

London Borough of Hackney Core Strategy Submission StageRepresentations from the London Development Agency
2009

Consultation period: 1 July – 7 August

Ref. No.	Submission Stage para/page & subject sub-heading	Representations on the Submission Stage
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Introduction**Spatial Portrait and Context****Vision and Objectives**

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| 1. | Page 24, Core Strategy Policy 1 | Support promotion of Hackney Wick as a neighbourhood of employment led mixed development, which is consistent with the post-2012 planning being led by the LDA through the Legacy Masterplan Framework. |
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Delivering Sustainable Growth

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| 2. | Page 32, paragraph 4.36 | The reference to the 2007 Olympics planning permission is out-of-date and should be corrected. This should now refer to the ODA's planning permission for Parklands and Public Realm which was granted subsequently in 2008 and will be the subject of further detailed reserved matters applications. |
| 3. | Pages 32-34, Core Strategy Policy 5 | Support the recognition that the Hackney Wick SIL could better respond to the changed circumstances of the Olympic Legacy opportunities and that such opportunities at Hackney Wick should be employment led mixed development. However, the Core Strategy should reference the Legacy Masterplan Framework being prepared for the Olympic Park site as well as the Strategic Planning Guidance being prepared for the Olympic Park site and Fringe areas, by the GLA with the four Host Boroughs. Both documents will support and enhance the overall objective of the policy and the GLA SPG will specifically be reviewing SILs in the area.

Additionally, the proposals map includes the area south of the Wick SIL as a locally significant industrial site. This should be removed to better reflect the planning permission for Arena 3 (i.e. the Olympic Handball Arena) and its retention for leisure use in legacy. |
| 4. | Page 72, paragraph 6.40, | The role of the London Development Agency should be recognised. Working with the Five Host Boroughs, the Olympic Delivery Authority, LOCOG and others, the LDA has facilitated and funded training and employment programmes associated with the 2012 |

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	bullet 4	Games, including the LETF, LEST, East London Business Place and Compete4.
5.	Hackney Wick (4.37)	<p>It is critical that local connections, particularly for pedestrians and cyclists, are significantly improved between Hackney Wick and the surrounding areas. In particular a series of improvements are needed to links across the A12 into Victoria Park, Homerton, and Mabley Green.</p> <p>As set out in the emerging Hackney Wick Masterplan / Area Action Plan, the Core Strategy should identify opportunities for Hackney Wick station to be reconfigured to create an improved station entrance and access arrangements, and to deliver a transport interchange between rail and bus services. This is likely to require significant strategic intervention.</p>
6.	Hackney Wick (4.40)	The proposal to establish a new local town centre around Hackney Wick station, identified in the Lower Lea Valley Opportunity Area Planning Framework, should be more explicitly stated.
7.	Hackney Wick (4.38)	More reference should be made to the fact that the Hackney Wick and Fish Island area is one of Europe's greatest concentrations of artistic and cultural activities. These activities should be supported and continue to play a major role within the Hackney Wick and Fish Island area in the future. In general all new development should contribute to the strengthening of the arts and cultural identity of the area.

Supporting Neighbourhoods and Communities**A Dynamic and Creative Economy****Providing Better Homes**

8.	P91, Core Strategy Policy 20	Consistent with the London Plan, the Core Strategy and polices for affordable housing should promote mixed and balanced communities. While policies must have regard to assessments of housing need, they need to also be flexible to allow for consideration of the appropriate mix of housing tenures, types and sizes within the context of the existing area. This is particularly important for the wider socio-economic regeneration of areas and the long-term sustainability of communities.
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Cleaner, Greener and Safer Places**Climate Change and Environmental Sustainability**

9.	8.9 – public art	Reference should also be made to the potential to use lighting as part of strategies to enhance new or existing areas. This could be part of a public art project, and could provide high quality, well designed lighting of a public space, and could also light up distinctive local landmark buildings. The 'Light London' initiative developed by Art in the Open can provide useful case studies etc.
10.	8.34	The project currently being developed by LB Hackney for Hackney Marshes and Mabley Green should be referenced here – it will deliver significant new community sport and play facilities, as well as enhancing the provision of spaces for a range of passive and active uses of the green spaces by the widest possible range of users, including improved access to the waterways.

Omissions

11.		The Core Strategy should acknowledge the Legacy Masterplan Framework which is being led and prepared by the LDA in consultation with its legacy partners, including the London Borough of Hackney. Furthermore, the Core Strategy should acknowledge the Olympic Legacy Strategic Planning Guidance that is being prepared by the GLA in partnership with the relevant local planning authorities, including the London Borough of Hackney. Given the significance of the Olympic legacy project, the Core Strategy should recognise both workstreams and provide parameters that will support the long term and successful regeneration of the Olympic Park site after 2012, ensuring a high quality development that can provide new homes, community facilities and new workspace. In doing so the Core Strategy should also provide flexibility so as not to prejudice or preclude on-going discussions between legacy partners.
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Our ref: 3107155

Your ref:

7 August 2009

BY EMAIL AND POST

Dear Mr Dolata

London Borough of Hackney Core Strategy Submission Document

Thank you for opportunity to comment on the London Borough of Hackney's Core Strategy Submission Document.

You will be aware that the Greater London Authority has already made representations to the consultation. We are writing in the capacity of the London Development Agency's (LDA) Olympic Legacy Directorate. The Directorate has the responsibility of delivering post-2012 regeneration and development of the Olympic Park site and is preparing the Legacy Masterplan Framework (LMF) to set out the long-term ambition and provide the framework for such development. We have been working extensively with legacy partners, including the London Borough of Hackney to develop the LMF which was recently published for public consultation. The Olympic Legacy Directorate, working with Design for London is also actively involved in all the fringe masterplans being led by the boroughs with the London Thames Gateway Development Corporation.

We are therefore making specific comments to reflect our role in the Lower Lea Valley and more particularly the overlap between the Core Strategy and the LMF. Attached to this letter is a schedule of detailed comments which are summarised in this letter. This letter also incorporates comments of Design for London.

Legacy Masterplan Framework

The Core Strategy should acknowledge the LMF that is being prepared by the LDA in consultation with its legacy partners, including the London Borough of Hackney. Furthermore, the Core Strategy should acknowledge the Olympic Legacy Strategic Planning Guidance, which is being prepared by the GLA in partnership with the relevant local planning authorities, including the London Borough of Hackney. Given the

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significance of the Olympic legacy project, the Core Strategy should recognise both workstreams and provide parameters that will support the long term and successful regeneration of the Olympic Park site after 2012, ensuring a high quality development that can provide new homes, community facilities and new workspace. In doing so the Core Strategy should also provide flexibility so as not to prejudice or preclude on-going discussions between legacy partners.

This would be consistent with the proposals for the Mayor's London Plan, "A New Plan for London" and would reflect the work that is being progressed by the LDA and legacy partners and our combined ambition for the area.

Hackney Wick Masterplan / Area Action Plan

There are a number of inconsistencies within the Core Strategy with the emerging Hackney Wick masterplan / area action plan, which is being prepared by the London Borough of Hackney with the LTGDC and Design for London. In particular, emerging proposals for establishing a new local town centre around Hackney Wick Station.

Affordable Housing

Consistent with the London Plan, the Core Strategy and policies for affordable housing should promote mixed and balanced communities. While policies must have regard to assessments of housing need, they need to also be flexible to allow for consideration of the appropriate mix of housing tenures, types and sizes within the context of the existing area.

We thank you for the opportunity to comment on your Core Strategy Submission Document and would welcome further engagement with yourselves to discuss the issues that are highlighted in this letter. In the meantime, should you wish to discuss this letter please do not hesitate to contact either myself (ireneman@lda.gov.uk / 0203 2012 685).

Yours sincerely



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