

## Appendix 2: Assessment of Delivering Sustainable Growth

<p>Core Strategy Policy 1: Growth Locations – Dalston          Extract: Town Centres Dalston (Major Town Centre) with a retail and commercial emphasis</p> <p>Core Strategy Policy 13  <i>Extract</i> : Dalton Major Town Centre will be the principle focus of growth accommodating an extensive range o the types of development identified above, which should help to shape Dalston into a thriving and vibrant centre.          Associated inset map. 3</p>						
<p>SA/SEA Objectives and relevant Baseline (Please see updated Scoping Report, 2009 for full details)</p>	<p>Description of effect &amp;           Relevant consulteee response at the preferred options SA findings as appropriate.</p>	<p>Risk</p>	<p>Timescale</p>	<p>Permanence</p>	<p>Significance</p>	<p>Avoidance/Mitigation/Enhancement</p>
<p>SA/SEA Objectives</p>	<p>Objective 1: To protect and enhance biodiversity, flora and fauna</p> <p>Objective 2: To ensure efficient use of natural resources</p>					

<p>Topic: Biodiversity</p>	<p>Cumulative impacts of increase in urbanisation, development of brownfield land.</p> <p>The Preferred Options (PO) SA did not identify adverse impacts. Consultees 19 &amp; 28 in particular very strongly in favour of using Hackney's overall growth agenda as an opportunity to green developments and bring in new sustainable design and biodiversity initiatives. See Consultation Report, May 2009</p> <p>Risk: High risk of the effects of urbanisation to have adverse impacts. Medium to high risk the policy will only be partially applied leading to the likely conditions without the plan.</p>	<p>I</p>	<p>J</p>	<p>P</p>	<p>Negative, depends on how it is implemented.</p> <p>-/?</p>	<p>Increases in growth, densities and development on brownfield land will have an adverse impact on biodiversity.</p> <p>A Habitats Regulations Assessment has ruled out any adverse effects on the integrity of the Walthamstow SSS1 and the Lea Valley SPA.</p> <p>LBAP and Dalston masterplan to include reference to for greening buildings, sustainable green design of new developments.</p> <p>Further alignment with the Dalston masterplan which recommends more play and recreational space, public open spaces and green design guidance specifically for Dalston.</p> <p>Cross reference to biodiversity policy.</p>
----------------------------	---	----------	----------	----------	---	--

SA/SEA Objectives	Objective 2: To ensure efficient use of natural resources					
Soil, Water and Ambient Noise	Neutral effect '1' CS PO assessment.				Negative -/?	Increases in urbanisation will create a greater risk of occurrences of water and soil pollution. Likelihood of  To increase positive effects in the Dalson AAP. Cross reference to policy in Climate change chapter where there is an emphasis on water efficiency in new developments and innovative technology.
SA/SEA Objectives	Objective 3: To improve air quality Objective 7: To reduce greenhouse gas emissions and promote efficient use of energy in all activities					
Air	PO SA CS denoted a positive effect.  Improved public transport links will reduce need for the private car.				-/?  Negative, depends how it is implemented.	Must reference and support proposed CHP and Biomass. This has been removed and in the environmental sustainability and climate change section.

SA/SEA Objective

Objective7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities

Objective 9: To promote sustainable design

Objective 5: To minimize flood risk and encourage Sustainable Urban Drainage System (SUDs) for new developments

Climate

POCS assessment highlighted a positive effect. Improvement of performance should be gained by the further promotion of carbon neutral buildings

Slightly worse effect here. To further increase performance more alignment with the masterplan. Public realm improvements to increase accessibility by public transport and conditions for cyclists.

Potential significant effect if the location of an energy centre is not resolved. Use of CHP and Biomass sought.

-/?

Negative, depends how it is implemented.

Must reference and support proposed CHP and Biomass. This has been removed and in the environmental sustainability and climate change section.

Reference to the desire to improve on the energy performance of new development. High BREEM standards/Carbon neutral buildings.

Strategic direction sought for toe location of CHP and Biomass.

Recommend that a sustainable energy centre be located in appropriate locations to support Dalston's regeneration.

Indicator

Per capita reduction in CO<sub>2</sub> emissions in LA area. (national NI 186)

Level of air quality – reduction in NO<sub>x</sub> and primary PM<sub>10</sub> emissions through local authority's estate and operations

SA/SEA Objectives	<p>Objective 3: To improve air quality</p> <p>Objective 4: To reduce noise</p> <p>Objective 10: To reduce poverty and social exclusion</p> <p>Objective 12: To improve the health of people and promote healthy lifestyle</p> <p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 16: to provide access to an adequate range of support and community facilities.</p>					
Human Health	<p>Health inequalities and deprivation are major issues in Dalston. New development will need to be accompanied by the supporting health infrastructure.</p>				<p>-/?</p> <p>Negative, depends how it is implemented.</p>	<p>New development will need to be accompanied by the supporting health infrastructure.</p> <p>Mitigation - cross reference to health policies.</p>
SA/SEA Objectives	<p>Objective 18: To minimise waste and maximize recycling in the borough</p>					

Waste	PO CS SA denoted a neutral effect.				-/?  Negative, depends how it is implemented.	<p>The environmental sustainability chapter to ensure design and development principles seek to reduce waste to landfill and encourage recycling through deign facilities in the public realm and better community services.</p> <p>Mitigation cross reference to waste policy.</p>
SA/SEA Objectives	Objective 11: To maintain and enhance Metropolitan Open Land and Open Spaces and enhance the landscape character					

<p>Landscape and Townscape</p>	<p>PO CS SA denoted a neutral effect.</p> <p>A worse performance is identified here. The report updated identified very high levels of open space deficiency. This could increase due the development pressure in the area should a strategic position not be taken.</p> <p>Potential negative effect especially high quality design is not incorporated especially in relation to tall buildings.</p>				<p>-/?</p> <p>Negative, depends how it is implemented.</p>	<p>To along with the Dalston AAP and include a strong reference to the objective to pride public open space.</p> <p>Indicators</p> <p>Change in open space (Local)</p> <p>Total amount of open space and nature conservation sites that have been created or improved in areas of deficiency (Local)</p> <p>Include the Eastern Curve on the map.</p>
<p>SA/SEA Objective</p>	<p>Objective 9: To protect and enhance the borough's historic environment and preserve the archaeological aspects of the borough</p>					
<p>Cultural Heritage</p>	<p>Potential adverse impacts depending on how the policy is implemented.</p>				<p>-/?</p>	

SA/SEA Objective	No relevant SA/SEA Objectives have been identified for this sustainability topic.					
Population	PO SA denoted a neutral effect. Population levels are due to increase in Dalston considering the increase in development in the area. The submission policy aims to sustainably manage this however.	I	J	K	Neutral 0	
SA/SEA Objective	<p>Objective 16: To provide access to an adequate range of support and community facilities</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p> <p>Objective 15: To increase the number of decent and affordable houses</p>					
Poverty and social exclusion	<p>The PO CS denotes a neutral effect.</p> <p>The AAP denotes a positive effect as it sets out to reduce poverty and social exclusion by increase community facilities and access to key social services.</p>	J	J	K	+/?	<p>Additions to the community infrastructure chapter will further support these objectives. Cross referencing in the chapter for the growth areas is essential.</p>
SA/SEA Objectives	<p>Objective 16: To provide access to an adequate range of support and community facilities</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p>					

<p>Equalities</p>	<p>The PO assessment denoted the section as having a neutral effect on poverty, diversity, health and lifestyle.</p> <p>Performance should be improved by the additions to the community infrastructure chapter. The performance of the Dalston masterplan is better, cross referencing is important.</p>	<p>I</p>	<p>J</p>	<p>K</p>	<p>+/? Positive, depends how the policy is implemented.</p>	<p>Evidence based study due to be commissioned on community infrastructure should take into account the specific needs of hackney residents in terms of ethnic diversity, poor levels of health and poor educational attainment.</p> <p>The performance of the Dalston masterplan is better, cross referencing is important.</p>
<p>SA/SEA Objectives</p>	<p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p>					
<p>Employment and Skills</p>	<p>The PO CS denotes a positive effect for sustainable economic growth and employment.</p>	<p>I</p>	<p>J</p>	<p>K</p>	<p>+</p>	<p>The AAP denotes a greater positive effect as it actively seeks to increase training opportunities by the provision of new community facilities.</p> <p>Reference to the new library needed.</p>

SA/SEA Objective	Objective 14: To reduce crime, the fear of crime and anti-social behaviour of the borough					
Crime and Safety	<p>PO CS SA denoted outlined impact as neutral.</p> <p>Preferred Options responsee 23 noted: Islington residents of Mildmay ward are concerned about development in Dalston owing to its proximity</p> <p>An expanded night-time economy will have connotations for local residents in terms of noise pollution and safety.</p>				+/? Positive, depends how the policy is implemented.	Dalston masterplan assessment faired better against the crime topic area performance would be improved with cross referencing to the masterplans position on designing out crime.
SA/SEA Objective	<p>Objective 6: To reduce the need to travel and encourage use of public transport including walking and cycling</p> <p>Objective 7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities</p>					
Transport	<p>The PO assessment denoted a positive effect.</p> <p>Considerable improvements anticipated in increase public transport in Dalson masterplan and measure to increase accessibility and cycling. Its performance is better in sustainable terms.</p>				+/? Positive, depends how the policy is implemented.	Cross linkages to the manner in which sustainable transport is promoted in the Dalston masterplan. Indicator Car free and car capped housing (Local)

SA/SEA Objective	<p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 11: To encourage complementary activities and land uses together to make more efficient use of land.</p>					
Housing	<p>An increase in performance. The intensification of housing growth in Dalston and the aspirations for high quality design are likely to have a positive impact.</p>	I	J	K	+/? Positive, depends how the policy is implemented.	
SA/SEA Objective	Objective 19: To promote sustainable economic growth					
Economy	<p>PO CS SA denoted a neutral effect.</p> <p>Principle to improve attractiveness of the town centre with increased and more efficient access hopes to generate investment especially from companies with green image and local businesses. Growth promoted in Ridley road and clearly defined retail clusters and aim to focus development more on Dalson town centre.</p>		J	K	+	<p>Growth promoted in Ridley road and clearly defined retail clusters and aim to focus development more on Dalson town centre.</p>

Core Strategy Policy 1: Growth locations – Hackney Central

*Extract*

Town Centres

Hackney Central (District Town centre) as a civic and cultural area.

Associated inset map.

Core Strategy policy 13

Town Centres

*Extract*

In the district centres of Hackney Central – Mare Street, Stoke Newington, and Finsbury park development of the types identified above will be permitted. In particular, development within Hackney Central – Mare Street will seek to create a vibrant civic and cultural quarter,

SA/SEA Objectives and relevant Baseline  (Please see updated Scoping Report, 2009 for full details)	Description of effect	Likelihood	Timescale	permanence	Significance	Avoidance/Mitigation/Enhancement
SA/SEA Objectives	<p>Objective 1: To protect and enhance biodiversity, flora and fauna</p> <p>Objective 2: To ensure efficient use of natural resources</p>					

<p>Topic: Biodiversity</p>	<p>PO SA identified a 0 to negative effect. No change denoted.</p> <p>Performance could be improved by including in the provision and linking up of new green spaces as suggested in the masterplan.</p>				<p>Negative, depends on how it is implemented.</p> <p>-/?</p>	<p>The AAP proposes a number of new green spaces to be linked to the network. Linkages here would increase policy performance. Also emerging LBAP supports green developments and supports indigenous species and habitats.</p>
<p>SA/SEA Objectives</p>	<p>Objective 2: To ensure efficient use of natural resources</p>					

<p>Soil, Water and Ambient Noise.</p>	<p>The PO assessment noted that this depends on how the policy is implemented.</p>				<p>-/? Negative, depends how it is implemented.</p>	<p>We have contacted environment health and no baseline has been provided in relation to contaminated land in the borough or hazardous substances.</p> <p>Care to be taken during the construction works to avoid water and land contamination.</p> <p>Ensure that necessary water infrastructure is phased properly into new developments.</p>
<p>SA/SEA Objectives</p>	<p>Objective 3: To improve air quality Objective 7: To reduce greenhouse gas emissions and promote efficient use of energy in all activities</p>					

<p>Air</p>	<p>Positive effects identified at the preferred options stage.</p> <p>The masterplan strongly promotes more sustainable travel patterns, walking and cycling.</p>				<p>-/?</p> <p>Negative, depends how it is implemented.</p>	<p>Car free and car capped development encouraged.</p> <p>Travel plans to accompany major schemes.</p> <p>Indicator</p> <p>Travel plans Local</p> <p>Car free and car capped developments. Local</p>
<p>SA/SEA Objective</p>	<p>Objective7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities</p> <p>Objective 9: To promote sustainable design</p> <p>Objective 5: To minimize flood risk and encourage Sustainable Urban Drainage System (SUDs) for new developments</p>					

Climate	<p>The preferred options SA denoted a positive effect given the desire for sustainable developments. Energy, CO2. The masterplan for the areas expands on this to support the implementation of this.</p> <p>Given the government pressures to improve performance here the predicted improved effects should be monitored.</p>				<p>-/?</p> <p>Negative, depends how it is implemented.</p>	Indicator CO2 reduction from Local Authority operations NI 185
SA/SEA Objectives	Objective 18: To minimise waste and maximize recycling in the borough					

Waste	Preferred options noted a neutral performance. The plan as a whole incorporates measure to manage waste sustainably.				-/? Negative, depends how it is implemented.	Masterplan assessment notes further improvements to the public realm could encourage recycling through better community services.
SA/SEA Objectives	Objective 11: To maintain and enhance Metropolitan Open Land and Open Spaces and enhance the landscape character					

<p>Landscape and Townscape</p>	<p>Preferred options reported neutral '0' effects for open space, and best land use.</p> <p>Possible negative effect due to the lack of clarity in relation to the Tall buildings strategy.</p> <p>The section on the utilisation of vacant and underutilised sites which was deleted. This fared well in the preferred options assessment for the best use of land. The removal of focus may reduce the performance of the overall vision for Hackney Central.</p> <p>The new evidence in relation to the tall buildings could result in potential adverse impacts should a strong strategic policy directive on high quality design sustainable design and supporting infrastructure to support these. The HC masterplan proposes extensive areas as suitable for tall buildings including in conservation areas.</p>	<p>3</p>	<p>1</p>	<p>0</p>	<p>-/?</p> <p>Negative, depends how it is implemented.</p>	<p>Clarity needed in relation to the tall buildings strategy to protect landscape and townscape objectives.</p> <p>Emphasis on high quality design, social infrastructure, play space required for any developments of tall buildings.</p> <p>These developments are included in conservation areas.</p> <p>Number of tall buildings built outside of Tall Buildings Opportunity Areas Local.</p>
<p>Sa/SEA Objective</p>	<p>No relevant SA/SEA Objectives have been identified for this sustainability topic.</p>					

Population	Health and lifestyle impacts denoted as neutral in the preferred options. The plan will seek too positively manage and provide for anticipated population increases.				Positive +	
SA/SEA Objective	<p>Objective 16: To provide access to an adequate range of support and community facilities</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p> <p>Objective 15: To increase the number of decent and affordable houses</p>					

<p>Poverty and social exclusion</p>	<p>The preferred options denoted a neutral effect.</p> <p>Given that Hackney is ranked as one of the three most deprived boroughs nationwide in the indices of deprivation 2007. Additional measures to improve and monitor this should be taken.</p> <p>At the masterplan stage the improvements to the public realm and the focus on the provision of community infrastructure and local employment generation will support the reduction of poverty and social exclusion data.</p>				<p>+/? Positive, depends on how the policy is implemented</p>	<p>Indices of deprivation (Contextual)</p> <p>Recommendations for an inclusive environment tailored for a mix of diverse minority groups and those with disabilities in community infrastructure chapter.</p>
<p>SA/SEA Objectives</p>	<p>Objective 9: To protect and enhance the borough's historic environment and preserve the archaeological aspects of the borough</p>					

Cultural Heritage	Positive effect identified in PO assessment. HC has areas of positive historic character.				-/?  Negative, depends how the policy is implemented.	The status of Creative Hackney 2006 is unclear. Need for a greater steer in relation to such an important generator of economic growth in the borough.  Further emphasis on the promotion of the Arts and cultural Activity in the growth areas.
SA/SEA Objectives	Objective 13: To promote educational attainment and the skill level of population  Objective 20: To generate employment opportunities for everyone					

<p>Employment and Skills</p>	<p>PO assessment reported a neutral effect.</p> <p>Educational attainment poor in Hackney.</p>				<p>+/? Positive, depends on how the policy is implemented</p>	<p>Emphasis of provision of Educational uses particularly in our growth areas which will see the most dramatic population's increases and higher density developments.</p> <p>Support the conclusions in the hackney Masterplan SA. A Council led programme should facilitate/foster partnerships between the schools/colleges and employment sector to broaden the skills base.</p> <p>Indicator</p> <p>Skills gaps in the current workforce reported by employers National NI 174</p> <p>Educational uses provision Contextual</p> <p>Educational uses demand Contextual</p>
------------------------------	--	--	--	--	---	--

SA/SEA Objective	Objective 14: To reduce crime, the fear of crime and anti-social behaviour of the borough					
Crime and Safety	<p>PO outlined that this is dependant on how the plan is implemented.</p> <p>Crime levels are generally higher in hackney than other authorities. People live with a high fear of crime.</p> <p>Hackney Central has areas/townscape of poor architectural quality and high levels of crime and fear of crime. . Public realm improvements such as better lighting and good policing are anticipated to improve conditions. Brought forward through masterplan.</p>				+/? Positive, depends on how the policy is implemented	<p>Further emphasis on design against crime in the supporting text.</p> <p>Support conclusions I Masterplan SA Implementation to be combined with the implementation of social programmes aimed at tackling anti social behaviour. Crime prevention officer to have input into development of new schemes.</p>
SA/SEA Objective	<p>Objective 6: To reduce the need to travel and encourage use of public transport including walking and cycling</p> <p>Objective 7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities</p>					

<p>Transport</p>	<p>PO denoted a positive effect on transport. Hackney Central anticipates a number of transport improvements brought forward through masterplan.</p> <p>Currently poor connections to railway stations and restricted north – south connections.</p>				<p>+/? Positive, depends on how the policy is implemented</p>	<p>More strategic support for anticipated transport improvements.</p> <p>Indicator</p> <p>Access to services and facilities by public transport, walking and cycling. National NI 175</p>
<p>SA/SEA Objective</p>	<p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 11: To encourage complementary activities and land uses together to make more efficient use of land.</p>					

Housing	Slight change. Preferred options denoted a neutral effect. The development of Hackney Central which will include 50% affordable will help to reduce the disparity between the cost of housing and the average earnings in the borough and other identified shortfalls.	-	-	0	+/? Positive, depends on how the policy is implemented	Provision of high density housing.
SA/SEA Objective	Objective 19: To promote sustainable economic growth					

<p>Economy</p>	<p>Preferred options noted a neutral effect. Levels of unemployment in Hackney are almost two times higher than that in London between 2005 and 2008. The current economic recession is also likely to add to this.</p> <p>Plan will seek to encourage economic regeneration.</p>				<p>+/? Positive, depends on how the policy is implemented</p>	<p>Rather than a 'high quality urban quarter which focused on civic and cultural functions'. Strategic policy to support the development of retail opportunity sites (as promoted in the Hackney central masterplan) and public realm and urban design improvements. Promotion of increases in retail and commercial provisions.</p> <p>Discussions with GLA of whether this can be a major centre.</p>
<p>SA/SEA Objective</p>	<p>Objective 3: To improve air quality</p> <p>Objective 4: to reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 12: To improve health of people and promote healthy lifestyle</p>					

	<p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 16: to provide access to an adequate range of support and community facilities.</p>					
Human Health	<p>Preferred options denoted a neutral effect.</p> <p>Health is generally poorer in Hackney than neighbouring London Boroughs.</p>				<p>+/? Positive, depends on how the policy is implemented</p>	<p>Provision of health care facilities particularly in growth areas where there are population increases and higher densities anticipated. To be dealt with in the social infrastructure section.</p> <p>Cross reference to supporting neighbourhoods.</p>

Core Strategy Policy 1: Growth Locations & Policy 2 Improved Railway Corridors

*Extract:* The East London Line from Shoreditch High Street to Dalston; and The North London Line from Hackney Wick to Dalston

Core Strategy Policy 2 Improved Railway Corridors

The Council will encourage intensification of residential, employment and commercial, including mixed use opportunities around Shoreditch High Street, Hoxton and Haggerston Stations, and along Kingsland Road, and will support improvements to the public realm including walking and cycling routes to the stations

The Council is preparing Area Action Plans for Dalston, Hackney Central and Hackney Wick to take advantage of improved accessibility in those areas. Further guidance in respect of the railway corridors will be provided through SPDs.

SA/SEA Objectives and relevant Baseline  e  (Please see updated Scoping Report, 2009 for full details)	Description of effect	Likelihood	Timescale	permanence	Significance	Avoidance/ Mitigation/Enhancement
SA/SEA Objectives	Objective 1: to protect and enhance biodiversity, flora and fauna  Objective 2: To ensure efficient use of natural resources					

<p>Topic: Biodiversity</p>	<p>The area around these transport nodes is urban.</p> <p>May be temporary effects during development and construction phases to be resolved at a site level.</p>	<p>—</p>	<p>0</p>	<p>—</p>	<p>-/? Negative, depends how the policy is implemented.</p>	<p>Effects during development and construction phases to be resolved at a site level.</p>
<p>SA/SEA Objectives</p>	<p>Objective 2: To ensure efficient use of natural resources</p>					
<p>Soil, Water and Ambient Noise</p>	<p>This policy as denoted as having a neutral effect on noise and a positive effect on natural resources – soil and water.</p> <p>May be temporary effects that should be resolved at site level.</p>	<p>—</p>	<p>0</p>	<p>—</p>	<p>-/? Negative, depends how the policy is implemented.</p>	
<p>SA/SEA Objectives</p>	<p>Objective 3: To improve air quality</p> <p>Objective 7: To reduce greenhouse gas emissions and promote efficient use of energy in all activities</p>					

Air	An improvement here. A further decline in air quality beyond recommended levels particularly south of the borough is likely to occur if the growth anticipated in Hackney is not adequately planned to include public transport infrastructure. The improvements proposed will support improvements here.				-/? Negative, depends how the policy is implemented.	Improvement to public transport.
SA/SEA Objective	<p>Objective7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities</p> <p>Objective 9: To promote sustainable design</p> <p>Objective 5: To minimize flood risk and encourage Sustainable Urban Drainage System (SUDs) for new developments</p>					

<p>Climate</p>	<p>The preferred options reported a neutral effect.</p> <p>An increase in performance. Our evidence shows that increasing demand on private car ownership will continue to contribute to noise and air pollution, greenhouse emissions and traffic congestion. Furthermore, this also added more pressure on the existing transport network which will lead to more congestion and pollution. Improvement planned on the existing transport network will relieve these predicted adverse impacts.</p>	<p>—</p>	<p>—</p>	<p>0</p>	<p>-/? Negative, depends how the policy is implemented.</p>	<p>Improvement to public transport.</p>
<p>SA/SEA Objectives</p>	<p>Objective 3: To improve air quality</p> <p>Objective 4: to reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 12: To improve health of people and promote healthy lifestyle</p> <p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 16: to provide access to an adequate range of support and community facilities.</p>					

Human Health					+/? Positive, depends how the policy is implemented.	
SA/SEA Objective	Objective 18: To minimise waste and maximize recycling in the borough					
Waste	Neutral effect on waste. Likely to be construction waste generated during construction to be resolved at site level.				-/? Negative, depends how the policy is implemented.	Increases in industrial waste.
SA/SEA Objectives	Objective 11: To maintain and enhance Metropolitan Open Land and Open Spaces and enhance the landscape character					

Landscape and Townscape	The preferred options noted a neutral effect. Improved performance here. The area around the railway arches is currently poorly landscaped. Hackney as a whole has areas that are or poor quality leading to fear of crime and poor access. Improvements planned to the railway arches at key transport nodes are positive. Potential for a significant positive effect.				+/? Positive, depends on how the policy is implemented.	More emphasis on landscaping and design improvement to the railway arches.  Continued and expanded industrial can have negative visual effects.
SA/SEA Objective	Objective 9: To protect and enhance the borough's historic environment and preserve the archaeological aspects of the borough					
Cultural Heritage	Creative Hackney, 2006 sets out the case of why Cultural and creative industries are so important to the regeneration of Hackney. The Borough profile, 2006 sets out that Hackney's economic performance is significantly lower than those surrounding boroughs. The increased access created by the reopening of the railway from Dalston Junction to Shoreditch and the new stations at Bishops Gate, Hoxton and Haggerston to Highbury, Whitechapel, New Cross (Goldsmiths University) and Croyden could potentially create an opportunity for cultural industries along the railway arches.				-/? Negative, depends how the policy is implemented.	Stronger emphasis on Cultural Heritage under the railway arches.  Overall general satisfaction with the local area (National NI 5)

SA/SEA Objective	No relevant SA/SEA Objectives have been identified for this sustainability topic.					
Population	Neutral effect on population denoted at the preferred options stage.				Neutral 0	
SA/SEA Objective	<p>Objective 16: To provide access to an adequate range of support and community facilities</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p> <p>Objective 15: To increase the number of decent and affordable houses</p>					

<p>Poverty and social exclusion</p>	<p>Originally denoted as a neutral effect. Increases in transport accessibility to jobs and services is likely to have a positive effect.</p> <p>Slight improvement here.</p>				<p>+/? Positive, depends how it is implemented.</p>	
<p>SA/SEA Objective</p>	<p>Objective 16: To provide access to an adequate range of support and community facilities</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 13: To promote educational attainment and the skill level of population</p>					
<p>Equalities</p>	<p>Minor positive effect due to the increase in accessibility to jobs and services.</p>				<p>+/? Positive, depends how it is implemented.</p>	
<p>SA/SEA Objectives</p>	<p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p>					

Employment and Skills	<p>The preferred options policy denoted a neutral effect on the economy.</p> <p>Improvement here. Levels of employment are two times higher in Hackney than the average for London. Improved transport infrastructure will improve access to jobs and key services.</p>	-	M	a	+/? Positive, depends how it is implemented.	Change made to open up policy to wider areas of employment.
SA/SEA Objective	Objective 14: To reduce crime, the fear of crime and anti-social behaviour of the borough					
Crime and Safety	<p>Our evidence shows that many people who live, work and visit Hackney don't feel safe to walk the street especially after dark. Slight improvement. Minor positive effect as opposed to a neutral effect due to the desire to develop and improve the railway arches.</p>	-	-	a	+/? Positive, depends how it is implemented.	
SA/SEA Objective	<p>Objective 6: To reduce the need to travel and encourage use of public transport including walking and cycling</p> <p>Objective 7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities</p>					

Transport	<p>The preferred options denoted a positive effect on the need to travel.</p> <p>Slight change here. If the transport improvement come on stream they are likely to have a significant positive effect on transport and access.</p>	-	-	0	+	
SA/SEA Objective	<p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 11: To encourage complementary activities and land uses together to make more efficient use of land.</p>					
Housing	<p>The preferred options denotes a neutral effect.</p> <p>Increased access to services and facilities</p>	-	-	0	+/? Positive, depends how it is implemented.	New housing will be provided around stations.
SA/SEA Objective	<p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p>					

Economy	Changes made to open up policy to a wider range of uses.	-	-	0	+/? Positive, depends how it is implemented.	
---------	--	---	---	---	--	--

Core Strategy Policy 1: Growth locations – New Communities

Extract

Woodberry Down as a new community within a regenerated housing estate and Manor House with improved facilities for the new population.

Core Strategy Policy 4

Woodberry Down New Community.

The Council will direct investment to create a new sustainable mixed community at Woodberry Down around the regenerated housing estates.

The existing manor house town centre nearby will be promoted to maximise the regeneration opportunities arising from the additional population at Woodberry down , while respecting the function of the existing Green lanes town centre in Haringey.

SA/SEA Objectives and relevant Baseline  (Please see updated Scoping Report, 2009 for full details)	Description of effect	Likelihood	Timescale	Permanence	Significance	Avoidance/ Mitigation/Enhancement
SA/SEA Objectives	Objective 1: to protect and enhance biodiversity, flora and fauna  Objective 2: To ensure efficient use of natural resources					

Topic: Biodiversity	Denoted that performance depends on how the policy is implemented. Currently the action plan denotes that public open space should comprise of a minimum of 10% of the woodbery down Area.				-/? Negative, depends how it is implemented.	
SA/SEA Objectives	Objective 2: To ensure efficient use of natural resources					
Soil, Water & Ambient Noise.	Potential noise during the development and construction phases.				-/? Negative, depends how it is implemented.	<p>As above confirmation on land contamination required from environmental health.</p> <p>The EA were informed about the potential effects at this stage. They will want to be consulted at the next phase of the development.</p>
SA/SEA Objectives	<p>Objective 3: To improve air quality</p> <p>Objective 7: To reduce greenhouse gas emissions and promote efficient use of energy in all activities</p>					

Air					-/? Negative, depends how it is implemented.	Strategic projects will need to demonstrate that there in no unacceptable effects on air quality as part of the redevelopment of Hackney down in consultation with EH. The EA were informed about the potential effects at this stage. They will want to be consulted at the next phase of the development.
SA/SEA Objective	<p>Objective7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities</p> <p>Objective 9: To promote sustainable design</p> <p>Objective 5: To minimize flood risk and encourage Sustainable Urban Drainage System (SUDs) for new developments</p>					

Climate	Additional densities will increase the demands for energy and on transport and movement. However it is anticipated the development will be of the highest standard of sustainable construction and design. The environment agency have been informed of this potential negative effect and will be expected to be consulted at the next phase of development with further evidence to demonstrate that the necessary sustainable energy , transport and access provision has been put in place.				-/? Negative, depends how it is implemented.	
SA/SEA Objectives	Objective 18: To minimise waste and maximize recycling in the borough					
Waste	This is denoted as dependant on how the policy is implemented.				-/? Negative, depends how it is implemented.	
SA/SEA Objectives	Objective 11: To maintain and enhance Metropolitan Open Land and Open Spaces and enhance the landscape character					

Landscape and Townscape	Preferred options assessment denoted a neutral effect and is dependant on how the scheme is implemented.				+/? Positive, depends how it is implemented.	<p>Masterplan denotes that the urban landscape will be transformed by an urban quarter approach. This objective would fair better if there was strategic support for the development of distinctive quarters.</p> <p>Better design is referenced in the policy however this could be brought out more clearly to reflect the policy in the masterplan for high quality buildings and urban design.</p>
SA/SEA Objective	No relevant SA/SEA Objectives have been identified for this sustainability topic.					

Population	This is a positive effect, depending on implementation. Our evidence shows the increase in population will require additional housing and social infrastructure. This development aims to help address the future needs in this area.				Neutral 0	
SA/SEA Objective	<p>Objective 3: To improve air quality</p> <p>Objective 4: To reduce noise</p> <p>Objective 10: To reduce poverty and social exclusion</p> <p>Objective 12: To improve the health of people and promote healthy lifestyle</p> <p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 16: to provide access to an adequate range of support and community facilities.</p>					
Human Health	No change from the preferred options stage. Housing development will need to be accompanied by essential services such as health services.				+/? Positive, depends how it is implemented.	

SA/SEA Objective	Objective 9: To protect and enhance the borough's historic environment and preserve the archaeological aspects of the borough					
Cultural Heritage					-/? Negative , depends how it is implemented.	
SA/SEA Objective	<p>Objective 16: To provide access to an adequate range of support and community facilities</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p> <p>Objective 15: To increase the number of decent and affordable houses</p>					

Poverty and social exclusion		P	M	P	+/? Positive, depends how it is implemented.	The masterplan emphasises that there needs to be adequate facilities to meet the needs of the community. This is supported in the Social infrastructure chapter.
SA/SEA Objectives	<p>Objective 16: To provide access to an adequate range of support and community facilities</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 13: To promote educational attainment and the skill level of population</p>					
Equalities	The schemes will include a mix of tenures and has undertaken extensive consultation as part of its development. Will need to be aware of the mix of ethnic groups in the borough and the needs generated such as different religious facilities etc.	P	P	P	+/? Positive, depends how it is implemented.	Masterplan will need to be aware of the mix of ethnic groups in the borough and the needs generated such as different religious facilities etc.

SA/SEA Objectives	<p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p>					
Employment and Skills	<p>Preferred Options denoted a neutral effect '1'.</p> <p>Slightly worse. Manor House only commercial element to the scheme. This may increase unemployment.</p>				-/? Positive, depends how it is implemented.	<p>Lack of a commercial element has been addressed by Manor House.</p> <p>Masterplan SCI , 2006 refers to a mixed use centre along seven sisters road. Increased performance may be given if strategic reference to the support of mixed use at Woodberry down.</p>
SA/SEA Objective	Objective 14: To reduce crime, the fear of crime and anti-social behaviour of the borough					

Crime and Safety	No change				+/? Positive, depends how it is implemented.	
SA/SEA Objective	<p>Objective 6: To reduce the need to travel and encourage use of public transport including walking and cycling</p> <p>Objective 7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities</p>					
Transport	Further evidence on the supporting transport infrastructure intended is required.				-/? Negative, depends on how the policy is implemented.	Additional intensity of use upon existing services and facilities in relation to transport. The outline application will need to provide satisfactory evidence that the necessary viability in relation to transport and access is met to meet the needs of the future increase in population anticipated in the area.

SA/SEA Objective	<p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 11: To encourage complementary activities and land uses together to make more efficient use of land.</p>					
Housing	The additional housing including affordable housing will support addressing the gaps in access to housing in the borough.				+/? Positive, depends how it is implemented.	Significant amount of new housing.
SA/SEA Objective	Objective 19: To promote sustainable economic growth					
Economy	Dependant on how it is implemented. There is no commercial component to Woodberry Down as a result there is no contribution to the local economy. Given its size and scale this may increase pressures on services and facilities.				-/? Positive, depends how it is implemented.	Manor House is the commercial element of Woodberry Down

Core Strategy Policy 1: New Communities –

Hackney Wick as a neighbourhood of employment led mixed development that maximises Olympic Legacy opportunities.

Core Strategy Policy 5 Hackney Wick New Community

The Council will direct significant investment and employment led mixed development to Hackney Wick where an AAP will take account of strategic industrial and priority employment designations and Olympic legacy opportunities.

Development shall be required to take account of flood risk designations and be prepared in accordance with Planning Policy Statement 25 and the North London Strategic Flood Risk Assessment requirements for the sequential and Exception Test . Sustainable solutions will be required to reduce flood risk to and from the development in the Hackney Wick Area.

The Council will work in partnership with stakeholders to develop a strategic flood risk management scheme designed to alleviate flood risk within the Hackney Wick Area Action Plan.

Development will need to contribute to improved connectivity to the area by public transport, walking and cycling.

SA/SEA Objectives and relevant Baseline  (Please see updated Scoping Report, 2009 for full details)	Description of effect	Likelihood	Timescale	Permanence	Significance	Avoidance/ Mitigation/Enhancement
SA/SEA Objectives	Objective 1: to protect and enhance biodiversity, flora and fauna					

	Objective 2: To ensure efficient use of natural resources					
Topic: Biodiversity	<p>PO CS SA denoted a negative neutral effect.</p> <p>A Site of borough importance Grade 11 in Hackney is being used for the storage of soil during the Olympic construction phase and it will be redeveloped in the long term. In compensation, new areas of open space and natural habitat will be provided and a new park is due to be created alongside the river Lea. A narrow strip of the original Arena Fields alongside the Canal is being retained. Open space within Hackney Wick.</p> <p>The Appropriate Assessment report notes that the plan is unlikely to be adverse effects on the Lee Valley SPA and the Epping forest SPA however these are European sites and all measure should be taken to meet our cross boundary responsibilities to that supports biodiversity especially the European rare bird populations such as green roofs are put in place.</p>				0	<p>It is important given the intensification and growth intended in the area that areas of biodiversity value are replaced adequately to serve the communities in the area and that access to open space is improved.</p> <p>All measure should be taken to meet our cross boundary responsibilities to that supports biodiversity especially the European rare bird populations such as green roofs are put in place. Links and integration with the Local biodiversity Action Plan.</p>

SA/SEA Objectives	Objective 1: Objective 2: To ensure efficient use of natural resources
-------------------	--

<p>Soil, Water &amp; ambient noise</p>	<p>PO CS SA denoted a potential negative/neutral effect. This has changed to a potential adverse impact.</p> <p>There is Flood risk Zones 2 and 3a in the hackney Which areas where 'more vulnerable' development has been proposed – residential development. A sequential test is being carried out. This will be completed prior to the submission of the core Strategy. The exception test will also be undertaken in the area covered by Zone 3a where required. Required.</p>				<p>Significant negative --</p>	<p>A sequential test and exception test as required, comments from the EA, a policy position agreed by a technical expert and the EA are required.</p> <p>Measure must be taken to put in place the mitigation and recommendations proposed with appropriate monitoring.</p> <p>Environmental health have n been consulted in relation to noise. They have not responded. The Strategic Projects team will need to ensure that noise does not exceed unacceptable levels during the development and construction phases of the development.</p>
--	---	--	--	--	--------------------------------	---

SA/SEA Objectives	<p>Objective 3: To improve air quality</p> <p>Objective 7: To reduce greenhouse gas emissions and promote efficient use of energy in all activities</p>					
Air	<p>PO CS SA.</p> <p>Potential adverse effect especially during the development and construction phases of the Olympic developments.</p>	-	-	-	-	<p>We have contacted and have not got a response from environment health about the potential effect on air quality especially during the construction phases. This may be an issue considering the existing residential development that is located in the Hackney Wick area. Strategic projects should follow up as part of their masterplan development.</p>

SA/SEA Objective	<p>Objective7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities</p> <p>Objective 9: To promote sustainable design</p> <p>Objective 5: To minimize flood risk and encourage Sustainable Urban Drainage System (SUDs) for new developments</p>					
Climate	<p>PO CS SA.</p> <p>However it is worth noting existing levels of air quality is poor. Transport improvements and high quality development are likely to reduce the impacts on climate change.</p>				-	<p>The EA have been consulted at this stage of the process and will also be at the masterplan stage. Changes in the climate and increases in CO2 levels will be monitored. It is important that the masterplan takes on board the measures set out by the environment agency for air quality management areas.</p>

SA/SEA Objectives	Objective 18: To minimise waste and maximize recycling in the borough
-------------------	---

Waste	<p>PO CS SA.</p> <p>However the waste generated in the construction phases should be resolved at the masterplan stage.</p>				0	<p>The planned and phased development in Hackney Wick may generate construction waste. Strategic projects in the delivery of their masterplan will need to demonstrate in partnership with environmental health that the waste generated is managed on site and reused and recycled in accordance with regional and national standards. New developments should also be designed and constructed to include waste recycling facilities.</p>
SA/SEA Objectives	Objective 11: To maintain and enhance Metropolitan Open Land and Open Spaces and enhance the landscape character					

Landscape and Townscape	PO CS SA. The area east of the Lee River will accommodate the media centre. Next to this is an area which is reserved for open space provision to support the growth of new communities in the area after the legacy development. This should remain protected to ensure that adequate open space is provided for in the future.				-/?	Continued protection of the open space reserved on the east side of the Lee river.
SA/SEA Objective	No relevant SA/SEA Objectives have been identified for this sustainability topic.					
Population	PO CS SA.				Neutral 0	
SA/SEA Objective	<p>Objective 3: To improve air quality</p> <p>Objective 4: To reduce noise</p> <p>Objective 10: To reduce poverty and social exclusion</p>					

	<p>Objective 12: To improve the health of people and promote healthy lifestyle</p> <p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 16: to provide access to an adequate range of support and community facilities.</p>					
Human Health	Slightly worse performance. The preferred options denoted a positive impact on health. For this to be realised however confirmation of adequate facilities will need to be made.				-/?	The new development will need to be accompanied by adequate provision of health care facilities.
SA/SEA Objective	<p>Objective 16: To provide access to an adequate range of support and community facilities</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 13: To promote educational attainment and the skill level of population</p>					
Equalities	Project involved the displacement of the Gypsy and traveller community. The impacts and site conditions of their new location will need further investigation.				-/?	

SA/SEA Objective	<p>Objective 16: To provide access to an adequate range of support and community facilities</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p> <p>Objective 15: To increase the number of decent and affordable houses</p>					
Poverty and social exclusion	PO CS SA. The HW area is ranked according to the indices of deprivation 2007 as within the lowest 10% in England (Draft hackney wick, fish Island Masterplan)				-/?	Assurance housing is not developed in flood risk zones.
SA/SEA Objectives	<p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p>					

<p>Employment and Skills</p>	<p>PO CS SA identified a significant positive effect. Most of the land is brownfield and new employment is being proposed. There was a decline in traditional inner urban industries mainly businesses and jobs have been lost. New employment uses especially B* are considered good employers. The performance is slightly reduced in this assessment as the level and extent of employment in the areas is yet to be confirmed. The main employment currently in HW is in publishing, printing, transport, food and beverage and wholesale.</p>	<p>—</p>	<p>—</p>	<p>P</p>	<p>+/? Positive, depends on how it is implemented.</p>	<p>Confirmation of a good mix of employment land in the Hackney Wick Area including B8 uses.</p> <p>The masterplan should set out how access can be improved to skills and employment from the local populations especially those with particularly poor access i.e. from poorer backgrounds and from ethnic and minority groups. The development involves the displacement of a gypsy and traveller site. Employment and skills is a significant issue for the community. Measures in the masterplan should also support the minority group.</p>
------------------------------	--	----------	----------	----------	--	---

SA/SEA Objective	Objective 14: To reduce crime, the fear of crime and anti-social behaviour of the borough					
Crime and Safety	PO CS SA.  Public realm improvement should reduce crime and fear of crime.				+/? Positive, depends on how the policy is implemented.	The masterplan should include the highest standards of design against crime.
SA/SEA Objective	Objective 9: To protect and enhance the borough's historic environment and preserve the archaeological aspects of the borough					

<p>Cultural Heritage</p>	<p>The Hackney Wick Masterplan denotes that “The Lower lea Valley is potentially the next ‘frontier’ in the expansion of London’s flourishing creative industry sector. Assuming that planning policy regime in Hackney Wick &amp; Fish Island is supportive, there is every prospect that the core area will emerge as a significant centre of creative production and over time, a cultural quarter with shops, eating places and galleries and a night time economy. (Masterplanp.19, 2009) Most of this growth is anticipated in Tower Hamlets.</p> <p>It is noted “many of the buildings are comparable with those in Shoreditch and Clerkenwell where they have been successfully adapted for reuse by creative and cultural industries.” A number of buildings north of Hackney Wick are of Historic Interest, or are locally or nationally listed.” (HW Masterplan, p.28, 2009)</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>-/? Negative, depends on how the policy is implemented</p>	<p>The improvement of this policy would increase if there was strategic support for the growth of creative industries in the mixed use/residential anticipated west of the River Lee (see page 12 of the Hackney Wick Masterplan, 2009).</p> <p>The continued protection of Buildings of historic interest or which are locally or Nationally listed.</p>
--------------------------	---	----------	----------	----------	---	---

SA/SEA Objective	<p>Objective 6: To reduce the need to travel and encourage use of public transport including walking and cycling</p> <p>Objective 7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities</p>					
Transport	<p>PO CS SA. The regeneration aims to improve access in the area. The improvements to the public realm in Hackney Wick set out to make it much easier to identify routes through the existing residential areas to identify the hackney Wick station, Gainsborough Primary school.</p>				+/?	
SA/SEA Objective	<p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 11: To encourage complementary activities and land uses together to make more efficient use of land.</p>					
Housing	<p>The scheme sets out to develop new high quality housing.</p>				+/? Positive, depends on how the policy is implemented	

SA/SEA Objective	Objective 19: To promote sustainable economic growth					
Economy	<p>PO CS SA denoted there is the potential of a very positive effect. .</p> <p>A vibrant hub is proposed by hackney Wick station. This should set out to create a new local centre with a local identity.</p>				+/? Positive, depends on how the policy is implemented	<p>The current local economy is dominated by industries in declining sectors which provide mainly low skilled and low paid employment. This policy would fair better against this objective is further emphasis was placed in creating an invigorated, strong balanced local economy as set out in the masterplan.</p>

Core Strategy Policy 1: The City Fringe: Shoreditch

Shoreditch as Hackney's part of London's Central Activities Zone.

Core Strategy Policy 3: City Fringe: Shoreditch

South Shoreditch

The Council will balance objectives of economic development and protection of the local architectural and historic character according to the following principles:

Conserving and enhancing the historic environment

Enhancing the character of South Shoreditch through encouraging development in locations which maintain the vitality of growing economic sectors, including cultural, leisure and creative activities,

Supporting London's financial and business sectors and those activities in the city fringe which directly serve these sectors,

Managing the impact of the evening economy.

Inset map 5

SA/SEA Objectives and relevant Baseline  (Please see updated Scoping Report, 2009 for full details)	Description of effect	Likelihood	Timescale	Permanence	Significance	Avoidance/ Mitigation/Enhancement
---	-----------------------	------------	-----------	------------	--------------	--------------------------------------

SA/SEA Objectives	<p>Objective 1: To protect and enhance biodiversity, flora and fauna</p> <p>Objective 2: To ensure efficient use of natural resources</p>					
Topic: Biodiversity					-/? Negative, depends on how the policy is implemented.	
SA/SEA Objectives	<p>Objective 1: To protect and enhance biodiversity, flora and fauna</p> <p>Objective 2: To ensure efficient use of natural resources</p>					
Soil, Water and ambient noise					-/? Negative, depends on how the policy is implemented.	
SA/SEA Objectives	<p>Objective 3: To improve air quality</p> <p>Objective 7: To reduce greenhouse gas emissions and promote efficient use of energy in all activities</p>					

Air	No change resulting from new evidence from the preferred options stage.				-/? Negative, depends on how the policy is implemented.	
SA/SEA Objective	<p>Objective7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities</p> <p>Objective 9: To promote sustainable design</p> <p>Objective 5: To minimize flood risk and encourage Sustainable Urban Drainage System (SUDs) for new developments</p>					
Climate	No change resulting from preferred options stage.				-/? Negative, depends on how the policy is implemented.	
SA/SEA Objectives	<p>Objective 3: To improve air quality</p> <p>Objective 4: To reduce noise</p> <p>Objective 10: To reduce poverty and social exclusion</p>					

	<p>Objective 12: To improve the health of people and promote healthy lifestyle</p> <p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 16: to provide access to an adequate range of support and community facilities.</p>					
Waste	<p>Potential adverse impacts as a result of the growth and intensification. Opportunities to promote reducing waste, reusing where possible and recycling and other initiatives.</p>				-/?	
SA/SEA Objectives	<p>Objective 3: To improve air quality</p> <p>Objective 4: To reduce noise</p> <p>Objective 10: To reduce poverty and social exclusion</p> <p>Objective 12: To improve the health of people and promote healthy lifestyle</p> <p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 16: to provide access to an adequate range of support and community facilities.</p>					

Human Health	Human health is particularly or in Hackney. Growth in Shoreditch is an opportunity to improve access to essential facilities.				-/?	Improvement of access to facilities essential as part of regeneration.
SA/SEA Objectives	Objective 11: To maintain and enhance Metropolitan Open Land and Open Spaces and enhance the landscape character					
Landscape and Townscape					-/?	Protect strategic views from tall buildings development.
Sa/SEA Objective	No relevant SA/SEA Objectives have been identified for this sustainability topic.					
Population					Neutral 0	

SA/SEA Objective	Objective 9: To protect and enhance the borough's historic environment and preserve the archaeological aspects of the borough					
Cultural Heritage	Growing arts and cultural industries sector.				-/? Negative, depends on how the policy is implemented.	<p>There is a lack of evidence to realise the potential of the growth of creative and cultural industries.</p> <p>Potential for significant positive effect with further emphasis on this.</p> <p>Protect strategic views from tall buildings development.</p>

SA/SEA Objective	<p>Objective 16: To provide access to an adequate range of support and community facilities</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p> <p>Objective 15: To increase the number of decent and affordable houses</p>					
Equalities	<p>Positive effects resulting from the support of economic growth and the increases in social infrastructure. Care at the implementations stages to ensure that the benefits actually trickle down into so that ethnic minority groups can access and benefit from the improvements.</p>				-/?	
SA/SEA Objective	<p>Objective 16: To provide access to an adequate range of support and community facilities</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p> <p>Objective 15: To increase the number of decent and affordable houses</p>					

Poverty and social exclusion	Further mechanisms to ensure that economic growth is channelled back onto those communities that need it the most.	-	-	0	-/?	
SA/SEA Objectives	Objective 13: To promote educational attainment and the skill level of population Objective 20: To generate employment opportunities for everyone					
Employment and Skills	Economic regeneration anticipated to improve performance.	-	-	0	-/?	A lot of the growth in Shoreditch is integrated with that of Islington, The City and Tower Hamlets. Reference to the City Fringe Opportunity Area Planning Framework is required.
SA/SEA Objective	Objective 14: To reduce crime, the fear of crime and anti-social behaviour of the borough					

Crime and Safety					-/?	
SA/SEA Objective	<p>Objective 6: To reduce the need to travel and encourage use of public transport including walking and cycling</p> <p>Objective 7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities</p>					
Transport	Shoreditch has a station however access to central London is limited. Improvements to support regeneration are necessary.				-/?	
SA/SEA Objective	<p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 11: To encourage complementary activities and land uses together to make more efficient use of land.</p>					

Housing	Development will contribute the delivery of affordable homes.				-/?	
SA/SEA Objective	Objective 19: To promote sustainable economic growth					

<p>Economy</p>	<p>Decline in industry. Growth in cultural industries. Economically potential positive effects.</p>	<p>└</p>	<p>└</p>	<p>└</p>	<p>-/?</p>	<p>Focus on regeneration and growth of emerging sectors particularly in the cultural and arts sectors. 'No current mention of the 'arts'.</p> <p>A lot of the growth in Shoreditch is integrated with that of Islington, The City and Tower Hamlets. Reference to the City Fringe Opportunity Area Planning Framework is required.</p>
----------------	---	----------	----------	----------	------------	--

Core Strategy Policy 6

Transport.

The Council will encourage patterns and forms of development that reduce the need to travel, particularly by car, and will ensure that development results in the highest standard of environment and facilities for pedestrians and cyclists. The Council will aim to improve the quality of an area and the way it functions in transport terms by:

Meeting access standards, and in term mobility requirements of all users, including people with sensory and mobility difficulties

Maximising accessibility for pedestrians and cyclists and public transport users

Mitigating any potentially negative impacts of development on the transport network

Safeguarding railway alignments and sites for public transport services,

Managing travel demand by car,

Reduced or preferably no on site parking in areas of good accessibility,

Reallocating road space to sustainable modes of travel where appropriate.

SA/SEA Objectives and relevant Baseline  (Please see updated Scoping Report, 2009 for full details)	Description of effect	Likelihood	Timescale	Permanence	Significance	Avoidance/ Mitigation/Enhancement

SA/SEA Objectives	<p>Objective 1: to protect and enhance biodiversity, flora and fauna</p> <p>Objective 2: To ensure efficient use of natural resources</p>					
Biodiversity	<p>The Habitats regulations Assessment set out that due to the 10,850 homes to be delivered in Hackney in combination with the 22,700 houses to be delivered within those other districts/boroughs that surround the SAC39 during the plan period, and an 'in combination' adverse effect upon the SAC could result in the absence of mitigation. It states these are mitigated through the Core Strategies open spaces policy Page 32 of the HRA outlined that "It was stated that the provision of such a network in close proximity to people's homes should reduce the number of people feeling the need to travel to Epping Forest for recreational purposes. Policy 27 (Open Space Network) addresses this point by stating '<i>All open and green spaces should be well-managed and enhanced to improve quality, capacity and public accessibility, to support a diverse and multi-functional network of open spaces. Where appropriate, new open spaces will be created which are publicly accessible and linked to other open spaces to enhance the borough's green infrastructure</i>'. In addition, the Council has confirmed that they will liaise with the Epping Forest Conservators and other stakeholders to assist in the long-term delivery of the Management Plan for Epping Forest SAC with regard to any changes to the management of the site that are necessary as a result of increased visitor numbers that would be associated in part with the increased population in the northeast."</p>	-	-	P	+/?Positive, depends on how the policy is implemented.	Alignment with the CS principles for Biodiversity.

SA/SEA Objectives	Objective 1: Objective 2: To ensure efficient use of natural resources					
Soil, Water and ambient noise		-	-	0	+/?Positive, depends on how the policy is implemented.	Alignment with the CS principles.
SA/SEA Objectives	Objective 3: To improve air quality Objective 7: To reduce greenhouse gas emissions and promote efficient use of energy in all activities					
Air	No change resulting from new evidence from the preferred options stage.	-	-	0	+/? Positive, depends on how the policy is implemented.	Alignment with the CS principles for sustainable design etc.
SA/SEA Objective	Objective7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities  Objective 9: To promote sustainable design  Objective 5: To minimize flood risk and encourage Sustainable Urban Drainage System (SUDs) for new developments					

Climate	No change resulting from preferred options stage.				+/?Positive, depends on how the policy is implemented.	Alignment with the CS principles for sustainable design etc.
SA/SEA Objectives	Objective 18: To minimise waste and maximize recycling in the borough					
Waste	Potential positive in supporting apportionment targets of managing and treating waste within the borough. Supporting transport networks required in the transport of waste.				+/?	Assurance consideration given to promoting new was facilities once the NLWP is adopted. Measures to improve the sustainability of the council fleet required. Maintance of Hackney as a low emission zone.

SA/SEA Objectives	<p>Objective 3: To improve air quality</p> <p>Objective 4: To reduce noise</p> <p>Objective 10: To reduce poverty and social exclusion</p> <p>Objective 12: To improve the health of people and promote healthy lifestyle</p> <p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 16: to provide access to an adequate range of support and community facilities.</p>					
Human Health	Transport improvements pose an opportunity to improve access to essential facilities.	-	-	P	+/?Positive, depends on how the policy is implemented.	Improvement of access to facilities essential as part of regeneration. Alignment with the CS principles.
SA/SEA Objectives	Objective 11: To maintain and enhance Metropolitan Open Land and Open Spaces and enhance the landscape character					
Landscape and Townscape	All transport hubs should be sensitively designed.	-	-	P	-/? Depends on how the policy is implemented.	

SA/SEA Objective	No relevant SA/SEA Objectives have been identified for this sustainability topic.					
Population		-	-	0	Neutral 0	
SA/SEA Objective	Objective 9: To protect and enhance the borough's historic environment and preserve the archaeological aspects of the borough					
Cultural Heritage		-	-	0	-/? Depends on how the policy is implemented.	Alignment with the CS principles.
SA/SEA Objective	<p>Objective 16: To provide access to an adequate range of support and community facilities</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p>					

	Objective 15: To increase the number of decent and affordable houses					
Equalities					+/?Positive, depends on how the policy is implemented.	
SA/SEA Objectives	<p>Objective 16: To provide access to an adequate range of support and community facilities</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p> <p>Objective 15: To increase the number of decent and affordable houses</p>					
Poverty and social exclusion	Further mechanisms to ensure that economic growth is channelled back onto those communities that need it the most.				+/?Positive, depends on how the policy is implemented.	Alignment with the CS principles.

SA/SEA Objectives	<p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p>					
Employment and Skills	Economic regeneration anticipated to improve performance.				+/?Positive, depends on how the policy is implemented.	
SA/SEA Objective	Objective 14: To reduce crime, the fear of crime and anti-social behaviour of the borough					
Crime and Safety					+/?Positive, depends on how the policy is implemented.	Alignment with the CS design principles.
SA/SEA Objective	<p>Objective 6: To reduce the need to travel and encourage use of public transport including walking and cycling</p> <p>Objective 7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities</p>					

<p>Transport</p>	<p>Shoreditch has a station however access to central London is limited. Improvements to support regeneration are necessary. Commitment to supporting infrastructure required i.e. bus routes etc</p> <p>Preferred options responsee 56 noted: Developments with high car trip generation and/or no car parking provision should be located where the public transport accessibility level is high.</p>	<p>—</p>	<p>—</p>	<p>+</p>	<p>+ Positive,</p>	
<p>SA/SEA Objective</p>	<p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 11: To encourage complementary activities and land uses together to make more efficient use of land.</p>					
<p>Housing</p>	<p>Development will contribute to access to affordable homes.</p>	<p>—</p>	<p>—</p>	<p>+</p>	<p>+/?Positive, depends on how the policy is implemented.</p>	

SA/SEA Objective	Objective 19: To promote sustainable economic growth					
Economy	Increase in access will support economic growth.				+/?Positive, depends on how the policy is implemented.	

Core Strategy Policy 7

Locating Infrastructure

The Council will work in partnership with infrastructure providers to seek service delivery locations in growth areas and town centres. The Council will promote opportunities to coordinate service delivery by utility providers, LAA partners and other stakeholders, having regard to excellent design, sustainable principles of accessibility, environmental performance and social inclusion, and the contribution of infrastructure towards place making through promoting local identity and distinctiveness,

SA/SEA Objectives and relevant Baseline  (Please see updated Scoping Report, 2009 for full details)	Description of effect	Likelihood	Timescale	Permanence	Significance	Avoidance/ Mitigation/Enhancement
SA/SEA Objectives	<p>Objective 1: to protect and enhance biodiversity, flora and fauna</p> <p>Objective 2: To ensure efficient use of natural resources</p>					

<p>Topic: Biodiversity</p>					<p>+/?</p>	<p>Alignment with the CS principles for Biodiversity.</p>
<p>SA/SEA Objectives</p>	<p>Objective 1: Objective 2: To ensure efficient use of natural resources</p>					

<p>Soil, Water and ambient noise</p>	<p>Positive in insuring lasting provision of key utilities, however must be implemented sensitivity.</p> <p>Preferred Options responcee 16 noted: Water supply and sewage infrastructure should be taken into account in the preparation of the LDF. Ensure infrastructure is provided head of development. Section 106 cannot be sued to secure waste water and sewage upgrades. It is essential to ensure that such infrastructure is in place to avoid unacceptable impacts on the environment. Such as sewage flooding and pollution of land and water courses</p> <p>Preferred options responcee 12 noted: No clear indication of supporting infrastructure (water, sewage, health education) to accompany the large of dwellings proposed in Dalston.</p> <p>Preferred options responcee 68 noted: There is not enough water for the scale of development currently undertaken in the South East of England. So oblivious to climate change is the document this issue is confined to a single comment about rain water harvesting.</p> <p>The document is silent or impotent on energy generation and conservation.</p>	<p>┌</p>	<p>┌</p>	<p>┐</p>	<p>+/?Positive, depends on how the policy is implemented.</p>	<p>Alignment with the CS principles.</p>
--------------------------------------	--	----------	----------	----------	---	--

SA/SEA Objectives	<p>Objective 3: To improve air quality</p> <p>Objective 7: To reduce greenhouse gas emissions and promote efficient use of energy in all activities</p>					
Air		-	-	0	+/?	Alignment with the CS principles for sustainable design etc.
SA/SEA Objective	<p>Objective7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities</p> <p>Objective 9: To promote sustainable design</p> <p>Objective 5: To minimize flood risk and encourage Sustainable Urban Drainage System (SUDs) for new developments</p>					
Climate	No change resulting from preferred options stage.	-	-	0	+/?	Alignment with the CS principles for sustainable design etc.

SA/SEA Objectives	Objective 18: To minimise waste and maximize recycling in the borough					
Waste					+/?	
SA/SEA Objectives	<p>Objective 3: To improve air quality</p> <p>Objective 4: To reduce noise</p> <p>Objective 10: To reduce poverty and social exclusion</p> <p>Objective 12: To improve the health of people and promote healthy lifestyle</p> <p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 16: to provide access to an adequate range of support and community facilities.</p>					

Human Health	Human health is particularly or in Hackney. Growth in Shoreditch is an opportunity to improve access to essential facilities.				+/?	Improvement of access to facilities essential as part of regeneration. Alignment with the CS principles.
SA/SEA Objectives	Objective 11: To maintain and enhance Metropolitan Open Land and Open Spaces and enhance the landscape character					
Landscape and Townscape					+/?	
SA/SEA Objective	No relevant SA/SEA Objectives have been identified for this sustainability topic.					
Population					Neutral 0	

SA/SEA Objective	Objective 9: To protect and enhance the borough's historic environment and preserve the archaeological aspects of the borough					
Cultural Heritage	Growing arts and cultural industries sector.				-/?	Alignment with the CS principles.
SA/SEA Objective	<p>Objective 16: To provide access to an adequate range of support and community facilities</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p> <p>Objective 15: To increase the number of decent and affordable houses</p>					
Equalities					+/?	

SA/SEA Objectives	<p>Objective 16: To provide access to an adequate range of support and community facilities</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p> <p>Objective 15: To increase the number of decent and affordable houses</p>					
Poverty and social exclusion	Further mechanisms to ensure that economic growth is channelled back onto those communities that need it the most.	-	-	0	+/?	Alignment with the CS principles.
SA/SEA Objectives	<p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p>					
Employment and Skills	Economic regeneration anticipated to improve performance.	-	-	0	0 Neutral .	

SA/SEA Objective	Objective 14: To reduce crime, the fear of crime and anti-social behaviour of the borough					
Crime and Safety		-	-	0	Neutral 0	Alignment with the CS design principles.
SA/SEA Objective	Objective 6: To reduce the need to travel and encourage use of public transport including walking and cycling Objective 7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities					
Transport		-	-	0	+/?	
SA/SEA Objective	Objective 15: To increase the number of decent and affordable houses Objective 10: To reduce poverty and social exclusion and promote cultural diversity Objective 11: To encourage complementary activities and land uses together to make more efficient use of land.					

Housing	Development will contribute to access to affordable homes.				+/?	
SA/SEA Objective	Objective 19: To promote sustainable economic growth					
Economy					+/? Positive, dependant on how the policy was implemented.	