

LDF

Local Development Framework

 Hackney

Core Strategy

Sustainability Appraisal Statement

November 2010



This statement accompanies the adopted version of the London Borough of Hackney's Core Strategy, November 2009. It sets out the prescribed information in regard to the Sustainability Appraisal under the Strategic Environmental Assessment Directive (SEA Directive) EC/2001/42 Article (9)1. This statement should be read in conjunction with the Core Strategy Adoption Statement as required by the Town and Country Planning Local Development Regulations, 2004 (as amended 2008) Regulation 36.

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Glossary of Terms

AQMA	Air Quality Management Area
AQAP	Air Quality Action Plan
BAP	Biodiversity Action Plan
BVPI	Best Value Performance Indicator
BREEAM	Buildings Research Environmental Assessment Method
CABE	Commission for Architecture and the Built Environment
CAZ	Central Activities Zone
CHP	Combined Heat and Power
CLG	The Department of communities and Local Government
CO2	Carbon Dioxide
DEFRA	Department of Environment, Food and Rural Affairs
DPD	Development Plan Document
DfT	Department for Transport
EA	Environment Agency
ECB	Environmental Consultation Body
EEC	European Economic Community
EH	English Heritage
ELLP	East London Line Project
ELLX	East London Line Extension
EU	European Union
EC	European Commission
EIA	Environmental Impact Assessment
EMAS	Eco Management Audit Scheme
EqIA	Equalities Impact Assessment
GCSE	General Certificate of Secondary Education
GLA	Greater London Authority
GoL	Government Office for London
HELM	Historic Environment Local Management Website
HRA	Habitats Regulations Assessment
HTS	Hackney Transport Strategy
ISO	International Organisation for Standardisation
LAA	Local Area Agreement
LBH	London Borough of Hackney
LDD	Local Development Document
LDF	Local Development Framework
LIP	Local Implementation Plan
LPA	Local Planning Authority
LSP	Local Strategic Partnership
MOL	Metropolitan Open Land
NE	Natural England
NHS	National Health Service
NI	National Indicator
NLWP	North London Waste Plan
NO2	Nitrogen Dioxide
OAPF	Opportunity Area Planning Framework

ONS	Office for National Statistics
PCT	Primary Care Trust
PM10	Dust Particulate Matter
PO CS	Preferred Options Core Strategy, April 2008
PO SA	Preferred Options Sustainability Appraisal, April 2008
PTAL	Public Transport Accessibility Level
PPG	Planning Policy Guidance
PPO	Preferred Policy Option
PPS	Planning Policy Statement (supersede Planning Policy Statements)
RDA	Regional Development Agency
RPG	Regional Planning Guidance
RSL	Registered Social Landlord
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SEL	Strategic Employment Landy
SFRA	Strategic Flood Risk Assessment
SINC	Sites of Importance to Nature Conservation
SUDS	Sustainable Urban Drainage Systems
SoS	Secretary of State
SPA	Special Protection Area
SPD	Supplementary Planning Document
SME	Small Medium Enterprises
SSSI	Sites of Special Scientific Interest

1 Introduction

1.1 What is the purpose of a Sustainability Appraisal Statement?

This Sustainability Appraisal Statement accompanies The London Borough of Hackney's adopted Core Strategy, November 2010. It records how the Sustainability Appraisal (SA) process has informed the development of the plan and sets out the final proposals for monitoring. It fulfils the requirements of SEA Directive Annex 9(1).

Plan or programme proponents should ensure that, when a plan or programme is adopted the SEA Consultation Bodies and the public "are informed and the following items are made available to those so informed:

- (a) the plan or programme as adopted;*
- (b) a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report... and the results of consultation... have been taken into account... and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with, and*
- (c) the measures decided concerning monitoring [of the plan]"*
(SEA Directive, Annex 9(1))

1.2 The structure of this report

This report is divided into four sections:

- **Section 2:** This section sets out how the *sustainability considerations* have been integrated into Hackney's Core Strategy
- **Section 3:** This section sets out what the *options and consultation responses were* and how any received on the Core Strategy and sustainability appraisal reports (at all stages)
- **Section 4:** This section sets out what key *alternatives* were considered and reasons for their choice
- **Section 5:** This section sets out the framework for *monitoring sustainability effects*. It outlines the measures to be taken to monitor the significant sustainability effects of implementing the Core Strategy.

2 Sustainability considerations

2.1 Introduction

The following section summarises the policy changes and any other measures taken in the Core Strategy to avoid or mitigate the potential adverse impacts identified in the sustainability appraisal from the Core Strategy Issues and Options to adoption stage.

2.2 The Sustainability Appraisal findings at the Core Strategy Issues and Options stage

The SA set out to influence and steer the approach for the preferred options. Below is a summary of the key sustainability appraisal recommendations and how these were taken forward in the Preferred Options Core Strategy. The detailed process of developing and refining the **Core Strategy Issue and Options, December 2005** is set in the Issues and Options SA Analysis, December 2005 agreed by Cabinet on 24th October 2005 and the Core Strategy, Issue and Options Generation Background Report, December 2005.

http://www.hackney.gov.uk/Assets/Documents/issues_and_options_sustainability_considerations.pdf

2.2.1 http://www.hackney.gov.uk/Assets/Documents/core_strategy_issues_and_options_evidence_appendix-2.pdf

Table 1: Sustainability Appraisal findings at the Issues and Options stage

Options/alternatives considered	SA recommendation for the policy approach	The chosen approach in the Preferred Options Core Strategy
<p>Option topic 19: Opportunities for major retail uses. Question 19.1 What kind of shops and leisure, cultural and tourism uses would you like to see developed in Hackney's major town centres?</p> <p>Option topic 15: Level of investment and intervention in existing town centre locations at Dalston, Stoke Newington and Hackney Central. Question 15.1 How should the Borough's shopping centres be improved? Question 15.2 Should planning policy continue to direct new retail developments to its existing main shopping centres of Dalston Kingsland, Hackney Central (Mare Street) and Stoke Newington or would you prefer that new shops were dispersed to more local neighbourhood shopping centres?</p>	<p>→ Prescriptive centralisation of retail and shopping areas to accord with high transport accessible areas to avoid negative environmental impacts such as air pollution.</p>	<p>PPO 2 Development and investment directed towards Dalston, Hackney Central, Stoke Newington, Shoreditch and Hackney Wick</p> <p>PPO 5 High density around EEL stations</p> <p>PPO 26 New retail, commercial, leisure and related uses around town centres</p> <p>PO 27 Protection of street markets</p>
<p>Option topic 5: Striking the right balance between heritage and new development Question 5.1 Should all new developments reflect the traditional</p>	<p>→ Essential to protect areas of heritage values</p>	<p>PPO 6 Highest quality architecture respecting historic character</p> <p>PPO 14 Protecting Conservation</p>

Options/alternatives considered	SA recommendation for the policy approach	The chosen approach in the Preferred Options Core Strategy
<p>layout and design of buildings in the borough, or should bold and imaginative design in key locations be encouraged, or both?</p> <p>Question 5.2 Do you think tall buildings are appropriate if they are well designed? If so, where should they go?</p>		Areas
<p>Option topic 8: Develop transport strategy (HTS) themes.</p> <p>The HTS makes many proposals for the encouragement of public transport and reduction of private car use. While the HTS has already been the subject of public consultation, planning policy is concerned with how these elements will be delivered in land use terms.</p> <p>Question 8.1 Should planning policy seek to control increases in traffic in Hackney?</p> <p>Question 8.2 How should planning policy seek to improve transport accessibility and reduce congestion in the borough?</p> <p>Question 8.3 Where do you think new provision for stations, bus depots etc should go?</p> <p>Question 8.4 What should be the priority for transport</p>	<p>→ Ensuring that residents and workers have reliable access to their homes and workplaces can be achieved by co-ordinating and focussing development opportunities in areas of high public transport accessibility.</p> <p>→ Public transport and more environmentally friendly transport mechanisms to be supported.</p>	PPO 17 Promoting new residential development and the efficient development of brownfield land with high accessibility by public transport
<p>Option topic 9: Opportunities for transport assessments and travel plans</p> <p>New Government legislation requires the preparation of transport impact assessments and travel plans for major developments likely to generate traffic.</p> <p>Question 9.1 What should travel plans include to reduce traffic generation?</p>	<p>→ Travel plans to allow for early mitigation of impacts and allow for the retention or enhancement of access to existing public infrastructure.</p>	<p>PPO 29 Strategic transport network</p> <p>PPO 30 Reducing the need to travel</p> <p>PPO 31 Sustainable modes of transport</p>
<p>Option topic 34: Amount and location of public open space.</p> <p>Question 34.1 How firmly should the Council defend open space in the face of development pressures?</p>	<p>→ Integration of open spaces into developments. Protecting open space.</p>	PPO 33 Protecting and enhancing the Borough's open space
<p>Option topic 4: Preparation of design statements and guidance</p> <p>Question 4.1 Do you think the Council should offer more guidance to developers and architects to provide high quality design?</p>	<p>→ The use of sustainable construction techniques, solar passive design, energy efficient products significantly reduces the ecological impact of development and the long term cost of operation for developments.</p>	<p>PPO 15 Promoting renewable energy</p> <p>PPO 20 Core of Sustainable Homes Level 4</p> <p>PPO 32 Promoting high quality design</p> <p>PPO 34 Promoting sustainable design and construction</p>
<p>Option topic 14: Options for waste disposal</p> <p>Waste disposal and associated issues of recycling, re-use and the reduction of waste at source are increasingly important issues.</p> <p>Question 14.1 Where should waste processing and recycling facilities be located? Should they be concentrated in a few locations or should smaller facilities be spread throughout the Borough?</p>	<p>→ Reducing, recycling and re-using waste at a Borough level is an equitable solution whereby the residents, businesses and Council are taking responsibility for the management of waste rather than exporting this to other boroughs in England.</p>	PPO 35 Promoting sustainable waste management
<p>Option topic 7: Regeneration and major</p>	<p>→ Mixed use activities which are</p>	PPO 30 Reduce the need to travel

Options/alternatives considered	SA recommendation for the policy approach	The chosen approach in the Preferred Options Core Strategy
<p>transport opportunities in development focus areas.</p> <p>Planning seeks to coordinate the provision of major development with transport links, and this is one of the major objectives of the Hackney Transport Strategy (HTS).</p> <p>Question 7.1 Should developments that create a lot of journeys (e.g. offices, shops, leisure) be located in town centres or close to train and tube stations so that people can reach them by public transport rather than relying on the car?</p>	<p>planned and designed appropriately allow for an integration of a variety of uses which allows for a more holistic approach and partnering of retail, employment and residential uses on the site.</p>	<p>by efficient spatial arrangement</p> <p>PPO31 Promoting sustainable modes of transport and accessibility.</p> <p>PPO 25 No net loss of employment.</p>
<p>Option topic 28: Management of the night-time economy.</p> <p>-There is a concentration of night time activity in the City fringe area (South Shoreditch) which has led to suggestions that a limit should be placed on further licensed and similar premises within a 'saturation zone'.</p> <p>Question 28.1 Do you think the Council should allow additional licensed and similar premises in South Shoreditch?</p> <p>Question 28.2 How important is it that the 'night time economy' provides a diverse range of activities, including non-alcohol based uses?</p>	<p>→ Centralising and increasing the night-time economy offer in South Shoreditch allows for greater level of management and effective control whilst limiting the negative impacts of this activity on other areas.</p>	<p>PPO 28 Managed expansion of the evening and night-time economy in Hackney Central, Dalston and Shoreditch.</p>
<p>Option topic 30: Requirements for affordable and family housing.</p> <p>Question 30.1 Should affordable housing have the same appearance and design as housing for sale?</p> <p>Question 30.2 How forceful should the Council be in insisting on 50% affordable housing for major schemes?</p>	<p>→ The provision of a high level and quality of affordable housing increases the level of equity (within and between generations) and accessibility of residents in the borough.</p> <p>→ proactively supporting sport and the Olympic legacy through Core Strategy policy is likely to contribute possibility to the achievement of the development of London's tourism industry in ways that are economically, socially and environmentally beneficial</p>	<p>PPO 17 Provision of new residential development</p> <p>PPO 18 Providing affordable homes</p>

2.3 The Sustainability Appraisal findings at the Core Strategy Preferred Options stage

The Preferred Options SA Report, April 2008 was carried out on **the Core Strategy Preferred Options Document, April 2008**. The SA set out the significant identified effects of each of the preferred options. Detailed recommendations were made to refine the chosen policy approach or to support a change in direction to avoid, offset and mitigate negative impacts and improve on positive ones. This is summarised below. The full SA Report is available on the link below.

2.3.1 http://www.hackney.gov.uk/Assets/Documents/ldf_sustainability_appraisal.pdf.

Table 2: Sustainability Appraisal findings at the Preferred Options stage

Preferred Option	Significant SA effects identified	Recommended action /alternative	Revisions to the policy approach Submission Core Strategy and integration
<p>Preferred Policy Option 4 The spatial vision for Hackney is of a Borough which promotes the co-existence of a diverse mix of uses and activities and promotes a balanced approach within designated centers, employment areas and the city fringe, which creates an acceptable quality of life for residents while enabling non-residential uses to flourish.</p>	<p>Positive Poverty and social exclusion Economy</p> <p>Negative waste, noise, air quality, energy use/greenhouse gases biodiversity and housing</p>	<p>Improve the approach towards sustainable transport to further reduce car uses and promote more sustainable modes of transport</p> <p>Strengthen the promotion of zero carbon buildings and other sustainable design and construction techniques</p>	<p>The Proposed Submission Core Strategy introduces the Policy 6 Transport and Policy 7 Locating Infrastructure in the Delivering Growth section. This policy safeguards railway alignments, and strongly supports an increase in mobility and accessibility.</p> <p>Policy 33: Promoting Sustainable Transport</p> <p>Policy 29: Resource efficiency and Reducing Carbon Dioxide and</p> <p>Policy 30: Low carbon Energy, Renewable Technologies and District Heating were further clarified.</p> <p>Car parking will be dealt with in a DM policy.</p> <p>Policy 29: Resource efficiency and Reducing Carbon Dioxide</p> <p>Policy 30: Low carbon Energy, Renewable Technologies and District Heating.</p>
<p>Preferred Policy Option 7 Maximum advantage from 2012 Olympic and Paralympic Games and Legacy to regenerate Hackney Wick and Lower Lea Valley and benefits throughout the Borough</p>	<p>Positive health and economic</p> <p>Negative water - flood plain function Negative waste, noise air quality, energy use/greenhouse gases</p>	<p>Strengthen the flood avoidance measures</p> <p>Strengthen the approach to promoting sustainable transport i.e. travel plans, restriction of new parking</p> <p>Further promote zero carbon buildings and other sustainable design and construction techniques</p>	<p>NI 189 Working Group.</p> <p>SFRA L2 commissioned and completed.</p> <p>Partnership working with the EA.</p> <p>Policy 5: Hackney Wick New Community which strengthened the position on managing flood risk in accordance with PPS 25. .</p> <p>Policy 32: Flood Risk strengthened.</p> <p>DM policy further supporting travel plans and to address controlled parking.</p> <p>Policy 29: Resource efficiency and Reducing Carbon Dioxide</p> <p>Policy 30: Low Carbon Energy, Renewable</p>

Preferred Option	Significant SA effects identified	Recommended action /alternative	Revisions to the policy approach Submission Core Strategy and integration
			Technologies and District Heating.
Preferred Policy Option 8 Residential development for increasing population and for families and larger households with wide range of incomes by: Regenerating existing housing estates including Estate Renewal Programme largest housing regeneration project in Europe at Woodberry Down high quality private sector housing projects	<p>Positive poverty and social exclusion and economic</p> <p>Negative waste, noise, air quality, energy use/greenhouse gases, biodiversity and housing</p>	<p>Strengthen the policy position on choice of nodal/ accessible housing</p> <p>Increase emphasis on travel plans and residents' information on sustainable modes of transport</p> <p>Further promotion of zero carbon/ high Code for Sustainable Homes standards</p>	<p>Policy 7: Locating Infrastructure</p> <p>As above.</p>
Preferred Policy Option 9 Employment space through the employment hierarchy and other Employment Sites whose lawful use is for employment generating use.	<p>Positive economic and poverty and social exclusion</p> <p>Negative waste, noise, air quality, energy use/greenhouse gases and biodiversity</p>	<p>Inclusive design Travel plans residents' information</p> <p>Restriction of new parking,</p> <p>Zero carbon/ high Code for Sustainable Homes standards</p>	<p>Promotion if sustainable transport nodes in Policy 7: Locating infrastructure Policy 33: Promoting Sustainable Transport</p> <p>Policy to better protect local biodiversity. Policy 27: Biodiversity</p> <p>Policies to support high quality design of new developments and sustainable energy sources.</p> <p>Policy 29: Resource efficiency and Reducing Carbon Dioxide</p> <p>Policy 30: Low carbon Energy, Renewable Technologies and District Heating.</p>
Preferred Policy Option 15 New housing to meet local and regional needs by: 1. resisting loss of housing 2. delivering target numbers of dwellings over a 15 year period: new housing within areas of intensification, estate renewal areas, and allocated sites 4. brownfield developments in high accessibility areas	<p>Positive poverty and social exclusion</p> <p>Negative waste, Noise, air quality, energy use and greenhouse gases</p>	<p>Further emphasis on accessible housing sites</p> <p>Further promotion of Travel plans</p> <p>Restriction of new parking, zero carbon buildings</p>	<p>A greater focus on tackling climate change has been introduced. The Climate Change and Environmental Sustainability Chapter sets out stronger policies to reduce CO2 emissions and other pollutants. It has introduced Policy 29 Resource Efficiency and Policy 30 Low Carbon Energy, Renewable Technologies and District Heating.</p> <p>Policy 20: Affordable Housing</p>

Preferred Option	Significant SA effects identified	Recommended action /alternative	Revisions to the policy approach Submission Core Strategy and integration
			Policy 22: Housing Density
Preferred Policy Option 20: Hackney's neighbourhoods and communities will be strengthened through regeneration and development which: 1. protects existing community facilities; and 2. provides additional community facilities (including multipurpose facilities) that respond to the identified local needs of Hackney's many communities and the Council's future investment programmes in Community and Leisure Services	<p>Positive impacts poverty and social exclusion</p> <p>Negative impacts education sites biodiversity and open space</p>	<p>Need to identify which sites for expansion esp. schools have or adjoin open space and nature conservation interests including <i>de facto</i> wildlife habitats</p> <p>Mitigation – where any loss of open space or nature conservation value acceptable as they can be fully re-created</p>	<p>Policy 8: Focusing Social Investment</p> <p>Policy 9: Investing in Education</p> <p>Policy 26: Open Space</p> <p>Policy 27: Biodiversity</p> <p>Production of the LB of Hackney's LBAP.</p>
Preferred Policy Option 22: 1. Hierarchy of designated areas will protect employment land, plus other lawful non-designated Sites.	<p>Positive impacts economic and poverty/ social exclusion/ diversity</p> <p>Negative effects waste, noise air quality and energy use/greenhouse gases biodiversity</p>	Promote accessible employment sites more.	<p>Policy 6: Locating Infrastructure</p> <p>Policy 16: Employment Opportunities</p> <p>Policy 17: Economic Development</p> <p>Policy 18: Promoting Employment Land</p>
Preferred Policy Option 26: The expansion of Hackney's diverse visitor and night-time economy will be encouraged in Hackney Central and Dalston and South Shoreditch, taking account of local amenity	<p>Positive impacts poverty and social exclusion.</p> <p>Negative Noise and air quality</p>	Mitigation – food and drink, night-time uses essential to require noise limitation conditions adjoining existing residential properties; night-time uses – careful deployment of opening hours to balance economic and amenity interests	<p>Joint working with licensing.</p> <p>Controlled Licensing Zones established.</p> <p>Policy 15: Night-Time Economy</p>
Preferred Policy Option 39 Maximise the benefits to local communities from Olympic and Paralympic Games and Legacy. Development focussed on Hackney Wick station Accessibility improved by linkages to North London Line viaduct, River Lea and A12 trunk road.	<p>Positive health and economy Development envisaged adjoining Lea Valley with London-wide nature conservation interests, flood plain function and major construction,</p> <p>Negative effects waste, noise, air quality, energy use and greenhouse gases</p>	<p>Increase measures to avoidance flood risk.</p> <p>Further promote travel plans</p> <p>Zero carbon buildings</p>	As above.

2.4 The Sustainability Appraisal findings at the Core Strategy Proposed Submission stage

The SA Report on Hackney's **Core Strategy Proposed Submission Document, June 2009** was carried out. To view this please follow the link below.

http://www.hackney.gov.uk/Assets/Documents/sustainability_appraisal_report_proposed_submission.pdf

Summary of the findings of the SA at this stage is also available at:

http://www.hackney.gov.uk/Assets/Documents/sustainability_appraisal_summary_of_effects.pdf

- 2.4.1 It should be noted that despite the existence of negative impacts resulting from large amounts of growth anticipated over the life time of the plan over the plan period the Core Strategy Submission policies: Delivering Sustainable Growth, Providing Better Homes and A Dynamic and Creative Economy policies are considered more sustainable than if there were no plan or programme in place or if reliance were to remain on the current Unitary Development Plan, 1995. Secondly, the policies set out in the Core Strategy Submission Document are deemed a considerable improvement from those the Preferred Options Stages.
- 2.4.2 It is considered that the Safer, Cleaner and Greener and Climate Change and Environmental Sustainability policies 24 – 33 will play a significant role in reducing and mitigating against the adverse impacts identified if implemented along side these growth area policies effectively.
- 2.4.3 The recommendations at this stage focused on practical measures to ensure that any identified negative impacts would be avoided and mitigated as much as practicable as part of the plans implementation.
- 2.4.4 Two key general recommendations were made. It was noted that to make the process of undertaking a Sustainable Appraisal quicker and more efficient in the future one team should be created linked to the Local Strategic Partnership with once central agreed Sustainability Appraisal Framework based on the objectives of the Sustainable Community Strategy. This should also be done working in partnership with the Equalities and Diversity team. An SA Internal Practice Note has been also been prepared to help officers undertake SA. This is currently under the process of internal agreement by management.

The second general recommended noted that on-going joint working group meetings with Planning Policy and Strategy, Strategic Projects, Development management and the Local Strategic Partnership – Team Hackney and other relevant teams should monitor the process of the implementation of each policy against Sustainable Community Strategy targets. Processes are currently being considered as part of the restructure which links to the internal spending review.

Below is a list of the more detailed policy specific recommendations.

Table 3: Sustainability Appraisal findings at the Proposed Submission stage

Core Strategy policy	SA Significant effect	Nature of effect	SA final recommendations
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Core Strategy policy	SA Significant effect	Nature of effect	SA final recommendations
Policy 1: Town Centres Dalston and Hackney Central	Significant positive effects: economy employment and skills poverty and social exclusion cultural heritage	Hackneys economic activity rate and employment rate have increased since 2005. It is anticipated these will continue to increase as a result of town centre growth and regeneration. In 2007 Hackney was ranked the 2 nd most deprived local authority in London. Town centre growth and regeneration aims to improve on this.	Partnership working with Team Hackney, The Regeneration Team is particularly important to reduce the impacts of the current economic recession.
Policy 2: Improved Railway Corridors	Significant positive effects: transport employment and skills housing	Increases in accessibility by public transport as a result of the East London Line Extension. Increases in economic activity and employment due to the protection and promotion of PEAs along the railway corridors and local shopping centres i.e . Hoxton Street. Increases in the ability for the local community to buy, or share own a home to increases in housing i.e. Kingsland Estates, Manor House and Bridge House along the railway corridors to improve the provision of a range of housing.	No further recommendations.
Policy 3: Shoreditch	Significant negative: Waste	The promotion of entertainment and late night uses in Shoreditch may have an impact on littering in the Hoxton, Shoreditch High Street and other late night uses nodes. The proposed Development Management DPD should include policies which have been developed in consultation with Environmental Health on reducing noise and other impacts associated to development construction phases of new developments and the night time economy.	. Partnership working between NLWP, Team Hackney and Planning Policy
Policy 4: Woodberry Down New Community	Significant positive effects: climate employment and skills.	Business growth in Manor House to increase the retail offer. The development of a CHP plant districting heating centre will reduce the impacts of the increased population in the area and act as a positive example for future developments in the borough.	No further recommendations.
Policy 5: Hackney Wick New Community	Significant positive effect: economy	Business growth in Hackney Wick.	Seminar on flood risk being held. NI 189 Indicator Action group

Core Strategy policy	SA Significant effect	Nature of effect	SA final recommendations
	Potential adverse effects on SA objective 5 to minimise flood risk at the implementation stages.	<p>As set out above the SA identified significant adverse impacts resulting from inappropriate development in Flood Zone 3. A sequential test is based on a policy justification. It does not mean there is actually less of flood risk. Our evidence base suggests that Hackney's population would be less equipped to deal with the impacts of flooding compared to more affluent communities and therefore residential development should not be located in high risk areas. This position should be reflected in the Hackney Wick and Fish Island Area Action Plan.</p> <p>Measures should be put in place to reduce the risk posed on the Hackney Wick residents and primary school current in Flood Zone 3a.</p> <p>Pluvial flooding can also occur as a result of poor drainage and heavy rainfall.</p> <p>All large planning applications of over 10 dwelling should consult the Councils Emergency Planning Team.</p>	<p>established.</p> <p>SFRA I2 been commissioned and completed.</p> <p>Action to bring forward the issue of the essential infrastructure.</p> <p>Ongoing partnership working with the EA.</p>
Policy 8: Focusing Social Investment	Significant positive effects: equalities poverty and social exclusion human health	<p>Improvements to the level of access to social services and facilities.</p> <p>There is an absence of a detailed study which analyses our current social infrastructure and clarifies the predicted needs to accompany the planned growth over the next 15 years. This is required to achieve our objectives to reduce poverty and social exclusion.</p>	<p>PCT and The Leaning Trust have information about social infrastructure.</p> <p>New S106 officer has been appointed.</p> <p>S106 LDD to be prepared.</p>
Policy 9: Investing in Education	Significant positive effects: population human health	<p>Improvements to access to health services and facilities for the local community especially in need groups.</p> <p>Section 106 contributions will be monitored alongside this policies implementation. Measures to update the current Planning Contributions SPD November 2006 are required to support the delivery of this policy. To ensure the benefits are realised on education provision.</p> <p>New S106 officer has been appointed.</p>	<p>New S106 officer has been appointed.</p> <p>S106 LDD to be prepared.</p>
Policy 10: Lifelong	Significant positive	Improvements to access to	New S106 officer has been

Core Strategy policy	SA Significant effect	Nature of effect	SA final recommendations
Learning	effects: population human health	health services and facilities for the local community especially in need groups. Section 106 contributions will be monitored alongside this policies implementation. Measures to update the current Planning Contributions SPD November 2006 are required to support the delivery of this policy. To ensure the benefits on lifelong learning	appointed. S106 LDD to be prepared.
Policy 11: Health Investment and Infrastructure	Significant positive effect: human health	Improvements to access to health services and facilities for the local community especially in need groups. Section 106 contributions will be monitored alongside this policies implementation. Measures to update the current Planning Contributions SPD November 2006 are required to support the delivery of this policy. To ensure the benefits are realised on equalities, poverty and social exclusion and human health.	New S106 officer has been appointed. S106 LDD to be prepared.
Policy 12: Health and Environment	Significant positive effect: human health	Improvements to access to health services and facilities for the local community especially in need groups. It has been shown that only one health contribution has been made in Hackney. This is an example of some of the issues that have been identified with the S106 Planning Obligations SPD. A strong and efficient S106 policy is required to deliver the Core Strategy objectives and this SPD should revised urgently under the full statutory planning process.	New S106 officer has been appointed. S106 LDD to be prepared.
Policy 13: Town Centres	Significant positive impacts: cultural heritage transport equalities poverty and social exclusion, crime and safety housing landscape and townscape, economy employment and skills Significant negative effects: soil, water and noise and waste	Cumulative impacts of growth are potential negative impacts on soil, water, noise and waste generation. Growth will result in adverse effects. It is worth noting this policy is more sustainable than the no plan option and clearer than the preferred option. Safer, Cleaner and Greener and climate Change and Environmental Sustainability policies 24 – 33 should if implemented alongside town centre growth avoid and/or minimise any adverse effects.	Core Strategy Town Centre Regeneration objectives to be implemented through the Area Action Plans. New DM DPD to reduce impacts on waste, soil, water and noise where possible.

Core Strategy policy	SA Significant effect	Nature of effect	SA final recommendations
Policy 14: Street Markets	Significant positive effects: equalities poverty and social exclusion landscape and townscape economy employment and skills	Preserving local historic market function. Protecting local jobs. Vibrancy in these local parades within town centres.	No further recommendations.
Policy 15: Night-Time Economy	Significant positive effects: population, equalities poverty and social exclusion economy and employment and skills Significant negative effects: soil, water and noise, crime and safety, human health	Cumulative impacts of growth are potential negative visual impacts and waste generation The promotion of entertainment and late night uses in Shoreditch may have an impact on waste generation, noise, health and crime and safety especially within late night uses nodes i.e. in Shoreditch and Hoxton. The proposed Development Management DPD should include policies which have been developed in consultation with Environmental Health on reducing noise and other impacts associated to development construction phases of new developments and the night time economy	Development Management Policies and partnership working with Licensing to cover the more detailed elements of the controlled licensing areas. Work will be undertaken with Environmental Health.
Policy 16: Employment Opportunities	Significant positive effects: equalities, poverty and social exclusion crime and safety economy employment and skills.	Safeguarding and management of PEA's to increase the appropriate offer of and access to employment. Flexibility in mixed use to increase applications for new businesses.	The flexibility is positive as a no net loss policy was restrictive to some businesses. Close monitoring of the mixed use component to ensure employment floor space is not disproportionately taken over by other uses such as housing.
Policy 17: Economic Development	Significant positive effects: population, soil, water and noise transport, equalities poverty and social exclusion landscape and townscape economy employment and skills. Significant negative	Impacts resulting from increases of densities of employment use. Positive development in supporting local employment and encouraging local enterprise due to the more flexible approach to employment designations. There is a lack of up to date evidence on the full potential the arts and cultural activities could play in regenerating Hackney's	Arts Strategy planned for Hackney Wick. Biodiversity Officer has been appointed and a LBAP is underway. Environmental Sustainability policies 24 – 33 should reduce and mitigate against the impacts of growth if implemented along side this policy effectively.

Core Strategy policy	SA Significant effect	Nature of effect	SA final recommendations
	effects: Biodiversity air, climate waste	economy. Significant increases in these uses have been recorded in the South Shoreditch area. Further research is needed here to ensure opportunities are fully maximised to deliver Hackney's objectives for economic growth.	
Policy 18: Promoting Employment Land	Significant positive effects: economy employment and skills.	Revisions to employment land designations. Supports more flexible use of employment land. positive effects resulted in the promotion of local businesses and enterprise in Hackney and the facilitation of job creation.	No further recommendations.
Policy 19: Housing Growth	Significant negative effects: biodiversity, soil, water and noise, air and climate, landscape and townscape waste Significant positive effects: Equality, housing economy employment and skills	Cumulative impacts of growth are potential negative visual impacts and waste generation: The additional growth may put pressure on urban typography and design. Increases in population may increase net waste output. Reduction in biodiversity, soil quality increases in noise, air pollution, waste as a result of increases in urbanisation, environmental impacts of higher densities in growth areas and developing on brownfield sites especially those next to SINC's.	It is considered that large scale housing growth will inevitably have significant environmental impacts which should be recognised and monitored over the lifetime of the plan. This policy is significantly more sustainable than the no policy option. This policy does pose as a strong, robust realistic and appropriate option which improves considerably on that from the preferred options stage. The it is considered that the Safer, Cleaner and greener and Climate Change and Environmental Sustainability policies 24 – 33 should reduce and mitigate against the impacts of growth if implemented alongside this policy effectively. Development Management policies are recommended to support the delivery of sustainable, high quality employment growth at a site level.
Policy 20: Affordable Housing	Significant positive effects: Population transport equalities poverty and social exclusion human health housing economy Significant negative effects: biodiversity soil water and noise, air and climate, landscape and townscape waste	Cumulative impacts of growth of new affordable housing may have negative visual impacts and waste generation: The additional growth may put pressure on urban typography and design. Increases in population may increase net waste output. Reduction in biodiversity, soil quality increases in noise, air pollution, waste as a result of increases in urbanisation, environmental impacts of higher densities in growth areas and developing on brownfield sites especially those next to SINC's.	An Affordable Housing DPD which details the optimum manner in which the strategic housing policies should be delivered to meet the individual needs of each ward should be developed. A DPD is the recommended approach rather than a SPD to allow for strong ward specific policies.
Policy 21:	Significant positive	Improvements to dwellings to	No further recommendations.

Core Strategy policy	SA Significant effect	Nature of effect	SA final recommendations
Supporting Housing Requirements	effects: Population, equalities, poverty and social exclusion human health, housing	meet the needs of a wider range of the population. Facilitating more supportive living arrangements.	
Policy 22: Housing Density	Significant positive effects: Population transport human health crime and safety housing economy Significant negative effects: biodiversity soil, water and noise, air and climate waste.	Increases in densities around transport hubs and areas of a high PTAL rating. Improves access to services and facilities. Increases in urbanisation will impact on the environment which should be monitored.	It is considered that the delivery of affordable housing inevitably have significant environmental impacts which should be recognised and monitored over the lifetime of the plan. However it is considered that this policy is more sustainable than if there was no policy at all to steer growth in a rational way. It is considered an improvement from the preferred options stage. Policy 21 Supporting Housing requirements and Safer, Cleaner and greener and Climate Change and Environmental Sustainability policies 24 – 33 support the mitigation of adverse impacts. Development Management policies are recommended to support the delivery of sustainable, high quality employment growth at a site level.
Policy 23: Provision for the Gypsies and Travellers	Significant positive effects: population equalities poverty and social exclusion housing waste	Provision of adequate well managed sites to support the needs of this ethnic minority.	The Site Allocations DPD should seek to allocate sites to meet the needs of the Gypsy and Traveller Community.
Policy 24: Design	Significant positive effects: biodiversity air and climate	Positive effects resulting from increases in urban greening initiatives.	No further recommendations.
Policy 25: Historic Environment	Significant positive effects: cultural heritage housing landscape and townscape	Reducing the number in buildings at risk. Considering of protected assets and the wider historic environment in more development schemes.	No further recommendations.
Policy 26: Open Space Network	Significant positive effects: poverty and social exclusion human health	Improving access to and the quality of open space to support local quality of life and health.	No further recommendations.
Policy 27: Biodiversity	Significant positive effects: air and climate landscape and townscape.	Increase in the management of identified SINCs and the number of applications with biodiversity improvements to result in positive effects on biodiversity. An ecological survey is needed to clarify what habitats and species there are in the borough	DM policy to support biodiversity improvements, Planning Policy Biodiversity in planning applications guidance, Biodiversity Officer Development of a Local

Core Strategy policy	SA Significant effect	Nature of effect	SA final recommendations
		and to support the emerging Local Biodiversity Action Plan. This will allow the Submission Core Strategy Biodiversity Policy 27 to be delivered. The objectives of the current Sustainable Community Strategy, 2008 do not make specific reference to the protection of Biodiversity in the Borough. An update of this is also recommended.	Biodiversity Action Plan, Parks Dept.
Policy 31: Flood Risk	Significant positive effect: climate Potential extremely adverse impacts on the local community in existing flood risk areas were an event to occur.	Positive impacts on borough wide initiatives to ensure new development is in accordance with PPS 25. Measures should be put in place to reduce the risk posed on the Hackney Wick residents and primary school current in Flood Zone 3a.	Working group to action and monitor NI 189 actions, Planning Policy Inter-departmental working group on new flood defence measures in Hackney Wick, Planning Policy SUDS performance, Planning Policy
Policy 32: Waste	Significant positive effect: waste Significant negative effects: poverty and social exclusion human health crime and safety	Increases in recycling by an improvement of recycling facilities in new developments. Negative impacts if environmental health impacts stem from sites which are located in residential areas. The following will be safeguarded. Any sites used for waste uses especially hazardous waste must be very carefully considered where there are neighbouring residential uses to avoid impacts on quality of life, health and general safety.	Review of the North London Waste Plan Development Plan Document, Consortium of North London Boroughs North London Waste and Recycling Strategy, NLWA. LB Hackney Waste Strategy, Hackney Recycling Team DM policies for waste uses, Planning Policy. The proposed Development Management DPD should include policies which have been developed in consultation with Environmental Health on reducing noise and other impacts associated to development construction phases of new developments and the night time economy.
Policy 33: Promoting Sustainable Transport	Significant positive effects: transport	Increase access to services and facilities by public transport or walking. A great deal of transport infrastructure is planned in the borough, however a continued commitment to achieve additional improvements to the public transport network is required to support the planned growth.	A great deal of transport infrastructure is planned in the borough, however a continued commitment to achieve additional improvements to the public transport network is required to support the planned growth. Local Implementation Plan, Transport Team DM policy on promoting sustainable transport, Planning Policy

2.5 Sustainability Appraisal findings on the Proposed Pre-examination Changes to the Core Strategy

A SA was carried out the **Proposed Pre-Examination Changes to the Core Strategy, December 2009**. The full assessment and findings can be located by following the link below:

http://www.hackney.gov.uk/Assets/Documents/sa_summary_report_core_strategy_proposed_pre-examination_changes_december_2009.pdf

The Proposed Pre-examination Changes were largely changes or minor alterations to further clarify the existing policy position established at the Proposed Submission stage. As a result the SA findings did not uncover any large scale changes to the predicted impacts of each policy. The changes in the effects further to 'Table 3 Sustainability Appraisal findings at the Proposed Submission stage', are noted below.

Table 4: Sustainability Appraisal findings at the Proposed Pre-examination Changes stage

SA Significant Effects	Integration into the Core Strategy/ next steps
<p><u>Policy 1 : Town Centres</u></p> <p>Additional positive impacts have been identified on economy, human health and equalities as a result of the changes to this policy.</p>	No additional recommendations.
<p><u>Policy 2 : Improved Railway Corridors</u></p> <p>This change provides extra clarity on the type of growth that is going to accompany these infrastructure improvements. There are more positive impacts on housing and poverty and social exclusion as a result of this policy change. There are no further recommendations.</p>	No additional recommendations.
<p><u>Policy 4: Woodberry Down New Community</u></p> <p>They make the policy more locally specific clarifying its aims and intent. The effects of this policy are more positive in relation to climate and education and skills.</p>	No further recommendations
<p><u>Policy 7: Working with Infrastructure Partners</u></p> <p>The revised text is much clearer on the crucial elements of joint working for service delivery. The specific reference to our key physical infrastructure programme creates increases the deliverability of this policy. The effectiveness on transport, waste and climate topic areas are positive as a result of this assessment.</p>	No further recommendations
<p><u>Policy 9 and 10: Investing in Education and Lifelong Learning</u></p> <p>The revised policy performs better against the population topic area. The impacts on equalities and poverty and social exclusion objectives are still reliant on how this policy is implemented.</p>	No further recommendations
<p><u>Policy 17: Economic Development</u></p> <p>Reference to the quantum of potential additional floor space that can be delivered strengthens this policy. The Pre-Submission SA assessment June, 2009 showed the policy will have a significant positive effect on employment and</p>	No further recommendations

SA Significant Effects	Integration into the Core Strategy/ next steps
<p>skills and the economy. The policy will continue to have significant positive effects these topic areas. This policy has a more positive effect on the population topic area as the additional supporting evidence that underpins this policy change – the updated Employment Study 2009, better equips Hackney to deal with the predicted population growth</p>	
<p><u>Policy 19: Housing Growth</u></p> <p>The change to paragraph 2 is a positive addition strengthening the need to provide mixed tenures of family accommodation. The totals in the housing trajectory table 7.1 have been altered to an additional 2, 465 homes over the plan period. There is a significant increase in the total amount of houses identified outside the windfall category from 8, 759 to 17, 170. This significant increase in the confirmed additional housing planned and net supply over the plan period will result in environmental impacts.</p> <ul style="list-style-type: none"> → Negative effects on biodiversity, soil, water, air, climate and waste have already been identified in the Proposed Submission SA. It is essential that the measures identified to mitigate these identified in June, 2009 are adhered to in the implementation of this policy. Please see these recommendations below: → The preferred location for new housing should respect sites of Metropolitan, borough and local importance and should not cause any significant adverse impacts on important habitat and species. → It is important that additional housing follows the principles of sustainable design and construction. → Policy should maintain and improve Hackney's waste performance, in particular to improve the access for waste collection and recycling point; and it should also be in line with the North London Joint Waste Plan to meet overall targets of reduction. → The biodiversity, sustainable waste and other mitigating policies to reduce any environmental impacts must be implemented proactively alongside housing growth. → No new developments should be permitted in vulnerable flood risk areas. Joint working with the EA is required in Hackney Wick. 	<p>Housing SPD to be prepared.</p> <p>Sustainability Standards SPD to be produced.</p> <p>Working in partnership with the Borough's Biodiversity Officer on the LBAP to support the delivery of planning recommendations.</p> <p>NI 189 targets being met.</p> <p>Ongoing working with EA.</p> <p>Cabinet Report to be prepared for an agreed Council approach to flood mitigation, Jan 2011.</p> <p>Partnership working with NLWP.</p>

2.6 Core Strategy Submission Document (Consolidated with Schedule of Proposed Changes)

- 2.6.1 The **Core Strategy Submission Document (Consolidated with the Schedule of Proposed Changes) February 2010** incorporated the Proposed Pre-Examination changes that were consulted upon in December 2009. Further assessment work was not required.

2.7 The Sustainability Appraisal findings of the Core Strategy including the changes in the Inspectors Binding Report

The SA review of the **Core Strategy incorporating the changes in the Inspectors Binding Report, November 2010**. The changes are considered

important points of clarity to ensure the policies are effective. No further significant effects were identified. The changes further supported the positive effects. These are noted below. The SA review of the changes set out in the Inspectors Binding report can be reviewed **[in draft -available later this week]**

Table 5: Sustainability Appraisal findings at the adoption stage

Core Strategy Policy, Adoption	SA Effects	Inspectors Binding Report, September 2010
Policy 6: Transport and Land Use	Continued positive outcomes for transport.	Inspectors changes set out in the Binding Report, Sept 2010 emphasise the importance of high quality design and access for pedestrians as well as road users. This support the SA objectives on transport and is welcomed.
Policy 15: Night-Time Economy	Continued positive outcomes on the economy.	Changes to the policy suggested in the Inspectors binding Report, September 2010 clarify the policy to ensure it can be implemented properly so those areas where it is shown they have reached a saturation of night-time uses will be subject to restrictions.
Policy 17: Economic Development	Continued positive outcomes for the economy.	The Inspectors changes in the binding Report, Sept 2010 further clarify the policy wording which further supports the predicted significant positive effects on economy and employment.
Policy 18: Promoting Employment Land	Continued positive outcomes for the economy.	Revisions to employment land designations. Supports more flexible use of employment land. Positive effects resulted in the promotion of local businesses and enterprise in Hackney and the facilitation of job creation. Changes in the Inspectors Binding Report further clarify this policy and support the significant positive effects identified on the economy and employment and skills.

3 Options and consultation responses

3.1 Introduction

The following section summarises how the consultation feedback from the Environmental Consultation Bodies and the public influenced the SA process from the Issues and Options to the Submission stage.

3.2 How consultation responses at the Issues and Options stage were taken into account

Below summarises how the comments received as a result of the consultation undertaken at the Issues and Options stages was taken into account in the SA process and the reviewing of emerging planning policy. The Issues and Options Core Strategy and accompanying SA Report went out to consultation from 5th December 2005 to the 28th February 2006. The consultation findings are set out in The Issues and Options Consultation Summary Report, April, 2006.

http://www.hackney.gov.uk/Assets/Documents/core_strategy_issues_and_options_consultation_report.pdf

Table 6: Consultation responses at the Issues and Options stage

The Issue/Option	Consultation Response	Integration into the Preferred options Core Strategy
Option topic 9: Opportunities for transport assessments and travel plans	<u>Sustainable Transport</u> Varied comments were received in support and opposition to promoting transportation by private car versus encouraging public transport. Varied comments were received in support and opposition of facilitating travel to work both within and outside of the Borough. A number of submissions received strongly supported residents' desire and right to work outside the Borough. Concern was raised regarding a general lack of cycling lanes and good bus services to different areas of the Borough. Large number of respondents raised parking issues	→ PO Sustainable Transport Policies 29, 30 and 31 developed supporting transport and connectivity. → PO Policy 29 developed promoting the blue ribbon network, local and national cycle network and controlled parking zones.
Option topic 25: Opportunities for Strategic Employment Locations; designated employment areas. Option topic 26: Availability of support to new sectors including SMEs. Option topic 31: Contribution of mixed use development. Question 33.1 Is it acceptable to build housing above commercial uses such as shops, offices and warehouses?	<u>Employment and Training</u> Some opposition to PEAs expressed. Support of Opportunity Areas as being appropriate for City-type office development was noted. The need to protect all employment space was questioned. It was suggested that the mixed-use guidance should be applied on an area basis not a site by site basis. SME space in the Edge of City is not appropriate. London Plan targets are a minimum.	→ PO Polices 25 developed not permitting the net loss of employment space. → PO Policy 24 on protection Strategic Industrial Locations, PEA, and other employment sites. The promotion of mixed use also encouraged.
Option topic 14: Options for waste disposal Question 3.1 Should planning	<u>Environmental issues</u> Open Space areas are criticized with regards to maintenance, cleanliness and Safety. Waste/recycling: issues with waste were commonly	→ PO Environment Policy 33 developed protecting Nature conservation areas,

The Issue/Option	Consultation Response	Integration into the Preferred options Core Strategy
policy require high quality development from developers only in sensitive environmental areas such as Conservation Areas, or near parks and open spaces, or should high standards in design and specification be required throughout the borough?	noted (streets not always clean, rubbish is not collected on time etc).	Green corridors, Areas of archaeological importance and waterfront development areas.
Option topic 32: Standards for residential accommodation.	<u>Residential Extensions</u> A number of representations (and in particular representations from the Jewish community) noted opposition to not permitting extensions based,	→ A position not to specifically allow residential extensions for the Jewish community considered discriminatory to the many large families that reside in the borough
Option topic 4: Preparation of design statements and guidance Question 4.1 Do you think the Council should offer more guidance to developers and architects to provide high quality design?	<u>Good Design</u> Many comments supported a requirement for high quality design in all developments. Innovative approaches were supported. Some encouraged the use of design guides but there was resistance to a prescriptive approach being taken.	→ PPO 13 Seeking for developments to positively transform Hackney's built environment. → PPO 15 promoting sustainable design and construction.
Option topic 30: Requirements for affordable and family housing. Question 30.1 Should affordable housing have the same appearance and design as housing for sale? Question 30.2 How forceful should the Council be in insisting on 50% affordable housing for major schemes?	<u>Housing</u> The requirement for affordable housing contributions is too onerous. The majority of affordable housing should be for intermediate housing. A number of representations noted that 50% Affordable Housing may be too high and 30% could be more appropriate for Hackney stating viability reasons. Family units are not appropriate in the Edge of City. General support for the family housing provision was noted. Representations suggested that neither family accommodation in general nor the requirements for family units to have access to amenity / garden space are appropriate in mixed use schemes. Inappropriate to require residential development in the Edge of City. London Plan housing targets should be explicitly noted as a minimum. We should set local targets which exceed the minimum. Standard of housing in Hackney needs to be improved.	→ PPO 18 Borough wide target of 50% affordable housing. On individual sites Minimum of 35% on mixed use schemes and 40% in single use schemes. → PPO 19: promoting family sized accommodation to meet identified needs. → PPO 20 Code 4 Standards for sustainable Homes.
Option topic 28: Management of the night-time economy. Question 28.1 Do you think the Council should allow additional licensed and similar premises in South Shoreditch? Question 28.2 How important is it that the 'night time economy' provides a diverse range of activities, including non-alcohol based uses? Option topic 19: Opportunities for major retail uses. Option topic 15: Level of investment and intervention in existing town centre locations at Dalston, Stoke Newington and Hackney Central.	<u>Town Centres and Retail</u> Often areas have inadequate provision of retail. Night-time economy uses should be carefully managed and targeted to key areas.	→ PPO 26 Promotion of retail growth in our Major, District and local centres. → PPO 28 Managed expansion of Hackney's visitor and night-time economy.

The Issue/Option	Consultation Response	Integration into the Preferred options Core Strategy
<p>Option topic 18: Opportunities for tall buildings areas.</p> <p>Question 18.1 Should uses in tall buildings be limited to; residential uses only, office uses, other uses, or a combination?</p> <p>Question 18.2 Do you accept that the six key areas of Finsbury Park, Hackney Central, Dalston, Hackney Wick(Lee Valley), Stoke Newington, and Shoreditch/City Fringe as identified in the Tall Buildings Strategy are the most appropriate places to locate tall buildings in the Borough?</p>	<p><u>Tall Buildings</u> Mixed views were presented regarding the promotion of tall buildings in the Borough. It is important to ensure robust guidance for assessing proposals for tall building. There is a need to ensure the tall building guidance is not overly prescriptive and that guidance focuses on the need to assess building height in relation to the surrounding building height.</p>	<p>→ Key diagram 2 promoting tall building opportunity areas. PPO 13 promoting a strong design led approach to new development and tall buildings in appropriate area.</p>
<p>Option topic 24: Promotion of mixed use activities. Planning policy is moving towards a more mixed pattern of land uses, and less rigid zoning for specific activities.</p> <p>Question 25.1 Given the higher market value for residential uses than employment, do you think it is appropriate for Hackney to protect land for employment development?</p> <p>Question 25.2 Should land within Hackney be provided for industrial and warehousing land to support the wider London economy? If so, where?</p> <p>Question 25.4 How important is it to protect and encourage employment uses (office, workshops and light industry) in town centres and local centres?</p>	<p><u>Mixed use</u> General support of mixed use development was expressed. The importance of residential amenity was noted.</p>	<p>→ PPO 4 Promoting the co-existence of a diverse mix of uses and activities and promoting a balanced approach within town centres, employment areas the City fringe.</p>
<p>Option topic 21: Opportunities for community support and special provision.</p> <p>Question 21.1 How should the Council recognise the needs of minority neighbourhoods and communities? Should this be in the form of widely-dispersed neighbourhood centres, or a smaller number of facilities in the major centres?</p> <p>Question 21.3 Should centres for people in need be located in town centres or residential areas, or in other areas?</p>	<p><u>Community Facilities locations</u> The need for adequate utilities provision (specifically water) recognising new jobs and homes requirement in the Borough was noted as a concern. It was commonly noted that there are not adequate provision of sport and leisure facilities and a general lack of children/teenage centres in Hackney. The provision of additional open space, safer parks and safer communities were supported.</p>	<p>→ PPO 22 Protecting existing and promotion additional community facilities and working in partnership with health and education institutions.</p> <p>→ PPO 23 promoting new and improved community facilities.</p>
<p>Option topic 6: Importance of public realm</p> <p>Question 6.1 Which areas of the Borough do you value, and why?</p> <p>Question 6.2 Do you think it is important to pay particular attention to the design of the public realm in large new developments?</p> <p>Question 6.3 How important is it that open space should be incorporated as part of development proposals, especially</p>	<p><u>Public Realm</u> High quality design important particularly in association with new major developments and in waterfront areas. Mixed responses over who should fund improvements but generally suggested to be required of developers.</p>	<p>→ PPO 13 Promoting a design led approach to development.</p> <p>→ PPO 14 Protecting the historic environment.</p>

The Issue/Option	Consultation Response	Integration into the Preferred options Core Strategy
<p>in the western part of the Borough where it is scarce.</p>		
<p>Option topic 37: Opportunities for defensible spaces. Question 37.1 Do you think that deterring crime by increasing defensible spaces by overlooking is more important than protecting privacy? Question 37.2 What other measures would you suggest to deter crime in new development?</p>	<p><u>Crime</u> The importance of adhering to the principles of 'designing out crime' was noted. The need to manage crime associated with the night time economy was identified.</p>	<p>→ PPO 32 High quality design that supports crime prevention.</p>
<p>Option topic 33: Role and scope of legal agreements with developers to improve local conditions. When the Council grants planning permission, it can require the provision of a wide range of additional services and facilities by legal agreement (known as Section 106 agreements). Question 33.1 What do you think should be the top priorities for developers' contributions to local areas? (Examples may include open space, public transport improvements, affordable housing, money for schools, low cost workspace, money for town centre improvements, sports facilities, community halls, job training, environmental improvements.)</p>	<p><u>Planning Contributions</u> The competing demands on developer contributions to local areas were noted as a challenge needing to be addressed. The local environment, infrastructure and training initiatives and access to low cost workspace to start a business were commonly noted as priorities for investment of planning contributions. The design of all developments should seek to improve the quality of an area and provide public open spaces where possible. This therefore should require the investment of planning contributions to achieve. Ensuring architectural quality of any development and the improvement of the general environment around it are of importance. Transport infrastructure will also be important to those parts of the borough less well served by public transport than the southern wards.</p>	<p>→ PPO 36 promoting S106 contributions for affordable housing, education, sustainable design, health open space, live-work units and education and lifelong learning.</p>
<p>9 Option topic 36: Priority areas for enforcement. Planning Enforcement ensures that planning policies are adhered to and unauthorised development does not take place. Question 36.1 How important is the enforcement of planning policy. What are the most important areas or topics for enforcement action?</p>	<p><u>Enforcement</u> The importance of planning enforcement was commonly asserted.</p>	<p>→ Detailed enforcement issues to be taken further in emerging DM DPD.</p>
<p>Option topic 5: Striking the right balance between heritage and new development Question 5.1 Should all new developments reflect the traditional layout and design of buildings in the borough, or should bold and imaginative design in key locations be encouraged, or both? Question 5.2 Do you think tall buildings are appropriate if they are well designed? If so, where should they go?</p>	<p><u>Historic Environment</u> Some responses supporting the retention of buildings with heritage value and some asking for greater enforcement by the council to prevent their deterioration.</p>	<p>→ PPO 14 protecting the 25 Conservation Areas and statutory Listed Buildings. → PPO 13 promoting a general high quality design led approach towards the historic environment.</p>
<p>Option topic 39: Significance of the Olympic legacy Question 39.1 How do you think the Hackney Wick area should benefit from the Olympic Games? Question 39.2 What other impacts do you anticipate for the rest of the Borough?</p>	<p><u>Olympics</u> The opportunities associated with the Olympics and Paralympics in terms of regeneration benefits were noted along with the need to make full provision for safe and affordable access to its cultural and other related facilities.</p>	<p>→ PPO 7 maximising the advantage that will be gained from the 2012 Olympic and Paralympic Games. In particular to regenerate Hackney Wick.</p>

The Issue/Option	Consultation Response	Integration into the Preferred options Core Strategy

3.3 How consultation responses at the Preferred Options stages were taken into account

Consultation on The Preferred Options Core Strategy and accompanying Sustainability Appraisal Core Strategy Preferred Policy Options, April 2008 was carried out between 14th April 2008 – 2nd June 2008.

A more detailed account of the Preferred Options consultation responses and how these were integrated into the Submission Core Strategy is outlined in **The Core Strategy Preferred Options Consultation Report, June 2009**.

http://www.hackney.gov.uk/Assets/Documents/table_of_preferred_options_consultation_and_council_response_june_2009.pdf

The LB of Hackney also prepared a **Statement of Consultation, [no date given]** summarizing how the consultation from the issues and options and the preferred options influenced the development of the Proposed Submission Core Strategy. The Statement of Consultation, is required under Regulation 30(d) of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

http://www.hackney.gov.uk/Assets/Documents/statement_of_consultations.pdf

Table 7: Consultation responses at the Preferred Options stage

Preferred Options	Key consultation response	Integration into the Submission Core Strategy
PPO 22 and PPO 23 promoting new and improved community facilities.	<u>Health</u> Not enough indicators to monitor health More consideration for the spatial implications for health. The work of the Council with the PCT will need to be integrated closely with the creation of the Core Strategy	→ Supporting neighbourhoods and communities receives more of a priority in the document becoming the second chapter. Three more policies emphasise the importance of social investment, and health and education infrastructure.
PPO 25 No net loss of employment space, PPO 26 Town centre hierarchy PPO 27 Street markets PPO 28 Night-time economy	<u>Economy</u> Employment Priority Area is outdated in upper Clapton. Refer to the Employment Densities report for English Partnerships (July 2001) The impending Statutory Economic Assessment Duty will be vital in insuring the planning department are well informed in terms of development.	→ More flexible approach as opposed to no net loss of employment to allow support a wider variety of applications with a strong viable employment 'employment' component. Policies 16-18.
PPO 24 Hierarchy of employment priorities	<u>Employment and Skills</u> Recommended developing a new green economy around areas like Mare Street and Hackney Wick Would like to the protection and expansion of commercial land within a short walk of the ELLX stations. Protect and improve facilities at Ridley rd market.	→ Supporting social investment in education and Policy 17 Promoting Employment Opportunities.
PPO 29 Strategic transport network, PPO 30 Reduce the need to	<u>Transport</u> Promoting walking and cycling. Developments with high car trip generation and/or no car parking provision should be located where the public	

Preferred Options	Key consultation response	Integration into the Submission Core Strategy
travel, PPO 32 Sustainable modes of transport	transport accessibility level is high.	→ The New East London Line opened. Policy 6 and 33 promoting sustainable transport.
PPO 23 New and improved community facilities	<u>Poverty and Social Exclusion</u> No mention of facilities for the elderly or youth. Reduce number of people living in poverty.	
PPO 32 Designing out crime	<u>Crime and Safety</u> 'Hidden' places should be identified and then improved with lighting. New designs should be aware not to create them. Where there are crime hotspots, a study should be commissioned as to how the planning process could feed into improving these hotspots.	→ Policy 24 Supporting designing out crime.
PP017 New residential development, PPO 18 Affordable housing, PPO 19 Housing mix	<u>Housing</u> Welcome the emphasis given to the creation of family housing but can't locate any clear guidance on this subject i.e. level of three bedroom plus accommodation to be achieved. The core Strategy must acknowledge the impact of market forces on the viability of affordable housing provision.	→ Policy 19 and table 7.1 on housing ensure delivery of London plan targets. → Policy 20 and 21 supporting a mix of housing types and housing requirements.
PPO14 Conservation areas	<u>Cultural Heritage</u> Woodberry down has some key historic assets that should serve as anchors for future development. St John's Church and churchyard will be a pivotal part of the Hackney Central Area. The fabric and identity of the Hackney narrative are found within the church and churchyard, so far the role of Heritage to be celebrated can only lead into a more sustainable cultural identity.	→ Policy 25 supporting the protected and unprotected areas of historic heritage and character.
PPO 15 Climate Change, PPO 34 Sustainable Construction	<u>Air and Climate</u> Waterborne transport of passenger and freight has a role to play in reducing traffic congestion and providing alternative non-car modes of transport, improving air quality. New development created should create at least 10% of its own energy. Greater provision of green Roofs which hold water for long periods of time.	→ Policies 29 and 30 supporting resource efficiency, reducing carbon dioxide, low carbon energy, renewable technologies and district heating.
PPO33 Open space and the environment	<u>Soil and Water</u> The Waterfront Development Zone is too far back from the waterfront. Very concerned by the reference in this paragraph to "Waterfront Developments Area" which comprises the whole length of the Lee and the Lee Navigation, the Regents Canal and around the reservoirs.	→ Policy 26 Protecting the quality of Open Space, policy 24 promoting sustainable design, policy 28 supporting Hackney's water and waterways.
PPO 35 Sustainable waste management	<u>Waste</u> There should be a zero waste strategy for dealing with residential waste. The construction cycle for waterside development should be potentially serviced by the canal.	→ Policy 32 The LB of Hackney is a partner authority of the North London Waste Plan addressing the London Plan waste apportionment targets.
PPO33 Open space and the environment	<u>Landscape and Townscape</u> There is a need for the provision of more open space. Butterfield common is a significant open space for local people today. Needs to be included in the key diagram map.	→ Policy 26 Promoting the quality of open space more strongly.
PPO33 Open space and the environment	<u>Biodiversity</u> There is an opportunity for Boroughs to integrate biodiversity into core service areas and this should be reflected in the Borough's Biodiversity Action Plan.	→ New policy 27 Protecting and Enhancing Biodiversity.

3.4 How consultation responses at the Proposed Submission stage were taken into account

The Core Strategy Proposed Submission document, proposals map and accompanying SA Report were published and made available for comment from 9th June -7th August 2009. **The Statement of Representations, [no date given]** was prepared on the feedback received during this period and the Councils response in accordance with Regulation 30 (1) (e) Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

http://www.hackney.gov.uk/Assets/Documents/statement_of_representations.pdf

Table 8: Consultation responses at the Proposed Submission stage

Consultation response:	Action taken
<ul style="list-style-type: none"> ▪ There were 3 comments related to the Sustainability Appraisal (SA) at this juncture: ▪ Natural England was in support of the SA. ▪ English Heritage found that the appraisal summaries did not appear to fully assess the impact of policies with regard to all heritage assets and to promote the concept of historic environment sufficiently. ▪ London Metropolitan University pointed out that the Core Strategy didn't reflect one of SA's findings to address areas of education and health facilities. 	<ul style="list-style-type: none"> → No action required. → A Statement of Common Ground was prepared. More detailed summaries were provided to EH of SA effects on heritage in the LB of Hackney. This is available on the Council website (details above). → The Core Strategy took on board the SA recommendations in regard to education and health.

For further information on English Heritage's Letter 22nd July and the LB of Hackney's subsequent Statement of Statement of Common Ground, July 2010 please follow the web links listed below.

http://www.hackney.gov.uk/hearing_statements.htm

3.5 How consultation responses during the Proportionate Consultation were taken into account

Proportionate consultation was carried out between 18th December 2009 and 22nd January 2010 on a **Schedule of Proposed Changes further to the Proposed Submission Core Strategy**. As noted in section 2.5 of this report the SA did not uncover a significant alteration on effects or recommended actions. The representations received were made available to the Inspector to support the Examination process and are available on the Council website.

http://www.hackney.gov.uk/core_strategy_representations.htm

4 Alternatives

4.1 Hackney's strategy for delivering sustainable growth

- 4.1.1 The London Borough of Hackney have chosen to pursue a strategy that will manage the anticipated growth in the authority, both based on the GLA projections and the Council's own projects which are higher further to the Mayhew Associates Ltd, 2008. The strategy for growth is believed to be in overall alignment with the aims and objectives and the minimum requirements of the London Plan.
- 4.1.2 The Sustainability Appraisal on the Core Strategy from the Issues and Options Stage assessed the best ways of delivering the growth in the designated areas and did not seek to reassess alternatives to the areas allocated to accommodate this set out in the London Plan.

CLG Sustainability Appraisal Guidance of Regional Spatial Strategies and Local Development Documents, 2005 states:

"They [RPB's and LPA's] are not required to justify national planning policy when conducting SA's, for example by appraising alternatives to national policy".
(Introduction, P.14)

"at different stages of the preparation of a RSS revision, DPD, or SPD, information from earlier appraisals can be used,."
(Introduction, P.15)

"A wider range of options will be available at a regional level than at a local level, and decisions made at the higher 'level' will close off some options."
(Appendix 11, p126)

- 4.1.3 All growth options at the Issues and options, Preferred options and proposed Submission stages have been assessed against 'the business as usual/ no plan or programme scenario' to ensure that any sustainability implications of delivering the anticipated growth, based on the most recent evidence have been fully taken into account. This has allowed for measures to improve sustainability performance and to avoid and/or mitigate any potential significant effects can be taken put in place.

Opportunity Area in North East London – Bishopsgate/South Shoreditch

- 4.1.4 The London Plan's Sustainability Appraisal Report, 2004 table 5.2 and assessment matrix 5a – 5f outlines the sustainability implications of the Opportunity Areas in North East London designated under policy 5C.3. This includes the City Fringe (Bishopsgate/South Shoreditch). The Report advocated this area as well as the Isle of Dogs, the Lower Lea Valley including Stratford, the Royal Docks, London Riverside and Ilford represented the most appropriate areas to maximise residential and non-residential densities and to contain mixed uses. It sets out the recommendation for South Shoreditch to

achieve the employment capacity of 80,000 Ha and 5, 000 new homes between the periods of 2001 – 2026.

- 4.1.5 Policy 2A.5 and 2A.1 Opportunity Areas and Areas for Intensification Map also designates Bishopsgate/South Shoreditch as an opportunity area. The Sustainability Appraisal evidence to support this option against other regional alternatives is documented in assessment matrix 2a.1.

Primary Employment Led Growth Location: Hackney Wick

- 4.1.6 Table A2.1 Preferred Industrial Locations (PIL) sets out that Hackney Wick in part is the regional preference for this type of employment growth of B2 (general) and B(8) (industrial uses). The regional evidence for this is outlined in the Sustainability Appraisal of the London Plan Assessment Matrix 2a.1.

Primary Housing Growth Locations: Hackney Wick and Woodberry Down

- 4.1.7 Woodberry Down is one of the most significant housing regeneration projects in the UK. It is a product of a National Demonstration Project selected by the Department for Communities and Local Government (CLG), and the Government Office for London (GOL) in January 2007. The Woodberry Down project is well underway and the Consultation Strategy was undertaken in July 2007.

The Olympic Delivery Authority is overseeing the Legacy of the Olympic and Paralympic Games. This aims to ensure lasting benefits to the participating east London authorities following the Olympic and Paralympic event. This proposed opportunities for new housing and commercial development.

Primary Town Centre Growth Locations: Dalston, Hackney Central, Stoke Newington and Finsbury Park

- 4.1.8 The London Plan Table A1.1 Town Centre Classifications sets out that Dalston is a major town centre and it is also classified as being an important cluster of night time economy uses.
- 4.1.9 Table A1.1 also sets out that Hackney Central (Mare Street), Stoke Newington (High Street) and Finsbury Park (jointly with Haringey and Islington) as a district centres also containing important clusters of night time economy uses.
- 4.1.10 The sustainability evidence for this is set out in the London Plan, Sustainability Appraisal matrices 2a.and 5a – f.

4.2 Policy development

- 4.2.1 As discussed above the assessment process focused on considering options which may best deliver the strategic growth options enshrined in regional policy. From the issues and options to the proposed submission Core Strategy large range of options were considered and analysed.

- 4.2.2 Please refer to the Core Strategy, Issues and Options Evidence Appendix, December 2005, The Issues and Options SA Analysis, December 2005 The Local Development Framework: Progression of Hackney's Core Strategy Pre-Submission Preparation and Technical Appendix 1, September 2008 and the Preferred Options SA Report, April 2008 for the full details of how the options were developed in parallel with the SA. Below sets out some of the primary options that were considered in this period.

Managing Town Centre Growth

- Promote the expansion of retail development within existing town centres
- Encourage expansion of retail development throughout the borough.
- Allow the managed expansion of the visitor and night-time economy where there is no significant loss of residential amenity.
- Restrict any new uses associated with the visitor and night time economy by limiting expansion in town centres and areas of saturation in order to reduce its impact.

Delivering Affordable Homes

- Promote mixed tenure housing with varying room size in all residential development
- Develop varying requirements of tenure and room sizes based on identified need.
- Clearly prioritise housing development over the protection of employment land throughout the borough
- Promote a balanced approach whereby employment land is afforded different levels of protection based on quality and location
- Maximise development of underutilised land including estates and brownfield sites, town centres and transport interchanges
- Increase residential densities throughout the borough.

Building Height

- Restrict the height of all new development buildings
- Permit tall buildings in specific area with good public transport access and where the urban context is suitable.

Building Design

- Require all developments to achieve the highest design quality
- Permit varying standards of design based on the use/tenure of buildings

Delivering Community Facilities

- Concentrate community facilities in areas with the highest level of high public transport accessibility to serve borough wide need
- Disperse investment and community facilities throughout various neighbourhoods where there is demonstrated local need

Sustainable Transport

- Promote sustainable transport (i.e. bus, train, walking and cycling) over all other modes of transport
- Promote a balance between the use of private vehicles (i.e. cars) and sustainable transport.

Protecting Open Space

- Maintain access to the highest quality open space while allowing smaller pockets of open space to be developed for housing
- Protect all existing open spaces and improve access to and maintenance of them, whilst seeking expansion of open space particularly in areas of deficiency.

5 Final proposals for monitoring

Below sets out the final proposals for monitoring. For more details please see the AMR 2009/10 located on the Council website at.

It is recognised that the current set of national indicators are being revised. The LBH will continue to monitor the current set of national indicators in the interim. Under the revised national monitoring framework the LBH will allocate the most closely related indicators that can best provide a picture of the performance of the predicted significant Sustainability Appraisal effects.

Table 9: Sustainability Appraisal final proposal for monitoring

Core Strategy Policy	SA Significant Effects	Nature of effect	Monitoring Source	Responsible Team
Policy 1: Town Centres Dalston and Hackney Central	Significant positive effects: economy employment and skills poverty and social exclusion cultural heritage	Hackneys economic activity rate and employment rate have increased since 2005. It is anticipated these will continue to increase as a result of town centre growth and regeneration. In 2007 Hackney was ranked the 2 nd most deprived local authority in London. Town centre growth and regeneration aims to improve on this.	Overall Employment Rate (NI 153) Working age people on out of work benefit (NI 152) Number of vacant units in town centres or local shopping centres (local 47) Number of buildings and other heritage in the 'Heritage Risk' register (local 38)	Team Hackney The Regeneration Team
Policy 2: Improved Railway Corridors	Significant positive effects: transport employment and skills Housing	Increases in accessibility by public transport as a result of the East London Line Extension. Increases in economic activity and employment due to the protection and promotion of PEAs along the railway corridors and local shopping centres i.e Hoxton Street. Increases in the ability for the local community to buy, or share own a home to increases in housing i.e. Kingsland Estates, Manor House and Bridge House along the railway corridors to improve the provision of a range of housing.	Overall Employment Rate (NI 153) Overall employment rate (NI 153) Net additional homes provided (N1 154) Affordable homes delivered (NI 155)	Team Hackney The Regeneration Team
Policy 3: Shoreditch	Significant negative effect: waste	The promotion of entertainment and late night uses in Shoreditch may have an impact on littering in the Hoxton, Shoreditch High Street and other late night uses nodes.	Overran/general satisfaction with the area (local 51) Perceptions of drunk or rowdy behaviour as a problem (NI 17)	Team Hackney Planning Policy NLWA

Core Strategy Policy	SA Significant Effects	Nature of effect	Monitoring Source	Responsible Team
Policy 4: Woodberry Down New Community	Significant positive effects: climate employment and skills.	Business growth in Manor House to increase the retail offer. The development of a CHP plant districting heating centre will reduce the impacts of the increased population in the area and act as a positive example for future developments in the borough.	Working age people on out of work benefits (NI 152) CO ₂ reduction from Local Authority operations (NI 185)	Strategic Projects Planning Policy
Policy 5: Hackney Wick New Community	Significant positive effect: economy Potential adverse effects on SA objective 5 to minimise flood risk at the implementation stages.	Business growth in Hackney Wick. Measures should be put in place to reduce the risk posed on Hackney Wick residents and the primary school current in Flood Zone 3a.	Overall employment rate (NI 153) Skills gaps in the current workforce reported by employers (NI 174) NI 189 Floor Management progress	Planning Policy Strategic Projects
Policy 8: Focusing Social Investment	Significant positive effects: equalities poverty and social exclusion human health	Improvements to the level of access to social services and facilities.	Skills gaps in current workforce reported by employers (NI 174) Average earnings of employees (NI 166) Mortality rate (NI 120)	PCT Team Hackney
Policy 9: Investing in Education	Significant positive effects: population human health	Improvements to access to health services and facilities for the local community especially in need groups.	Skills gaps in current workforce reported by employers (NI 174) People in good to poor health (NI 137)	Lifelong Learning Trust Team Hackney Planning Policy
Policy 10: Lifelong Learning	Significant positive effects: population human health	Improvements to access to health services and facilities for the local community especially in need groups.	Mortality rate (NI 120) People in good to poor health (NI 137)	Lifelong Learning Trust Team Hackney Planning Policy
Policy 11: Health Investment and Infrastructure	Significant positive effect: human health	Improvements to access to health services and facilities for the local community especially in need groups.	People in good to poor health (NI 137) Mortality rate (NI 120)	PCT

Core Strategy Policy	SA Significant Effects	Nature of effect	Monitoring Source	Responsible Team
Policy 12: Health and Environment	Significant positive effect: human health	Improvements to access to health services and facilities for the local community especially in need groups.	People in good to poor health (NI 137) Mortality rate (NI 120)	PCT
Policy 13: Town Centres	Significant positive impacts: cultural heritage transport equalities poverty and social exclusion, crime and safety housing landscape and townscape, economy employment and skills Significant negative effects: soil, water and noise and waste	Cumulative impacts of growth are potential negative impacts on soil, water, noise and waste generation.	Number of buildings and other heritage in the 'Heritage Risk' register (local 38) Skills gaps in the current workforce (NI 174) Overall employment rate (NI 153) Working age people with access to employment by public transport (NI 176) Access to services and facilities by public transport, walking or cycling (NI 175) Affordable homes delivered (NI 155) Number of open spaces with green flag awards (local 28) All major development rated against Core for Sustainable Homes (residential) or BREEAM (non-residential) and contribute to nation target of zero carbon homes by 2010 (local-32) Renewable energy generation (local 32)	Conservation and Design Team Planning Policy
Policy 14: Street Markets	Significant positive effects: equalities poverty and social exclusion landscape and townscape economy employment and skills	Preserving local historic market function. Protecting local jobs. Vibrancy in these local parades within town centres.	Average earnings of employees (NI 166) Mortality rate (NI 120) Overall employment rate (NI 153)	Equalities and Diversity Unit Planning Policy
Policy 15: Night-Time	Significant positive effects: population, equalities	Cumulative impacts of growth are potential negative visual impacts and waste generation	Perceptions of drunk or rowdy behaviour (NI 17)	PCT Planning Policy

Core Strategy Policy	SA Significant Effects	Nature of effect	Monitoring Source	Responsible Team
Economy	poverty and social exclusion economy and employment and skills Significant negative effects: soil, water and noise, crime and safety, human health	The promotion of entertainment and late night uses in Shoreditch may have an impact on waste generation, noise, health and crime and safety especially within late night uses nodes i.e. in Shoreditch and Hoxton. Changes to the policy suggested in the Inspectors binding Report, September 2010 clarify the policy to ensure it can be implemented properly so those areas where it is shown they have reached a saturation of nigh-time uses will be subject to restrictions.	Overall/general satisfaction with local area (local 51) Skills gaps in the current workforce (NI 174) Overall employment rate (NI 153)	Team Hackney Licensing Team
Policy 16: Employment Opportunities	Significant positive effects: equalities, poverty and social exclusion crime and safety economy employment and skills.	Safeguarding and management of PEA's to increase the appropriate offer of and access to employment. Flexibility in mixed use to increase applications for new businesses.	Serious Violent Crime (N1 15) Overall employment rate (NI 153) Skills gaps in the current workforce reported by employers (NI 174)	Team Hackney Planning Policy
Policy 17: Economic Development	Significant positive effects: population, soil, water and noise transport, equalities poverty and social exclusion landscape and townscape economy employment and skills. Significant negative effects: Biodiversity air, climate waste	Impacts resulting from increases of densities of employment use. Positive development in supporting local employment and encouraging local enterprise due to the more flexible approach to employment designations. The Inspectors changes in the binding Report, Sept 2010 further clarify the policy wording which further supports the predicted significant positive effects on economy and employment.	Skills gaps in the current workforce (NI 174) Overall employment rate (NI 153) Working age people with access to employment by public transport (NI 176) Access to services and facilities by public transport, walking or cycling (NI 175) Number of open spaces with green flag awards (local-28) Renewable energy generation (Local 32)	Team Hackney Planning Policy
Policy 18: Promoting	Significant positive effects: economy	Revisions to employment land designations. Supports more flexible use of employment land.	Skills gaps in the current workforce (NI 174)	Learning Trust Team Hackney

Core Strategy Policy	SA Significant Effects	Nature of effect	Monitoring Source	Responsible Team
Employment Land	employment and skills.	positive effects resulted in the promotion of local businesses and enterprise in Hackney and the facilitation of job creation. Changes in the Inspectors Binding Report further clarify this policy and support the significant positive effects identified on the economy and employment and skills.	Overall employment rate (NI 153) Working age people with access to employment by public transport (NI 176)	Planning Policy
Policy 19: Housing Growth	Significant negative effects: biodiversity, soil, water and noise, air and climate, landscape and townscape waste Significant positive effects: Equalities, housing economy employment and skills	Cumulative impacts of growth are potential negative visual impacts and waste generation: The additional growth may put pressure on urban typography and design. Increases in population may increase net waste output. Reduction in biodiversity, soil quality increases in noise, air pollution, waste as a result of increases in urbanisation, environmental impacts of higher densities in growth areas and developing on brownfield sites especially those next to SINCs.	Skills gaps in the current workforce (NI 174) Overall employment rate (NI 153) Working age people with access to employment by public transport (NI 176); Access to services and facilities by public transport, walking or cycling (NI 175); Affordable homes delivered (NI 155); Number of open spaces with green flag awards (local 28); All major development rated against Code for Sustainable Homes (residential) or BREEAM (non-residential) and contribute to nation target of zero carbon homes by 2010 (local 33); Renewable energy generation (local 32)	Planning Policy Team Hackney
Policy 20: Affordable Housing	Significant positive effects: Population transport equalities poverty and social exclusion human health housing economy Significant negative effects: biodiversity soil water and noise, air and climate, landscape and townscape waste	Cumulative impacts of growth of new affordable housing may have negative visual impacts and waste generation: The additional growth may put pressure on urban typography and design. Increases in population may increase net waste output. Reduction in biodiversity, soil quality increases in noise, air pollution, waste as a result of increases in urbanisation, environmental impacts of higher densities in growth areas and developing on brownfield sites especially those next to SINCs.	Skills gaps in the current workforce (NI 174) Overall employment rate (NI 153) Working age people with access to employment by public transport (NI 176) Access to services and facilities by public transport, walking or cycling (NI 175) Affordable homes delivered (NI 155) Number of open spaces with green flag awards (local 28) All major development rated against Core for Sustainable Homes (residential) or BREEM (non-residential) and contribute to nation target of zero carbon homes by 2010 (local 32)	Housing Planning Policy Team Hackney
Policy 21: Supporting Housing	Significant positive effects: Population, equalities, poverty and social exclusion	Improvements to dwellings to meet the needs of a wider range of the population. Facilitating more supportive living arrangements.	Affordable homes delivered (NI 155) Skills gaps in the current workforce reported by employers (NI 174)	Housing Planning Policy Team Hackney

Core Strategy Policy	SA Significant Effects	Nature of effect	Monitoring Source	Responsible Team
Requirements	human health, housing			
Policy 22: Housing Density	<p>Significant positive effects: Population transport human health crime and safety housing economy</p> <p>Significant negative effects: biodiversity soil, water and noise, air and climate waste.</p>	<p>Increases in densities around transport hubs and areas of a high PTAL rating. Improves access to services and facilities.</p> <p>Increases in urbanisation will impact on the environment which should be monitored.</p>	<p>Improved local biodiversity – proportion of local sites where positive conservation management has been, or is being implemented (local 27); Overall employment rate (NI 153) ; Working age people with access to employment by public transport (NI 176) ; Access to services and facilities by public transport, walking or cycling (NI 175); Affordable homes delivered (NI 155); Number of open spaces with green flag awards (local 28); All major development rated against Code for Sustainable Homes (residential) or BREEAM (non-residential) and contribute to nation target of zero carbon homes by 2010 (local 33)Renewable energy generation (local 32)</p>	Housing Planning Policy Team Hackney
Policy 23: Provision for the Gypsies and Travellers	<p>Significant positive effects: population equalities poverty and social exclusion housing waste</p>	<p>Provision of adequate well managed sites to support the needs of this ethnic minority.</p>	<p>Skills gaps in the current workforce (NI 174)</p> <p>Overall employment rate (NI 153)</p> <p>Working age people with access to employment by public transport (NI 176)</p> <p>Access to services and facilities by public transport, walking or cycling (NI 175)</p>	Housing Planning Policy Team Hackney
Policy 24: Design	<p>Significant positive effects: biodiversity air and climate</p>	<p>Positive effects resulting from increases in urban greening initiatives.</p>	<p>Improved local biodiversity – proportion of local sites where positive conservation management has been, or is being implemented (local 27)</p> <p>% reduction in Carbon Dioxide (CO2) emissions in the local authority's area (local 24)</p> <p>All major development rated against Core for Sustainable Homes (residential) or BREEAM (non-residential) and contribute to nation target of zero carbon homes by 2010 (local 33)</p> <p>Renewable energy generation (local 32)</p>	Housing Planning Policy Team Hackney
Policy 25:	Significant positive effects:	Reducing the number in buildings at risk.	Number of buildings and other heritage in the	Housing

Core Strategy Policy	SA Significant Effects	Nature of effect	Monitoring Source	Responsible Team
Historic Environment	cultural heritage housing landscape and townscape	Considering the historic environment in more development schemes.	Heritage Risk' register (local 38); Skills gaps in the current workforce (NI 174); Overall employment rate (NI 153) ;Working age people with access to employment by public transport (NI 176); Access to services and facilities by public transport, walking or cycling (NI 175); Affordable homes delivered (NI 155); Number of open spaces with green flag awards (local 28)All major development rated against Code for Sustainable Homes (residential) or BREEAM (non-residential) and contribute to nation target of zero carbon homes by 2010 (local 33); Renewable energy generation (local 32)	Planning Policy Team Hackney
Policy 26: Open Space Network	Significant positive effects: poverty and social exclusion human health	Improving access to and the quality of open space to support local quality of life and health.	Skills gaps in the current workforce (NI 174) Overall employment rate (NI 153) Access to services and facilities by public transport, walking or cycling (NI 175) Mortality Rate (NI 120)	Housing Planning Policy Team Hackney
Policy 27: Biodiversity	Significant positive effects: air and climate landscape and townscape.	Increase in the management of identified SINCS and the number of applications with biodiversity improvements to result in positive effects on biodiversity.	Net change in open space (local 29) Improved local biodiversity – proportion of local sites where positive conservation management has been, or is being implemented (local 27) % reduction in Carbon Dioxide (CO2) emissions in the local authority's area (local -24) All major development rated against Core for Sustainable Homes (residential) or BREEAM (non-residential) and contribute to nation target of zero carbon homes by 2010 (local 33) Renewable energy generation (local 32)	DM policy to support biodiversity improvements, Planning Policy Biodiversity in planning applications guidance, Biodiversity Officer Development Local Biodiversity Action Plan, Parks Dept.
Policy 31: Flood Risk	Significant positive effect: climate	Positive impacts on borough wide initiatives to ensure new development is in accordance with PPS 25.	Flood Erosion and costal management NI 189; All major development rated against Core for Sustainable Homes (residential) or BREEAM (non-	Working group to action and monitor NI 189 actions, Planning Policy

Core Strategy Policy	SA Significant Effects	Nature of effect	Monitoring Source	Responsible Team
	Potential extremely adverse impacts on the local community in existing flood risk areas were an event to occur.	Measures should be put in place to reduce the risk posed on the Hackney Wick residents and primary school current in Flood Zone 3a.	residential) and contribute to nation target of zero carbon homes by 2010 (including SUDS) (local 33) Renewable energy generation (local 32)	Inter-departmental working group on new flood defence measures in Hackney Wick, Planning Policy SUDS performance, Planning Policy
Policy 32: Waste	Significant positive effect: waste Significant negative effects: poverty and social exclusion human health crime and safety	Increases in recycling by an improvement of recycling facilities in new developments. Waste reduction per household by the promotion Negative impacts if environmental health impacts stem from sites which are located in residential areas. The following will be safeguarded. Any sites used for waste uses especially hazardous waste must be very carefully considered where there are neighbouring residential uses to avoid impacts on quality of life, health and general safety.	Residual household waste (local 25) Overall/general satisfaction with local area (local 51) People in good to poor health (NI 137) Mortality rate (NI 120)	Review of the North London Waste Plan Development Plan Document, Consortium of North London Boroughs North London Waste and Recycling Strategy, NLWA. LB Hackney Waste Strategy, Hackney Recycling Team DM policies for waste uses, Planning Policy
Policy 33: Promoting Sustainable Transport	Significant positive effects: transport	Increase access to services and facilities by public transport or walking.	Access to services and facilities by public transport (NI 176)	Local Implementation Plan, Transport Team DM policy on promoting sustainable transport, Planning Policy

