

# Draft Ash Grove Supplementary Planning Document

Information Pack and FAQs



**Planning Brief:**  
HC10 40-43 Andrews Road and  
Ash Grove Bus Garage

# Draft Ash Grove Supplementary Planning Document Information Pack and FAQs

## Introduction

The Ash Grove Supplementary Planning Document (SPD) is a new piece of planning guidance to be read alongside [the local plan 2033 \(LP33\)](#).

A SPD provides more detailed guidance to support planning policy. It cannot introduce new policies, but it's taken into account in decisions made about planning applications.

The Ash Grove SPD is being prepared to set out how we can use the TfL's Ash Grove bus garage and Hackney Council owned transport depot at 40 to 43 Andrew Road to deliver:

- new homes
- workspace – including retail and office space
- an electrified bus garage

## What's the purpose of the plan?

The Ash Grove SPD aims to guide the delivery of a significant new net zero mixed use Neighbourhood. It is designed to provide a new bus garage facility able to support a fleet of zero emission buses, new homes alongside new employment space and public realm.

Bus infrastructure is changing, the Mayor of London has committed to delivering a zero-emission bus fleet for London by 2034. Transport for London (TfL) has been looking at the future of bus garage sites across Hackney and how they could support the delivery of this Mayoral objective. The SPD will provide the Planning guidance for the future redevelopment of Ash Grove Bus garage and adjacent Council owned land alongside identifying adjoining spaces that could benefit from being incorporated into a mixed use net zero neighbourhood development.

Hackney's Local Plan, LP33 makes the commitment to prepare further planning guidance, through a planning brief, for the current Ash Grove depot site and the Council owned site at 40-43 Andrews Road which responds to the unique challenges of the site and wider area. The planning guidance objectives and the SPD, seeks to strike the right balance between building a more sustainable borough, delivering new homes, tackling pollution, transitioning to renewable energy, encouraging walking, cycling and public transport and responding to the character and design quality of the area and help maximise the opportunity to deliver a net zero neighbourhood.

This SPD provides site-specific design guidance for the future of the Ash Grove bus garage, it sets out best practice for a mixed use development that co-locates residential, commercial and electric bus infrastructure uses. It explains the specialist spatial requirements of electric bus garage infrastructure. Developing this guidance provides the opportunity to explore what possibilities advances in technology could bring, particularly technologies relevant to the electrification of buses, to better integrate transport infrastructure, employment and new residential development in high quality mixed use development.

### **Reasons we need a SPD**

Preparing the supplementary planning document for the Ash Grove bus garage and 40 to 43 Andrews Road brings the following opportunities:

- provides site specific guidance for the combined 40 to 43 Andrews Road and Ash Grove Bus Garage Site
- the community shapes the site guidance
- ensures best practice for co-locating residential and commercial uses with electric bus garage
- delivers more homes in Hackney Central
- understands and communicate specialist technical knowledge

### **Why do we need a SPD for Ash Grove?**

We are preparing a SPD for the bus garage and transport depot to guide future development on the site and we want to make sure these changes bring the most benefits for Hackney.

The bus garage and neighbouring 40-43 Andrews Road are a Site Allocation in [LP33](#) – see page 212, HC10 – 40-43 Andrews Road and Ash Grove Bus Garage. Site Allocations are key strategic development sites in the borough, where development means the carrying out of building, engineering, mining or other operations in, or the making of any material change in the use of any building or land (Section 55 of the Town and Country Planning Act 1990 (as amended)).

The HC10 40-43 Andrews Road and Ash Grove Bus Garage Site Allocation was selected because TfL (who own the bus garage) plan to change the bus garage into one for electric buses, alongside building new homes and work spaces on the site.

### **Is it not covered by other guidance?**

The HC10 – 40-43 Andrews Road and Ash Grove Bus Garage Site Allocation in Hackney's [Local Plan](#), LP33, provides some high level guidance for the site. This

SPD is an opportunity to provide more specific and detailed guidance to maximise benefits for people who live, work and study in Hackney.

### **How did we get here?**

Early engagement in the summer of 2023 brought together key stakeholders and the local community to build a better understanding of the issues and concerns created by a redevelopment proposal and started to identify opportunities that could be articulated in the SPD. These early conversations have informed the development of the design principles to be applied to the new development that capture the character of the current Ash Grove depot.

We are now asking the community to tell us their views on the draft Ash Grove Supplementary Planning Document. It will then be revised to address any feedback received. The aim is to have adopted Ash Grove SPD by the end of 2024.

### **Key dates**

<b>What</b>	<b>When</b>
Early engagement	April - July 2023
Drafting Ash Grove SPD	July - December 2023
Draft SPD presented to Cabinet	March 2024
8-week period for the public to be consulted on the draft SPD	Summer 2024
SPD formally adopted	Winter 2024

### **How to read the draft plan?**

The following provides an overview of the key parts and page references for the Draft Ash Grove SPD:

- **Introduction:** This section sets out what we are doing, why, how long the process will take and how you can respond (Page 5).

- **Objectives:** This section sets out the objectives of preparing the Draft Ash Grove SPD. View the Objectives (Page 10).
- **Preparing the Supplementary Planning Document:** This section sets out the process of preparing the guidance and what's happened so far (Page 12).
- **Policy Context:** This section sets out the policy section the guidance will be supporting. (Page 17)
- **Vision:** This section sets out an overall vision for how future design proposals on the site should relate to the surrounding area and clarifies the site-specific design principles for the bus garage. View Vision (Page 22).
- **Site Based Design Principles:** This section sets out site-based design principles for future design proposals and planning applications on the bus garage site. These site design principles cover these key themes: Identity and character; Use; Movement; Green Spaces; Public space and street types and Building design (Page 26).
- **Testing site capacity:** This section sets out the work done on testing the site capacity. This has allowed us to explore how the design principles (see above) work together. (Page 84)

## **How to respond?**

### **Have your say**

This consultation is your opportunity to tell us what you think about the draft design principles and the design guidance in the draft Ash Grove Supplementary Planning Document and let us know if we have missed anything out. We will be holding local events to talk to you and get your feedback.

**Please respond by 9 September 2024.**

### **How to give your feedback**

Online via the website:

<https://hackney.gov.uk/ashgrove-spd>

[bit.ly/ash-grove](https://bit.ly/ash-grove)

Visiting Hackney Central Library to view the Draft Ash Grove SPD and complete a paper copy questionnaire.

Emailing your comments to:

planmaking@hackney.gov.uk

## Join us at one of our events

Attend an exhibition drop-in session:

- Saturday 13 July, 10am-12pm, Hackney Central Library
- Tuesday 16 July, 6pm-8pm, Diddy's
- Tuesday 3 September, 6pm-8pm, Five Points Brewery

Join a workshop:

- Saturday 20 July, 10am-12pm, Regent Estate Community Hall
- Wednesday 17 July, 6pm-8pm, St Joseph's Hospice

Online session:

- Monday 2 September, 6-7pm, Online

You can sign up to our events by visiting [bit.ly/ash-grove](https://bit.ly/ash-grove) or scanning the QR code below:



To ask a question or to register for updates, please contact us on:  
[planmaking@hackney.gov.uk](mailto:planmaking@hackney.gov.uk)

## More Information

If you would like further information on the Draft Ash Grove SPD please contact the Strategic Planning Team at: [planmaking@hackney.gov.uk](mailto:planmaking@hackney.gov.uk) or call 020 8356 8062

## **Frequently Asked Questions**

### **1. What is a SPD?**

A Supplementary Planning Document (SPD) is prepared to sit alongside and to support certain policies in the borough-wide [local plan 2033](#).

A supplementary planning document supports the implementation of the Council's statutory development plan, the SPD is a material consideration in the determination of planning applications, as well as a tool for other Council service areas and external stakeholders. A SPD can be a really useful tool in pre application discussions between the Council's planning team and applicants.

### **2. Why are we doing a SPD for the ash grove bus garage?**

Preparing the site guidance

- ensures best practice for co-locating residential and commercial uses with electric bus garage
- delivers more homes in Hackney Central
- understands and communicate specialist technical knowledge

### **3. Why can't you adopt the SPD now and use it straight away?**

An essential part of the preparation of supplementary planning documents and planning guidance is ensuring that there is an opportunity for the local community to feed into the development of the guidance. In Summer 2023 through early engagement we were able to start to explore the key issues and local priorities. We are now at the stage where a draft SPD has been prepared and we want to gather feedback on the draft Plan. Once consultation closes we will review all feedback received and prepare a final SPD for adoption. This final SPD will go to Hackney Council's cabinet to be formally adopted as planning guidance.

### **4. What is a Conservation Area?**

A conservation area is an area of special architectural or historic interest whose character or appearance the Council is under a statutory duty to preserve or enhance. It is the area as a whole rather than the specific buildings that is of special interest.

### **5. What is a Listed Building?**

A Listed Building is a building or structure designated by the Secretary of State under the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural or historic interest, and therefore included in a 'list' of such

buildings and structures. Statutory Listed Buildings are buildings of special architectural or historic interest, they are graded as I, II\* or II with grade I being the highest. Statutory listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. walls within its curtilage). Historic England is responsible for designating buildings for the statutory listing in England.

A Local listing is a way for the Council to identify local heritage assets and set out what about them is important. The list contains buildings and structures which are of heritage significance and contribute to the local character and distinctiveness of Hackney.

## **6. What is a Certificate of Immunity from Listing?**

A Certificate of Immunity prevents a building from being listed for five years. It's a mechanism for ascertaining the listed status of a building and can help inform development proposals for a site.

## **7. What exactly do reference 'social housing' and 'affordable housing' mean?**

Social and affordable housing consists of social rented, affordable rented and intermediate housing, which are provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

## **8. What does the SPD do to deliver more affordable homes?**

This document looks to support high quality development and high quality new housing in the right place. There is an opportunity with the electrification of bus garages that the redevelopment of the site could include new homes. There is a significant housing need in Hackney (refer to local plan). In line with Hackney's local plan policy (subject to viability) 50% of new homes in one development need to be delivered as affordable homes.

## **9. How will the SPD be enforced?**

Once adopted the SPD will be a 'material consideration' in planning decisions. This means that a future proposal on the site will need to demonstrate how it meets the guidance set out in the supplementary planning document. When assessing and deciding the outcome of a planning application the planning officer will refer to this guidance.

## **10. What are material planning considerations?**

A material planning consideration is one which is relevant to making the planning decision in question (e.g. whether to grant or refuse an application for planning permission).

The scope of what can constitute a material consideration is very wide and so the courts often do not indicate what cannot be a material consideration. However, in general they have taken the view that planning is concerned with land use in the public interest, so that the protection of purely private interests such as the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations.

### 11. Who are the landowners?

The Site Allocation boundary is shown by the redline in the map below. The site allocation and the draft Ash Grove SPD includes both the Ash Grove bus garage (TfL Owned) and 40-43 Andrews Road (Hackney Council owned)

The other neighbouring site is 51 - 61 Mare Street (Hackney Council owned) which is currently occupied by Five Points Brewery. This site is not included in the Site Allocation boundary.

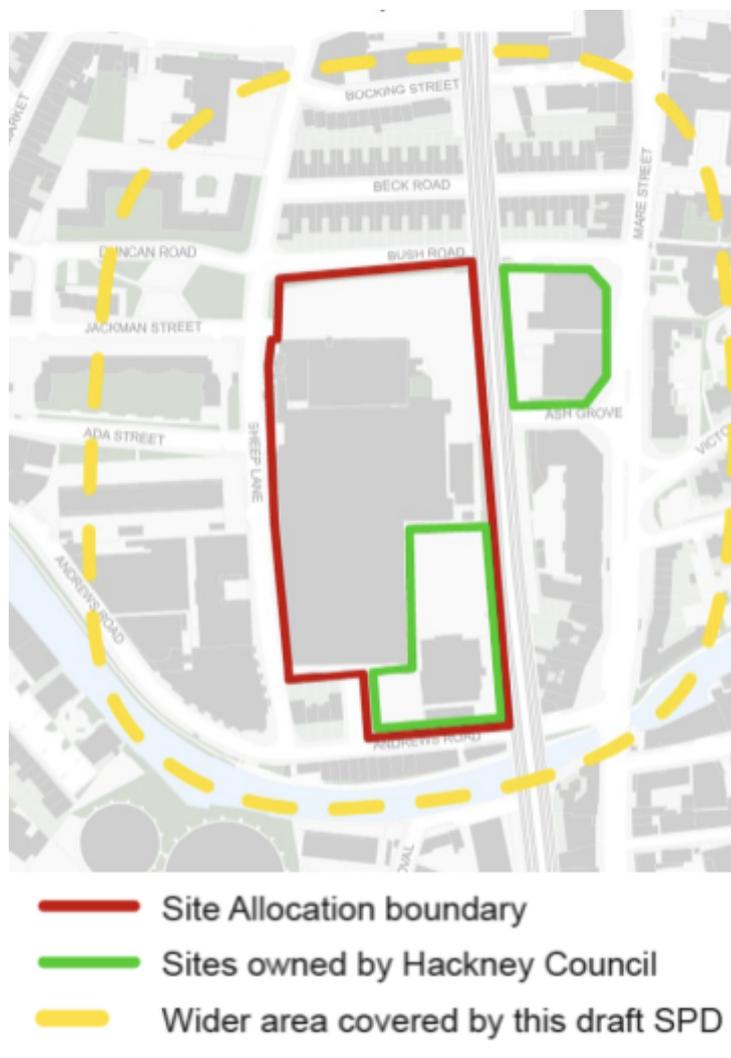


Fig 1: site plan showing land ownership of the site and neighbours

### **13. Does the SPD include the Five Points Brewery site?**

No, the SPD does not include the Five Points Brewery site in the site guidance, but it is an important neighbour for the site.

### **14. What is a local planning authority?**

The local authority which has duties and powers under the Planning and Compulsory Purchase Act. In Hackney, Hackney Council is the statutory local planning authority for the majority of the Borough, with the power to determine planning applications and enforce implementing planning policies and decisions.

For 40-43 Andrews Road, this means that Hackney Council is both land owner and the local planning authority. As the local planning authority, we may grant ourselves planning permission for proposals on land in which we have an interest. The proposals must be publicised in the same way as any similar application from any other applicant and they cannot be decided by a committee or officer responsible for the management of any land or buildings to which the application relates.

Like other people applying for planning permission, any planning applications submitted where Hackney Council have a land owner interest must be determined in accordance with the development plan unless material considerations indicate otherwise. Planning permission which any local authority grants to itself runs with the land ([Town and Country Planning General \(Amendment\) \(England\) Regulations 2018](#)).

### **15. Has a planning application been submitted for this site?**

No planning application has been submitted for this site allocation (both Ash Grove bus garage and 40-43 Andrews Road) to date.

### **16. When will a planning application be submitted for this site?**

TfL and Hackney Council (as a landowner) are currently discussing next steps for this site. Once they have agreed how to proceed, design proposals will need to be produced, the local community will need to be consulted, and pre-application meetings will need to take place with the local planning authority. As a minimum, it is likely to be at least 6 months before a planning application is submitted.

**17. Will viability be considered when deciding whether to grant planning permission on this site?**

To write the draft SPD, we produced indicative designs for the site. We used these designs to come up with the number of homes, amount of bus garage space and work space we want to see delivered on the site. To make sure this is affordable to build, we commissioned a third party consultant to test the viability of our indicative designs.

At the application stage, it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment. Where a viability assessment is submitted to accompany a planning application this should be based upon, and refer back to, the viability assessment that informed the SPD. The applicant should provide evidence of what has changed since then.

The weight to be given to a viability assessment is a matter for the decision maker. They must consider all the circumstances, such as whether the SPD and viability evidence underpinning it is up to date, site circumstances (including any changes since the plan was brought into force) and the transparency of assumptions behind evidence submitted as part of the viability assessment.

**18. Are TfL planning to reduce the number of buses?**

As part of any planning application process, TfL will work out how many electric buses are possible to fit on the site. To do this they will need to consider bus demand in Hackney and beyond, the site's dimensions, any design proposals and space requirements for electric buses (as electric buses require more space than diesel buses).

**19. Will an electrified bus garage impact the power in the area?**

As part of the planning application and building control process, TfL will need to demonstrate that their proposals will not impact power supply to the area.