



**JOHN SHARKEY & Co.**  
Strategic Property Advice to the Education Sector

John Hodson  
Interim Head of Policy and Strategy  
Regeneration and Planning  
London Borough of Hackney  
263 Mare Street  
London  
E8 3HT

Exchange Plaza  
58 Uxbridge Road  
Ealing  
London W5 2ST

Telephone: 020 8567 4777  
Facsimile: 020 8567 7575  
e-mail: [jsc@btconnect.com](mailto:jsc@btconnect.com)

By email and post

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Our Ref : JFS/16984/B138.14.8

Dear Mr Hodson

**CORE STRATEGY: PROPOSED SUBMISSION DOCUMENT**

As you may already know, we are currently acting on behalf of London Metropolitan University on a number of property and town planning matters, including emerging planning policy documents.

We therefore have pleasure in enclosing the University's comments on the above document, which we are sending electronically and by post.

Yours sincerely,

**JOHN SHARKEY BSc (Econ) MRICS.**

Enc (1) University's comments on Core Strategy: Proposed Submission Document – by email and post

John Sharkey & Co. Ltd.

Registered Office:  
58 Uxbridge Road  
Ealing  
London W5 2ST

Company  
Registered in England  
No. 3130856



# JOHN SHARKEY & Co.

Strategic Property Advice to the Education Sector

## LONDON BOROUGH OF HACKNEY

### CORE STRATEGY: PROPOSED SUBMISSION DOCUMENT

### COMMENTS FROM LONDON METROPOLITAN UNIVERSITY

Ref No	Page No	Para No	Content	Comments	Legally compliant	Soundness
1	8	1.8	"Policies in this Submission Core Strategy are in conformity with the 2008 version of the London Plan, discussed in paragraphs 1.20-1.24."	<ul style="list-style-type: none"> <li>a. This is not the case on matters relating to Higher and Further Education.</li> <li>b. Moreover, regard should also be had to the proposed revisions put forward by the new Mayor of London</li> <li>c. Once the necessary changes (set out later) have been made, the Core Strategy will then be legally compliant/sound.</li> </ul>	No	Not Effective Not Justified Not consistent with national policy
2	8	1.9	Part of this paragraph states "..... the Council has prepared the Core Strategy in partnership with the local community and key stakeholders."	<ul style="list-style-type: none"> <li>a. That is not the case, as the Council has not taken account of the views and comments previously expressed by the University, which is an important stakeholder in the borough.</li> <li>b. Once the necessary changes (set out later) have been made, the Core Strategy will then be legally compliant/sound.</li> </ul>	No	Not Effective Not Justified Not consistent with national policy
3	9	1.18	Part of this paragraph states "... the Council has prepared this Core Strategy in line with the Sustainable Community Strategy ...."	<ul style="list-style-type: none"> <li>a. This is not the case on matters relating to Higher and Further Education.</li> <li>b. Once the necessary changes (set out later) have been made, the Core Strategy will then be legally compliant/sound.</li> </ul>	No	Not Effective Not Justified Not consistent with national policy

Ref No	Page No	Para No	Content	Comments	Legally compliant	Soundness
4	13 – 16	2.1 – 2.19	These pages attempt to describe Hackney as it is today.	<ul style="list-style-type: none"> <li>a. There is no reference to Higher or Further Education, even though there is a University represented in the borough.</li> <li>b. There should be a reference to the fact that there is a University represented in the borough..</li> <li>c. Once the necessary changes (set out later) have been made, the Core Strategy will then be legally compliant/sound.</li> </ul>	No	Not Effective Not Justified Not consistent with national policy
5	18	3.3	This section sets out the spatial vision, and part of this paragraph states "...Residents achieve their personal potential through better qualifications .... "	<ul style="list-style-type: none"> <li>a. The University looks forward to working with the Council, and others, to realise this part of the vision.</li> <li>b. The University is particularly pleased that the Core Strategy must be a spatial document, rather than just a land-use one, so that it has to deal with social, economic and environmental matters including education.</li> </ul>	N/A	N/A
6	19	3.13	This section sets out the vision, and part of this paragraph states "Infrastructure such as schools, GP surgeries ... "	<ul style="list-style-type: none"> <li>a. The University assumes that, in accordance with national and regional guidance, the Council is including Higher and Further Education (as well as schools) within the term "Infrastructure". The necessary changes should be made to make that clear.</li> <li>b. Once those changes have been made, the Core Strategy will then be legally compliant/sound.</li> </ul>	No	Not Effective Not Justified Not consistent with national policy

Ref No	Page No	Para No	Content	Comments	Legally compliant	Soundness
7	19	N/A	This section sets out “strategic objectives”, and one of them is “Ensure that the housing needs and aspirations of Hackney’s current and future residents are met in a way that is sustainable.”	<ul style="list-style-type: none"> <li>a. The University assumes that the Council also wishes the needs of students to be taken into account – in accordance with PPS 3 and the London Plan; and the necessary changes should be made to make that clear.</li> <li>b. Once those changes have been made, the Core Strategy will then be legally compliant/sound.</li> </ul>	No	Not Effective Not Justified Not consistent with national policy
8	19	N/A	This section sets out “strategic objectives”, and part of the third bullet point refers to “... residents, workers and visitors .... “	<ul style="list-style-type: none"> <li>a. Given the importance attached to Higher and Further Education by central government and the Mayor of London (and, indeed, the Sustainability Community Strategy and parts of this document – see Annex A for fuller details), the word “students” should be inserted after “workers”.</li> <li>b. That change should also be made when the same phrase appears in other parts of this document.</li> <li>c. Once those changes have been made, the Core Strategy will then be legally compliant/sound.</li> </ul>	No	Not Effective Not Justified Not consistent with national policy
9	18 – 20	N/A	These pages set out the Council’s vision and strategic objectives.	<ul style="list-style-type: none"> <li>a. There is no reference to Higher or Further Education.</li> <li>b. This is a major oversight, and there should be a reference(s) to Higher and Further Education: fuller details are given in Annex A.</li> <li>c. Once the necessary changes have been made, the Core Strategy will then be legally compliant/sound.</li> </ul>	No	Not Effective Not Justified Not consistent with national policy

Ref No	Page No	Para No	Content	Comments	Legally compliant	Soundness
10	24	N/A	This page sets out Core Strategy Policy 1, which states that “The Council will direct significant economic and housing growth ..... to the following key locations ....”, and one of them is “Improved railway corridors”, which includes buildings on Kingsland Road between Shoreditch and Dalston.	<ul style="list-style-type: none"> <li>a. The University is pleased to note that its building at 35 Kingsland road is included.</li> <li>b. The University is particularly pleased that the Core Strategy must be a spatial document, rather than just a land-use one, so that it has to deal with social, economic and environmental matters including education.</li> </ul>	N/A	N/A
11	25	N/A	This page contains the Key Diagram.	<ul style="list-style-type: none"> <li>a. The Key diagram does not show the approximate locations of the major community facilities in the borough.</li> <li>b. This is not in accordance with central government guidance, or the Sustainability Appraisal which, at page 59, states “The Key diagram does not address areas of health and education facilities, which is a key priority in the borough.”</li> <li>c. The Key Diagram should be suitably amended and, once that change has been made, the Core Strategy will then be legally compliant/sound.</li> <li>d. It would also be useful if the relationship and/or differences between the Key Diagram and the Proposal Map could be explained in the Core Strategy.</li> </ul>	No	Not Effective Not Justified Not consistent with national policy

Ref No	Page No	Para No	Content	Comments	Legally compliant	Soundness
12	28	N/A	<p><b>“Core Strategy Policy 2 Improved Railway Corridors</b></p> <p>The Council will encourage intensification of residential, employment and commercial, including mixed use, around Shoreditch High Street, Hoxton and Haggerston stations, and along the Kingsland Road. The Council will support improvements to the public realm including walking and cycling routes to the stations.”</p>	<p>a. The University assumes that the Council intends the phrase “mixed use” to include (Higher and Further) education, and the text should be amended to make that clear.</p> <p>b. Once that change has been made, the Core Strategy will then be legally compliant/sound.</p>	Yes	Not Effective Not Justified Not consistent with national policy
13	38	4.58	<p>This section deals with transport matters, and the first sentence states “Planning of infrastructure should support sustainable growth, to drive down carbon emission, and arrange infrastructure so it contributes to the Sustainable Community Strategy objectives such as health, social inclusion, and active citizenship through the management of community resources.”</p>	<p>a. It is disappointing that the Council has not included the Sustainable Community Strategy objective of dealing with education, and the necessary change should be made.</p> <p>b. Once that change has been made, the Core Strategy will then be legally compliant/sound</p>	No	Not Effective Not Justified Not consistent with national policy
14	38	N/A	<p>This page includes Core Strategy Policy 7, the first sentence of which states “The Council will work in partnership with infrastructure providers to seek service delivery locations in growth areas and town centres.”</p>	<p>a. The University looks forward to working with the Council, and others, to ensure that Higher and Further education is delivered in an appropriate manner to the relevant locations.</p> <p>b. The University is particularly pleased that the Core Strategy must be a spatial document, rather than just a land-use one, so that it has to deal with social, economic and environmental matters including education.</p>	N/A	N/A

Ref No	Page No	Para No	Content	Comments	Legally compliant	Soundness
15	41	5.3	This paragraph attempts to describe “social infrastructure”.	<p>a. It is disappointing that there is no reference to (Higher and Further) education, particularly bearing in mind central government’s approach, and that of the Mayor of London, on this matter.</p> <p>b. The necessary change should be made, and once that has been done, the Core Strategy will then be legally compliant/sound.</p>	No	Not Effective Not Justified Not consistent with national policy
16	43	N/A	This page contains a proposed policy on the “Protection and Promotion of Social Infrastructure”, which states “The Council will resist the net loss of social infrastructure and seek to identify appropriate sites for the provision of additional social infrastructure through the Site Allocations DPD and Area Action Plans. The Council may also require housing or commercial developments to provide or contribute to social infrastructure appropriate to the scale of development.”	<p>a. While the University supports the principle that there should be no net loss of social infrastructure, the Policy should recognise that there may be instances where this is inevitable, for example, a relocation to a nearby area that is within another borough.</p> <p>b. The necessary change should be made to make that clear and, once that has been done, the Core Strategy will then be legally compliant/sound.</p>	Yes	Not Effective Not Justified Not consistent with national policy
17	43	N/A	This page sets out “Overarching principles for the policies in this chapter” (which is titled “Supporting Neighbourhoods and Communities”).	<p>a. It is very surprising that there is no reference to the fact that there is a University presence in the borough.</p> <p>b. The necessary change should be made to make that clear and, once that has been done, the Core Strategy will then be legally compliant/sound.</p>	No	Not Effective Not Justified Not consistent with national policy

Ref No	Page No	Para No	Content	Comments	Legally compliant	Soundness
18	44 & 45	Table 5.1	This Table sets out suggestions on Social Infrastructure Delivery	<ul style="list-style-type: none"> <li>a. It is very surprising that there is no reference to Higher or Further Education, or indeed the University. See Annex A for further details.</li> <li>b. The necessary change should be made and, once that has been done, the Core Strategy will then be legally compliant/sound.</li> </ul>	No	Not Effective Not Justified Not consistent with national policy
19	46	N/A	This page includes Core Strategy Policy 8, which is titled "Focusing Social Investment"	<ul style="list-style-type: none"> <li>a. It is disappointing that there is no reference to Higher or Further Education, particularly as the definition of social investment (on page 157 of this document) includes "... education, lifelong learning, ... ". See also Annex A.</li> <li>b. The necessary change should be made and, once that has been done, the Core Strategy will then be legally compliant/sound.</li> </ul>	No	Not Effective Not Justified Not consistent with national policy
20	48	5.16	"Planning Obligations (s106) SPD and a range of funding streams such as regional funds, national funds and joint ventures will be used to fund new schools, health facilities, police stations and other community facilities required to support of new development in Hackney and in particular its growth areas."	<ul style="list-style-type: none"> <li>a. The University assumes that, in line with the correct definition of social infrastructure, planning obligations (and other funding) will be used to fund improvements in the delivery of Higher and Further Education, as well as schools.</li> <li>b. The necessary change should be made and, once that has been done, the Core Strategy will then be legally compliant/sound.</li> </ul>	Yes	Not Effective Not Justified Not consistent with national policy

Ref No	Page No	Para No	Content	Comments	Legally compliant	Soundness
21	49 – 51	N/A	These pages deal with “Investing in Education”, and include proposed “Core Strategy Policy Investing in Education”.	<ul style="list-style-type: none"> <li>a. It is very surprising that there is no reference to Higher or Further Education – see Annex A for further details.</li> <li>b. The necessary changes should be made (including to the suggested Policy) and, once that has been done, the Core Strategy will then be legally compliant/sound.</li> </ul>	No	Not Effective Not Justified Not consistent with national policy
22	52 & 53	N/A	These pages deal with “Lifelong Learning”, and include proposed “Core Strategy Policy 10 Lifelong Learning”.	<ul style="list-style-type: none"> <li>a. It is very surprising that there is no reference to Higher or Further Education – see Annex A for further details.</li> <li>b. The necessary changes should be made (including to the suggested Policy) and, once that has been done, the Core Strategy will then be legally compliant/sound.</li> </ul>	No	Not Effective Not Justified Not consistent with national policy
23	62	6.5	The final sentence in this paragraph states “Recently, there has also been a significant growth in hotels, restaurants, and university student halls of residence.”	These halls have not been developed by the University.	No	Not Effective Not Justified Not consistent with national policy

Ref No	Page No	Para No	Content	Comments	Legally compliant	Soundness
24	63	N/A	This page sets out “Overarching principles for the policies in this chapter” (which is titled “A Dynamic and Creative Economy”), and the last principle states “Hackney will use its unique industrial legacy, its diverse cultural background and the Olympics legacy to continue to attract creative companies and industries into the borough and to use this investment as part of the overall regeneration of the borough.”	<ul style="list-style-type: none"> <li>a. London Met has been a strong and active supporter of the 2012 Games. The University is undertaking work in a range of areas to support the staging and legacy of the Olympics and Paralympics. Approaches have been made to work directly with LB Hackney on these issues and there remains a willingness to help the borough achieve its objectives in this area.</li> <li>b. The necessary changes should be made and, once that has been done, the Core Strategy will then be legally compliant/sound.</li> </ul>	Yes	Not Effective Not Justified Not consistent with national policy
25	71 – 73	N/A	These pages deal with “Employment Opportunities”	<ul style="list-style-type: none"> <li>a. The University is pleased that, when defining employment generating uses, the Council is including D1 uses.</li> <li>b. The University is particularly pleased that the Core Strategy must be a spatial document, rather than just a land-use one, so that it has to deal with social, economic and environmental matters including education.</li> </ul>	N/A	N/A

Ref No	Page No	Para No	Content	Comments	Legally compliant	Soundness
26	72	6.37	“This policy will be implemented by the Council through working in partnership with Hackney Community College, Team Hackney, The Learning Trust, Job Centre Plus and other local, regional and national agencies that can promote further and adult education in the borough and increase employment within Hackney.”	<ul style="list-style-type: none"> <li>a. It is very surprising that the Council has chosen not to refer to the University in this paragraph, particularly as it has referred to the fact that it will “work with ... universities “ in paragraph 6.36.</li> <li>b. This may be an oversight on the part of the Council but, in any event, the necessary change should be made to paragraph 6.37.</li> <li>c. Once that has been made, the Core Strategy will then be legally compliant/sound.</li> </ul>	No	Not Effective Not Justified Not consistent with national policy
27	73	6.40	One of the sentences on this page states “The Council will engage with the <b>Olympic Delivery Authority</b> and the other five host boroughs in order to identify areas of needs and opportunities for training and employment associated with the development of the Olympics and its legacy.”	<ul style="list-style-type: none"> <li>a. London Met has been a strong and active supporter of the 2012 Games. The University is undertaking work in a range of areas to support the staging and legacy of the Olympics and Paralympics. Approaches have been made to work directly with LB Hackney on these issues and there remains a willingness to help the borough achieve its objectives in this area.</li> <li>b. The necessary changes should be made and, once that has been done, the Core Strategy will then be legally compliant/sound.</li> </ul>	Yes	Not Effective Not Justified Not consistent with national policy

Ref No	Page No	Para No	Content	Comments	Legally compliant	Soundness
28	75	N/A	This page includes proposed Core Strategy Policy 17, and the third paragraph of that policy states "Business (B1), Hotels (C1) and Non-residential (D1) Institutions will be the preferred uses in Priority Employment Areas (PEAs). These uses should not displace shops, or any other A use in PEAs, as set in the Town Centres policy."	<ul style="list-style-type: none"> <li>a. The University agrees with this approach.</li> <li>b. The University is particularly pleased that the Core Strategy must be a spatial document, rather than just a land-use one, so that it has to deal with social, economic and environmental matters including education.</li> </ul>	N/A	N/A
29	78	N/A	This page includes proposed Core Strategy Policy 18 on Promoting Employment Land, and the first sentence in that Policy states "The Council will seek to protect employment land or land last used for employment purposes anywhere in the borough."	<ul style="list-style-type: none"> <li>a. While the university supports the Council on the principle behind this sentence, it feels it is unrealistic, and does not allow sufficient flexibility for future changes.</li> <li>b. The necessary changes should be made and, once that has been done, the Core Strategy will then be legally compliant/sound.</li> </ul>	Yes	Not Effective Not Justified Not consistent with national policy
30	89	7.24	"Efforts to meet these requirements could be undermined if existing residential uses are lost to other uses, although the contribution made by conversions to Houses of Multiple Occupation (HMO) are useful in addressing the accommodation needs of groups such as those in receipt of benefits, working but on low incomes, students, or recent arrivals into the UK. Permission for the provision of purpose built student housing will have regard to evidence of need and targets in the London Plan as well as characteristics of the local area."	<ul style="list-style-type: none"> <li>a. The Council must prepare a Strategic Housing Market Assessment (SHMA), which takes into account the needs of students, in accordance with PPS 3. That is the starting point for a consideration of the treatment of student residential accommodation.</li> <li>b. Please also see the relevant parts of Annex A.</li> <li>c. The necessary changes should be made and, once that has been done, the Core Strategy will then be legally compliant/sound.</li> </ul>	No	Not Effective Not Justified Not consistent with national policy

Ref No	Page No	Para No	Content	Comments	Legally compliant	Soundness
31	91	7.37	The final sentence in this paragraph states "In setting the borough's affordable housing targets, the Council has taken into account regional and local assessments of need, the London Mayor's Strategic Housing target as set out in the London Plan 2008 and up to date local assessments of housing capacity, and viability."	<ul style="list-style-type: none"> <li>a. As with the immediately preceding point, the preparation of an SHMA is the starting point for a consideration of the need for affordable housing.</li> <li>b. The necessary changes should be made and, once that has been done, the Core Strategy will then be legally compliant/sound.</li> </ul>	Yes	Not Effective Not Justified Not consistent with national policy
32	92	N/A	This page sets out the suggested Policy on affordable housing, and the first sentence states "Affordable housing will be sought from residential-only developments and mixed use developments."	<ul style="list-style-type: none"> <li>a. Affordable housing should not be sought from community facility or social infrastructure developments.</li> <li>b. The necessary changes should be made and, once that has been done, the Core Strategy will then be legally compliant/sound.</li> </ul>	Yes	Not Effective Not Justified Not consistent with national policy
33	144	N/A	This page attempts to set out, among other matters, a definition of "affordable housing".	<ul style="list-style-type: none"> <li>a. The definition is not in accordance with that set out in PPS 3, and the necessary changes should be made.</li> <li>b. Once that has been done, the Core Strategy will then be legally compliant/sound.</li> </ul>	No	Not Effective Not Justified Not consistent with national policy
34	156	N/A	This page attempts to set out, among other matters, a definition of "Social Infrastructure".	<ul style="list-style-type: none"> <li>a. While there is a reference to Community Facilities (the definition of which does refer to "education facilities"), this definition does not explicitly include (Higher and Further) education.</li> <li>b. The necessary changes should be made and, once that has been done, the Core Strategy will then be legally compliant/sound.</li> </ul>	No	Not Effective Not Justified Not consistent with national policy

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Annex A: Additional commentary on Higher and Further Education.

NB The University considers it is necessary to participate at the oral part of the examination, as it an important stakeholder in the borough and, unfortunately, it would seem the Council has not taken the University's comments on previous versions of the Core Strategy into account, particularly as there is no explicit reference to Higher or Further Education anywhere in this document.

townplanning/comments/Lon Met/63 Hackney CS Pre-Sub/Jun 09



**JOHN SHARKEY & Co.**  
Strategic Property Advice to the Education Sector

**LONDON BOROUGH OF HACKNEY**

**CORE STRATEGY: PROPOSED SUBMISSION DOCUMENT**

**COMMENTS FROM LONDON METROPOLITAN UNIVERSITY**

**ADDITIONAL COMMENTS ON HIGHER AND FURTHER EDUCATION**

1. PPS 12 requires local planning authorities to “to collaborate actively” with stakeholders, and universities are acknowledged to be important stakeholders. The Council has not collaborated actively with the University.
2. The existing London Plan (2008) requires boroughs to work with the higher and further education sectors to ensure that their needs are addressed in DPDs. Indeed, the relevant part (which is included as Appendix A) states this includes “supporting the provision of student accommodation”.
3. The new Mayor of London has recently produced his proposals on the London Plan for consultation, and the following points are worth noting :-
  - a. In paragraph 112, on page 43, the Mayor proposes to provide greater support for student accommodation
  - b. In paragraph 126, on pages 46 and 47, the Mayor proposes to “promote and support higher and further Education to enhance Londoners’ skills and the capital’s world city offer”
  - c. In paragraph 140, on pages 52 and 53, the Mayor proposes to “give strong support for London’s higher and further education institutions and their development, recognising their needs for accommodation and recognising the special status of the parts of London where they are located.”
4. The East London Sub Regional Development Framework also recognises the challenges facing providers of higher and further education, including the provision of student accommodation, and the relevant extract is included in Appendix B.
5. The Sustainable Community Strategy also attaches importance to education :-
  - a. Part of the vision states “... a borough with greater opportunity and prosperity for everyone ...”
  - b. The second of only six priorities is “Help residents to become better qualified and raise educational aspirations.”
6. The Proposed Submission Core Strategy itself attaches great importance to education :-
  - a. The Foreword, on page 4, contains the following sentence “We want to improve the borough as a place to live, learn and be brought up in and be able to appreciate and enjoy our environment for all our communities.”
  - b. The first sentence in paragraph 2.4, on page 13, states “Despite Hackney’s closeness to major areas of wealth and economic opportunity, there remains significant concentrations of worklessness, lower educational outcomes, health inequalities and poor housing.”
  - c. Paragraph 3.3., on page 18, contains the following sentence “Residents achieve their personal potential through better qualifications and jobs .... “
  - d. Paragraph 6.34, on page 71, states “Addressing this skills gap will be increasingly important if the trend towards an increasingly high-skilled economy continues.”
  - e. Paragraph 6.36, on the same page, states that “The Council will work in partnership with existing education providers, universities and life long learning projects in order to secure and promote a rise in the education levels of the borough.”
  - f. The second sentence, in proposed Policy 16 states “The Council will encourage the provision and growth of education and other training facilities within the borough in areas of need or areas of existing or future employment clusters ... and areas of high unemployment.”



# JOHN SHARKEY & Co.

LONDON METROPOLITAN UNIVERSITY

LONDON BOROUGH OF HACKNEY

CORE STRATEGY: PROPOSED SUBMISSION DOCUMENT

THE LONDON PLAN (2008)

RELEVANT EXTRACT

## HIGHER AND FURTHER EDUCATION

### Policy 3A.25 Higher and further education

The Mayor will and boroughs should work with the LDA and the higher and further education sectors to ensure that the needs of the education sectors are addressed in DPDs (see also Policy 3B.5). This will include:

- promoting policies aimed at supporting and maintaining London's international reputation as a centre of excellence in higher education
- taking account of the future development needs of the sector, including the provision of new facilities and potential for expansion of existing provision
- recognising the particular requirements of Further and Higher Education Institutions for key locations with good public transport access, and having regard to their sub-regional and regional sphere of operation
- supporting the provision of student accommodation.

Provision for the education sector must take account of the other policies in this plan, including mixed use, safety, sustainable design and construction, inclusive design, enhancement of the public realm and the protection of Green Belt, Metropolitan Open Land and other open spaces in London. Further information on implementation will be set out in SRIFs.

3.117 Higher education in London provides an unparalleled choice of undergraduate and postgraduate degree programmes, continuing professional development and advanced research. It is also a major employer and attracts major international companies able to benefit from the universities' research reputation, such as in pharmaceuticals and biomedicine. As many of London's students, both undergraduate and postgraduate, choose to stay in the capital after graduation, universities are also important feeders to the labour supply, particularly of people with the higher order skills necessary for London to remain a globally competitive city.

3.118 The government plans to expand further and higher education. Higher education institutions (HEIs) need to work with boroughs at the earliest opportunity over planning future developments. Yet HEIs have a wider sphere of operation than a single borough and SRIFs provide information on this. Key issues affecting HEIs in the Central Activities Zone are addressed in Chapter 5. Access to further education is important for the large proportion of Londoners who do not go into higher education. It plays a key role in skills development and life long learning (see Chapter 3B).

**JOHN SHARKEY & Co.****LONDON METROPOLITAN UNIVERSITY****LONDON BOROUGH OF HACKNEY****CORE STRATEGY: PROPOSED SUBMISSION DOCUMENT****SUB-REGIONAL DEVELOPMENT FRAMEWORK: EAST LONDON (2006)****RELEVANT EXTRACT**

90. **Higher and Further Education.** Both are major sectors of the London economy in their own right. The London university sector alone generates 2.5 – 3.0% of London's output and some 70,000 jobs. East London accommodates five higher education institutions and over 44,000 students (12% of the London total). Together with the further education institutions it has significant multiplier effects, in terms of both the local economy and the wider labour market. For example, the total economic gain from the higher earnings of London graduates over their working lives, is around £11.7bn, £7.2bn of which is in London. This is without taking into account the wider social benefits of higher and further education.
91. With unemployment higher than the London average, skills development through Further Education is critical to the job prospects of the sub-region's population (see also Section 3). Currently 467,000 students are enrolled in the East London's FE institutions, significantly more than in any other sub-region but disproportionately fewer relative to total population. A key concern of the Mayor's London Plan and Economic Development Strategy is to provide better access to employment opportunities, especially for those who hitherto have faced labour market barriers. This will require dedicated training packages through agencies such as the Learning and Skills Councils and the LDA; transport planning that facilitates access to jobs from areas with high concentrations of unemployment and under-employment; support through childcare and other services; and job brokerage schemes to place more East London residents into East London jobs.
92. Some higher and further education institutions need to expand in order to meet demand. They are successful in attracting research income, but the cost pressures and the need to continue investing in infrastructure and facilities are intense. Stakeholders are encouraged to explore:
- (i) Provision for academic facilities, taking into account the further development of the sector including the need for new and potential expansion of existing facilities;
  - (ii) Consideration of location and transport access needs of higher and further education institutions and their contribution to the wider offer of East London;
  - (iii) Potential for mixed use development including education facilities;
  - (iv) Provision of student accommodation, including implications for changes from office and other uses and for broader mixed use policy, as well as more specialised provision.
  - (v) The contribution of the sector to local regeneration.
  - (vi) The scope to foster greater links between the sector and business and the way in which the spatial planning process, GLA group and other agencies can contribute towards this, particularly in the Royal Docks.
  - (vii) Extending participation rates to ensure wider access to Higher and Further Education