

Local Development Framework O&S Committee – December 2011



(1) Development Plan Documents (December Cabinet)

- Managing Development
- Fish Island Area Action Plan

(2) Supplementary Planning Document (January Cabinet)

- Planning Obligations

(3) Localism Act and implications for Planning



New Development Plan Documents



Core Strategy adopted in September 2010

- Vision for Tower Hamlets but more to do:

1. Managing Development DPD

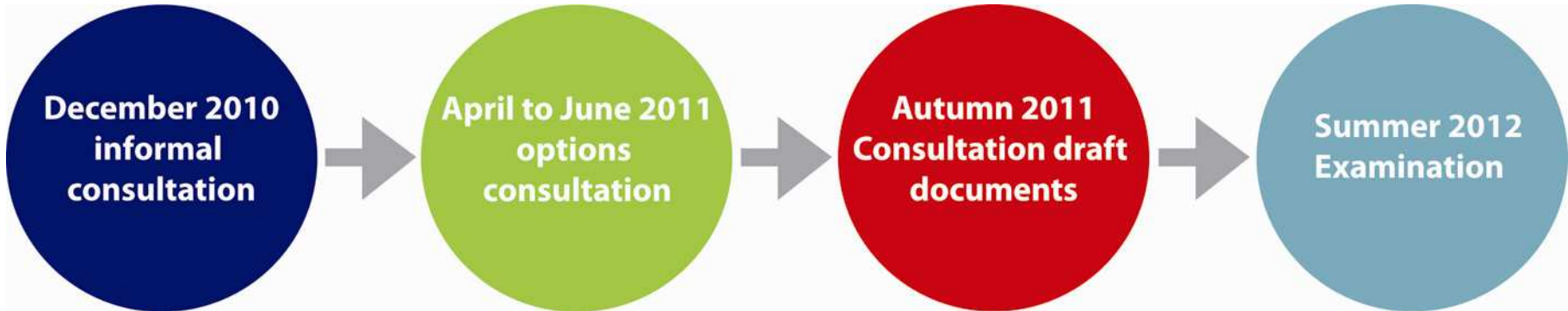
- (i) Identify sites for important services and large-scale housing
- (ii) Policies to assess planning applications
- (iii) Boundaries in which certain policies apply e.g. town centres

2. Fish Island Area Action Plan

Managing release of industrial land within Olympic context



LDF Timetable



New Development Plan Documents



Key Issues from Consultation - Community

- Need to control hot food takeaways
- Importance of securing affordable and family homes
- Too much student housing
- Concerns there will not be sufficient schools, health facilities etc to support an increasing population
- Importance of protecting and providing new open space
- Concern about the location of a waste to energy centre on Fish Island South
- Insufficient consideration is given to providing space for SMEs
- Concern over tall buildings and density of development



New Development Plan Documents



Key Issues from Consultation – Statutory Consultees

- Need to contribute to meeting sub-regional demand for student housing
- Concern the Council has not allocated sufficient land for waste
- Conflict between safeguarding Fish Island south for waste and existing rail safeguarding designation

Key Issues from Consultation – Developers

- Concern about the location and delivery of secondary schools



Managing Development Headlines



Sites for infrastructure

- Minimum of 5 new local parks
- Minimum of 6 new primary schools
- Up to 2 new secondary schools
- Sites for new IDEA Stores, Health Facilities and Leisure Facilities
- Safeguarding sites for waste



Managing Development Headlines

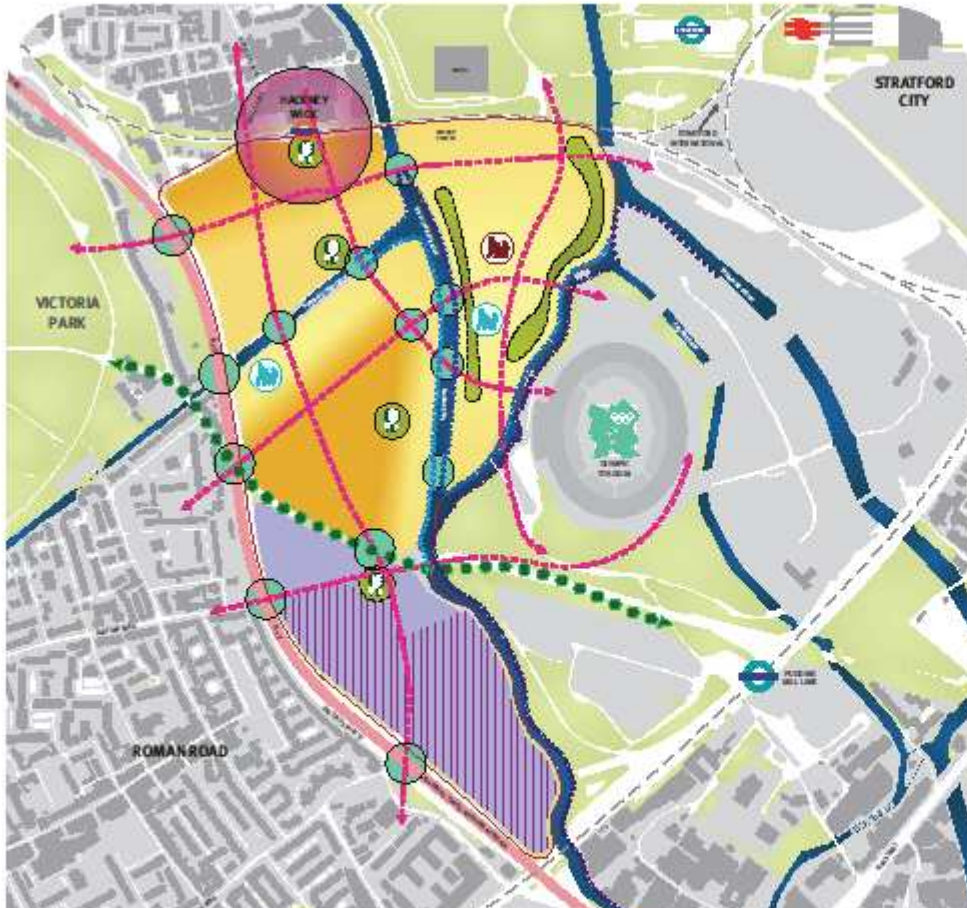


Detailed Planning Policies

- Managing town centre uses (including hot food takeaways)
- Affordable Housing – responding to ‘affordable rent’
- Student Housing – greater restrictions
- Employment – promoting SMEs
- Safeguarding Amenity
- Design and Conservation
- Parking standards – linked to PTAL / allocation to affordable family homes



Fish Island Area Action



Provide an extra level of detail to sit alongside the other DPDs.

Set out priorities for new connections across the A12 and into the Olympic park.

Release protected industrial land for other uses such as housing and modern employment opportunities.

Balance regeneration opportunities with heritage and environmental considerations.

Identify the right infrastructure to support growth.



Fish Island Area Action Plan some headlines

Strategic industrial land consolidated in the south of Fish Island.

Potential for between 2300 and 2900 new homes including affordable housing.

Potential for significant levels of family housing in Fish Island east.

New local park and new schools

Improvements to Hackney Wick Station, bus routes and bridges over the A12 and river Lea.

A new neighbourhood centre with local shops and services at Hackney Wick.



Next Steps

- Cabinet in December 2011
- Statutory 6 weeks consultation
- Full Council in April 2012
- Submit to Secretary of State April 2012
- Examination autumn 2012
- Adopt early 2013



Planning Obligations SPD



Why produce an SPD?

- Strengthen the Council's negotiating position
- clearly set out the Council's approach and rationale for contributions
- improve transparency and ease of calculation methods
- provide certainty for developers on when contributions will be expected.



Priorities for Planning Obligations



TOWER HAMLETS

SPD closely reflects Council priorities and the Council's capital planning process:

Key Priorities:

- Affordable Housing
- Employment, Skills, Training and Enterprise
- Community Facilities
- Education

Other Tower Hamlets Priority Obligations:

- Health
- Sustainable Transport
- Public Realm
- Environmental Sustainability

SPD directly relates to approved Council strategies i.e. LDF Core Strategy, IDEA Store Strategy, Employment Strategy Leisure Strategy etc



Planning Obligations SPD



Consultation

- 6 week period of statutory consultation between 8th August 2011 and 16th September 2011
- Representations from 32 individual stakeholders (community groups, residents, Registered Providers, developers, landowners and statutory consultees)

Key Consultation Issues:

- Viability
- Impact on affordable housing providers
- Priorities

Scheduled for January Cabinet for Approval
Operational until April 2014 (introduction of Community Infrastructure Levy)





Localism Act

Neighbourhood Planning

Community Infrastructure Levy

Olympic Park Legacy Corporation (MDC)

Neighbourhood Forums



Overview

Self identified – true bottom-up approach

Can develop Neighbourhood Plans & Neighbourhood Development Orders

21 members from the community and businesses

Can have any number of applicants to form a Neighbourhood Forum

Up to the Council to approve one Forum for one Neighbourhood area

Neighbourhood Plans



Overview

New spatial level of planning

Same status as LDF documents

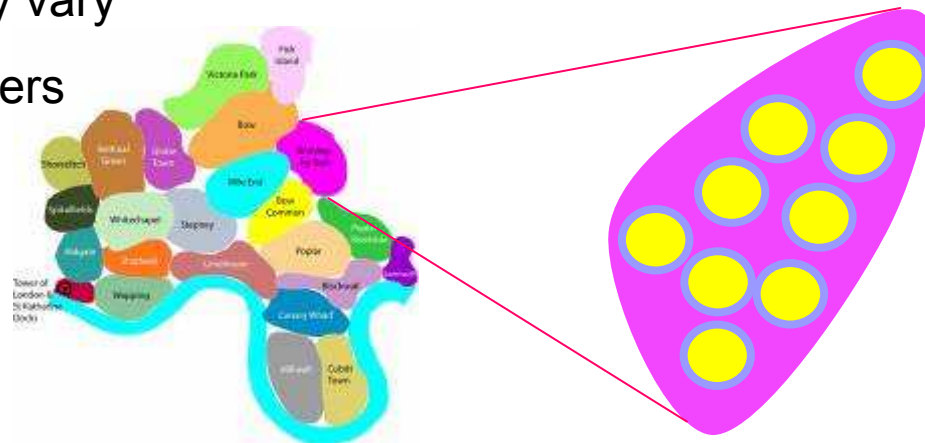
Prepared by the community not Council

Subject to local referendum before approval

Need to demonstrate consistency with Core Strategy

Level of detail and scope will likely vary

Neighbourhood Development Orders



Neighbourhood

Neighbourhood Plans

CIL & MDC

Localised Community Infrastructure Levy



Overview

Enables a 'meaningful proportion' of the CIL to be passed onto neighbourhoods affected by developed

Funds can be spent on both capital and revenue costs of new infrastructure

Challenges

Number of Neighbourhood to be identified unknown

Flexibility of CIL charging schedule

Mayor's Development Corporation

Overview

Provides Mayor of London decision making and plan-making powers

Takes control of Fish Island and Bromley-by-Bow for planning matters

Challenges

Ensure Fish Island AAP is adopted to inform MDC Core Strategy