

Planning for housing project- planning and policy context



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3. PLANNING AND POLICY CONTEXT The issues that arise from policy considerations should be relevant to the proposed development and these should include the following: provision of mixed uses and flexible living commercial space, development sustainability, car-cap or car free development, contributions towards local affordable housing, transportation, health and educational services.

3. 1) National planning policy/ strategy

The National Policy Framework 2012 (NPPF) sets forth the requirements that should be met when carrying out urban development planning. The following factors are taken into consideration in as far as the aspect of planning and designing are concerned.

National Policy Framework 2012 (NPPF)

The national planning policy/strategy is mainly concerned with achieving sustainable development that is growth with equity.

NPPF provides national context for planning policy and decision criteria. It emphasises on sustainable development and housing provision. Of relevance to site development are the following policies:

Sustainable development in economics, social and environmental gains, with emphasis on positive improvements to quality of environment. Replacement of old designs with better one. And to provide greater choice of quality homes in accordance to local requirements.

Housing is considered a requirement of sustainable development to meet local growth needs, with emphasis on sustainable development plans approved in timely manner. Requirement of quality design, amenity and effect land use for mixed development with aim of pollution reduction and climate change accommodation, high sustainability (social, environmental, <https://assignbuster.com/planning-forhousing-project-planning-and-policy-context/>

economic) to compensate for locational design incompatibility.

Support flexible working with residential and commercial uses within same unit. Long term protection of employment use without prospects is unnecessary and should be reviewed in accordance to market signals.

Deliver range of quality homes to provide opportunity for home ownership in sustainable mixed communities.

Local distinctiveness should be reinforced. Use change from class B commercial to residential should be approved to serve local need. Housing allocation must be met by local authorities. Key

3. 2) Local Development Framework Core Strategy

The local development framework outlines the standards that should be met upon developing new structures under its jurisdiction. This section of the proposal highlights the important aspects that should be taken into consideration when designing a plan.

LDF Core Strategy Policies: Relevant policies

- Encouraging employment and encouraging mixed use development.

Employment space reallocated enhances business premises specification; improves the immediate area; increases employment space take-up; and meets and identified need. Encourages mix dwellings with affordable housing where viable.

- Buildings enhance built environment and local place distinctiveness

(optimum site arrangement: form, mass, scale, design and impact analysis redrawing surrounds and view, historical surrounding qualities, enhancing boundary between public and private domains, secure by design) Resource efficiency and carbon dioxide emissions through design quality and

Sustainable Homes Level 4 Code. Development and land use is designed to <https://assignbuster.com/planning-forhousing-project-planning-and-policy-context/>

reduce car travel and car-free developments

- Development contributes positively to built environment.

3. 3) 2011 London Plan regional politics

On the other hand, London policies entail that designing and planning of buildings should meet a certain criteria in order to be certified. Approval of such new structures can only be done after rigorous checks have been performed during the planning process as outlined below.

London-Wide Policy Position for strategic purposes.

Promoting local distinctiveness of inner London.

Optimising Housing Potential to achieve maximum use intensity within local context, design principles and public transport capacity.

Quality and Design of Housing Developments enhancing local place quality.

Architecture as contribution to streetscape.

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3. 4) Other material plans considered are the Supplementary Planning Documents (SPDs), the Councils 2006 (and 2009 update) Planning Contributions SPD.

There are other materials that are required in the Supplementary Planning Documents.

Retained Saved 1995 UDP Policies

Relevant to the development meets six criteria including design, access and townscape.

Emerging Draft DMLP Policies

Meeting nineteen associate criteria of development and amenity for quality design.

Redevelopment employment land must submit marketing material

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evidencing no need for existing provision and inability to maintain. 10% of new employment workspace affordable with evidence of lease for at least 10 years.

Favouring housing provision with affordable housing unless inavailability supported by open book viability assessment.

Developments meet Code for Sustainable Homes Level 5 and BREEAM as excellent.

Development meeting criteria of transport accessibility and movement. Car-free or car-capped and meeting planning obligations under Policy DM4.

Hackney Unitary Development Plan

Developments close to existing permanent sources of noise: If development is noisy, sensitive measures should be taken to minimise the effect on occupants.

Supplementary Planning Documents (2006 and 2009)

Matters to be addressed in planning obligation and application to development.

Affordable housing: Above affordable housing threshold set by local Council.

Transport: Will generate increased public transportation traffic over former use but reduced private transportation. Financial contributions may be sought for transportation infrastructure. Off-site pavement improvements to be secured through financial contribution under S106 of 1990 Town and Country Planning Act planning obligation for work itself by Agreement under s278 of 1980 Highways Act.

Employment and Training: Development proposed exceeds threshold of 5 dwelling houses, Council may seek financial contribution for education cross-referencing LDF Core Strategy Policy 9. Calculated based on 2009 <https://assignbuster.com/planning-forhousing-project-planning-and-policy-context/>

amendment to SPD. Reliant on child yields from unit sizes and types.

Community facilities: Council may seek financial contribution towards community library in area.

Open space, recreation and play: Site not within area of deficiency of open space and recreation.

Maintenance, management and monitoring.

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APPENDICES

Policy

National Policy

NPPF-NPPF provides national context for planning policy and decision criteria

Policy

Local Strategy Policies

LDF Core Strategy Policies: Relevant policies

Policy

London Plan