission version) which will require Cabinet and Full Council approval in Summer 2022 to undertake a further and final consultation on the 'soundness' of the plan and legal compliance. Comments made on the Proposed Submission AAP will then be submitted to the Government alongside the AAP and supporting evidence for examination later in 2022.

3. RECOMMENDATION

Cabinet is asked to:

- 1. Approve the draft Stamford Hill Area Action Plan (Appendix 1) for public consultation.**
- 2. Delegate authority to the Head of Planning to make minor changes ahead of consultation.**

4. REASONS FOR DECISION

4.1 Following consultation on the draft 'Towards a Stamford Hill Plan', the Council has now produced a draft AAP and is undertaking a further stage of consultation with the community to hear their views on the document before producing a final draft plan for submission 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 alternative 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 that safeguards and enhances 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 spaces and the public realm, providing new schools and community facilities and enabling a local economy to thrive by improving local shopping centres in Stamford Hill. In producing the AAP, the Council has ensured that the community have been engaged and have participated in the plan making process in a positive, constructive and meaningful way to design this new vision for the future of Stamford Hill.

6. BACKGROUND

- 6.1. The AAP evolved from discussions relating to Neighbourhood Planning which took place in Stamford Hill during 2013 and 2014. Two local groups with different and competing objectives applied for Neighbourhood Forum status in Stamford Hill. Each group had a deal of local supporters but different and competing approaches in relation to planning and development. Working with both sides, the Council then developed an alternative inclusive approach. Meetings were held with both groups and a strategy agreed which resulted in the refusal of both applications for Neighbourhood Forums and resources were put in place to develop a fully inclusive AAP for Stamford Hill with a single inclusive Community Panel.
- 6.2 A Cross Party Steering Group was established at the end of 2014 to manage the production of the AAP. 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, advising on policy and plan making as well as ensuring overall quality of output in accordance with relevant Council standards and statutory processes.
- 6.3 The Council also established a Community Panel in 2015 which meets twice a year as a minimum. 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 AAP. 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.

- 6.4 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'.
- 6.5 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 need to address the severe housing shortage in Stamford Hill as a result of large population growth in the area, with bigger homes for families in particular in short supply.
 - New housing, and in particular genuinely affordable housing, needs to be a priority.
 - The plan should consider a more permissive approach towards housing extensions to alleviate overcrowding and create more living space.
 - Concerns were raised about the impact of large-scale two storey roof extensions on the grounds of design, loss of amenity and impact on the street.
 - New schools and extensions to existing schools were an urgent priority for the neighbourhood.
 - There is a need for additional faith and community centres.
 - Local shops are vital for local people and support for local shopping centres has to be formally designated in the plan.
 - Public realm improvements are needed to provide better walking and cycling routes to improve safety and reduce the need for car use in and around Stamford Hill.
 - Quality of existing public spaces in Stamford Hill need to be improved through urban greening and amenity value.
 - The connectivity between open spaces needs to be improved with an emphasis on the east-west links.
- 6.7 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 draft 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.

6.8 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 draft AAP has been developed alongside the LP33. The draft 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 draft 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.

7. Policy Context

7.1.1. 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 and the London Plan as the development plan for the area.

7.1.2. 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.

7.1.3. Following the consultation on the draft 'Towards a Stamford Hill Plan' and continuing evidence gathering and analysis, the draft AAP has been prepared to respond to feedback. The draft AAP 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.

7.1.4. The draft AAP 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 draft AAP.

7.1.5. Dwelling mix

Maximising the delivery of large family sized homes remains one of the biggest challenges facing the AAP while also providing a mix of smaller units for smaller households and to encourage residents to downsize. The draft 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.

7.1.6. Residential Conversions

The draft AAP aims to maximise housing delivery whilst ensuring the appropriate mix of homes is provided by ensuring that the conversion of a larger home in Stamford Hill must provide at least one family unit meaning 3 or 4+ bedrooms within the conversion and at ground floor.

7.1.7. Residential Extensions

The draft AAP seeks to further maximise the delivery of larger family sized homes by supporting larger extensions of exceptional quality. The draft AAP 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 built character and environmental impact on the area.

7.1.8. 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 draft 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)).

7.1.9. Community Wellbeing

One of the biggest challenges facing the AAP is to address the demand for various elements of social infrastructure. Currently demand is outstripping supply and current infrastructure is under pressure, especially community space and faith-based school places in the independent sector. The draft AAP supports the provision of new social and community facilities in appropriate and suitable locations as well as making better use of existing underutilised facilities to accommodate the different and unique community needs found in Stamford Hill.

7.1.10. Design & Heritage

To ensure that all development in Stamford Hill responds to the local character and urban design qualities of the area, the draft AAP defines 16 Character Areas that are key to conserving and enhancing the area. The AAP 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.

7.1.11. 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 AAP 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

7.1.12. Site Specific Guidance

The draft 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.

Equality Impact Assessment

7.1.13. The draft 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 share a relevant protected characteristic and persons who do not share it.

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

Sustainability

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

7.1.16. The analysis in the Sustainability Appraisal did not find that there were any significant negative impacts from the draft AAP policies. In the instances where negative impacts were identified, these have been mitigated.

Consultations

- 7.1.17. Consultation on the draft AAP will be carried out over December 2021 to January 2022, and will invite comments on the content of the plan and the supporting evidence base. This extended stage of consultation will enable feedback to be obtained from the community on the AAP policies to then help to shape the final draft Plan (Proposed Submission version) which will be considered for Cabinet and Council approval in Summer 2022. The draft Plan would then undergo a final stage of consultation thereafter, before being submitted to the Planning Inspectorate for the Examination in Public. Consultation on the draft AAP will be undertaken in accordance with the methods set out in the Consultation Strategy, which has been developed to comply with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), and Hackney's Statement of Community involvement and will be guided by the Stamford Hill Community Panel and Cross Party Member Steering Group. Consultation previously undertaken on the Towards a Stamford Hill Plan has been used to inform this draft AAP.

Risk Assessment

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

8. COMMENTS OF THE GROUP DIRECTOR OF FINANCE AND CORPORATE RESOURCES

- 8.1 There is no additional financial implication from the report's recommendations. The work done on producing the Area Action Plan and any further consultation will be funded from the service budget.

9. COMMENTS OF THE DIRECTOR OF LEGAL AND GOVERNANCE

- 9.1 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.
- 9.2 Cabinet is authorised to approve the recommendations in Section 3 of this report pursuant to the Mayor's Scheme of Delegation in the Council's Constitution (See Note 3 and the section on 'Policy Framework' which grants Cabinet the responsibility for making recommendations to the Council on the

Local Development Framework (now known as the Local Plan) and Local Area Action Plans).

- 9.3 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 carry out a further consultation exercise to provide the opportunity for the local community and other interested parties to consider the proposed plan. Pursuant to Regulation 18, the Council is obliged to notify and seek representations from the statutory consultation bodies, appropriate stakeholders, residents, businesses and communities and take any representations received into account when preparing the AAP. Following that consultation exercise, the Council proposes to hold a further consultation exercise pursuant to Regulation 19 and then to submit the AAP to the Secretary of State for independent examination.
- 9.4 The Council must also ensure the requirements of the SCI are met (notably Stage 2 of Table 3). The SCI requirements broadly mirror the statutory requirements set out above.

10. Next Steps

- 10.1 Consultation will be carried out over December 2021 and January 2022, and will involve a range of methods that reflect discussions with the Community Panel, to ensure residents, businesses and interested bodies can have their say on the draft AAP.
- 10.2 The consultation responses received on the draft AAP will be considered and assessed and will help inform the final Proposed Submission version of the AAP. The Proposed Submission AAP will require the approval of Cabinet and full Council which is now scheduled for Summer 2022. A final stage of consultation will be carried out following a full Council approval with comments sought on the 'soundness' of the plan and legal compliance (including with the duty to cooperate). Comments made on the Proposed Submission AAP will then be submitted to the Government alongside the AAP and supporting evidence for consideration by a Planning Inspector, appointed by the Government, at an examination in public.

APPENDICES

Appendix 1 The Draft Stamford Hill Area Action Plan

BACKGROUND PAPERS

None

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