

# LDF

## Local Development Framework

### Sustainability Appraisal September 2011

Dalston Area Action Plan  
(Pre-Submission Document)





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# **PREFACE - NON TECHNICAL SUMMARY**

## **1.0 Introduction**

This preface presents a non-technical summary of the principal findings of the Dalston Area Action Plan Sustainability Appraisal.

The purpose of the Sustainability Appraisal is to identify and evaluate the social, economic and environmental impacts of a plan or programme and to promote sustainable development in the plan making process through effective appraisal of the plan or policy.

It follows European law, the SEA Directive (2001/42/EC, Article 1) and its enactment, the SEA Regulations (Environmental Assessment of Plans and Programmes Regulations 2004).

A SA offers a systematic method for checking and improving the AAP as it is developed. The process provides a framework to identify ways to maximise the benefits and minimise the possible adverse effects through compromise and mitigation taking the social, environmental and economic factors identified into account.

## **2.0 Dalston Area Action Plan - Summary of AAP Strategic Framework**

The Dalston AAP has been developed to ensure the continued and enhanced role of the town centre, responding to the needs of future communities and housing growth.

The key aims of the AAP are as follows:

- To provide a comprehensive, co-ordinated and practical approach to assessing development opportunities in the AAP area;
- Determine how developments should relate to each other and the public realm;
- To assess the practicalities of land assembly;
- To help deliver the physical regeneration of the area, including the definition and prioritisation of projects the public sector can progress to help regeneration.

The Dalston AAP has emerged around a set of objectives and overarching themes. These have continuously evolved throughout the AAP process from the scoping stage through to options development and into a strategic framework.

The overarching AAP strategic framework is as follows:

- Promoting high quality urban design for Dalston;
- Enhancing the public realm;
- Ensuring a functional town centre for living, working and shopping;
- Establishing a coherent and attractive movement network; and
- Promoting forward thinking sustainable regeneration strategies.

## **2.1 The AAP Vision**

“Dalston is a sustainable, safe, thriving town centre and mixed-use community offering a distinctive and highly memorable experience, with a high quality public realm appropriate to its role as a Major Town Centre and a cultural, creative and community hub with a strong existing heritage. Dalston serves the needs of its catchment as the Borough’s main town centre, providing a high quality range of services including retail, leisure, employment, education, and community and cultural facilities. Housing is provided in well-designed mainly mixed-use schemes with high quality affordable housing”.

## **3.0 The SA Process**

The report follows the methodology set out in SA guidance (Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM 2005). The approach is outlined in more detail within the full Sustainability Appraisal with this document.

A scoping report (March 2008) was first prepared establishing the baseline, and determining the consistency of the Area Action Plan with other plans and policies. Consultation was undertaken with the statutory bodies on the scope of SEA including the SA Framework which set out a number of sustainability objectives aiming to resolve the issues and problems identified. The consultation helped to improve the SA Framework. A list of other relevant policies, plans and programmes was compiled and examined to satisfy the requirement of the SEA Directive (Schedule 2(5)).

To undertake Stage B, an initial sustainability appraisal was undertaken of the draft AAP themes and objectives against the SA objectives to inform the options development. Mitigating measures that could reduce or remediate the effects of the potential impacts identified were established.

Regulation 25 consultation (public participation) was undertaken on the Phase 1 AAP including statutory bodies such as the Environment Agency, Natural England and English Heritage. The results of the consultation further shaped the AAP.

The Phase 1 AAP was adopted by Council in November 2009 followed by the Core Strategy in December 2010. Implementation of the Phase 1 AAP has begun and monitoring the effects of this implementation will continue through the Annual Monitoring Report. Regulation 26 consultation (pre-submission public participation) is to be undertaken September – October 2011.

### 3.1 Sustainability Objectives

There were twenty four environmental baseline topics identified in the Table 1 below:

**Table 1. Sustainability Baseline**

Baseline		
Environmental Baselines		
Biodiversity	Noise	Flood Risk
Land Quality	Water	Cultural Heritage
Waste	Energy	Open Space
Air Quality	Climate Change	
Social Baselines		
Population	Education	Transport
Human Health	Key Services	Safety, Crime and Anti-social behaviour
Sports Facilities	Provision	
Inequalities	Housing	
Economic Baselines		
Retail	Unemployment	
Employment	Income	

As part of the initial scoping and consultation stages, the SA Framework was developed to include SA objectives that cover all topics specified in the SEA Directive (Table 2)

**Table 2 SA Objectives and Compliancy with the SEA Directive**

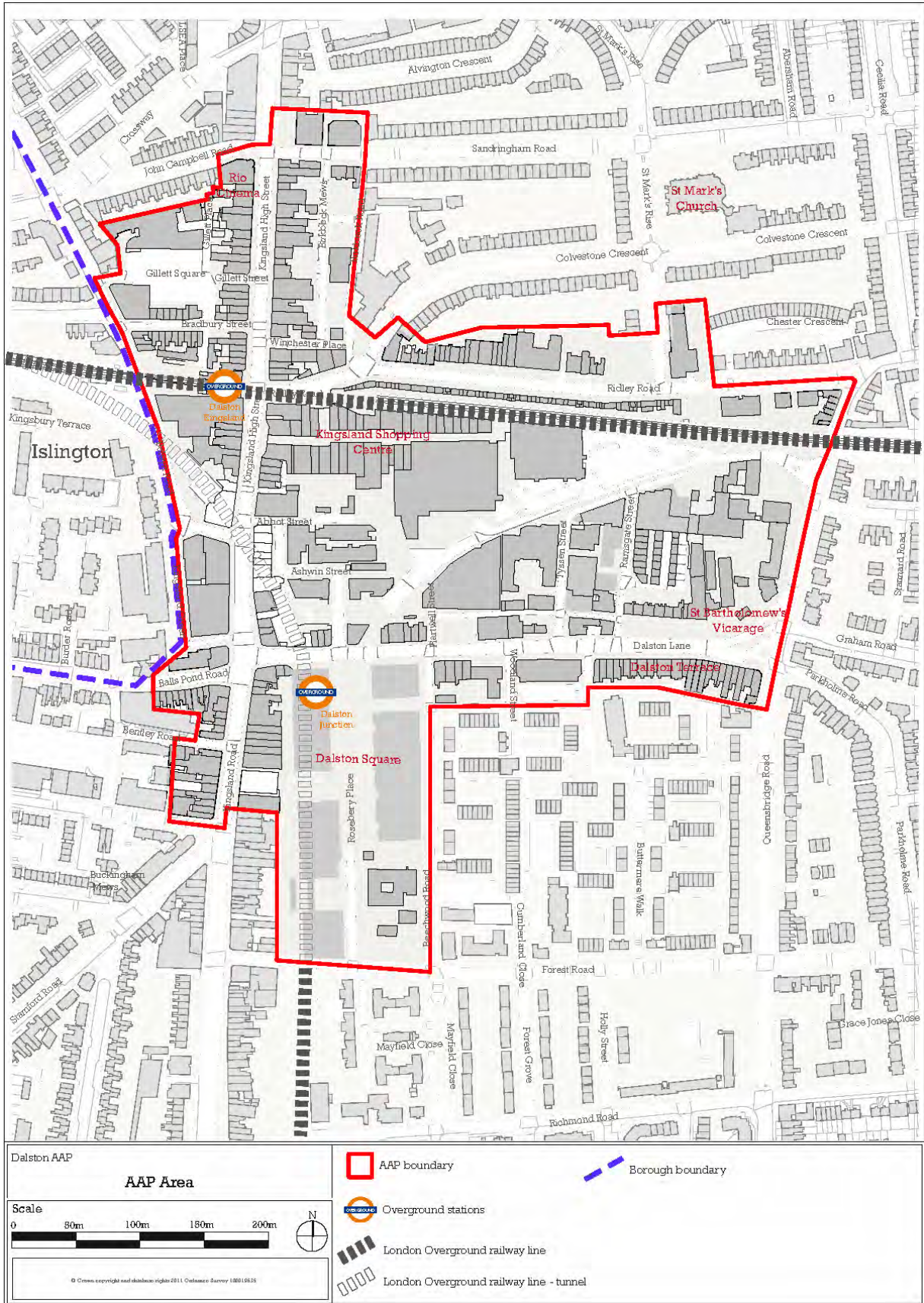
Objectives	SEA topics
1. To protect and enhance biodiversity	Biodiversity, Fauna and Flora
5. Reduce Noise Levels	Population and Human Health
14. Improve the availability of health and fitness facilities and improve the health of people and promote healthy lifestyles	
15. Reduce poverty and social exclusion and promote cultural diversity	
16. Promote educational attainment and the skill level of the population	
18. Increase the number of affordable homes and the proportion meeting the Decent Home Standard	
23. To generate employment opportunities for everyone particularly women and those without an A-level or higher qualifications	
2. Remediate contaminated land	
8. Reduce the risk of surface water	

Objectives	SEA topics
flooding through the adoption of SUDS and to improve water quality	
9. Decrease water consumption	
4. Improve Air Quality	Air
6. Require high standards of sustainable design and construction, including designing in considerations for mitigation and adaptation to climate change in new and refurbished developments.	Climate Factors/Energy
7. Consider climate change in urban / landscape design	
10. Preserve and enhance the local distinctiveness of the urban environment and improve the townscape	Cultural heritage and landscape
11. Promote the innovative use of the existing building stock	
12. Improve quality and availability of open space	
13. Increase the number of children's play facilities	
17. Provide access to an adequate range of support and community facilities	
21. Improve the retail environment by ensuring a wide range of retail offer	
22. To promote sustainable economic growth	
19. Improve the safety of pedestrians and cyclists by providing adequate facilities and reducing road congestion	Transport/accessibility
20. Reduce crime, fear of crime and anti-social behaviour of the MA	
3. Minimise waste and increase recycling, composting and recovering	Waste

## 4.0 Environmental Baseline

The Dalston AAP area is situated around Dalston Junction Station and Dalston Kingsland Station within the London Borough of Hackney (to the west of Hackney Central). Dalston AAP area was identified to incorporate the town centre area, including the Kingsland Shopping Centre and Ridley Road Market.

**Figure 1 AAP Area Boundary**



A summary of Dalston's baseline information collated in Stage A of the SA process are outlined in the following section. The information has been categorised into social, environmental and economy.

#### **4.1 Social**

Dalston ward has a social baseline in need of significant development and is currently one of the 10% most deprived wards in the UK. The population was 10,359 at the 2001 census and is projected to be 11,281 by 2016. There is a very diverse population mix and populations other than White (63%) are Black or Black British African (12%) and Caribbean (10.3%). Other groups that are also well represented in Hackney include Asian or Asian British: Indian and Bangladeshi. Dalston is well represented by Christian, Muslim and Jewish religion. Education levels are rather low in the borough and only a third of pupils go on to study A-levels while a third pursues vocational qualifications. Only 13% of 18 year olds in Hackney go on to higher education, compared with 21.4% nationally.

In terms of basic health, life expectancy in Hackney borough is 1.7 years below the London average for males, and 0.3 years below for females. Fifty two percent of school students do not participate in at least 2 hours of high quality PE and sport per week and 55% of Year 3-6 students do not access at least 1 sports activity per week outside school hours. 20% of young people are obese and a further 15% are overweight. Key services provision is poor and the population per GP in Dalston ward is 2,500, twice the borough average of 1,017. Crime levels in the borough are high and so is the fear of crime. Street crime is six times the national average and both burglary rates and vehicle crime rates are double the national average. Dalston town centre is one of three key hotspots for crime in the borough.

#### **4.2 Economic**

Economically, Dalston ward has a number of issues. Dalston ward has very high unemployment at 7.5% compared with 6% in Hackney borough and 3.5% London wide (April, 2005). Employment rates are highest in the white British and black African groups and lowest in the Asian and Caribbean groups. The proportion of women in the borough who are economically active is relatively low.

There is a high level of in-commuting to high value service sector jobs in Hackney borough. For example banking, finance, and insurance comprise 31% of jobs in Hackney, yet only 21% of Hackney residents are employed in these industries. Average gross household income in Hackney borough is £16,866 while the National average in 2004/05 was 28,000. In terms of housing only one third of all households in 2001 were owner-occupied, which is the third lowest rate in England and Wales. Fifty one percent of households were rented from the Council or a Registered Social Landlord/Housing Association - markedly higher than the London average (26%) and England and Wales (19%).

#### **4.3 Environmental**

There are no national or international statutory sites including Sites of Specific Scientific Interest (SSSI), Special Areas of Conservation (SAC) or Special Protection Areas (SPA) within 2 km of Dalston town centre. There are no public parks and only 4.22 hectares of open space within the ward. Dalston is in a zone of little or no risk of flooding but there still exists a risk of surface water flooding

and other sources of flooding such as canal, sewer and reservoir. A recent survey in 2007 noted that night time noise levels in Hackney are relatively high with the majority of recordings exceeding 70 dbA and there are several areas that regularly experience high levels of air pollution. There are relatively inefficient levels of energy and water use in the borough of Hackney due to old infrastructure and buildings.

Dalston's historic environment is a valuable economic and social asset. There are numerous Grade II listed buildings within the AAP area. The ward contains some areas of great archaeological potential, the most tangible being the old Roman road along today's Kingsland Road. In terms of townscape, there are a number of issues, the most obvious being a poor quality of public realm, a traffic dominated environment and a cramped and hostile pedestrian environment.

## **5.0 Significant Social, Environmental and Economic Effects of the Principles**

The scoping stage identified a number of issues against the 25 environmental baselines. These were used to identify the objectives required to be addressed by the AAP, with indicators set against each objective in order to measure the potential impacts of the AAP framework.

The SA was conducted to predict and assess the potential effects of the objectives within the AAP framework. The principles (now objectives) were scored on a five point scale (major positive, minor positive, neutral, minor negative, major negative and an uncertain category) against each of the sustainability objectives. The indicators that were agreed from consultation were also used to form the questions to guide the assessment for the AAP Strategic Framework.

It is important to emphasise that the objective of this exercise was not to 'score' the AAP but instead to develop a mitigation strategy where conflicts exist or to explicitly identify any trade offs that may result. Although the nature of the sustainability appraisal is qualitative, where possible, the assessment used quantitative targets which the AAP strategic framework can be measured against.

A summary of the above sustainability appraisal is provided in the full Sustainability Appraisal following this preface.

### **5.1 Cumulative, Synergistic and Secondary Effects**

The possible cumulative, synergistic and secondary effects of the AAP have been considered during the assessment.

Cumulative effects arise where several policies or options are implemented and the combined effects would be significant, such as noise, dust and visual impacts. Synergistic effects occur where policies or options act together positively.

The grouping of objectives for the SA in the first instance indicates the potential synergies and the assessment have provided details of where other potential synergies should be considered. Other plans, policies and guidelines have been considered during the formulation of the AAP in order that the plans act together positively.

## 6.0 Sustainability Appraisal Results

The preliminary findings of the SA are that the AAP provides a tangible and potentially great potential benefit to Dalston.

Overall, the SA process identified areas of improvement in the Draft Interim AAP (Phase 1) – Masterplan (March 2009) which have required further investigation and a co-ordinated approach through planning policy. Thus it has assisted the AAP in evolving into a robust and deliverable proposal which will bring positive impacts for the environment, the economy and society.

The main areas which are recommended to be given further consideration include: phasing of community facilities will be informed by the outcomes of the Infrastructure Needs Assessment (to be undertaken early 2012) and any updated economic capacity assessments for the town centres to assist in implementation of the AAP.

## 7.0 Mitigation

Mitigation measures are one of the key outputs of the SA process. Opportunities to mitigate adverse impacts are described in more detail in the SA (Section 5.3) following this preface.

Throughout the Sustainability Appraisal process, the AAP has performed well against the sustainability objectives. Appraisal of the Draft Interim AAP (Phase 1) – Masterplan (March 2009) identified three main concerns. Firstly, there was a lack of consideration of phasing of the AAP which would have major implications on the ability to deliver the predicted levels of sustainable development in a given timeframe, the impact on more vulnerable persons, who could experience worsened conditions during the temporary phases and the ability to coordinate essential infrastructure to ensure all can benefit particularly with reference to the proposed energy strategy. Part D of the AAP includes an Implementation and Phasing Plan which outlines short, medium and long-term timeframes for the development of opportunity sites to come forward. This is in the context of the Core Strategy which sets out the borough-wide policies on infrastructure provision.

The second concern appraisal of the Draft Interim AAP (March 2009) identified was a general lack of consideration for the maintenance of certain infrastructure and the ongoing environmental cost of facilities; for example rainwater harvesting / greywater recycling was not considered for the open spaces, and the energy consumption of the public squares was not considered in terms of a sustainable energy provision. It was considered that this could be improved through an increase in synergy between the objectives and policies in the AAP Strategic Framework. This has been achieved through a review of the framework, however as implementation of projects within the Implementation Plan start to progress it has highlighted that there are other mechanisms in place within the council such as the procurement process and project groups which also ensure maintenance and ongoing environmental costs are considered.

Thirdly, appraisal of the Draft Interim AAP (March 2009) identified that it relied heavily on the commitment of all levels of government particularly, the Greater London Authority (GLA) and LBH to deliver the objectives of the AAP. Through implementation of projects within the AAP Implementation Plan, additional

programmes have now been established to support the sustainability objectives, in terms of funding, programming, communication, facilitating partnerships between sectors particularly with the aim of increasing the skills base of the local residents and providing opportunities to ethnic minorities and other disadvantaged groups in the AAP area.

It was highlighted that under these three concerns, mitigation would be required to address the noise and air quality concerns, water consumption and the potential ground contamination. The AAP policies on sustainable transport modes go some way to mitigate air quality concerns and the latest air quality progress report is due late 2011. The emerging Sustainable Development Standards SPD contains mitigation standards on noise and water consumption and ground contamination is addressed through the planning application process.

## **8.0 Recommendations**

The SA process identified areas of improvement in the Draft Interim AAP (March 2009) which required further investigation and thus assisted the AAP in evolving into a robust and deliverable proposal which will bring positive impacts for the environment, the economy and society. The main areas which were recommended to be given further consideration have been addressed through the development of the AAP and its Implementation and Phasing Plan alongside other documents within the Local Development Framework including the Core Strategy, Sustainable Development Standards SPD and Development Management DPD. Other issues have been resolved as implementation of projects within the AAP progress. The planning application process requires robust assessments to be undertaken prior to applying for permission to address issues such as biodiversity and ground contamination.

It is recommended that the economic capacity assessments for the town centres are undertaken in order to assist the implementation of the Retail Strategy.

## **9.0 Monitoring**

Monitoring the sustainability effects of implementing the AAP is an important ongoing element of the sustainability appraisal process. The SEA Directive also requires the SA to establish how the significant sustainability effects of implementing the AAP will be monitored to ensure and record how the sustainability considerations and predictions are being realised by the implementation of the AAP. The SEA Directive however does not require for individual plans to be monitored.

Development Planning Documents (DPDs) will be kept under review via the Annual Monitoring Report (AMR). The AMR therefore offers an opportunity to monitor the baseline condition identified in this SA. The AMR would also identify the need to update or replace the DPD and would inform the monitoring if the sustainability objectives are being achieved.

The baseline data collected and presented in the Scoping Report will provide reference data for the monitoring. The baseline data has been presented in a way that it would facilitate maintaining and updating the data as required within the life of the LDF to ensure the policies retain their effectiveness.

It is essential that adequate emphasis is placed on interpreting the data and analysing the monitoring results, rather than only collecting information on large numbers of indicators. Moreover, alternative indicators may turn out to be better for monitoring than the chosen ones and in such case, these should be added to the monitoring framework.

It is envisaged that the monitoring would be on an annual basis, although updates of some indicators will not be available as frequently. Monitoring the implementation of the AAP from a sustainability perspective can ensure that the identified sustainability objectives, as presented in the SA Framework, are being achieved, and where not appropriate action is taken to address them.

# **SECTION ONE - SUSTAINABILITY APPRAISAL OF THE DALSTON AREA ACTION PLAN**

## **1.1 Sustainable Development**

The UK government's approach to sustainable development as published in the 2005 document "*Securing the future: delivering UK sustainable development strategy*", identified four priority areas for immediate action and emphasises the need for changing behaviour to bring about long term sustainability improvements. The priority areas are:

1. *Sustainable consumption and production* – achieving more with less.
2. *Climate change and energy* – changing the way we generate and use energy; preparing for climate change.
3. *Natural resource protection and environmental enhancement* – understanding environmental limits, enhancement and recovery; developing a more integrated policy framework.
4. *Sustainable communities* – embodying principles of sustainable development at the local level.

Under the Planning and Compulsory Purchase Act 2004, local authorities are increasingly being required to assess the sustainability and the likely effects of certain plans and programmes. This usually involves preparing a report on the likely significant social, environmental and economic effects before the plan or programme is adopted.

A Sustainability Appraisal (SA) has therefore been prepared by the London Borough of Hackney, to accompany and be in support of the Dalston Area Action Plan (Proposed Submission Document).

## **1.2 Sustainability Appraisal (SA) and the "SEA" Directive**

SEA is a process of identification and evaluation of the environmental impacts of a plan or programme. The legislative basis for SEA is found in the EU adoption of Directive 2001/42/EC (the 'SEA Directive').

Article 2(b) of the SEA directive defines "environmental assessment" as a procedure comprising:

- Preparation of an Environmental Report on the likely significant effects of the draft plan or programme;
- Carrying out consultation on the draft plan or programme and the accompanying Environmental Report;
- Taking into account the Environmental Report and the results of consultation in decision making; and;

- Providing information when the plan or programme is adopted and showing how the results of the environmental assessment have been taken into account.

The objective of the Directive is to “*provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development*”

The concept of SEA is extended through undertaking SA to encompass economic and social concerns and the process identifies explicitly, the potential conflict between economic growth and environmental impacts. This allows for decision makers to be presented with better information on potentially competing interests.

### **1.3 Sustainability Appraisal (SA) of the Dalston AAP**

Sustainability Appraisal promotes sustainable development through the integration of social, environmental and economic considerations into the preparation of revisions of Regional Spatial Strategies (RSS) and for new or revised Development Management Documents (DPD).

The Planning and Compulsory Purchase Act 2004 requires local authorities to undertake SA for Development Plan Documents within Local Development Frameworks. SA promotes sustainable development in the plan making process through effective appraisal of the plan or policy including consideration of the economic and social aspects of sustainability.

The SA process has been undertaken as part of the preparation of the Dalston AAP (Pre-Submission Document), to ensure that its development considers sustainability issues and their effects, which would in turn help make more informed planning decisions. This SA report sets out the appraisal methodology, the sustainability objectives and the assessment of the Area Action Plan’s ‘Strategic Framework’.

In May 2008, a SA Scoping Report was released for public consultation, following the identification of relevant sustainable issues in the AAP Area. The report included a SA Framework with a set of objectives and indicators, which have influenced the development of the AAP. This Framework, which has been further refined subsequent to the consideration of comments sent by statutory consultees and has provided a way in which sustainability effects were described, analysed and compared.

### **1.4 Compliance with the SEA Directive/Regulations**

This SA follows the Office of the Deputy Prime Minister Guidance prepared in 2005 and the below Table 1 lists the information requirements of this report and a description of how this SA complies with these requirements:

**Table 1 Compliance of the SA Report with the SEA Directive's Requirements**

SEA Directive's Requirements	Relevant Sections in the SA Report
<p>Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is:</p>	
<p>a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;</p>	<p>Section 2.4 outlines the AAP Framework. Section 3.2 describes the links to other strategies, plans, programmes, and sustainability objectives</p>
<p>b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;</p>	<p>Section 3.3 Baseline information within the March 2008 Scoping Report</p>
<p>c) The environmental characteristics of areas likely to be significantly affected;</p>	<p>Section 3.3 Baseline information within the March 2008 Scoping Report</p>
<p>d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;</p>	<p>Section 4.3 – Significant social, environmental and economic effects of the AAP Framework Baseline information within the March 2008 Scoping Report Appendix A SA Summary Table of AAP Policy Assessment</p>
<p>e) The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;</p>	<p>Table 2 – sustainability objectives and key questions Tables 3 and 4 – summary of SA of the AAP.</p>
<p>f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);</p>	<p>Tables 3 – summary of SA of the AAP  Appendix A SA Summary Table of AAP Policy Assessment</p>
<p>g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or</p>	<p>Section 5 Table 3 – summary of SA of the AAP Appendix A SA Summary Table of</p>

programme;	AAP Policy Assessment
n) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Section 2 – Appraisal Methodology Section 3 Sustainability objectives baseline and context Section 4.4 – How has the appraisal improved the AAP
) A description of measures envisaged concerning monitoring in accordance with Article 10;	Section 5.2 Proposals for Monitoring
) A non-technical summary of the information provided under the above headings.	See preface - non-technical summary
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).	
<p>Consultation:</p> <ul style="list-style-type: none"> <li>• Authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4).</li> <li>• Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2).</li> <li>• Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).</li> </ul>	<p>Section 1.3 Purpose of a sustainability appraisal</p> <p>March 2008 Scoping Report</p>
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)	<p>Section 1.5 Statement on the difference the process has made</p> <p>Section 5 Implementation</p>
<p>Provision of information on the decision:</p> <p>When the plan or programme is adopted, the public and any countries consulted under Art.7 shall be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> <li>• The plan or programme as adopted;</li> <li>• A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of</li> </ul>	<p>Section 1.3 Purpose of a sustainability appraisal</p> <p>Section 4.5 (Difference the process has made)</p> <p>March 2008 Scoping Report and this report</p>

the other reasonable alternatives dealt with; and • The measures decided concerning monitoring (Art. 9 and 10)	
Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)	Section 5.2 Proposals for Monitoring
Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA checklist Directive (Art. 12).	Table 1 Compliance of the SA Report with the SEA Directive's requirements

## 1.5 Statement on the Difference the Process Has Made

The SA process has contributed to the development of the Strategic Framework for the Dalston AAP by providing an independent assessment of the sustainability of the AAP. The development of a distinct set of sustainability objectives and indicators provided a way of reviewing whether the AAP objectives reflect the aims of sustainable development as well as fulfil the policy requirements of the overarching London Plan. The SA process ensured that public consultation was conducted to seek the views of the statutory environmental consultation bodies designated in the SEA Regulations on the scope and level of detail of the environmental information that was included and considered in the appraisal.

In the appraisal of the Draft Interim Dalston AAP (Phase 1) – Masterplan (March 2009), a number of recommendations were made which have now been addressed through the AAP alongside other documents in the LDF such as the Core Strategy and emerging Sustainable Development Standards SPD and Development Management DPD. In addition, a number of project groups with representatives from different teams within the council have been established to implement projects within the AAP.

## 1.6 Structure of the Report

This SA report has been structured as follows:

**Section 1** provides an introduction and background to the purpose and objectives of the appraisal process.

**Section 2** provides the appraisal methodology – how the appraisal was carried out.

**Section 3** sets out the sustainability objectives and the baseline collection work as well as the identification of the plans, policies and programmes that will impact upon the AAP.

**Section 4** identifies the significant environmental, economic and social effects of the framework.

**Section 5** identifies proposals for monitoring.

## **SECTION TWO - HOW THE APPRAISAL WAS CARRIED OUT: THE APPRAISAL METHODOLOGY**

### **2.1 Approach Adopted in the SA**

The approach adopted in this SA follows the guidance published by Office of the Deputy Prime Minister (ODPM), now called Department of Communities and Local Government (DCLG). The method is objectives-led, with clear sustainability objectives which were used to appraise the AAP Strategic Framework. The appraisal, consistent with the SEA requirements, took a qualitative approach using government guidance and available information to assess how the AAP strategic framework is aligned with each objective.

It is important to emphasise that the objective of this exercise is not to 'score' the AAP but instead to develop a mitigation strategy where conflicts exist or to explicitly identify any trade offs that may result. Although the nature of SA is qualitative, where possible, the assessment used quantitative targets which the AAP Strategic Framework can be measured against.

### **2.2 When Was the SA Carried Out?**

The Dalston AAP and the SA have been prepared at the same time to ensure coordination and exchange of information is achieved throughout the process. This allowed for the AAP framework to be shaped and influenced by the sustainability issues identified during the SA process.

The initial scoping and SA began in February 2008 and was carried out over a period of eight months. This included the preparation and consultation of the Scoping Report (March 2008) and the initial options appraisal (Stage B). The final SA for Regulation 25 Consultation was published in March 2009 and then an update was published following adoption of the Phase 1 Area Action Plan in November 2009.

Further consultation was undertaken with stakeholders from 2009 – 2011, partly following the adoption of the Core Strategy in December 2010 and partly due to the practicalities of implementing projects within the AAP. Due to this process, SA of the Dalston AAP policies was undertaken prior to Cabinet approval for Publication in July 2011 (this report).

## 2.3 How Has the SA Been Completed?

Figure 1 below, taken from the ODPM guidance on SAs, shows the chronology of the SA process that must be undertaken for a Development Planning Document (DPD). This SA has been carried out within this framework.

**Figure 1 SA Process for a Development Plan Document**

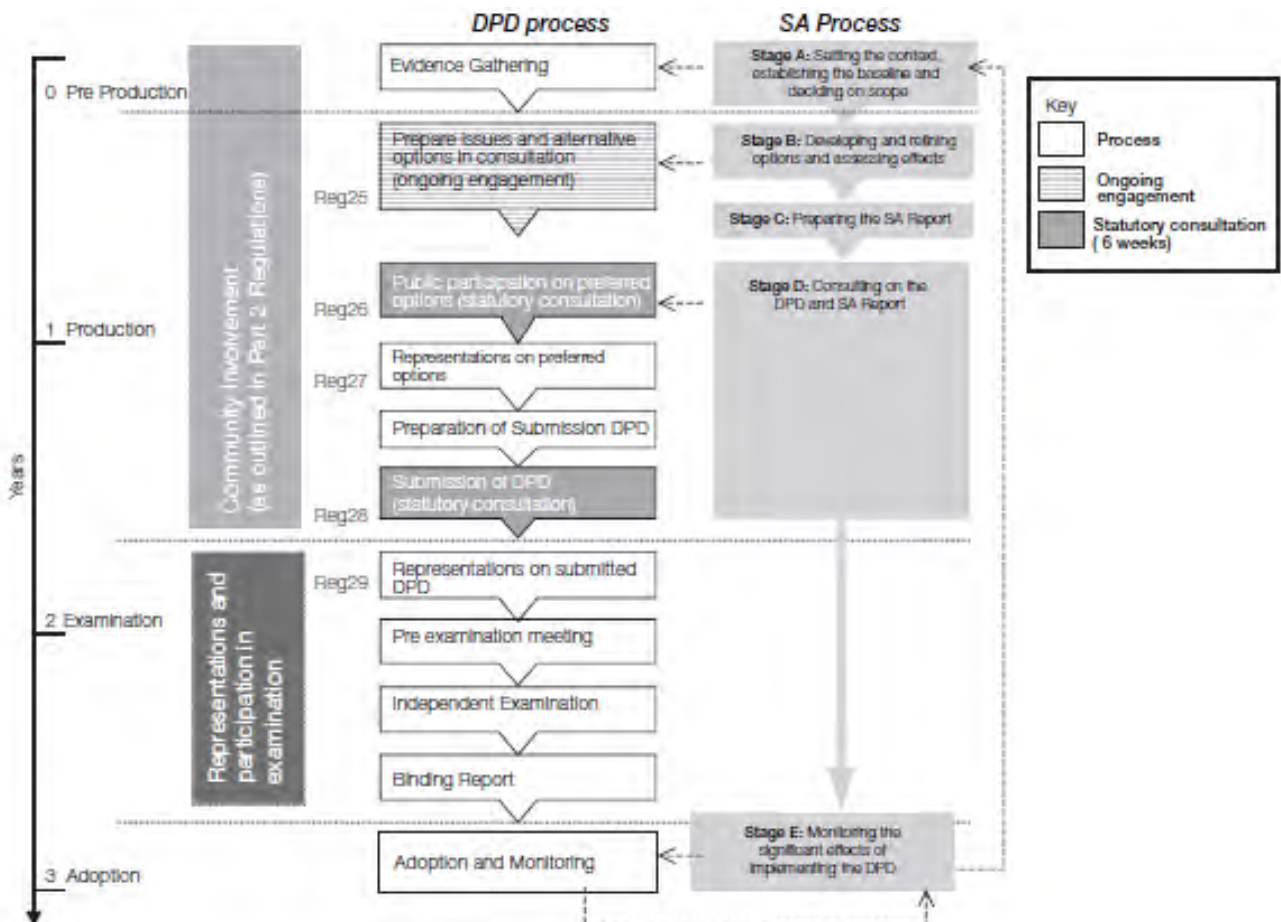
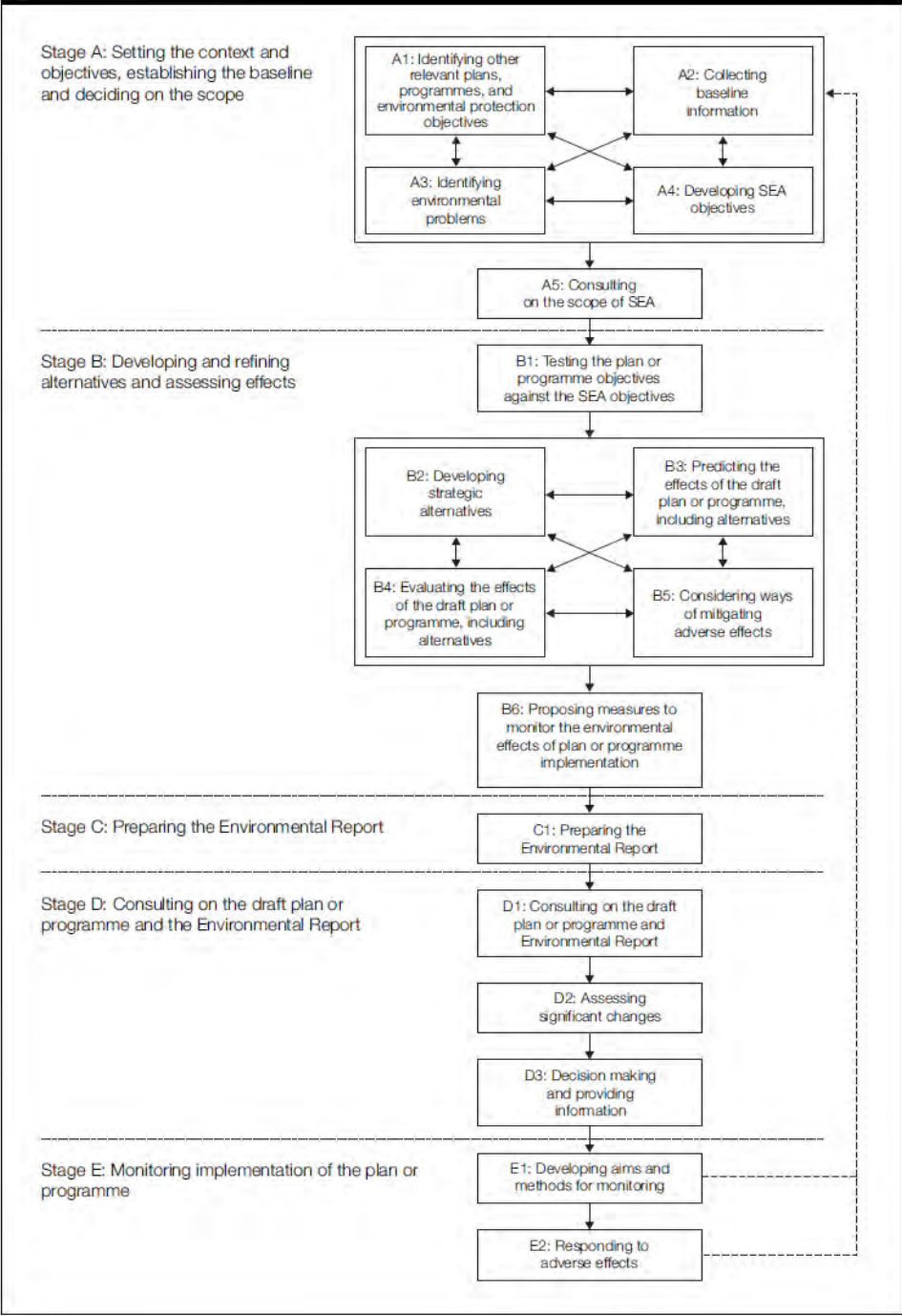


Figure 2 below, taken from the ODPM guidance, shows the relationship between tasks within the Sustainability Appraisal process. As shown, there are numerous linkages between the tasks and stages throughout the SA process. The development and appraisal of options involves an iterative process. Options are revised to take into account findings from the appraisal and the consultation process. In the case of Dalston AAP, each policy was subject to the SA framework and the process that it entails.

**Figure 2 Relationship Between Sustainability Appraisal Tasks**



In chronological order, the following tasks have been carried out in relation to the preparation of the Dalston AAP.

**Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope**

- Collection of baseline information and preparation of sustainability appraisal scoping report for consultation – February to May 2008.

**Stage B: Developing and refining alternatives and assessing effects**

- Options appraisal of the five options in the Draft Interim AAP – Masterplan - June 2008.
- The outcome of the options development informed the strategic framework design for Draft Interim AAP – Masterplan - June 2008.

**Stage C: Preparing the Environmental Report**

- Draft Interim Dalston AAP (Phase 1) - Masterplan drafting including SA – May to September 2008.

**Stage D: Consulting on the draft plan or programme and the Environmental Report**

- Regulation 25 Public Participation March – May 2009.
- Continuing Regulation 25 Consultation November 2009 – January 2011.
- Regulation 26 Pre-submission public participation September – October 2011.

**Stage E: Monitoring the significant effects of implementing the plan or programme on the environment**

- Phase 1 AAP adopted November 2009 including Implementation Plan and project groups established;
- Core Strategy adopted December 2010.

## **2.4 Appraisal of the Dalston Area Action Plan Strategic Framework**

Sustainability appraisal has been consistently carried out against the Dalston AAP's strategic framework which is set out below:

### **Strengthening Local Character and Identity**

Objective 1: To strengthen local character and identity by enhancing the existing qualities that the local community cherish, in terms of heritage, vibrant street life, diversity of uses and a fine-grained townscape.

### **Promoting a Mix of Well-Integrated Uses**

Objective 2: To promote a mix of well-integrated uses that drive a dynamic local economy, flourishing community and strong cultural offer through balanced and managed expansion of retail, housing, employment, cultural/creative, community and third sector space aimed at a variety of users and accommodating a range of tenures and unit sizes.

### **Enhancing the Public Realm**

Objective 3: To revive the public realm by developing a network of new and improved public open spaces that are attractive, safe and accessible for people to enjoy.

### **Supporting Culture, Creativity, the Third Sector and Community/Social Infrastructure**

Objective 4: To support creativity, culture, community and the third sector to further promote Dalston as one of the city's premier cultural and creative areas whilst expanding the quality and range of community facilities to meet the needs of a growing population.

### **Getting Around the Town Centre**

Objective 5: To facilitate ease of movement by improving the network of streets and footpaths to make walking and cycling as safe and pleasant as possible.

### **Making the Most of Public Transport**

Objective 6: To make the most of public transport to facilitate ease of movement to bus and train access and interchange between different modes of transport.

### **Maximising Energy Efficiency**

Objective 7: To maximise energy efficiency and encourage the use of low carbon and renewable energy sources in order to reduce CO<sub>2</sub> emissions and fuel poverty.

## 2.5 Difficulties Encountered and Assumptions Made

**A unified approach to policy implementation:** all policies within the AAP Strategic Framework need to be implemented in combination with each other. Key opportunity site policies in Part C need to be proactively delivered in conjunction with the supporting and mitigating policies in Part B such as policies on sustainable transport and the public realm. There is a risk that the vision may not be achieved where policies are delivered in isolation.

**Alignment with other DPDs and SPDs in the LDF:** once adopted as a DPD, the AAP itself is not to be implemented in isolation as borough wide policies on sustainability will also be implemented through, for example, the Sustainable Development Standards SPD. Any conflicts with emerging SPD's or DPD's will be resolved through joint working between Spatial Planning and Policy teams as the documents emerge, however closer working is also necessary with Regeneration, Housing and Development Control.

**Delivery of the AAP:** the AAP includes an Implementation and Phasing Plan with short, medium and long term assumptions made on the delivery of opportunity sites based on stakeholder consultation. Most of the sites within the Dalston AAP area are in private ownership and it is necessary to monitor the changing economic environment and continue to maintain relationships with stakeholders in order to adapt the plan as necessary.

**Research and Information:** an Infrastructure Needs Assessment (to be undertaken early 2012) will align infrastructure needs with growth proposals. Any updates to economic capacity assessments will be considered to support the implementation of the Retail Strategy.

## 2.6 The Rationale for the Options Considered

There were four preliminary options for the AAP developed around the key issues that arose from the Masterplan Scoping Report (March 2008). The options were tested in terms of site needs, public realm, transportation and energy implications and conveyed a sliding scale from the 'do minimum' to the 'do maximum' approaches.

**Option 1:** is a scenario where there was no significant planning-led intervention. Sites would come forward as the market decides. The key features of this option included:

- 'Do minimum';
- No planning-led regeneration;
- Current planning permissions and projects under construction go ahead as planned;
- No provision for new public open space or children's play areas;
- Improvements to key junctions/gateways; and
- Basic public realm improvements to Ridley Road and Dalston Lane/Queensbridge Road.

More detail on the key development proposals is included in Section 2.10.1 of the Draft Interim Dalston Area Action Plan (Phase 1) – Masterplan (March 2009).

**Evaluation:** Option 1 did not adequately address the issues identified during the scoping phase of the AAP, e.g. it did not address the inadequacies of the open space and play facilities provision within the town centre. Furthermore, residential development capacity did not meet the London Plan density recommendations and the facilitation of significant positive change for the town centre was minimal.

**Option 2:** involves an increased amount of change, particularly in the 'eastern Curve' area. Key features of Option 2 include:

- Planning-led intervention on the majority of sites along Eastern Curve/Dalston lane;
- Kingsland Shopping Centre is not redeveloped;
- Provision for small public open spaces/children's play area;
- New residential above office/retail along southern end of Eastern Curve; and
- Public realm improvements to Ridley Road, Dalston Lane/Queensbridge Road and Eastern Curve.

More detail on the key development proposals for Option 2 is included in Section 2.10.2 of the Draft Interim Dalston Area Action Plan (Phase 1) – Masterplan (March 2009).

**Evaluation:** Option 2 did not adequately address the issues identified during the scoping phase of the AAP, e.g. it did not address the inadequacies of the open space and play facilities provision within the town centre. Furthermore, residential development capacity did not meet the London Plan density recommendations.

**Option 3:** is fully comprehensive in its scope. Key features are as follows:

- Comprehensive redevelopment of AAP area;
- Kingsland Shopping Centre is redeveloped to allow for more retail with residential above;
- New public realm along the Eastern Curve;
- Provision for major new areas of public realm/children's play areas; and
- Variety of units for retail, office, residential.

More detail on Option 3 is included in Section 2.10.3 of the Draft Interim Dalston Area Action Plan (Phase 1) – Masterplan (March 2009).

**Evaluation:** This option was selected as the preferred option because of the significant positive change it brings to the town centre, including a range of new public realm and integrated transport proposals. It involves the redevelopment of the shopping centre, which provides significant development and improvement opportunities and delivers a major mixed-use offer with office/workshop floorspace supporting the creative/cultural industries and an expansion in employment floorspace.

**Option 4:** The option seeks the upper limits to Dalston town centre's capacity.

Key features include:

- Comprehensive restructuring of the AAP area to restore urban grid;
- Kingsland Shopping Centre is developed to allow for more retail with residential flats above and an underground car park;
- Railway is decked over and Ridley Road moves south over railway to allow for larger footprints on either side;
- Provision for major elements of public realm.

More detail on Option 4 is included in Section 2.10.4 of the Draft Interim Dalston Area Action Plan (Phase 1) – Masterplan (March 2009).

**Evaluation:** Option 4 was not taken forward primarily because of the cost and infrastructure required to deck over the majority of the railways and the radical transformation of the area may result in some loss of character/identity within Dalston.

The Sustainability Appraisal process assisted in the assessment of options and led to the propositions for the site scenarios as set out in Part III of the Draft Interim Dalston Area Action Plan (Phase 1) – Masterplan (March 2009). A combination of Options 3 was selected subject to further refinement and modifications (as in the AAP Pre-Submission Document) and more detailed proposals. The combination put forward the most sustainable and achievable positive change for the town centre whilst maintaining and strengthening the existing character and providing a new and improved public realm network.

## **SECTION THREE - SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT**

### **3.0 Introduction**

During Stage A of the SA process, baseline data on social, economic and environment were collected as well as plans, programmes and strategies that may be relevant to the Dalston AAP. This evidence gathering has informed the development of the Sustainability Appraisal Framework which contains both objectives and indicators against which the AAP can be assessed. The AAP Baseline (Scoping) Report has been supplemented recently and includes reference to the Retail Centres Study, however there have been no changes to the AAP Strategic Framework as a result of this.

### **3.1 Description of the Environmental, Economic and Social Baseline Characteristics and the Predicted Future Baseline**

A summary of Dalston's baseline information collated in Stage A of the SA process are outlined in the following section. The information has been categorised into social, environmental and economy and updated with more recent monitoring data where available.

#### **Environmental**

There are no national or international statutory sites including Sites of Specific Scientific Interest (SSSI), Special Areas of Conservation (SAC) or Special Protection Areas (SPA) within 2 km of Dalston town centre. There are no public parks and only 4.22 hectares of open space within the ward. Dalston is in a zone of little or no risk of flooding but there still exists a risk of surface water flooding and other sources of flooding such as canal, sewer and reservoir. A recent survey in 2007 noted that night time noise levels in Hackney are relatively high with the majority of recordings exceeding 70 dbA and there are several areas that regularly experience high levels of air pollution. There are relatively inefficient levels of energy and water use in the borough of Hackney due to old infrastructure and buildings.

Dalston's historic environment is a valuable economic and social asset. There are numerous Grade II listed buildings within the AAP area. The ward contains some areas of great archaeological potential, the most tangible being the old Roman road along today's Kingsland Road. In terms of townscape, there are a number of issues, the most obvious being a poor quality of public realm, a traffic dominated environment and a cramped and hostile pedestrian environment.

#### **Economic**

Economically, Dalston ward has a number of problems. Dalston ward has very high unemployment at 7.5% compared with 6% in Hackney borough and 3.5% London wide (April, 2005). Employment rates are highest in the white British and black African groups and lowest in the Asian and Caribbean groups. The proportion of women in the borough who are economically active is relatively low.

There is a high level of in-commuting to high value service sector jobs in Hackney borough. For example banking, finance, and insurance comprise 31% of jobs in Hackney, yet only 21% of Hackney residents are employed in these industries. Average gross household income in Hackney borough is £16,866 while the National average in 2004/05 was 28,000. In terms of housing only one third of all households in 2001 were owner-occupied, which is the third lowest rate in England and Wales. Fifty one percent of households were rented from the Council or a Registered Social Landlord/Housing Association - markedly higher than the London average (26%) and England and Wales (19%).

## **Social**

Dalston ward has a social baseline in need of significant development and is currently one of the 10% most deprived wards in the UK. The population was 10,359 at the 2001 census and is projected to be 11,281 by 2016. There is a very diverse population mix and populations other than White (63%) are Black or Black British African (12%) and Caribbean (10.3%). Other groups that are also well represented in Hackney include Asian or Asian British: Indian and Bangladeshi. Dalston is well represented by Christian, Muslim and Jewish religion. Education levels are rather low in the borough and only a third of pupils go on to study A-levels while a third pursues vocational qualifications. Only 13% of 18 year olds in Hackney go on to higher education, compared with 21.4% nationally.

In terms of basic health, life expectancy in Hackney borough is 1.7 years below the London average for males, and 0.3 years below for females. Fifty two percent of school students do not participate in at least 2 hours of high quality PE and sport per week and 55% of Year 3-6 students do not access at least 1 sports activity per week outside school hours. 20% of young people are obese and a further 15% are overweight. Key services provision is poor and the population per GP in Dalston ward is 2,500, twice the borough average of 1,017. Crime levels in the borough are high and so is the fear of crime. Street crime is six times the national average and both burglary rates and vehicle crime rates are double the national average. Dalston town centre is one of three key hotspots for crime in the borough.

### **3.2 Summary of the SA Framework**

The SA Framework (Appendix B) consists of objectives and indicators which are based on the issues identified from the existing baseline information. These objectives are distinct from the objectives of the AAP and provide a way to ensure that the appraisal considers the extent to which the AAP will contribute to the achievement of sustainable objectives in their own right. The indicators, on the other hand, provide a way of assessing whether or not the objectives are being achieved. They include existing quantitative and qualitative information which relates to the issues to be tackled in the Area Action Plan.

### 3.3 Developing the Objectives

Table 2 below shows the sustainability appraisal objectives for the Dalston AAP. These have been produced by conducting an analysis of the baseline information, a review of the relevant plans and policies as well as incorporating feedback received from the formal consultation.

It is a requirement in the SEA Directive that the assessment include “the likely significant effects on the environment, which also includes issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage, landscape and the interrelationship of the above factors”. As shown, the objectives which form part of the SA Framework, have been translated into key questions within which the appraisal was based on. The table below shows how each of the objectives relates to the SEA topics listed in the SEA directive.

**Table 2 Sustainability Objectives and Key Questions**

Sustainability Objectives	Key Questions/Indicators	SEA topics
To protect and enhance biodiversity	Will the number of plant and animal species present in the MA increase? Will the percentage of green and brown roofs within the MA increase? Will it increase the number of trees and protect the existing stock? Will it ensure protected species are not harmed? Will it ensure existing and or new biodiversity benefits are increased / incorporated?	Biodiversity, Fauna and Flora
Reduce Noise Levels	Will noise levels be reduced?	Population and Human Health
Improve the availability of health and fitness facilities and improve the health of people and promote healthy lifestyles	Will it increase the number of health and fitness facilities? Will access be improved to these facilities? Will it encourage sport and recreation? Will it encourage healthy and more active lifestyles? Will it reduce infant mortality rates? Will it decrease the proportion of the population suffering from a long term illness or mental health problems?	
Promote educational attainment and the skill level of the population	Will the OFSTED rating for the schools in the vicinity improve? Will it improve access to educational facilities? Will it improve and broaden the skills base as appropriate to the MA?	
Reduce poverty and social exclusion and promote cultural	Will it improve the MA's index of deprivation? Will it increase the affordability of fuel for heat and energy? Is it likely to increase the percentage of households comprising of ethnic minorities being able to afford market housing?	

Sustainability Objectives	Key Questions/Indicators	SEA topics
diversity		
To generate employment opportunities for everyone particularly women and those without an A-level or higher qualifications	<p>Will it provide opportunities for part time and shared workers?</p> <p>Will it provide job opportunities for those currently economically inactive?</p> <p>Will it reduce the number and duration of people claiming social security (JSA claimants)?</p>	
Remediate contaminated land	<p>Will the number of contaminated sites decrease?</p> <p>Will it reduce pollution of the land?</p> <p>Will it ensure, where possible, development occurs on non-greenfield sites?</p>	Water and soil
Reduce the risk of surface water flooding through the adoption of SUDS and to improve water quality	<p>Will the percentage of developments that have incorporated / considered SUDS increase for the area?</p> <p>Will surface water discharge rates to sewers be reduced?</p> <p>Will water quality improve?</p>	
Decrease water consumption	Will water consumption be reduced?	
Improve Air Quality	<p>Will it improve air quality?</p> <p>Will it reduce emissions of key pollutants?</p>	Air
Require high standards of sustainable design and construction, including designing in considerations for mitigation and adaptation to climate change in new and refurbished developments.	<p>Will it achieve a minimum of very good BREEAM /level 3 Code for Sustainable Homes ratings?</p> <p>Will it reduce vulnerability to potential climate change effects such as increased storminess / increased flood risk?</p> <p>Will it improve the SAP rating of housing in the Borough?</p>	Climate Factors/Energy
Consider climate change in urban / landscape design	<p>Will energy consumption from non-renewable sources reduce?</p> <p>Will CO2 levels be reduced?</p>	
Preserve and enhance the local distinctiveness of the urban	<p>Will listed buildings be retained and re-used appropriately?</p> <p>Will key non-listed buildings be re-used appropriately?</p>	Cultural heritage and landscape

Sustainability Objectives	Key Questions/Indicators	SEA topics
environment and improve the townscape		
Promote the innovative use of the existing building stock	<p>Will the degraded/derelict townscapes and buildings be re-used to enhance the area?</p> <p>Will the urban form be coordinated and the “messiness” 1 be improved?</p> <p>Will the poor lighting be improved?</p>	
Improve quality and availability of open space	<p>Will the total area of publicly accessible open space be increased?</p>	
Provide access to an adequate range of support and community facilities	<p>Will it improve access to support and community facilities?</p> <p>Will it provide dedicated areas for community facilities and activities?</p>	
Increase the number of children’s play facilities	<p>Will the number of suitable child play facilities increase?</p> <p>Will the total area dedicated to formal child play space increase?</p>	
Improve the retail environment by ensuring a wide range of retail offer	<p>Will it increase the retail sales in Hackney town centre?</p> <p>Will it encourage a mix of retail opportunities?</p>	
To promote sustainable economic growth	<p>Will it increase investment in the AAP area?</p> <p>Will it encourage new business start-ups and opportunities for local people?</p> <p>Will it improve business development and enhance productivity?</p> <p>Will it enhance the image of the area as a business location?</p> <p>Will it increase the amount of office space?</p>	
Improve the safety of pedestrians and cyclists by providing adequate facilities and reducing road congestion	<p>Will it reduce the incidences of road traffic accidents involving pedestrians and cyclists?</p> <p>Does it increase the provisions for pedestrian and cyclists?</p> <p>Will it reduce the reliance on the car?</p>	Transport/ac cessibility
Reduce crime, fear of crime and anti-social behaviour of the AAP area	<p>Will it reduce anti-social behaviour?</p> <p>Will it encourage social integration?</p> <p>Will it decrease the incidences of domestic burglaries in the MA?</p>	
	<p>Will waste creation be reduced?</p> <p>Will waste recycling, composting and recovery be increased?</p> <p>Will it divert waste from landfill?</p>	Waste

## **SECTION FOUR - SIGNIFICANT ENVIRONMENTAL, ECONOMIC AND SOCIAL EFFECTS OF THE FRAMEWORK**

### **4.1 How Significant Social, Environmental and Economic Effects of the AAP Strategic Framework Were Considered in Developing the Area Action Plan**

The aim of sustainable development is to seek a balance between the social, environmental and economic interests of the area. In the early stages of the assessment, baseline information was collated to identify sustainability issues. From these issues, the SA Framework has been developed which were used to test the AAP. Testing the AAP Framework (objectives and policies) against the SA objectives has helped identify the conflict/tensions in achieving sustainable development.

### **4.2 Summary of the Dalston AAP Strategic Framework**

The Dalston AAP has been developed around a Strategic Framework. Within the framework, there are broad chapter headings with the relative objectives and policies included. A summary of each of the chapters is provided in the following section:

#### **Strengthening Local Character and Identity**

**Objective 1: To strengthen local character and identity by enhancing the existing qualities that the local community cherish, in terms of heritage, vibrant street life, diversity of uses and a fine-grained townscape.**

The aim of this objective is to improve overall quality of the environment; to build on what is there already – diversity, street life and urban form. The regeneration should include high quality development to suit the local community and the area. It should further strengthen local character and identity by:

- Emphasising the five major points of arrival into the town centre through:
  - streetscape and landscape treatments that will emphasis the location of notable architecture;
  - new / improved pedestrian facilities;
- Enhancing local cultural landmarks and buildings of heritage and architectural merit and their settings in new development;
- Retaining and respecting strategic/key views; and
- Use of a hierarchy system of building frontages.

## Promoting a Mix of Well-Integrated Uses

**Objective 2: To promote a mix of well-integrated uses that drive a dynamic local economy, flourishing community and strong cultural offer through balanced expansion of retail, housing, employment, cultural/creative, community and third sector space aimed at a variety of users and accommodating a range of tenures and unit sizes.**

The aim of this objective is to promote a balanced mix of retail, housing, employment, cultural, community and third sector space for wide variety of users in the mixed community.

- Ensuring a vibrant town centre through mixed use development;
- Employment provision and priority employment area – providing B1 workspace and/or alternative employment space;
- New housing provision – promoting a balanced mix of homes that provide for larger families and those unable to afford market prices;
- Improving town centre retail provision including improvements to Ridley Road Market and adjacent small-scale shops will be pursued;
- Improving leisure offer and the night time economy;
- Community facilities and infrastructure provision.

## Enhancing the Public Realm

**Objective 3: To revive the public realm by developing a network of new and improved public open spaces that are attractive, safe and accessible for people to enjoy.**

The aim of this objective is to revive the public realm by developing a network of new and improved public spaces that are attractive, safe and accessible for people to enjoy, while keeping and improving the existing character of the area.

- Enhancing public realm quality;
- Emphasise the points of arrival into the town centre through creative surface redesign and improved pedestrian crossings;
- Respect public open spaces and streets by ensuring that building forms are appropriately scaled to their context and do not provide excessive overshadowing;
- Accommodate a range of functions and activities within the open spaces to cater and appeal to Dalston's diverse population;
- Help reinforce a clear street hierarchy by implementing a cohesive approach to streetscape design with bolder designs along principal routes and spaces and designs of a more intimate nature along secondary routes;
- Utilise the most suitable, durable and high quality materials available with special attention to detail and maintenance;
- Specify management and maintenance regimes for areas of the public realm;
- Town Centre management and maintenance; and
- Provision of spaces for play and recreation.

## Supporting Culture, Creativity, the Third Sector and Community/Social Infrastructure

**Objective 4: To support creativity, culture, community and the third sector to further promote Dalston as one of the city's premier cultural and creative areas whilst expanding the quality and range of community facilities to meet the needs of a growing population.**

The aim of this objective is to provide adequate facilities to support the needs of a growing population with a high quality and range of community facilities.

- Culture, community, creativity and the third sector will be supported using the following principles:
  - New cultural and arts venues and facilities will be encouraged where they further contribute to Dalston's distinct cultural identity;
  - Creative partnerships and collaborations will be encouraged through the implementation of the public art strategy;
  - Gillett Square will be further developed as Dalston's 'Community and Creative Quarter'.
  - The Ashwin Street and Eastern Curve areas will be developed as 'Community and Creative Quarter'.
  - A public art and lighting strategy will be implemented as part of an overall programme to improve public spaces;
  - Support will be given for Holy Trinity Primary School to achieve its target of doubling in size over the next two years through complete redevelopment of its current site or finding a suitable alternate site.

## Getting Around the Town Centre

**Objective 5: To facilitate ease of movement by improving the network of streets and footpaths to make walking and cycling as safe and pleasant as possible**

The aim of this objective is to facilitate ease of movement by improving the network of streets and footpaths to make walking and cycling as safe and pleasant as possible.

- Implementation of a user hierarchy system with pedestrians at the top of the priority ladder.
- Improving transport and accessibility;
- Overcome barriers of movement due to strategic and local traffic movement;
- Reduce the dominance of traffic; pedestrians are the top priority;
- Follow the road user hierarchy set out in Hackney's Transport's Strategy (2006);
- Improve pedestrian connections and minimise the risk of conflicts between various road users. A number of potential crossing improvements areas have been identified.
- Support the comprehensive redevelopment of Kingsland Shopping Centre to allow for:

- an overall enhanced pedestrian network;
- a new pedestrian and cyclist priority public realm along the Eastern Curve;
- a new pedestrian zone within the Shopping Centre area;
- a new underground car park;
- new connections to Dalston Junction, Dalston Kingsland Station and a potential new Cross Rail station.
- Establish a north-south link within the area. A pedestrian and cycle footbridge is proposed over the existing railway, it will also facilitate a “shopping circuit” via the Eastern Curve parkland;
- Establish new/improved crossing facilities throughout the town centre through traffic calming measures, new types of crossings and surface treatment;
- Improvements to junctions and crossing within the town centre; and
- Implement improvements along the cycle network, including new/enhanced signage, improved public cycle storage and racks. Cycle parking will encouraged in all residential developments.

### **Making the Most of Public Transport**

#### **Objective 6: To make the most of public transport to facilitate ease of movement to bus and train access and interchange between different modes of transport.**

The aim of this objective is to make the most of public transport to facilitate ease of access to bus and train facilities and interchange between different modes of transport and surrounding development.

- Promote the use of public transport for all users;
- Improve and enhance ground-level connections between public transport hubs and modes, particularly between Dalston Kingsland Station, Dalston Junction Station and bus interchange, a potential future Chelsea-Hackney Line station and all the bus stops in the area, along principal pedestrian routes throughout the town centre;
- Better integrate public transport hubs into the town centre by providing new/improved pedestrian crossings along desire lines;
- Further support the TfL initiative to improve bus route 38 along Dalston Lane.
- Establish a car-free policy for residential developments in the town centre;
- Implement a new car park and servicing area underground on the redeveloped Kingsland Shopping Centre Site to reduce the demand for on-street parking;
- Consider a shop mobility scheme to improve access to people with mobility impairment;
- Consider car club parking spaces throughout the town centre.
- Implement a parking and servicing strategy.
- The provision of a new underground car park beneath the redeveloped Kingsland Shopping Centre for general public use;
- Dedicated disabled parking spaces in accordance with adopted standards;
- The implementation of a car club parking scheme;
- Eastern Curve - allowing only for service and emergency vehicles (including pedestrians and cyclists).

## **Maximising Energy Efficiency**

**Objective 7: To maximise energy efficiency and encourage the use of low carbon and renewable energy sources in order to reduce CO<sub>2</sub> emissions and fuel poverty.**

The aim of this objective is to maximise energy efficiency and encourage the use of renewable energy sources in order to minimise CO<sub>2</sub> emissions and fuel poverty.

- Implement an energy efficiency and construction plan;
- Development proposals should follow the Energy Hierarchy of the London Plan (Feb. 2008) with the aim to decrease the overall CO<sub>2</sub> emissions in the following order:
  - Using less energy by adopting sustainable design and construction measures;
  - Supplying energy efficiently in particular by prioritising decentralised energy generation and Combined Heat and Power technology; and
  - Using renewable energy.

### **4.3 Significant Social, Environmental and Economic Effects of the Area Action Plan**

The following section sets out the overall likely significant effects of the AAP. These have been divided into three categories: social, environmental and economy. The corresponding sustainability objectives are also provided below: The summary tables of the appraisal of the AAP policies can be found in Appendix A.

#### **Social Objectives**

- Increase the number of children's play facilities
- Improve the availability of health and fitness facilities and improve the health of people and promote healthy lifestyles
- Reduce poverty and social exclusion and promote cultural diversity
- Promote educational attainment and the skill level of the population
- Provide access to an adequate range of support and community facilities
- Increase the number of affordable homes and the proportion meeting the Decent Home Standard
- Improve the safety of pedestrians and cyclists by providing adequate facilities and reducing road congestion
- Reduce crime, fear of crime and anti-social behaviour of the AAP area.

#### **Social Effects**

In terms of the impacts on people, due to the deprived current condition of the AAP Area, the AAP objectives and policies provide an opportunity to provide a considerable improvement to the social environment. The enhancement and increased support for community and cultural infrastructure is a major force behind achieving the objective of enhancing Dalston's liveability. The AAP has identified the need for LBH to work closely with the PCT to facilitate any new health facilities within the town centre, and the AAP site specific policies are

flexible to accommodate a new health centre should the PCT confirm its requirement.

The 'Getting around the town centre' principle will have a significant effect on the improved access to facilities within Dalston town centre that promote social inclusion due to the improvements in the amount and quality of community services, and together with the Revived Public Realm, should contribute to the increased safety of the area. The AAP does therefore contribute significantly to the overarching objective of strengthening the local character, of diversity, street life and urban form of a particular character. This is further reinforced by the AAP approach to divide and concentrate design principles on eight Character Areas, which highlights that the AAP has understood the unique characters of different areas within Dalston town centre.

### **Environmental Objectives**

- To protect and enhance biodiversity
- Remediate contaminated land
- Minimise waste and increase recycling, composting and recovering
- Improve Air Quality
- Reduce Noise Levels
- Require high standards of sustainable design and construction, including designing in considerations for mitigation and adaptation to climate change in new and refurbished developments.
- Consider climate change in urban / landscape design
- Reduce the risk of surface water flooding through the adoption of SUDS and to improve water quality
- Decrease water consumption
- Preserve and enhance the local distinctiveness of the urban environment and improve the townscape
- Promote the innovative use of the existing building stock
- Improve quality and availability of open space

### **Environmental Effects**

There are no effects on designated areas under Directives 79/409/EEC and 92/43/EEC. The AAP proposes a new urban layout with new buildings, refurbished buildings, a new mix of uses, open public squares, coherent movement networks and an integrated energy provision. The overall green credentials of the area will contribute to the objective of promoting Dalston as a major town centre. The AAP area is a majority brownfield site and as a result of the AAP will enhance and increase the amount of available open space and public realm, through the establishment of the Eastern Curve and an increase in landscaped areas. This contributes to the objective of enhancing Dalston's liveability.

Consideration has been made to preserving and enhancing local distinctiveness through providing publicly accessible open space, retaining and re-using listed buildings and structures of local interest and requiring high standards of sustainable design. This contributes to the objective of strengthening local character by creating an attractive place to live, work and visit. The ease of movement, increased use of public transport and provision of an energy centre strategy to maximise the energy efficiency of Dalston will contribute to improving

the green credentials of Dalston town centre, and by promoting these principles as part of sustainable urban growth, the objective of providing inspiration to the people of Dalston should be realised.

### **Economic Objectives**

- Improve the retail environment by ensuring a wide range of retail offer
- To promote sustainable economic growth
- To generate employment opportunities for everyone particularly women and those without an A-level or higher qualifications

### **Economic Effects**

Increasing the retail and business viability of Dalston town centre is a primary aim of the AAP objectives, and objectives 1 to 7 all have significant effects that are likely to contribute to the overarching objective of promoting Dalston as a major town centre. Increasing and enhancement of retail opportunities will also reduce the “spend leakage” to make Dalston more self-sustaining. Objective 7 ‘Maximising Energy Efficiency’ is also important since, if fully implemented, it will likely have the effect of providing Dalston with green credentials, an element it cannot boast of as yet. This should raise the profile of Dalston to compete against other London towns, as businesses will be aware of Dalston’s sustainable economic environment image.

The AAP objectives will increase the attractiveness of the area, increase investment in the area and improve and encourage business development. The SA suggests that the objectives are likely to improve accessibility, provision of support facilities, living opportunities and community spirit. This is likely to contribute to the objectives of enhancing Dalston’s liveability and providing inspiration to the people of Dalston.

## **4.4 How the Appraisal has Improved the AAP**

The SA process has brought forward improvements to the AAP arising out of the appraisal process. It has provided opportunities for engaging and inviting the opinions of statutory consultees and stakeholders which facilitated an open and informed document. The SA process also highlighted and documented gaps in the baseline information that needed to be addressed.

Overall, the SA process identified areas of improvement in the AAP which required further investigation. The main areas which were recommended throughout the SA process to be given further consideration included: additional enhancements to improve biodiversity opportunities; detailed sustainable design through the adoption of SUDS; design considerations for waste minimisation and recycling; and a site investigation of the potential ground contamination. Mitigation would be required to address the noise, water consumption and the potential ground contamination. The issues identified have all been appropriately addressed through the borough wide policies in the Core Strategy, the emerging Sustainable Development Standards SPD and the Development Management DPD.

It was also suggested in the SA of the Draft Interim AAP (March 2009) version that the AAP should include phasing and the timely provision of infrastructure in anticipation for the expected housing, retail and commercial growth as well as a maintenance strategy of the of proposed infrastructure. This has been addressed

through the Implementation and Phasing plan in the AAP and through the borough wide policies in the Core Strategy.

#### **4.5 Cumulative, Synergistic and Secondary Effects**

The possible cumulative, synergistic and secondary effects of the AAP have been considered during the assessment. Cumulative effects arise where several policies or options are implemented and the combined effects would be significant, such as noise, dust and visual impacts. Synergistic effects occur where policies or options act together positively. The grouping of objectives for the SA in the first instance indicates the potential synergies and the assessment has provided details of where other potential synergies should be considered. Other plans have been considered during the formulation of the AAP in order that the plans act together positively such as the Core Strategy, Development Management DPD and Sustainable Development Standards SPD.

Secondary or indirect effects are those which are not a direct result of the plan. The continued appraisal of the AAP has followed the guidance and methodology set out in 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' (former ODPM) and taken into account these effects.

# SECTION FIVE – IMPLEMENTATION AND MONITORING

## 5.0 Introduction

The SEA Directive includes a specific requirement for monitoring the significant environmental effects of plans and programmes and the Environmental Report (incorporated within this report) should include a description of the measures envisaged for monitoring the plan. Furthermore, under the Planning and Compulsory Purchase Act 2004, every local planning authority must prepare an Annual Monitoring Report.

## 5.1 Links to Other Tiers of Plans and Programmes and the Project Level

When adopted the Dalston Area Action Plan (Pre-Submission Document) will form part of Hackney's Local Development Framework (LDF) as a Development Plan Document. The LDF, together with the London Plan, once adopted, will form the statutory Development Plan.

Implementation of the AAP will not happen in isolation. The borough's overarching spatial strategy (the Core Strategy) was adopted in December 2010 and policies within both the emerging Development Management DPD and Sustainable Development Standards SPD will apply within the AAP area.

## 5.2 Proposals for Monitoring

Monitoring the sustainability effects of implementing the AAP is an important ongoing element of the sustainability appraisal process. This sustainability monitoring process is likely to take as its starting point the objectives developed for this appraisal, the identified key sustainability issues, the significant potential short and long term effects and the suggested mitigation measures. However, the SEA Directive does not require individual plans to be monitored individually and any monitoring could be wrapped up within a wider monitoring programme.

The LDDs will be kept under review via the Hackney Borough Council's Annual Monitoring Report (AMR). The AMR therefore offers an opportunity to monitor the baseline condition identified in this SA. The AMR will assess the implementation of the LDS and the extent to which policies in the LDDs are being achieved. The AMR will also identify where a proposed LDD is no longer required; where it has become in need of updating or replacement; and when new LDD not specified on the current schedule will need to be brought forward.

It is suggested to utilise the indicators as presented in the Key Sustainability Issues and Appraisal Framework spreadsheet of this SA (Refer to Section 1.4 and Tables 3 and 4) as a future monitoring framework. The baseline data as outlined in the February 2008 Scoping Report of this SA will provide reference data for the monitoring. The baseline data has been presented in a way that it would facilitate maintaining and updating the data as required within the life of the LDF to ensure the policies retain their effectiveness.

However, it is essential that adequate emphasis is placed on interpreting the data and analysing the monitoring results, rather than only collecting information on

large numbers of indicators. Moreover, alternative indicators may turn out to be better for monitoring than the chosen ones and in such case, these should be added to the monitoring framework.

It is envisaged that the monitoring would be on an annual basis, although updates of some indicators will not be available that frequently.

Monitoring the implementation of the AAP from a sustainability perspective can ensure that the identified sustainability objectives are being achieved, and where not appropriate action is taken to address them.

### **5.3 Mitigating Adverse Effects and Maximising Beneficial Effects**

Overall, the AAP performed well against the sustainability objectives throughout the appraisal process. Sustainability appraisal of the Draft Interim Dalston AAP (Phase 1) – Masterplan (March 2009) highlighted three main concerns; however these have subsequently been addressed in the AAP (Pre-Submission Document). Firstly, a lack of consideration for phasing of opportunity sites and projects in the AAP was suggested. An Implementation and Phasing Plan is included in Part D of the AAP (Pre-Submission Document) which outlines the short, medium and long term timeframes for development to come forward.

Sustainability appraisal of the Draft Interim Dalston AAP (Phase 1) – Masterplan (March 2009) had also highlighted a general lack of consideration around the maintenance of certain infrastructure and the ongoing environmental cost of facilities; for example rainwater harvesting / greywater recycling was not considered for the open spaces, and the energy consumption of the public squares was not considered in terms of a sustainable energy provision. This is now addressed through Core Strategy policies, the emerging Sustainable Development Standards SPD and Development Management DPD.

Thirdly, the Draft Interim AAP (March 2009) was found to rely heavily on the commitment of all levels of government particularly, the Greater London Authority (GLA) and LBH to deliver the objectives of the AAP. As noted above, the AAP (Pre-Submission Document) includes an Implementation and Phasing Plan with a number of projects that are currently being implemented by the Council in order to support the sustainability objectives, in terms of funding, programming, communication, facilitating partnerships between sectors particularly with the aim of increasing the skills base of the local residents and providing opportunities to ethnic minorities and other disadvantaged groups in the AAP area.

Table 3 shows the overall effect of the AAP on the society, environment and economy. The summary appraisal of AAP policies is found in Appendix A and details how the sustainability objectives are achieved through the policies of the AAP.

**Table 3 Sustainability Appraisal of the Dalston AAP Objectives**

SUSTAINABILITY OBJECTIVES	PERFORMANCE Key: ++Contribute significantly +Contribute marginally = No likely impacts - Dedract marginally --Detract significantly	COMMENTS / MITIGATION
<b>Environment</b>		
1. To protect and enhance biodiversity	+	<p>Overall objectives of AAP seek to provide enhancements to green spaces and maintaining ecological connectivity, improving public realm and increasing the number of trees.</p> <p>Design and development policies and strategies require new transport networks, cycle and pedestrian routes and cycle storage to reduce traffic dominated environment and to act as green corridors.</p> <p><b>Mitigation</b></p> <p>Review by an ecological specialist should be included which could include species surveys considering old building stock.</p> <p>The emerging Sustainable Development Standards SPD should provide more detail and guidance on indigenous species to enhance biodiversity.</p>
2. Remediate contaminated land	=/+	<p>The AAP does not specifically mention contaminated land. It is considered that the redevelopment of sites will result in appropriate material management strategies for any contaminated land and therefore there will be a reduction in the number of potentially contaminated sites.</p> <p><b>Mitigation</b></p> <p>At the time of Planning Application, a site investigation should be carried out to characterise ground conditions and quantify the nature and concentrations of potential contamination. This would lead to the remediation of contaminated land. These, in addition to material management and production of Site Waste Management Plans can be stipulated as planning conditions.</p>
3. Minimise waste and increase recycling, composting and recovering	+	<p>Overall AAP objectives to improve the public realm could encourage recycling within the community and through better community services, it is also likely to reduce waste going to landfill.</p> <p><b>Mitigation</b></p> <p>Appraisal of the Draft Interim AAP (March 2009) suggested there should be more reference to waste storage and facilities on and off street to encourage recycling and composting in the AAP area. The need to mention new buildings' provision for storage, separation and compaction of waste was also highlighted and these issues are resolved through policies within the emerging Development Management DPD. Review and monitor Site Waste Management Plans (mandatory for any projects over £300k). Planning conditions should require waste management strategies on an AAP scale and for</p>

SUSTAINABILITY OBJECTIVES	PERFORMANCE Key: ++Contribute significantly +Contribute marginally = No likely impacts - Dedract marginally --Detract significantly	COMMENTS / MITIGATION
		individual buildings through the planning application process.
4. Improve Air Quality	+	<p>Overall objectives to improve the movement network in the AAP could encourage more sustainable travel such as walking and cycling which could have a positive impact on the local air quality through a reduction in traffic congestion.</p> <p>Overall objectives to maximise energy efficiency and encourage the use of low carbon and renewable energy sources in order to reduce carbon dioxide emissions and fuel poverty is also likely to contribute to air quality improvement.</p> <p><b>Mitigation</b> The council should assist new developments to develop travel plans and locating energy efficient technologies in new development.</p>
5. Reduce Noise Levels	+/=	<p>Noise due to traffic is expected decrease resulting from AAP objectives to improve pedestrian, cyclist and public transport movement.</p> <p>AAP objectives to improve in the management of the evening economy is expected to reduce undue noise emissions from evening economy uses.</p> <p><b>Mitigation</b> The council should assist new developments to develop travel plans. Furthermore planning applications are required to contain a management strategy detailing how impacts such as noise can be mitigated, and the Policy requires the management strategy to be strictly adhered too if the evening economy use is approved by the Council. Further planning policy on managing the evening economy will be provided in the emerging Development Management DPD.</p>
6. Require high standards of sustainable design and construction, including designing in considerations for mitigation and adaptation to climate change in new and refurbished developments.	++	<p>Overall AAP objectives to maximise energy efficiency and encourage the use of low carbon and renewable energy sources in order to reduce carbon dioxide emissions and fuel poverty is also likely to contribute to mitigation of climate change.</p> <p><b>Mitigation</b> Locating energy efficient technologies in new development proposals will be required at planning application stage.</p>
7. Consider climate change in urban / landscape design	++	Overall AAP objectives to maximise energy efficiency and encourage the use of low carbon and renewable energy sources in order to reduce carbon dioxide emissions and fuel poverty will address the mitigation of

SUSTAINABILITY OBJECTIVES	PERFORMANCE Key: ++Contribute significantly +Contribute marginally = No likely impacts - Dedract marginally --Detract significantly	COMMENTS / MITIGATION
		<p>climate change in urban/landscape design.</p> <p><b>Mitigation</b> Locating energy efficient technologies in new development proposals will be required at planning application stage.</p>
8. Reduce the risk of surface water flooding through the adoption of SUDS and to improve water quality	=	<p>The AAP objectives to improve the public realm, should increase soft landscaping and incorporation of permeable paving and provide potential space for other SUDS techniques.</p> <p><b>Mitigation</b> The Core Strategy and emerging Development Management DPD should provide guidance on the management of Flooding and provision of SUDs and should be considered at planning application stage.</p>
9. Decrease water consumption	-/=	<p>No specific mention regarding water consumption in the AAP, however, given there is a large scale of new build developments proposed in the AAP area, there are many opportunities where high design standards for reduced water consumption can be implemented.</p> <p><b>Mitigation</b> Ensure that high design standards are followed to ensure that water consumption per capita is minimised as far as possible. The Core Strategy and the emerging Sustainable Development Standards SPD will provide guidance on sustainable water consumption methods and should be considered at planning application stage.</p>
10. Preserve and enhance the local distinctiveness of the urban environment and improve the townscape	++	<p>Overall AAP objectives to strengthen local character and identity by enhancing the existing qualities that the local community cherish, in terms of heritage, vibrant street life, diversity of uses and a fine grained townscape will preserve and enhance the local distinctiveness of the urban environment and improve the townscape.</p> <p><b>Mitigation</b> Objectives and policies to achieve the above to be considered at planning application stage. English Heritage and LBH Conservation and Design could be consulted at an early stage.</p>
11. Promote the innovative use of the existing building stock	++	<p>Overall AAP objectives to strengthen local character and identity by enhancing the existing qualities that the local community cherish, in terms of heritage, vibrant street life, diversity of uses and a fine grained townscape will promote the innovative use of the existing building stock.</p> <p><b>Mitigation</b> Objectives and policies to achieve the above to be considered at planning application stage. English Heritage and LBH Conservation and Design could be consulted at an early stage.</p>
12. Improve	++	The AAP objective to revive the public realm by

SUSTAINABILITY OBJECTIVES	PERFORMANCE Key: ++Contribute significantly +Contribute marginally = No likely impacts - Detract marginally --Detract significantly	COMMENTS / MITIGATION
quality and availability of open space		<p>developing a network of new and improved public open spaces that are attractive, safe and accessible for people to enjoy will improve the quality and availability of open space.</p> <p><b>Mitigation</b> Management and maintenance of these spaces is also a consideration in the AAP to help manage these spaces sustainably. Seek finance through Section 106/CIL.</p>
<b>Social</b>		
13. Increase the number of children's play facilities	++	<p>The AAP objective to revive the public realm by developing a network of new and improved public open spaces that are attractive, safe and accessible for people to enjoy will increase the number of children's play facilities.</p> <p><b>Mitigation</b> Secure arrangements for the maintenance and seek finance through Section 106/CIL.</p>
14. Improve the availability of health and fitness facilities and improve the health of people and promote healthy lifestyles	+ / ++	<p>The AAP objectives to facilitate the ease of movement around the town centre for pedestrian and cyclists as well as to expand the quality and range of community facilities to meet the needs of the growing population will improve the availability of health and fitness facilities and improve the health of people and promote healthy lifestyles.</p> <p>The AAP objective to revive the public realm by developing a network of new and improved public open spaces that are attractive, safe and accessible for people to enjoy will increase the number of children's play facilities and improve the health of people and promote healthy lifestyles.</p> <p><b>Mitigation</b> Management and maintenance of these facilities is also a consideration in the AAP to help manage these spaces sustainably. Seek finance through Section 106/CIL.</p>
15. Reduce poverty and social exclusion and promote cultural diversity	++	<p>The overall AAP objective to support creativity, culture, community and the third sector to further promote Dalston as one of the city's premier cultural and creative areas whilst expanding the quality and range of community facilities to meet the needs of a growing population will and reduce social exclusion and promote cultural diversity.</p> <p>The overall AAP objective to promote a mix of well-integrated uses that drive a dynamic economy, flourishing community and strong cultural offer through balanced and managed expansion of retail, housing, employment, cultural creative, community and third sector space aimed at a variety of users and accommodating a range of tenures and unit sizes will Reduce poverty and social exclusion and promote cultural diversity.</p>

SUSTAINABILITY OBJECTIVES	PERFORMANCE Key: ++Contribute significantly +Contribute marginally = No likely impacts - Detract marginally --Detract significantly	COMMENTS / MITIGATION
		<p>The AAP objective to revive the public realm by developing a network of new and improved public open spaces that are attractive, safe and accessible for people to enjoy will increase the number of children's play facilities and reduce social exclusion and promote cultural integration.</p> <p><b>Mitigation</b> Appraisal of the Draft Interim AAP (March 2009) identified that the phasing of the AAP should consider the availability of the facilities in preparation for the expected occupants of residential developments. This is addressed through the Infrastructure Needs Assessment (to be undertaken early 2012) which will align infrastructure needs with growth. Additional social programmes particularly aimed at improving the skills base of the various ethnic communities in Dalston should be implemented to tackle the high unemployment rates. Follow and update government and local targets as appropriate. Management and maintenance of these facilities is also a consideration in the AAP to help manage these spaces sustainably. Seek finance through Section 106/CIL.</p>
16. Promote educational attainment and the skill level of the population	=/+	<p>The overall AAP objective to expand the quality and range of community facilities to meet the needs of a growing population will promote educational attainment and the skill level of the population.</p> <p><b>Mitigation</b> A Council led programme should facilitate/foster partnerships between the schools/colleges and the employment sector to broaden the skills base in Dalston particularly those in ethnic communities. Seek finance through Section 106/CIL.</p>
17. Provide access to an adequate range of support and community facilities	++	<p>The overall AAP objective to expand the quality and range of community facilities to meet the needs of a growing population will provide access to an adequate range of support and community facilities.</p> <p><b>Mitigation</b> Mitigated through the Infrastructure Needs Assessment (to be undertaken early 2012) which will align infrastructure needs with growth. Seek finance through Section 106/CIL.</p>
18. Increase the number of affordable homes and the proportion meeting the Decent Home Standard	++	<p>The overall AAP objective to promote a mix of well-integrated uses that drive a dynamic economy, flourishing community and strong cultural offer through balanced and managed expansion of retail, housing, employment, cultural creative, community and third sector space aimed at a variety of users and accommodating a range of tenures and unit sizes will increase the number of affordable homes and proportion meeting the Decent Home Standard.</p>

SUSTAINABILITY OBJECTIVES	PERFORMANCE Key: ++Contribute significantly +Contribute marginally = No likely impacts - Dedract marginally --Detract significantly	COMMENTS / MITIGATION
		<p><b>Mitigation</b> The affordable mix thresholds should be provided in accordance with the London Plan and LBH's Core Strategy and emerging Affordable Housing SPD at planning application stage.</p>
19. Improve the safety of pedestrians and cyclists by providing adequate facilities and reducing road congestion	++	<p>AAP objective to facilitate ease of movement by improving the network of streets and footpaths to make walking and cycling as safe and pleasant as possible will improve the safety of pedestrians and cyclists by providing adequate facilities and reducing road congestion</p> <p><b>Mitigation</b> Funding and programme of works should be considered in the phasing of the Area Action Plan and seek finance through Section 106/CIL.</p>
20. Reduce crime, fear of crime and anti-social behaviour of the MA.	+	<p>AAP objective to improve the public realm improvements such as better lighting and good policing as well as the provision of new public spaces is will reduce anti-social behaviour, crime and the fear of crime.</p> <p><b>Mitigation</b> The AAP is expected to have more significant positive impact towards achieving this objective if combined with the implementation of social programmes aimed at tackling anti-social behaviour. In addition, it is recommended that a crime prevention officer provides input into the development proposals at planning application stage to ensure that there is synergy in urban layout and crime prevention.</p>
<b>Economic</b>		
21. Improve the retail environment by ensuring a wide range of retail offer	++	<p>The overall AAP objective to promote a mix of well-integrated uses that drive a dynamic economy, flourishing community and strong cultural offer through balanced and managed expansion of retail, housing, employment, cultural creative, community and third sector space aimed at a variety of users and accommodating a range of tenures and unit sizes will improve the retail offer by ensuring a wider range of retail offer.</p> <p><b>Mitigation</b> Supporting independent businesses and fostering partnerships through Town Centre Partnership Forum. Attracting investment through the AAP and design briefs.</p>
22. To promote sustainable economic growth	++	<p>The overall AAP objective to promote a mix of well-integrated uses that drive a dynamic economy, flourishing community and strong cultural offer through balanced and managed expansion of retail, housing, employment, cultural creative, community and third sector space aimed at a variety of users and accommodating a range of tenures and unit sizes will promote sustainable economic growth in Dalston.</p>

SUSTAINABILITY OBJECTIVES	PERFORMANCE Key: ++Contribute significantly +Contribute marginally = No likely impacts - Detract marginally --Detract significantly	COMMENTS / MITIGATION
		<p><b>Mitigation</b> Supporting independent businesses and fostering partnerships through Town Centre Partnership Forum. Attracting investment through the AAP and providing usable space for small and medium enterprises in easily accessible locations. Providing housing where needed and facilities to support population growth through AAP.</p>
23. To generate employment opportunities for everyone particularly women and those without an A-level or higher qualifications	+	<p>The AAP objective to promote a mix of well-integrated uses that drive a dynamic economy, flourishing community and strong cultural offer through balanced and managed expansion of retail, housing, employment, cultural creative, community and third sector space aimed at a variety of users and accommodating a range of tenures and unit sizes will promote sustainable economic growth in Dalston.</p> <p><b>Mitigation</b> Additional social programmes would need to be implemented to generate opportunities for everyone including women and those without an A-level of higher qualifications.</p>

#### 5.4 Uncertainties and Risks

The baseline data collection provided the appropriate starting point for the proposed development but due to the small scale of the AAP area, the available site specific data, particularly social and economic is particularly lacking, since some information is only available at a borough level. Environmental factors are also only available at a much higher level than the AAP area level. This does provide a limitation to the assessment and prediction of likely effects.

Although the trans-boundary effects have been assessed where appropriate and feasible, it should be noted that due to the AAP area being located in London, there will be many other trans-boundary effects as a result of many of the plans and programmes reviewed as part of the SA, but also future policies of the wider city of London. Representing such interdependent, complex and sometimes conflicting inputs is not within the scope of a meaningful baseline assessment, but this issue is thus acknowledged.



**TABLE 4 SUSTAINABILITY APPRAISAL OF AAP POLICIES**

SA Objective		AAP Policy Assessment
<b>Environmental</b>	To protect and enhance biodiversity	<p>Core Strategy Policy 27 'Biodiversity' is the borough's overarching policy on the protection and enhancement of biodiversity. It aims to protect, conserve and enhance nature conservation areas particularly in and around Dalston and Shoreditch for their biodiversity value as well as develop a local habitat network which will contribute to the wider green grid. Specifically and where appropriate, a biodiversity survey of a site must be carried out prior to seeking planning permission.</p> <p>Within the AAP, improvements to the public realm/open spaces will have a positive impact on biodiversity. Policy DTC 11 'Public Realm Quality' proposes a network of new and improved areas of public realm/open space within the town centre which will support enhanced biodiversity.</p>
	Remediate contaminated land	<p>Chapter 9 of the Core Strategy 'Climate Change and Sustainability' outlines the borough's overarching policies on issues such as contaminated land. Possible sources of contamination in LBH typically include areas of old industrial land which has been redeveloped. The planning process is Hackney's preferred means of managing contaminated land issues in line with London Plan policies and the emerging Development Management DPD which will set out the detailed approach to dealing with hazardous substances borough-wide.</p> <p>Ground contamination is not specifically mentioned in the AAP, however this is not considered to be a significant factor. Policies such as maximising opportunity sites provide the opportunity to mitigate and manage this objective appropriately through the planning process.</p>
	Minimise waste and increase recycling, composting and recovering	<p>The overarching policy on waste management for the borough is Core Strategy Policy 29 'Waste' which states that all new development in Hackney must support the objectives of sustainable waste management including incorporating integrated and well designed recycling, composting and residual waste storage facilities in all new developments.</p> <p>Policy DTC 21 'Energy Efficiency and Construction' outlines that sustainable design and construction measures should be adopted; decentralised energy prioritised alongside the use of renewable energy. Improvements to the public realm and community services could encourage recycling and reduction in waste going to landfill.</p>

<p>Improve Air Quality</p>	<p>The overarching policies to address climate change and air quality in the borough are within Chapter 9 of the Core Strategy 'Climate Change and Sustainability'. As climate change and air quality are issues with no boundaries, this is the appropriate document to include such policies.</p> <p>The AAP conforms with the Core Strategy and advocates sustainable travel in the form of walking, cycling and public transport within Policies DTC 16 'Improving Transport and Accessibility in Dalston Town Centre', DTC 17 'Strategic Improvements to the Pedestrian and Cycle Network', and DTC 19 'Public Transport Improvements' to contribute to a reduction in traffic congestion and associated air pollution.</p> <p>AAP Policy DTC 21 'Energy Efficiency and Construction' promotes sustainable forms of development such as C(C)HP and for development to connect to Decentralised Energy Network which is also likely to contribute to air quality improvement.</p> <p>Furthermore, AAP Policy DTC 11 'Public Realm Quality' proposes a network of new and improved areas of public realm/open space within the town centre which will contribute to air quality improvement.</p>
<p>Reduce Noise Levels</p>	<p>AAP Policy DTC 05 'Ensuring a Vibrant Town Centre through Mixed-Use Development' promotes a land use strategy for the town centre to ensure the balanced and managed expansion of various land uses such as retail, employment, cultural/creative, community and residential and directs land uses to appropriate locations within the town centre to ensure there is no undue impacts between different land uses such as excessive noise levels.</p> <p>AAP Policy DTC 10 'Improving Leisure Offer and the Evening Economy' encourages the managed expansion of evening economy uses into particular town centre locations to ensure there is no undue impact, such as excessive noise on surrounding properties. This Policy also requires any planning application for evening economy uses to provide a management strategy demonstrating how potential impacts (such as noise) will be mitigated, and should the Council approve the use, the management strategy must be strictly adhered to as a condition of planning approval.</p> <p>AAP Policies on sustainable transport to encourage walking and cycling will help to manage noise pollution from traffic. The AAP advocates walking, cycling and public transport within Policies DTC 16 'Improving Transport and Accessibility in Dalston Town Centre', DTC 17 'Strategic Improvements to the Pedestrian and Cycle Network', and DTC 19 'Public Transport</p>

		Improvements' to contribute to a reduction in traffic and associated noise pollution.
	Require high standards of sustainable design and construction, including designing in considerations for mitigation and adaptation to climate change in new and refurbished developments	AAP Policy DTC 21 'Energy Efficiency and Construction' promotes sustainable forms of development and design to mitigate climate change, such as C(C)HP within new or refurbished development and for development to connect to Decentralised Energy Network. It also requires new development to achieve a minimum of BREEAM of 'Excellent' and Code for Sustainable Homes Level 4, with a stepped increase in line with the London Plan.
	Consider climate change in urban/landscape design	As above.
	Reduce the risk of surface water flooding through the adoption of SUDS and to improve water quality	<p>Core Strategy Policy 31 'Flood Risk' states that all development proposals must demonstrate an overall reduction in flood risk, including the use of Sustainable Urban Drainage Systems. The CS is the appropriate location for a borough wide policy on flood risk. Two other methods are to be employed to mitigate flood risk - the Surface Water Management Plan which assesses surface water risks in growth locations, and the emerging Development Management DPD which contains development policies to manage and reduce the risk flood risk.</p> <p>The AAP proposes to increase the area of public realm/open public space in DTC Policy 11 'Public Realm Quality', which will increase soft landscaping and incorporation of permeable paving and provide potential space for other SUDS techniques which will reduce the risk of surface water flooding.</p>
	Decrease water consumption	Core Strategy Policy 29 'Resource Efficiency and Reducing Carbon Dioxide Emissions' encourages the retrofitting of water efficient devices and energy saving equipment to existing residential, industrial or commercial premises. Water efficiency is a borough wide issue, therefore the CS is the appropriate location for a policy on water consumption and planning applications will be assessed against this to ensure decreased water consumption.
	Preserve and enhance the local distinctiveness of the urban environment and improve townscape	<p>There are a number of Policies within the AAP which to enhance local distinctiveness of the urban environment and improve townscape.</p> <p>AAP Policy DTC 2 'Respecting and Enhancing Local Character' requires future development to respect local character in terms of streetscape, key views, urban grain, building type, scale, height, mass and material.</p> <p>AAP Policy DTC 03 'Heritage' promotes preservation and enhancement of existing buildings and open space of historic, architectural</p>

		<p>or cultural merit which will preserve and enhance Dalston's locally distinct urban environment and improve the townscape.</p> <p>Further more, AAP Policy DTC 11 'Public Realm Quality' proposes a network of new and improved areas of public realm/open space within the town centre which will enhance Dalston's locally distinct urban environment and improve the townscape.</p>
	Promote the innovative use of the existing building stock	AAP Policy DTC 03 'Heritage' promotes preservation and enhancement of existing buildings and open space of historic, architectural or cultural merit which will promote the innovate use of existing building stock.
	Improve quality and availability of open space	<p>AAP Policy DTC 11 'Public Realm Quality' proposes a network of new and improved areas of public realm/open space within the town centre which will improve the availability and quality of open space.</p> <p>AAP Policy DTC 12 'Spaces for Play and Recreation' sets out where new play spaces will be located in new and improved areas of public realm/open space which will improve the quality of open space/public realm in the town centre.</p>
<b>Social</b>	Increase the number of children's play facilities	AAP Policy DTC 12 'Spaces for Play and Recreation' sets out where new play spaces will be located in new and improved areas of public realm/open space which will increase the number of children's play facilities.
	Improve the availability of health and fitness facilities; improve the health of people and promote healthy lifestyles	<p>The overarching policy for social infrastructure delivery (such as health and fitness facilities) is outlined as Core Strategy Policy 7 'Working with Infrastructure Providers' and Policy 8 'Focusing Social Investment' which state that LBH will work with infrastructure providers to support service delivery especially in growth areas and town centres. Infrastructure provision is a Borough wide issue and therefore appropriately addressed in the Core Strategy.</p> <p>AAP Policy DTC 14 'Community/Social Infrastructure' is in conformity with the Core Strategy approach and requires all new development to make provision for improved and additional community facilities and infrastructure provision (such as health and fitness facilities). Further infrastructure requirements will be addressed in the emerging Infrastructure Delivery Plan.</p> <p>AAP Policies on sustainable transport to encourage walking and cycling will help promote healthy lifestyles. The AAP advocates walking, cycling and public transport within Policies DTC 16 'Improving Transport and Accessibility in Dalston Town Centre', DTC 17 'Strategic</p>

	<p>Improvements to the Pedestrian and Cycle Network', and DTC 19 'Public Transport Improvements' to assist in promoting healthy lifestyles.</p>
<p>Reduce poverty and social exclusion and promote cultural diversity</p>	<p>Hackney's residents experience higher levels of unemployment, lower incomes, high numbers of residents with no formal qualifications or skills and more people in worse health than people across England. This is a borough-wide issue, however focusing employment opportunities for all in key areas is important in tackling social exclusion.</p> <p>AAP Policy DTC 06 'Employment Provision and Priority Employment Area' requires development with the Priority Employment Area to provide floorspace which generates more employment of any previous or existing development. It encourages employment space to support various sectors such as cultural, creative, community and third sector industries, ICT, design and interactive media technologies etc to generate employment opportunities for local people to reduce poverty.</p> <p>AAP Policy DTC 02 'New Housing Provision' refers to the affordable housing requirements set out in Policy 20 of the Core Strategy (which follow London Plan requirements) for new developments to supply 50 per cent affordable housing to reduce poverty.</p> <p>AAP Policy DTC 13 'Supporting the Community and Creative Sectors' promotes new development to make a positive contribution to Dalston's varied cultural and community character.</p> <p>AAP Policy DTC 11 'Public Realm Quality' proposes a network of new and improved areas of public realm/open space within the town centre for people to meet and interact within to promote social cohesion and reduce social exclusion.</p>
<p>Promote educational attainment and the skill level of the population</p>	<p>This is a borough-wide issue, however AAP Policy DTC 14 'Community/Social Infrastructure' requires all new development to make provision for improved and additional community facilities and infrastructure provision. This Policy states that support will be given for Holy Trinity Primary School to expand.</p>
<p>Provide access to an adequate range of support and community facilities.</p>	<p>The overarching policies for social infrastructure delivery are outlined as Core Strategy Policy 7 'Working with Infrastructure Providers' and Policy 8 'Focusing Social Investment' which state that LBH will work with infrastructure providers to support service delivery especially in growth areas and town centres. As delivery of and need for infrastructure provision is a Borough wide issue, these issues are addressed in the Core</p>

		<p>Strategy.</p> <p>AAP Policy DTC 14 'Community/Social Infrastructure' requires all new development to make provision for improved and additional community facilities and infrastructure provision.</p>
	Increase the number of affordable homes and the proportion meeting the Decent Home Standard	AAP Policy DTC 02 'New Housing Provision' refers to the affordable housing requirements set out in Policy 20 of the Core Strategy (which follow London Plan requirements) for new developments to supply 50 per cent affordable housing to increase the number of affordable homes in Dalston.
	Improve the safety of pedestrians and cyclists by providing adequate facilities and reducing road congestion	AAP policies on sustainable transport to encourage walking and cycling will help improve the safety of pedestrians and cyclists and reduce road congestion. The AAP sets out improvements to the pedestrian and cyclist network within Policy DTC 17 'Strategic Improvements to the Pedestrian and Cycle Network' to improve the safety of pedestrians and cyclists and provide adequate facilities.
	Reduce crime, fear of crime and anti-social behaviour of the AAP Area.	<p>Although a borough-wide issue, the AAP contributes towards the reduction of crime and fear of crime through policies such as Policy DTC 02 'Respecting and Enhancing Local Character' which encourages new and existing development to incorporate active frontages to promote casual surveillance of the public realm and improve safety and security in the town centre.</p> <p>AAP Policy 14 'Community/Social Infrastructure' encourages a new police 'shop front' be provided within any redevelopment of the Kingsland Shopping Centre to reduce crime, fear of crime and anti-social behaviour.</p> <p>The AAP through the Implementation Plan encourages existing and proposed evening and economy related business to contribute to 'Pubwatch', which is a community based crime prevention scheme facilitated in partnership with the Metropolitan Police Authority to reduce crime, fear of crime and anti-social behaviour in the town centre.</p>
<b>Economic</b>	Improve the retail environment by ensuring a wide range of retail offer	AAP Policy DTC 8 'Improving Town Centre Retail Provision' sets out the strategy to improve the retail offer within Dalston. Part of this strategy is to provide a balanced mix of national high street multiples alongside specialist, independent retailers to ensure the retail offer is improved by ensuring a wide range of retail offer.
	To promote sustainable economic growth	The AAP is in part a holistic investment strategy for Dalston for the next 15 years, outlining a number of proposals for investment to improve the economic growth of the town centre. The AAP provides a sustainable framework in which

		<p>growth can occur and directs investment to the most appropriate areas.</p>
	<p>To generate employment opportunities for everyone particularly women and those without an A-level or higher qualifications.</p>	<p>Hackney's residents experience higher levels of unemployment, lower incomes, high numbers of residents with no formal qualifications or skills and more people in worse health than people across England. This is a borough-wide issue, however focusing employment opportunities in key areas is important to generate employment opportunities for all (including women and those without A-level or higher qualifications).</p> <p>AAP Policy DTC 06 'Employment Provision and Priority Employment Area' requires development with the Priority Employment Area to provide floorspace which generates more employment of any previous or existing development. It encourages employment space to support various sectors such as cultural, creative, community and third sector industries, ICT, design and interactive media technologies etc to generate employment opportunities for all people.</p>

## APPENDIX B: THE SA FRAMEWORK

The SA framework consists of objectives and indicators which are based on the issues identified from the existing baseline information. These objectives are distinct from the objectives of the AAP and provide a way to ensure that the appraisal considers the extent to which the AAP will contribute to the achievement of sustainable objectives in their own right. The indicators, on the other hand, provide a way of assessing whether or not the objectives are being achieved. They include existing quantitative and qualitative information which relates to the issues to be tackled in the AAP.

The objectives have been split into the three categories which are the three components of sustainability: Environment, Society and Economy.

**Table 5: The SA Framework**

Baseline	Issue No.	Issue	Objective	Indicator
Environmental Baselines				
Biodiversity	1.	There is a lack of biodiversity	1. Protect and enhance biodiversity	Number of plant and animal species present in the AAP area
Land Quality	2.	Contamination may be present from historical land uses or pollution incidences	2. Remediate contaminated land	Number of contaminated sites
Waste	3.	Recycling levels in Hackney are below the London average.	3. Minimise waste and increase recycling, composting and recovering	Recycling and composting levels
	4.	Composting levels in Hackney are low.		
	5.	The Borough does not have a re-use and recycling centre		
Air Quality	6.	PM <sub>10</sub> and NO <sub>2</sub> levels are above national air quality targets in the immediate vicinity of busy roads due to road traffic.	4. Improve air quality	PM <sub>10</sub> and NO <sub>2</sub> levels
Noise	7.	There is a high level of night-time and domestic noise in Hackney.	5. Reduce noise levels	Noise levels
				Number of complaints
Energy	8.	Old gas and oil boilers have an unfavourable energy performance as well as high CO <sub>2</sub> emissions.	6. Reduce energy consumption and carbon dioxide emissions	Energy consumption per metre square compared with 'Good Practice' Benchmarks CIBSE Guide F SAP Ratings of new development
	9.	Old building stock suggests outdated insulation and ventilation standards as well	7. Promote high standards of sustainable	EcoHomes XB ratings for existing Housing Stock.

Baseline	Issue No.	Issue	Objective	Indicator
		as inefficient lighting	design and construction.	BREEAM / Code for Sustainable Homes Ratings for new buildings
Climate Change	10.	A negligible proportion of energy consumed is produced from renewable sources.	See Objective 6	Energy Consumption from non-renewable sources  Millions of tonnes of CO <sub>2</sub> produced within the Dalston AAP area
	11.	Dalston ward has one of the highest levels of electricity consumption in the borough.		
	12.	Dalston ward has above-average CO <sub>2</sub> concentrations for the borough.		
Water	13.	Water consumption in the Borough is increasing and compares poorly with the combined (measured and unmeasured) average for England and Wales	8. Decrease water consumption	Litres per capita per day consumption
Cultural Heritage	14.	Some listed buildings are in a poor condition.	9. Preserve and enhance listed buildings	State of the Historic Environment Report findings on the condition of listed buildings
Townscape	15.	Poor lighting, urban form, and clutter including bill posting	10. Maintain and enhance the local distinctiveness of the urban environment and improve the townscape	Public perception of townscape in AAP area.
	16.	Some old building stock is in poor or very poor condition.		
	17.	The townscape is dominated by traffic and street clutter, causing a hostile pedestrian environment.		
Open space	18.	There are limited public open spaces and there are no green spaces within the AAP area.	11. Improve quality and availability of open space	No. hectares of quality open space with the AAP area.
	19.	Access to open space is difficult, with most of the ward outside the catchment for access to parks.		
Social Baselines				
Population	20.	There is a high proportion of children in the borough	12. Increase the number of children's play facilities	Number of children's play facilities
	21.	Dalston town centre is deficient in children's play facilities		
Human health	22.	Health is generally poor in the borough, with low life expectancy, high infant mortality, and a high proportion of the population not in good health or permanently sick or disabled.	13. Improve the health of people and promote healthy lifestyles	Infant mortality

Baseline	Issue No.	Issue	Objective	Indicator
	23.	There is a low level of physical activity and associated high incidence of obesity and overweight among young people.	14. Improve the availability of health and fitness facilities	Years of healthy life expectancy
	24.	Child immunisation rates are low		Long term illness or mental health
	25.	There is a high incidence of teenage pregnancy		
Sports facilities	26.	No sports pitch provision within the AAP area.		Number of sports pitches and health and fitness facilities
	27.	There is a high level of out-migration to utilise health and fitness facilities		
Inequalities	28.	Deprivation is a major issue throughout Hackney.	15. Reduce poverty and social exclusion and promote cultural diversity	Indices of deprivation
	29.	A large proportion of households in the borough contain members with special needs.		Fuel poverty
	30.	There is a large number of elderly single person households, which increases the chance of fuel poverty and undetected ill health.		
	31.	Children are growing up in poverty which is likely to exacerbate the cycle of deprivation.		Population growth
	32.	Ethnic minorities are more likely to be living in deprived conditions		Percentage of households comprising of ethnic minorities able to afford market housing
Education	33.	There is a high level of low educational attainment and lack of qualifications. However, there is also a high level of degree-level qualification, which suggests social polarisation within the borough.	16. Promote educational attainment and the skill level of the population	GCSE Performance: Grades A* - C
	34.	There is a high level of special educational needs requirements.		
	35.	There is a comparatively low level of educational continuity within the borough.		GCSE Performance: Grades A* - G including English and Maths

Baseline	Issue No.	Issue	Objective	Indicator
Key Services Provision	36.	Poor accessibility to health services.	17. Provide access to an adequate range of support and community facilities	Cost required to meet the health care needs of vulnerable people in their homes.
Housing	37.	There is a low rate of owner-occupation and a very high level of social housing.	18. Increase the number of affordable homes meeting the Decent Home Standard	Proportion of homes which do not meet the Decent Home Standard
	38.	There is a strong emphasis on flats, maisonettes, and apartments.		Percentage of homelessness
	39.	There is a high level of overcrowding, particularly among black and minority ethnic communities.		Percentage and ethnic make up of households able to afford market housing
	40.	There is a high level of homelessness.		
	41.	There is a large and increasing number of vacant dwellings.		
	42.	There is a shortage of housing, in particular affordable housing.		
	43.	There is a shortage of 3-bed affordable housing.		
	44.	There are shortages of 1, 2, and 4-bed owner occupied property.		
	45.	The majority of households are not able to afford to rent or buy housing at market prices.		
	46.	The majority of local authority homes did not meet the national Decent Homes standards.		
47.	There is a high level of fuel poverty.			
Transport	48.	There is a high proportion of road traffic accidents involving pedestrians or cyclists within the borough.	19. Improve the safety of pedestrians and cyclists by providing adequate facilities and reducing road congestion	Modal split of movements within AAP area
	49.	There are few pedestrian crossing facilities in the AAP area, despite the presence of busy roads.		Number of road traffic accidents involving pedestrians and cyclists
	50.	There are traffic collision hotspots at Kingsland Road/ Bentley Road; Kingsland Road/ Balls Pond Road/ Dalston Lane; and Dalston Lane/ Beechwood Road.		
Safety, Crime & Anti-social behaviour	51.	Crime rates are very high compared with the rest of London	20. Reduce crime, fear of crime and anti-social behaviour of the AAP area.	Domestic burglaries per 100 households
	52.	There is a crime hotspot in Dalston town centre and		Violent crimes per 1000 population

Baseline	Issue No.	Issue	Objective	Indicator
		perceived safety is low, particularly at night.		
	53.	There is a high level of youth offences, particularly for anti-social behaviour and drugs.		Vehicle crimes per 1000 population
Economic Baselines				
Retail	54.	Shoppers spend less time in Dalston than other local town centres.	21. Improve the retail environment by ensuring a wide range of retail offer	Retail sales in Dalston town centre
Employment	55.	There is a high level of in-commuting to high value jobs in Hackney	22. To promote sustainable economic growth	VAT registered businesses
	56.	The majority of jobs being created in the borough are for people with A-level or higher qualifications		VAT deregistered businesses
	57.	There is not enough small, affordable workspace for small businesses.		
Un-employment	58.	Non-employment within the borough is the highest in England and Wales with approximately half of unemployed people long term unemployed or have never worked.	23. To generate employment opportunities for everyone particularly women and those without an A-level or higher qualifications	Economically Inactive People
	59.	Dalston experiences above-average unemployment for the borough		
	60.	There is a low proportion of economically active women		Economically Active People
Income	61.	Average household income for local residents within the borough is significantly below the national average.		Total JSA Claimants

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