

# **Local Development Framework Supporting Document**

## **Background to the Development of London Borough of Hackney's Core Strategy**

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# Local Development Framework Supporting Document: Development of London Borough of Hackney's Core Strategy

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## INTRODUCTION

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This document supports the Council's Local Development Framework Core Strategy by setting out how:

- The Issues and Options were developed in 2004-05 with consideration of a consultation document by Cabinet on 24<sup>th</sup> October 2005;
- The Issues and Options were refined into a first draft Preferred Options, considered by Cabinet on 18<sup>th</sup> September 2006;
- The Preferred Options developed through three different versions with the consultation version considered by Cabinet on 25<sup>th</sup> February 2008;
- The transition from Preferred Options consultation to a submission draft Core Strategy agreed by Cabinet on 22<sup>nd</sup> June 2009.

The policies within Hackney's Core Strategy have developed significantly since the first draft of the Preferred Options document. The purpose of this supporting document and accompanying record of changes in an MS Excel spreadsheet is to provide an overview of the development and progression of the policies for auditing purposes. The spreadsheet does not track changes between Issues and Options and the first draft of Preferred Options due to the different formats used for the respective documents.

This document charts the development of the document through the various preferred options stages where the draft documents were considered by Hackney Council's Cabinet. This generation of issues and options prior to preferred options is outside the scope of this document. However, a final consideration of the consultation on issues options is part of the first draft of the Preferred Options document. Information about policy thinking and subsequent changes between preferred options and the submission version of the Core Strategy is set out in documents required by various regulations for submission.

The level of change through the development of the Core Strategy demonstrates a willingness to refine policy in the light of evidence studies, other local policy and importantly consultation responses, particularly input from the Government Office for London (GOL), the Planning Inspectorate (PINS) and the Planning Advisory Service (PAS). The end result is a Core Strategy that fully supports the delivery of Sustainable Community Strategy priorities to make real improvements for the borough over the next fifteen years.

## **PART A: CONTEXT AND PURPOSE OF THIS REPORT**

### **1.1 Purpose**

The Core Strategy must fully satisfy the three tests of soundness as set out in national guidance before it can be adopted by the Council. The soundness of the document is assessed by an independent planning inspector. Over the past four years the structure, content and presentation of the Core Strategy and supporting documents has developed considerably so to ensure the changes made sense and were based on sound decision-making the Council considered it necessary to formally document this process.

As a result, this background report outlines and details the progression of Hackney's Core Strategy since 2006 and demonstrate a clear trail of policy development, to help evidence the soundness of the final submission Core Strategy. This report references external policy advice and guidance as well as internal discussions and decisions regarding the development of the Core Strategy. This report should be considered alongside the Sustainability Appraisal documentation and various reports of statutory consultation to understand fully the influences on policy development of the Core Strategy.

### **1.2 Local Development Framework Legislative Context**

In 2004 the Government adopted a new approach to planning and controlling how land is used through the Planning and Compulsory Purchase Act. The new spatial planning approach was a shift away from traditional land-use focused planning towards a strategic approach linking the broader socio-economic considerations of the Local Strategic Partnerships, as expressed through Sustainable Community Strategies, to the planning system, through the creation of Local Development Frameworks (LDF) LDFs and Regional Spatial Strategies will replace the Unitary Development Plan (1995).

The Core Strategy is the central document in the LDF, from which all other planning policy and guidance will be led. The Core Strategy outlines the Policy Options which will determine Hackney's planning approach for the next fifteen years. As well as stating the policies, based on evidence and consideration of alternative policies, the strategy is accompanied by a Sustainability Appraisal which establishes the likely impact of the policies in a wider context, as well as an Equalities Impact Assessment, Habitat Regulations Assessment and proposals map.

At the time of writing this report, the submission version had been approved by Cabinet and had just gone out for final public participation for a period across June, July and August prior to formal submission to the Secretary of State.

### 1.3 Hackney's Local Development Scheme

The Local Development Scheme sets out the timetable for the production of all documents that make up the Local Development Framework over a three-year period.

The key milestones for development of the Core Strategy that relate to this report are:

<b>Issues and Options statutory consultation</b>	January 2006 – February 2006
<b>Preferred Options statutory consultation</b>	April 2008 – June 2008
<b>Publication for Representations statutory consultation</b>	June 2009 – August 2009
<b>Submission to the Secretary of State</b>	February 2010

### 1.4 Supporting Documentation

In addition to the Core Strategy there are several other supporting documents that are created and submitted as part of the LDF. For the purposes of this report the following have been considered:

- Sustainability Appraisal (SA)
- Equalities Impact Assessment (EIA)
- Strategic Alignment Report

The above document are part of the Core Strategy evidence base and are available here:

<http://www.hackney.gov.uk/core-strategy>

## **PART B: THE PROGRESSION OF HACKNEY'S CORE STRATEGY**

### **1. Introduction**

Initial work on Hackney's replacement for the 1995 Unitary Development Plan began in 2003 but gathered pace in 2005 with production of an Issues and Options consultation document. A combined statutory consultation on the Core Strategy Issues and Options and the borough's Sustainable Community Strategy took place in January and February 2006. The development of Preferred Options for consultation saw three iterations of the document, with statutory consultation in June and July 2008, followed by production of the proposed submission document in June 2009. Hackney's Core Strategy has changed significantly over this period in terms of policy content, structure and overall presentation.

Development of the Core Strategy has been as a complex process, as changes between each version demonstrate. Amendments reflect, and can be attributed to, a number of factors including revised national guidance and/or approaches, the outcome of public consultation, new evidence studies becoming available, stakeholder feedback and as a result of internal, cross directorate and wider partnership discussion.

The Core Strategy Progression Schedule in MS Excel provides the detailed information on changes between versions of the Preferred Options for the Core Strategy, this report offers a more accessible narrative overview.

#### **1.1 Purpose**

Tracking the development of the Core Strategy is an important part of evidencing how and why the planning policy team responded to information that became available at each stage. This supports consideration of the overall soundness of the document. This document also provides an accessible narrative for a broader readership, such as local community groups and residents.

#### **1.2 Methodology**

Originally the scope of this report was to analyse changes between the three versions of the Preferred Options Core Strategy, which had been approved by Hackney Council's Cabinet; thereby demonstrating the progress of the document towards the submission version. From draft six onwards, of this report, information on the development of Issues and Options has been added to indicate how the Issues and Options were generated then refined into Preferred Options.

All of the information presented in this paper is based on a detailed analysis and is recorded in the Core Strategy Progression Schedule (a Microsoft Excel spreadsheet). This schedule tracks two major elements in two separate worksheet tabs in the spreadsheet:

Tab 1 - Comparing the Preferred Options Core Strategy versions 1-3

Tab 2 - Assessing how the Issues and Options Consultation translated to the first draft Preferred Policy Options

The first tab sets out the chapters and main policy areas of the submission version then the three draft preferred options version of the Core Strategy. Between each version is a column with information about the justification or evidence that supported change between each version.

The second tab lists all of the policy options (framed as policy related questions) that were included in the Issues and Options consultation; the chapter heading each policy question relates to is also noted. Each of the policy questions has then been linked to the preferred policy to which it is most associated; in some instances more than one preferred policy has been identified.

Using the Consultation Summary Report<sup>1</sup> the extent to which consultation responses have been reflected in the preferred policies has been denoted using the Red-Amber-Green System. Where preferred policies have been highlighted red there exists little or no correlation or influence between the question posed, the resulting consultation outcome and the preferred policy. Where highlighted amber the relationship exists but is weak or has been developed in some way. Where preferred policies have been highlighted green a direct correlation and/or influence exists between the questions posed, the resulting consultation outcome and the preferred policy. A commentary has also been added to each question on the schedule to justify this choice.

## 2. Development of the Issues and Options

### 2.1 Local Development Framework Inception

Hackney's Planning Service anticipated enactment of the new style Local Development Framework system in an inception report to senior management prepared in 20<sup>th</sup> February 2003. This outlined the potential work programme, listed the possible subjects for the borough wide plan, indicated which area would be considered for area planning, and developed a list of issues for further investigation.

Corporate Management Team and Cabinet considered this report and through it developed a first draft key issues paper<sup>2</sup> on 3<sup>rd</sup> March 2003. This was prepared before evidence investigations were commissioned, and was based on the experience of council senior managers regarding key issues that would need to be addressed by the new planning framework.

Initial LDF work joined with development of the first Community Strategy for Hackney, prepared under the Local Government Act 2000. The Community Strategy was drafted in 2004 and published in 2005 following a series of joint planning - community strategy team topic based workshops that combined key issues. The meetings included senior management corporate round table seminars, and conference style meetings with high profiles key note speakers. The events aimed to engage wider corporate interests across Hackney Council, and its potential strategic partners.

This initial LDF / community strategy joint inception work is detailed in papers produced in July 2003:

- a joint work programme and consultation to produce both the Community Strategy and the Local Development Framework Documents<sup>3</sup>.
- a paper titled Preparing a New Development Plan for Hackney – Key Issues Discussion paper for Review by Cabinet/CMT 9<sup>th</sup> June 2003 was produced linking planning key issues to the themes of the Hackney 2020 Vision, and the Hackney's Community Strategy<sup>4</sup>.

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<sup>1</sup> CDM Ref: 102235

<sup>2</sup> CDM Ref: 1976900

<sup>3</sup> para.7.1 CDM Ref: 1976870

## 2.2 Local Development Framework evidence base

The LDF work programme ensured the commissioning of evidence studies concerning the principal land uses, and development pressures. The evidence studies were briefed as a corporate initiative working in parallel with the community strategy team and engaged representatives of interested departments notably: Economic Development, Housing Service, Parks and Transportation. The study briefs provided for joined up investigations across economic development, housing supply, opens space and sport in particular.

The studies were procured from leading independent consultancies, and delivered in stages from September 2004, with delivery of final reports concluding in March 2006. The studies covered:

- Employment Growth Options
- Small and Medium sized Enterprises
- Live Work premises
- Night Time Economy
- Housing Land Capacity
- Retail Capacity, town centre health check and commercial leisure
- Open space, Recreation and Sports facilities assessment
- Tall buildings opportunities

The studies followed established town planning practice for land use investigations, in particular the recommendations of national Planning Policy Guidance and the London Plan 2004.

As interim evidence reports were received, a Local Development Framework (LDF) Evidence day was organised at the Hothouse building on 12<sup>th</sup> May 2005 using interim evidence reports and Community Strategy to highlight emerging issues and consider options<sup>5</sup>. The evidence day was attended by a wide range of Hackney Council representatives, partner organisations such as RSLs development companies, business interests, academics, and local pressure groups.

Briefing notes developed from this evidence event were considered by the Corporate Management Team, and a synthesis of interim evidence based, Community Strategy issues, and management experience led to a draft of evidence based issues and options for the Local Development Framework.

## 2.3 Issues and Options for Consultation

The information from the evidence studies and comments from the range of discussions was further crystallised into a presentation setting out the issues and options as well as the key themes for the Core Strategy was made to the Lead Member Group of Councillors with Executive portfolios on 26<sup>th</sup> July 2005.

The Lead Members added a locally based political steer and priority to the Issues and Options for the future direction of planning policy<sup>6</sup> as follows:

- Allow flexibility to encourage greater innovation by developers;

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<sup>4</sup> CDM Ref: 1976900

<sup>5</sup> CDM Ref: 1976878

<sup>6</sup> CDM Ref: 1976908

- Stress the importance of the quality of design in which proposals must address and respect local context;
- Integrate transport with planning to reduce the need for travelling and developers given guidance on how to reduce the amount of traffic;
- Be proactive on transport improvements;
- Provide measures to enhance energy efficiency to reduce the impact of development on the environment:
- Support known opportunity areas and existing town centres to improve their retail offer;
- Allow for different levels of intervention for different areas for the borough;
- Recognise the importance of developments in neighbourhoods, understanding and reflecting the host community and using any advantages of the host community as a promotional tool;
- Promote mixed-use development.

As further results of evidence studies emerged key issues and options were further discussed and refined at Corporate Management Team on 14<sup>th</sup> June 2005. The same issues and options were also discussed at the Mayor's briefing on 11<sup>th</sup> July 2005.

The outcome of the above deliberations led to a paper titled "Local Development Framework: Core Strategy Issues & Options for Consultation" which was refined through discussions with Hackney Council Members, internal corporate stakeholders and certain key external stakeholders such as Planning and Developers Forum then finally at Cabinet on 24<sup>th</sup> October 2005.

The Issues and Options were grouped under six headings, or 'themes', which closely followed the structure of the Community Strategy as follows:

1. The Sustainable Borough
2. Development opportunities
3. Neighbourhoods and communities
4. A dynamic and creative economy
5. Better homes
6. A safer and cleaner place

Each 'theme' was briefly discussed, how planning policy is relevant was identified, and respondents' views on the issues and questions which relate to options for future action sought. The Issues and Options document was published for general consultation between 24 January and 28 February 2006<sup>7</sup>.

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<sup>7</sup> CDM Ref: 102297

### 3. Development of the Preferred Options (first draft)

#### 3.1 Responding to the Issues and Options Consultation

The Issues and Options consultation was initially undertaken in January to February 2006. This stage in the development of the Core Strategy sought the wider engagement and consultation of local residents and stakeholders to develop a strategy of preferred policy options. This is a statutory requirement and part of ensuring the Core Strategy is a sound document. This section of this report therefore provides linkages and commentary to justify and support the chosen Preferred Policy Options. The feedback from this, in addition to a further consultation document, 'Have your say' questionnaire<sup>8</sup> formed the basis of the Issues and Options Consultation Summary Report<sup>9</sup>. Following this there was further work on options evaluations that involved scenario testing. This work all pointed to the need to focus on the principles of growth and growth locations.

It should be noted that Hackney began this process prior to guidance that supported the changes in legislation in 2004, which changed the approach Local Planning Authorities were required to take in developing strategic planning documents. Even at the Issues and Options stage of policy development, it was clear that there was no reasonable alternative to the growth principle due to the local dynamics and the assumptions of the London Plan 2004. The locations for growth were also highly constrained due to infrastructure capacity, and by the London Plan's town centres and opportunity areas. Consequently the realistic choices of around options were extremely limited, and focussed quickly on the quality and nature of the growth and locations.

#### 3.2 Policies *that directly correlate* to the Issues and Options Report

This summary relates to all preferred policies which were categorised as 'green' on the RAG assessment, indicating there exists a direct correlation and/or influence between the questions posed, the resulting consultation outcome and the Preferred Policy Option in version three of the Core Strategy.

A large proportion (40%) of responses to the questions posed in sit within this category. This indicates that many of the key issues for Hackney, as noted by representors, and the policy direction pursued around these issues have remained broadly similar throughout the development of the Core Strategy up to the published Preferred Options document. Some examples include:

- The need to protect and enhance Hackney's conservation areas
- Regeneration of Hackney Central to create a high quality urban quarter which is focused on civic and cultural functions
- Development and investment will be directed towards the creation of balanced and mixed communities,
- Advocating the protection, enhancement of Hackney's waterways
- Sustainable modes of transport will be promoted over other forms of transport; and need to travel will be reduced through the efficient spatial arrangement of activities and land uses.

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<sup>8</sup> CDM Ref: 102296

<sup>9</sup> CDM Ref: 102235

### 3.3 Policies that have *developed* from the Issues and Options Report

This summary relates to all preferred policies which were categorised as ‘amber’ on the RAG assessment, indicating a relationship exists between the questions posed, the resulting consultation outcome and the Preferred Policy Option (in version three of the Core Strategy), which is limited or has been developed in some way since 2005.

The largest number of responses to the questions posed in sit within this category (49%). Given the period of time between the initial consultation taking place and the preferred policy options, many of the policies will have remained similar in overall direction but may have been updated to reflect evidence studies and other national, regional or local policy documents.

Some examples of policies and how they have developed include:

- Policy 10 - All new employment floor space should be provided in accordance with local specified standards; reflects the consultation responses with some development to the question “How important do you consider it is to protect and provide affordable business space?”
- Policy 23 - New and improved community facilities will be concentrated in areas accessible by public transport, cycling and walking; reflects consultation responses with some development to the question “Where do you think community health centres and facilities should be located?”
- Policies 27 and 28 - Street markets and night time economy; reflects consultation responses with some progression to the question “Are there any other existing clusters of business or uses which should be identified and protected? Should planning policy seek to promote tourism and cultural activities and uses in the Borough?”

### 3.4 Policies that have *significantly altered* from the Issues and Options Report

The preferred policies which were categorised as ‘red’ on the RAG assessment, indicated that there exists little or no direct correlation or influence between the question posed, the resulting consultation outcome and the preferred policy in version three of the Core Strategy.

A total of 10 red elements (11%) have been flagged in the Progression Schedule and denote specific issues, which are outlined below. The overall number of significant alterations between the Issues and Options consultation and the development of the preferred policies further highlights that despite significant structural and content changes (as outlined in Part B) the overall policy thrust has remained relatively constant.

- In several cases policy option questions are posed in a subjective manner, hence aligning these questions and the associated preferred policy is not appropriate.
- Furthermore, in a number of cases policies have developed significantly over the past three years and hence some preferred policies appearing in version three do not directly correlate to the Issues and Options consultation originally undertaken. They come from other aspects of the evidence base such as specialist studies changes in national, regional or local policy or guidance.
- Two preferred policies are additions to the Core Strategy version three and hence not part of the Issues and Options Consultation and highlighted red due to the lack of linkages with

consultation responses. They are a policy on flood risk, that reflects national guidance, and a policy on Hackney Wick, a change that came from the increased opportunity in that area due to the 2012 Olympics and Legacy.

## **4. Summary of LBH Core Strategy Preferred Options Versions**

### **4.1 Core Strategy Preferred Options - Version One: September 2006**

The first version on the Core Strategy Preferred Options was created in the context of new and complex process. Version one was considered at Cabinet on 18<sup>th</sup> September 2006. The initial version consists of two main sections; the core policies and corresponding development control policies.

### **4.2 Core Strategy Preferred Options - Version Two: March 2007**

Version two of the Core Strategy Preferred Options was considered by Cabinet on 26<sup>th</sup> March 2007, the purpose being to seek approval for public consultation on the Core Strategy, supporting Proposals Map and Sustainability Appraisal following comments from GOL and subsequent updates to the document. The second version continues to consist of two main sections; the core policies and the corresponding development control policy.

### **4.3 Core Strategy Preferred Options - Version Three: February 2008**

Version three of the Core Strategy Preferred Options was considered by Cabinet on 25<sup>th</sup> February 2008, the purpose being to seek approval for public participation on the Core Strategy, supporting Proposals Map and Sustainability Appraisal as well as securing delegated authority to the Corporate Director for minor changes. The third version, which was actually used for the statutory consultation, consisted the core policies only with the development control policies removed.

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## **5. Development of the Core Strategy: comparing the preferred options versions**

### **5.1 Overarching influences**

Since the advent of LDFs as the new spatial planning framework, several recurring issues have been experienced by local authorities, determining the success of their Core Strategy (in the case of Hambleton District Council for example) or failure (in the case of Litchfield District Council for example). These commonly occurring issues surround the need to ensure local distinctiveness and solid evidence base as well as clearly defined and realistic policy options as a result. Hackney has experienced some of these issues, and has addressed them through each iteration of draft Core Strategy documents.

### **5.2 Progression from September 2006 to March 2008**

In these next two sections the three Cabinet approved Preferred Options versions are compared. The commentary is based on the Core Strategy Progression Schedule which considers each policy in turn as well as the overall structure of the document.

### **5.3 Version One and Two**

The progression from version one (Sept 2006) to version two (March 2007) demonstrates a process of refinement as opposed to significant alteration. The general layout and structure of the document has remained the same consisting of both the core policies and the development control policies. Version two has a better reference back to previous issues and options for each policy.

The Introduction, Portrait of Hackney and the Evolution of the Core Strategy (Chapters 1-3) remain the same in both versions. In version two, Introducing the Core Strategy (Chapter 4) includes two additional sections; 'Strategic Spatial Context for the Core Strategy' and a 'Proposals Map', which support the strengthening of the Hackney vision.

There are two chapters in the second version where modifications to policies are more pronounced. Firstly, the Building Neighbourhoods and Communities chapter (Chapter 5 in V1 and Chapter 7 in V2) sees the introduction of a new policy relating to place making for sustainable communities (CNC1). This provides an improved link the aspirations in the community strategy and reinforces local distinctiveness. In addition, several other policies in this section have been expanded and statements tend to be more holistic in style that those stated in version one. For example:

Minimal change is evident in the following Chapters: Better Homes, Creating a Dynamic and Creative Economy – Employment and Retail and Promoting Sustainable Transport. The policy relating to disability access was relocated to Chapter 11 in version two (Making a Safer and Cleaner Place) to ensure the policy could provide a broader context about access, rather than being limited to transportation. In addition, Chapter 11 also saw the introduction of the green roofs and green walls policy (CSP11) which showed a better understanding of available research reports at the time. No other significant changes occurred between versions one and two.

### **5.4 Version Two and Three**

The progression from version two to version three demonstrates a process of significant alteration. The overall layout and structure of the document has been modified. Version three is far shorter than any previous version, although this is partly due to the decoupling of the core policies and

development control policies. There are a number of additional chapters, but an overall reduction in the number of policies.

The broad development of the third version in terms the structure and layout of the document can be attributed to the comments made by the Government Office for London (GOL) in [April](#) and [June 2007](#), support provided by Addison and Associates, on behalf of the Planning Advisory Service (PAS), and the subsequent internal consultation which followed. An overview of these discussions identifies four key areas which are subsequently reflected in the third version.

Given the extent of change between the second and third version, section 2.4.5 provides a chapter by chapter analysis. The most notable changes are stated, justified and supported by examples where appropriate.

#### **5.4.1 Decoupling**

In July 2007 it was suggested by GOL<sup>10</sup> that the Hackney Core Strategy and the DC policies should be decoupled and presented as separate Development Plan Documents (DPDs), with the Core Strategy to be submitted first. The experience of Litchfield's Core Strategy being deemed unsound demonstrated the risk in submitting multiple DPDs. PINS also recommends Local Planning Authorities should consider the 'chain of conforming' in the preparation of DPDs, hence a decoupled approach was adopted and resulted in the version three.

#### **5.4.2 Local Distinctiveness**

PINS guidance<sup>11</sup> reinforced the need of ensuring local distinctiveness and has recognised this to be one of the main shortcomings of many of the Core Strategies it has examined to date; unfortunately Hackney was no exception to this.

The issue was raised twice formally by GOL<sup>12</sup> throughout 2007 who commented on the need to address local distinctiveness and avoid repetition of national and regional policy through electronic cross-referencing and absolute clarity of local policies. The PAS support provided by Addison and Associates in June 2007 (final report in September 2007) also pointed out the need for improved synergy between the LDF and LSP aspirations as expressed in the area's Community Strategy. For Hackney, ensuring locally distinctive policies is reflected in the need to define and pursue a clear vision, the third version of the Preferred Options Core Strategy attempts to achieve this as set out in the chapter by chapter analysis below.

#### **5.4.3 Number of Policies**

In April 2007, GOL<sup>13</sup> commented on the length of Hackney Core Strategy, which at the time comprised over 190 policies. Even taking account of the need to appropriately reference the Core Strategy to the London Plan it was recognised that the length of this document was unwieldy and potentially risking the soundness of the document and hindering accessibility of the Strategy.

The PAS support provided by Addison and Associates in June 2007 reinforced the need to move away from old style long and detailed development plan documents and produce a shortened document; as a consequence the third version is significantly reduced, both in terms of overall length and the number of policies. As can be noted in the chapter analysis, the text in the third version has been consolidated and summarised in most sections and many policies have been combined.

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<sup>10</sup> Hackney Core Strategy, Meeting Minutes, 12<sup>th</sup> July 2007

<sup>11</sup> PINS (June 2007) *Local Development Frameworks: Lessons Learnt Examining Development Plan Documents*

<sup>12</sup> Hackney Core Strategy, Meeting Minutes, 20<sup>th</sup> April 2007 and 12<sup>th</sup> July 2007

<sup>13</sup> *ibid*

#### 5.4.4 Structure and presentation

The structure of version three is significantly different to previous versions, most notably with a reduction in the number of chapters and the introduction of eight new chapter titles and a new layout. Comments from GOL in April 2007<sup>14</sup> stressed the need for the document to 'flow' from the vision through to the spatial objectives and preferred policies. Further discussions between LBH and GOL on a suitable structure were held again considered July 2007. Similarly, the main element which was felt to be lacking in the earlier versions was the relationship between the locally distinctive policies and the structure of the document. The need to ensure the document had a local feel in approach and content was identified as a key issue and explains the extent of change that is reflected in the revised third version.

#### 5.4.5 Chapter by Chapter Analysis

There are many additional sections in Chapter 1. Some sections demonstrate a reworking of the context in previous versions. However version three of the Preferred Options Core Strategy also includes many new sections which explain the Core Strategy process, including 'How we got to this' and 'Evidence studies'. There is more emphasis on the findings of the Sustainability Appraisal to better reflect the importance of the ongoing process of assessment.

The content of chapters 2 and 3 (A portrait of Hackney and Evolution of the Core Strategy) remain very similar in version three compared to version two. However, chapter 3 does introduce the first Preferred Policy (PP1) relating to the future development and regeneration of the borough. Preferred Options Version 3 strengthens the spatial approach through policy options 2-7 for the Spatial Vision. Chapter 5, in this third version is again different from previous versions by picking up the Spatial Vision and setting out how this translates spatially. Similarly Chapter 6, Promoting Quality, is an additional chapter that aims to improve the document by placing more emphasis on local distinctiveness. These changes were made as a result of comments from GOL and internal discussions between the period March 2007 and February 2008.

Chapter 7, Better Homes, remains broadly similar in content although more comprehensive, comprising only five Preferred Policy Options. These policies options have been redraft to improve clarity but maintain the overall direction of previous versions. The proposed housing policies in the first two versions covered issues such as quality and growth locations, these were incorporated into other sections of the strategy by the third version to make the document more concise.

Supporting Hackney's Neighbourhoods and Communities (chapter 8) is significantly more condensed than previous versions, comprising of only two preferred policy options. Again, policies in previous versions have been moved or amalgamated into other policies throughout the document. The change in chapter title from 'building' to 'supporting' Hackney's neighbourhoods and communities also suggests a shift in emphasis of this section towards providing the community infrastructure required to support neighbourhoods.

Chapter 9 see the creation of a Dynamic and Creative Economy chapter to cover employment and retail policies. This helps draw out links between these policy areas and makes the document more concise. Many policies have been removed or condensed following internal revision which found too much repetition of national and regional policy. In addition it was decided that given the separate but similar approach to land use hierarchy and the same overall policy direction that these chapters could be combined.

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<sup>14</sup> ibid

Promoting Sustainable Transport (Chapter 10) and Making a Safer and Cleaner Place (Chapter 11) follow the pattern of fewer Preferred Policies either through direct removal, in the case of national and regional policy repetition or by combining policies. Promoting Sustainable Transport has reduced in scale from seven policies to three, whilst Making a Safer and Cleaner Place has reduced from eleven policies to four.

Chapters 12 to 17 (Planning Obligations, Dalston, Hackney Central, Hackney Wick, South Shoreditch and Woodberry Down) are all new chapters in version three of Hackney's Core Strategy and can be attributed to establishing more local distinctiveness and the need to firm up policies relating to strategic areas of the borough. Preferred Policies in these chapters cannot be directly aligned to previous versions, although some linkages can be noted.

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## 6. Development of the Core Strategy: Conclusion

### 6.1 Lessons Learnt Review

#### Issues and Options

- The key issues and main views of the local community as represented through community consultation in 2005/6 have in general been replicated within and throughout the development of the Core Strategy. This is illustrated by the level of 'amber' linkages, which indicates a relationship between the questions posed, the resulting consultation outcome and the preferred policy, but which is limited or has been developed.
- Any significant changes in direction in local views will have been picked up in the Consultation report which can be found online at: <http://www.hackney.gov.uk/core-strategy.htm>
- Most notably, the complexity of transferring Issues and Options consultation throughout two years of work and numerous iterations can be demonstrated through the headline methodology which was required to provide an overview of development. The need for those working on the Core Strategy to combine this with the updating of evidence bases and other local policy updates is not fully captured here.

#### Preferred Options

- Version three of the Core Strategy has been significantly altered from the initial version approved in 2006, in terms of structure, content and presentation. Clarity and ability for the reader to manoeuvre throughout the strategy is much improved from the more standard approach of previous versions, however this could be developed further to ensure an improved 'flow' of the strategy from vision through to strategic objectives then to policies.
- In some instances the wording of policies could be improved to consolidate text, improve accessibility for a wider audience and ensure direct linkage between policy and vision.
- The planning team has shown a great willingness to respond to input from GOL, PINS and PAS. This has resulted in:
  - A substantial shift towards reducing the overall number of policies. This has been achieved in the removal of some policies and the combining of others;

- The strengthening of the vision but this could still be strengthened by improving local distinctiveness both in the vision and throughout the document;
- There has been a conscious effort to remove the repetition of national and regional policy. However, consideration should be given to a further review to remove even more repetition even if this results in the removal of entire policies.

## 6.2 Strategic Alignment

The Core Strategy has developed alongside the progression of other local policies. The Sustainable Community Strategy which is the basis for the Hackney vision and strategic objectives itself has been refreshed several times. Hence, a separate analysis of the strategic alignment between the Core Strategy and other local policies has been undertaken.

The Strategic Alignment Report has identified key areas for improving links between the Core Strategy and other Council plans, strategies and programmes. These are predominately climate change, health, housing, social infrastructure, worklessness, economic growth, retail policies, open spaces and biodiversity.

The major finding from the exercise is the importance of supporting aspirations for housing growth with plans to provide the required level of social infrastructure. In short, the need to ensure the timely delivery of schools, health facilities and other key pieces of infrastructure in neighbourhoods experiencing major housing growth.

The Strategic Alignment Report can be found online at; <http://www.hackney.gov.uk/core-strategy.htm>

## **PART C: SUPPORTING DOCUMENTATION AND DEVELOPMENT OF HACKNEY'S CORE STRATEGY**

### **1. Introduction**

A desktop assessment of the Sustainability Appraisal (SA) and Equalities Impact Assessment (EIA) has been undertaken by comparing both of these documents with version three of the Core Strategy and each other to ensure a joined up approach that complements soundness requirements.

#### **1.1 Context**

A Sustainability Appraisal (SA) is statutory requirement for Development Plan Documents. SA is a process undertaken during the preparation of a plan or strategy to aid the implementation of sustainable development. A SA intends to test the objectives of the Core Strategy against sustainability objectives, and is a continual process that should reflect the preferred policy options as they develop.

In addition to the SA, an Equalities Impact Assessment (EIA) is required to accompany the Core Strategy. The EIA is intended assess the need and/or requirement relating to any impacts created by the preferred policies advocated within the Core Strategy. The EIA considers the impacts of each key theme from the Core Strategy against the impacts, positive or negative, on various groups of people.

Following an analysis of the development of Hackney's Core Strategy this pre-submission paper also assesses the SA to ensure that it accurately reflects the strategy as it has developed.

#### **1.2 Incorporating the Sustainability Appraisal and EIA**

As stated in the Planning Inspectorate lessons learnt paper it is likely that work related to the SA will be a key piece of evidence for Local Planning Authorities in explaining the choices of Preferred Policy Options. Hackney's SA, which went out for public consultation in April 2008, has itself evolved from previous versions which have developed alongside the progression of the Core Strategy.

This current version of the SA has been assessed to ensure it accurately reflects the structure of the Core Strategy. The key comments and analysis have been noted in the following section.

An assessment of the EIA has been incorporated into this background document to ensure it accurately reflects the structure of the Core Strategy and hence satisfies the test of soundness required. The key comments and analysis have again been noted in the following section.

## 2. The Sustainability Appraisal

Overall the structure and content of the Sustainability Appraisal that went out for public consultation in 2008 reflects version three of the Preferred Options document. However, a number of inconsistencies have been subsequently noted, and have been addressed and updated where applicable in the submission version;

- Key Objectives Section (Pages 17 and 18) provides a summary of the policies in each chapter of the Core Strategy, and which has been used as the basis for a SA:
  - Preferred policy 1 is not made explicit, although this policy option is referenced later throughout the SA.
  - The chapter, Promoting Quality should be added to this section. Whilst the relevant policies are noted they are situated within the Strategic Spatial Implications chapter heading, and hence do not reflect the Core Strategy version three.
  - Preferred policies 19 and 21 (Better Homes) are summarised in the Key Objectives section, however this is inappropriate for the SA and should be updated.
  - The fourth point under the 'Safer and Cleaner Place' references natural resources; however this is not a feature of preferred policy 34.
  - The 'Hackney Central' chapter has a third policy (preferred policy 41) that should be referenced.
- Section 4.6 (page 36) sets out the 20 Sustainability Objectives. However, it is unclear as to how these relate to Core Strategy version three and the 18 Strategic Objectives as outlined in the EIA.
- Section 5, Table 4 (page 47) does not accurately link all preferred policies with the Core Strategy version three.
- More generally, throughout the document there is a reference to five Sustainable Community Strategy themes whilst other times reference to six themes. In the most recent refresh of the SCS there are in fact six themes.
- Section 1, the background information of SA (page 5) should make reference to PPS12 which identifies the requirement for SA incorporating SEA Directive of LDDs in the UK.
- Given it is the findings of the scoping report which are used to propose and agree the appraisal methodology and collate the information needed to undertake this exercise, further clarity and linkage between the SA and the findings of the scoping report should be stated.
- Appendix 6 - Comparing preferred policies against SA Objectives (page 172), requires some updating since most policies in the SA report have different wording compared to the version three of the Core Strategy. Furthermore, some policies may have been updated or have developed, e.g. PPO14 in the SA report is to promote energy efficiency. But PPO14 in the PPO CS is to protect and enhance the special character of Hackney's Conservation Areas.

Many of the inaccuracies that have been outlined above have simply required some reformatting of the document. Others have required a more in-depth analysis – this has been undertaken as part of the revised Sustainability Appraisal and can be viewed by following the link below.

In addition it should be noted that a Policy Referencing Correction note was issued as soon the referencing of preferred policy numbers and SA policy numbers was recognised as inconsistent.

The fully updated Sustainability Appraisal which accompanies the Core Strategy submission version is available at: <http://www.hackney.gov.uk/core-strategy.htm>

### 3. Equalities Impact Assessment

The structure and content of Hackney's EIA broadly reflects version three of the Core Strategy. However, there are a number of inconsistencies have been subsequently noted. These have been addressed and updated where applicable in the submission version;

- To proactively manage the pressures for change and deliver Hackney's 'Spatial Vision', 18 Strategic Objectives have been established and are listed on page 5. However, whilst the Core Strategy version three broadly addresses these 18 objectives they are not specifically mentioned and it is unclear as to why these are outlined in the EIA and not in the Core Strategy or SA.
- In Section 3.1 and 3.5 references are made to the Core Strategy being a 10 year plan, rather than the 15 plan it is.
- Similar to the SA there is often reference to the Sustainable Community Strategy having five themes rather than six. It is the 'Sustainable Borough' theme which needs to be added.
- In Table 4 states the impact between 'Providing Better Homes' and 'Faith' as neutral. Does this adequately reflect the Orthodox Jewish community? If the impact is neutral then is the Core Strategy adequately addressing preferred policies 19 and 21 regarding housing need in the borough and size of housing?
- In Table 4 the Employment and Retail elements of 'Dynamic and Creative Economy' are separated and yet in the Core Strategy they are dealt as one.
- In Table 4, the Hackney Central and Dalston Masterplans are missing from the list of Supplementary Planning Documents.
- Table 4, 'Specific Aspects of the Policy' does not accurately reflect the Core Strategy structure, chapters and headings.

Many of these issues have occurred as a result of version changes and amendments not being followed through to the supporting documentation. They have been captured and fully updated in the EIA which accompanies the Core Strategy submission version, available at: <http://www.hackney.gov.uk/core-strategy.htm>.

## PART D: FROM PREFERRED POLICIES TO SUBMISSION STAGE

The development of policies for Hackney's Core Strategy saw numerous alterations over time, ultimately leading to the Core Strategy document published for submission.

In accordance with Planning Inspectorate guidance the analysis and tracking in the development of the final stage of the Core Strategy (from version three Preferred Options to the Core Strategy Submission draft) is documented in-depth in the following documents:

- Sustainability Appraisal and Equalities Impact Assessment
- Statutory Consultation Statements

These documents are available here [www.hackney.gov.uk/core-strategy](http://www.hackney.gov.uk/core-strategy)

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## PART E: CONCLUSION

This report has attempted to provide a narrative to chart the changes in policies from development of Issues and Options prior to 2005 then to initial consultation through to the final Preferred Options consultation report in 2008.

Whilst the method and reasons for the Core Strategy evolving in the manner which it has are varied and at times complex, this report has identified the overarching motivations for change whilst the Progression Schedule documents the alterations in much greater detail. The main points are:

- The pivotal area of change in the development of the Core Strategy has been between preferred options version two and three, which was characterised by greater local distinctiveness, decrease in the number of policies, as well as a total revision in the structure and presentation of the document.
- Whilst there have been significant changes to the strategy, the overall process leading to the submission version can be recognised as a process of refinement with the overall policy direction and vision remaining on a similar trajectory.
- The initial issues and options consultation in 2005 established a baseline of local views, which in the main, continued throughout and can be recognised within the third version of the preferred policy options.

## DEVELOPMENT OF HACKNEY'S CORE STRATEGY: ISSUES AND OPTIONS INITIAL CONSULTATION LINKED TO PREFERRED POLICY OPTIONS

This schedule outlines the initial questions posed at the Issues and Options stage of consultation and how they link to version three of the Preferred Policy stage. The colour scheme relates to the extent which Issues and Options questions have influenced and/or the Preferred Policy. Green reflects a direct influence/link, Amber denotes some influence and linkage, and Red - indicated little or no influence or linkage. In addition to the 14 Policy Options a series of questions were consulted on in the initial stage of Issues and Options identification. (CDM Ref 102297)

ISSUES & OPTIONS - Approved by Cabinet 24/10/05 for			MARCH 08 (V3) - PREFERRED POLICY OPTIONS		NARRATIVE
Chapter Heading	Issues	Options framed as a question to prompt policy choice	Preferred Policy Options	Preferred Policy Options: Chapter Headings	Linking the consultation to Preferred Policy Options
Sustainable Borough	<b>01. Council Involvement in the development process</b>	1.1 Do you think planning policy should insist on high quality proposals from developers in Hackney?	PPO 13 & PPO 14 - Built environment and sense of place, as well as protection of conservation areas.	Promoting Quality	The outcome of community consultation has directly influenced the development of this preferred policy. Consultation expressed the importance of high quality design in the public realm, particularly in association with major new developments. Ensuring architectural quality was supported.
Sustainable Borough	<b>01. Council Involvement in the development process</b>	1.2 How do you think the Council should promote sustainable development through planning policy?	PPO 1 - Future development and regeneration in Hackney.	Planning Policy Context	The outcome of community consultation influenced the development of this preferred policy. Sustainable development in terms of environmental, physical and economic growth was commonly referenced to be of great importance to the borough.
Sustainable Borough	<b>01. Council Involvement in the development process</b>	1.3 How do you best think potential population and employment growth in the Borough can be accommodated?	PPO 4 & PPO 9 - Employment hierarchy and spatial vision.	Spatial Vision for Hackney and Strategic Spatial Implications	The outcome of community consultation has influenced the direction of this preferred policy. However the policy has evolved over the past two years and hence there is some gap between consultation and current policy.
Sustainable Borough	<b>1. Council Involvement in the development process</b>	1.4 To what extent should the Council seek to plan for the specific needs of Hackney's many communities, and how?	PPO 3 - Development and investment in neighbourhoods to develop a sense of place.	Spatial Vision for Hackney	The outcome of community consultation has directly influenced the formation of this preferred policy. Consultation emphasised the need to provide a range of services and facilities for the communities within the borough.
Sustainable Borough	<b>02. Zoning for town centres and incompatible uses.</b>	2.1 How important is it to identify and support town centres through planning controls which encourage a diversity of uses and activities?	PPO 26 and PPO 12 - Town centre hierarchy and hierarchy of mixed used centres.	A Dynamic and Creative Economy	Community consultation recognises town centres and sustainable design as important as well as generally supporting mix use development. The preferred policy reflects these elements although consultation is not directly reflected in the policies as they appear in Version 3. This demonstrates an element of policy progression since 2004.
Sustainable Borough	<b>02. Zoning for town centres and incompatible uses.</b>	2.2 Should separate land be designed solely for industrial and commercial uses?	PPO 12 and PPO 24 - Hierarchy of mixed used centres and employment land.	Strategic Spatial Implications	The results of community consultation support a separation of industrial and commercial land uses. In particular with regard to the role of town centres, tall buildings and SME provision. The preferred policies recognises this.
Sustainable Borough	<b>03. Requirements for high quality from developers</b>	3.1 Should planning policy require high quality development from developers only in sensitive environmental areas such as Conservations Areas, or near parks and open spaces, or should high standards in design and specification be required throughout?	PPO 14 - Protection of conservation areas.	Promoting Quality	Community consultation supported the need to ensure high quality design throughout the borough and maintain heritage value. Consultation has directly supported the inclusion of this preferred policy.
Sustainable Borough	<b>03. Requirements for high quality from developers</b>	3.2 Do you think developers of large buildings should contribute to the upkeep of nearby open spaces and streets?	PPO 36 - Planning obligations and area policies.	Planning Obligations and Area Policies	Community consultation supported the use of planning obligations to ensure the quality of an area and provide open spaces where possible. The preferred policy outlines the types of contributions.
Sustainable Borough	<b>04. Preparation of design statements and guidance</b>	4.1 Do you think the Council should offer more guidance to developers and architects to provide high quality design?	PPO 13 & PPO 14 - Built environment and sense of place, as well as protection of conservation areas.	Promoting Quality	The outcome of community consultation has influenced the development of this preferred policy. Consultation expressed the importance of high quality design in the public realm, particularly in association with major new developments and protecting heritage. Directly providing more guidance is demonstrated through the use of master planning.
Sustainable Borough	<b>04. Preparation of design statements and guidance</b>	4.2 Is the preparation of design guides the best way to ensure high quality development in the borough?	PPO 14 - Protection of conservation areas and more broadly promoting quality.	Promoting Quality	As noted, community consultation has supported greater emphasis on quality development throughout the borough. Specific reference to design guides providing the best method to achieve this were not stated and the importance of planning enforcement was commonly asserted.
Sustainable Borough	<b>05. Striking the right balance between heritage and new development</b>	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?	PPO 14 and PPO6 - Protection of conservation areas and more broadly promoting quality and preserving traditional street patterns and open space.	Promoting Quality	The preferred policy outlines the need to ensure heritage is preserved and enhanced where new development is taking place. Consultation supported the broader requirement to ensure quality throughout the borough. No preferred policy directly relating to
Sustainable Borough	<b>05. Striking the right balance between heritage and new development</b>	5.2 Do you think tall buildings are appropriate if they are well designed? If so, where should they go?	PPO 13 and 38 - Built environment and sense of place and development potential of Brownfield land, reuse and regeneration.	Dalston	Consultation presented mixed views about tall buildings in the borough, in particular stating a need for robust guidance in assessing proposals. Combined with the views on the quality of design the preferred policies do reflect consultation responses.
Sustainable Borough	<b>06. Importance of public realm</b>	6.1 Which areas of the Borough do you value, and why?	Subjective question - difficult to link to specific PPO.		The consultation question highly subjective and it is unclear how this has influenced or supported a particular preferred policy developing.
Sustainable Borough	<b>06. Importance of public realm</b>	6.2 Do you think it is important to pay particular attention to the design of the public realm in large new developments?	PPO13 - Development should transform the built environment and create a sense of place.	Promoting Quality	The outcome of community consultation has directly influenced the development of this preferred policy. Consultation expressed the importance of high quality design in the public realm, particularly in association with major new developments.
Sustainable Borough	<b>06. Importance of public realm</b>	6.3 How important is it that open space should be incorporated as part of development proposals, especially in the western part of the Borough where it is scarce?	PPO 6 and 7 - spatial vision. Also to Planning Obligations PPO 36.	Spatial Vision for Hackney	Consultation presented a positive response to the provision of additional open space across the borough. The preferred policy options reflect this.
Sustainable Borough	<b>07. Regeneration and major transport opportunities in development focus areas</b>	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?	PPO40 - improving connectivity and the quality of the local environment of Hackney Central.	Hackney Central	Varied comments were received on the use of public transport versus the private car hence for Hackney Central, the borough's civic hub a general approach toward greater connectivity has been chosen.
Sustainable Borough	<b>08. Develop transport strategy (HTS) themes</b>	8.1 Should planning policy seek to control increases in traffic in Hackney?	PPO 30 - The need to travel will be reduced through the efficient spatial arrangement of activities and land uses.	Promoting Sustainable Transport	A sustainable borough is supported in consultation responses and is reflected by the choice of PPO 30.
Sustainable Borough	<b>08. Develop transport strategy (HTS) themes</b>	8.2 How should planning policy seek to improve transport accessibility and reduce congestion in the borough?	PPO 30 and 31 - Sustainable modes of transport will be promoted over other forms of transport; and need to travel will be reduced through the efficient spatial arrangement of activities and land uses.	Promoting Sustainable Transport	A sustainable borough is supported in consultation responses and is reflected by the choice of PPO 30 and PPO 31.
Sustainable Borough	<b>08. Develop transport strategy (HTS) themes</b>	8.3 Where do you think new provision for stations, bus depots etc should go?	PPO 29 - Strategic transport networks.	Promoting Sustainable Transport	A sustainable borough is supported in consultation responses and is reflected by the choice of PPO 29
Sustainable Borough	<b>08. Develop transport strategy (HTS) themes</b>	8.4 What should the priority for transport provision in the borough; walking, cycling, rail, buses, cars or other methods?	Links to PPO 31 - Sustainable modes of transport.	Promoting Sustainable Transport	A sustainable borough is supported in consultation responses and is reflected by the choice of PPO 31.

**DEVELOPMENT OF HACKNEY'S CORE STRATEGY: ISSUES AND OPTIONS INITIAL CONSULTATION LINKED TO PREFERRED POLICY OPTIONS**

This schedule outlines the initial questions posed at the Issues and Options stage of consultation and how they link to version three of the Preferred Policy stage. The colour scheme relates to the extent which Issues and Options questions have influenced and/or the Preferred Policy O Green reflects a direct influence/link, Amber denotes some influence and linkage, and Red - indicated little or no influence or linkage. In addition to the 14 Policy Options a series of questions were consulted on in the initial stage of Issues and Options identification. (CDM ref 102297)

ISSUES & OPTIONS - Approved by Cabinet 24/10/05 for			MARCH 08 (V3) - PREFERRED POLICY OPTIONS		NARRATIVE
Chapter Heading	Issues	Options framed as a question to prompt policy choice	Preferred Policy Options	Preferred Policy Options: Chapter Headings	Linking the consultation to Preferred Policy Options
Sustainable Borough	08. Develop transport strategy (HTS) themes	8.5 Should road safety measures form an important element of new development schemes?	Broadly links to Promoting Quality section. PPO 13 - built environment and sense of place.	Promoting Quality	Consultation presented a positive response with regard to the need for high quality design. Road safety is therefore part of the wider approach to promoting a quality environment.
Sustainable Borough	08. Develop transport strategy (HTS) themes	8.6 Should large developments close to town centres and transport changes be car free?	PPO 31 - sustainable modes of transport	Promoting Sustainable Transport	A sustainable borough is supported throughout consultation responses. Public transport networks and spatial arrangements therefore broadly include the question as to whether large developments close to town centres and transport changes be car free.
Sustainable Borough	08. Develop transport strategy (HTS) themes	8.7 Should planning policy make provision for more Hackney residents to work inside the borough rather than travelling to work elsewhere?	PPO 5 - Spatial vision as well connected borough within and between places.	Spatial Vision for Hackney	Consultations illustrated a need to facilitate travel to work both within and outside the borough. A number of submitters strongly supported resident's desire and right to work outside the borough, hence the policy option reflected a wider spatial vision to ensure the entire borough is well connected.
Sustainable Borough	08. Develop transport strategy (HTS) themes	8.8 Are Controlled Parking Zones an effective way of regulating private car use? If not, what other measures would you suggest to reduce congestion and impact of commuter traffic?	No PPO directly relating to this option in the current version, although PPO 29 does reference the need for CPZ as identified as part of the London Plan. Previous version have addressed parking more directly.	Promoting Sustainable Transport	Parking related PPO only existed in previous versions, hence there is no policy option in version 3.
Sustainable Borough	08. Develop transport strategy (HTS) themes	8.9 Should river and canal wharves in Hackney be protected to promote water transport where possible?	PPO 33, 43 and 29 advocate the protection, enhancement of Hackney's waterways. In particular the water transport should be encouraged to improve connectivity of the Wick area.	Making a Safer and Cleaner Place, Hackney Wick and Promoting Sustainable Transport.	Whilst consultation advocated a sustainable borough overall, there were mixed views on the use of Hackney's waterways as a transportation method. PPO's 33, 43 and 29 reflect these concerns promoting and protecting the waterways and their use throughout Hackney.
Sustainable Borough	09. Opportunities for transport assessment and travel plans	9.1 What should travel plans include to reduce traffic generation?	PPO 30 and 31 - Sustainable modes of transport will be promoted over other forms of transport, and need to travel will be reduced through the efficient spatial arrangement of activities and land uses.	Promoting Sustainable Transport	Whilst consultation advocated a sustainable borough overall, including concerns over the lack of cycle lanes and good bus services within the borough, there were also mixed responses regarding the need for private cars and parking facilities. Consultation has therefore influenced the direction of policies 30 and 31 to facilitate sustainable modes of transport.
Sustainable Borough	10.????		No policy question number 10 - this is a formatting error as oppose to missing information		
Sustainable Borough	11. Requirements for sustainability appraisals	11.1 Should Hackney be at the forefront of promoting sustainable development and how should this be done?	PPO 15 and 34 - Development and regeneration in Hackney will seek to address climate change at a local level through the mitigation and adaptation of development and; new development will be required to incorporate sustainable construction methods.	Promoting Quality and Making a Safer and Cleaner Place	Consultations demonstrated support for sustainable development, including construction methods, efficient energy sources and some support for higher density living. PPO 15 and 34 directly incorporate these views.
Sustainable Borough	11. Requirements for sustainability appraisals	11.2 What do you think is more important in new developments; environmental issues such as energy saving and low resource use, or community benefits such as affordable housing and open space?	PPO 36 - Does illustrate some linkages with the Planning Obligations policy. Also PPO 15 and 34 which address sustainable development in the borough.	Planning Obligations and Making a Safer and Cleaner Place	Difficult to link to specific policy option although aspects of environmental sustainability and community benefits exist throughout - such topics are reflected in PPO 36
Sustainable Borough	12. Levels of standards for resource use	12.1 Should developers be required to utilise sustainable construction techniques and minimum standards for energy conservation and renewable materials?	PPO 15 and 34 - Development and regeneration in Hackney will seek to address climate change at a local level through the mitigation and adaptation of development and; new development will be required to incorporate sustainable construction methods.	Promoting Quality and Making a Safer and Cleaner Place	Both preferred policy options 15 and 34 reflect consultation responses which advocate sustainable development and construction methods as well as an energy efficient approach throughout the borough.
Sustainable Borough	12. Levels of standards for resource use	12.2 If the requirements of developers and householders to use these techniques results in higher unit prices for houses and flat, for example, is this acceptable, and can the Hackney property market sustain it?	PPO 34 - Need for sustainable construction methods and policies relating to housing affordability (PPO 18 and 19) and housing sustainability code, level 4 (PPO 20).	Making a Safer and Cleaner Place and Better Homes	Consultation supports a sustainable borough as well as affordable housing. Preferred policies 34, 18, 19 and 20 seek to balance this challenge. This is a policy area which may be subject to alteration following more recent public and stakeholder consultation in 2008.
Sustainable Borough	13. Opportunities for demonstration projects	13.1 Would you welcome Hackney being the location for developers and other groups and institutions to promote radical solutions and projects to tackle environmental issues and encourage sustainable development?	Does not link to a specific PPO, broadly suggests alignment with Promoting Quality.	Promoting Quality	This question posed does not link to a specific PPO, although does more broadly reflect the importance of promoting quality of design and sustainability throughout the borough.
Sustainable Borough	14. Options for waste disposal	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?	PPO 35 - New development will support the objectives of sustainable waste management.	Making a Safer and Cleaner Place	Consultation supported a sustainable borough. However, PPO35 does not directly address the issue posed but does seek to ensure waste management provision is sustainable managed throughout the borough.
Development Opportunities	15. Level of investment and intervention in existing town centre locations at Dalston, Stoke Newington and Hackney Central	15.1 How should the Borough's shopping centres be improved?	PPO 12 - Development will be guided to a hierarchy of centres which will accommodate commercial, retail, mixed use, cultural and leisure development.	Strategic Spatial Implications	Consultation indicated that Hackney's town centres have an inadequate provision of retail. PPO12 therefore reflects the need to ensure planning supports the successful development of the boroughs town centres.
Development Opportunities	15. Level of investment and intervention in existing town centre locations at Dalston, Stoke Newington and Hackney Central	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 level.	PPO 02, 12, 37 and 41- Development and investment will be directed towards the creation of balanced and mixed communities, for Dalston and Hackney Central in particular.	Spatial Vision for Hackney	As noted, consultation indicated that Hackney's town centres have an inadequate provision of retail. The policies identified all seek to ensure planning system supports town centre development, ensuring balanced communities and stimulating growth areas.
Development Opportunities	15. Level of investment and intervention in existing town centre locations at Dalston, Stoke Newington and Hackney Central	15.3 Should the Council seek to upgrade the status of Hackney Central from a district centre to a major centre to encourage more retail and other development opportunities?	PPO 39 - Regeneration of Hackney Central should seek to create a high quality urban quarter which is focused on civic and cultural functions.	Hackney Central	Consultation does not directly provide justification for altering the status of Hackney Town centre, although does support sustainable development and
Development Opportunities	16. London Plan Opportunity Areas at Shoreditch/Bishopsgate and Stratford/Hackney Wick	16.1 Should planning policy support the London Plan in promoting South Shoreditch/Bishopsgate and Stratford/Hackney Wick as the main locations for substantial new jobs and homes?	PPO 44 - Development in South Shoreditch should strengthen its position as a major destination.	South Shoreditch	The outcome of community consultation has directly influenced and/or supported the development of this preferred policy.
Development Opportunities	17. Further Opportunity Area within the Borough at Finsbury Park	17.1 Should the Council be promoting Finsbury Park as an Opportunity Area, even though only a small part of the Borough lies within this area?	Does not link this to any PPO. Possible linkages to the Strategic Alignment Report.	NA	Difficult to link this to any PPO. May link to Strategic Alignment Report.

**DEVELOPMENT OF HACKNEY'S CORE STRATEGY: ISSUES AND OPTIONS INITIAL CONSULTATION LINKED TO PREFERRED POLICY OPTIONS**

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ISSUES & OPTIONS - Approved by Cabinet 24/10/05 for			MARCH 08 (V3) - PREFERRED POLICY OPTIONS		NARRATIVE
Chapter Heading	Issues	Options framed as a question to prompt policy choice	Preferred Policy Options	Preferred Policy Options: Chapter Headings	Linking the consultation to Preferred Policy Options
Development Opportunities	18. Opportunities for tall building areas	18.1 Should uses in tall buildings be limited to; residential uses only, office uses only, or a combination?	PPO 13 and 38 - Built environment and sense of place; and Dalston.	Strategic Spatial Implications and Dalston	Mixed views were presented regarding the promotion of tall buildings in the Borough and the need for robust guidance was highlighted. PPO13 and 38 reflect the need to ensure policy on tall buildings is comprehensive.
Development Opportunities	18. Opportunities for tall building areas	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 and the most appropriate places to local tall buildings	Links to PPO 13 about the built environment and sense of place.	Promoting Quality	Similar to the previous comment mixed views were presented regarding the promotion of tall buildings in the Borough and the need for robust guidance was highlighted. PPO13 reflects this need but does not directly address the six area noted.
Development Opportunities	19. Opportunities for major retail uses	19.1 What kind of shops and leisure, cultural and tourism uses would you like to see developed in Hackney's major town centres?	Links to the PPOs in chapters 13-17. In addition the town centre hierarchy sets out land use priorities (PPO 12 and 26).	Dalston, Lower Lea Valley, Hackney Central, South Shoreditch, Woodberry Down.	Consultation highlighted the need for an improved retail offer in the boroughs town centres, and well as support for general mixed use and sustainable space. The PPO noted reflect these principles although do not directly address the questions posed.
Neighbourhoods & Communities	20. Neighbourhood aspirations	20.1 What makes a neighbourhood a good place to live in? What would make it a better place?	PPO 22 - Hackney's neighbourhoods and communities will be strengthened by regeneration and development.	Supporting Neighbourhoods and Communities	The question posed is subjective and therefore the policy response cannot fully account for individual feedback. The consultation generally supports sustainable development, hence PPO22 generally reflects this issue.
Neighbourhoods & Communities	20. Neighbourhood aspirations	20.2 What do you consider are the main characteristics of your neighbourhood? What priority would you give to the following local facilities: schools, health facilities, library, sports and fitness facilities, food shopping, space for local businesses?	Does not link to a specific PPO, although does more broadly reflect the importance of promoting quality of design and sustainability throughout the borough.	NA	The question posed is subjective and therefore the policy response cannot fully account for individual feedback. Overall the consultation supported improved community facilities, services and residential amenity alongside sustainable design. However, in this instance it is not possible to link this to any PPO.
Neighbourhoods & Communities	20. Neighbourhood aspirations	20.3 How should planning policy protect and improve local shopping areas? Should these also include areas such as Shackle well, South Shoreditch and Brownswood where the current shopping on offer is of poor quality or there is no existing shopping area?	PPO 26 - New retail, commercial, leisure and related uses will be located within the following town centres hierarchy.	Dynamic & Creative Economy	Consultation highlighted the need to improve the retail offer in Hackney, support mixed and sustainable development. PPO26 directly relates to this need.
Neighbourhoods & Communities	20. Neighbourhood aspirations	20.4 Should we establish new local shopping areas around the proposed locations of the East London Line stations (Hoxton, Haggerston) and in Hackney Wick?	PPO 5 - The spatial vision for Hackney.	The Spatial Vision for Hackney.	PPO5 reflects consultation responses to improve existing retail spaces although, is limited in terms of the proposed locations on the East London Line.
Neighbourhoods & Communities	21. Opportunities for community support and special provision	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?	PPO 19, 21 and 22 in relation to housing needs and community facilities.	Providing Better Homes	Consultation commonly noted that a lack of adequate provision of sport and leisure facilities and a general lack of children/teenage centres exists in Hackney. In addition, the provision of additional open space, safer parks and safer communities were supported. PPO 19,21 and 22 reflect the need to address these issue although do not directly address the issue of whether these are neighbourhood based.
Neighbourhoods & Communities	21. Opportunities for community support and special provision	21.2 Should the Council be attempting to provide for sufficient school places for the increasing numbers of children in the Borough, and where should they go?	Provision of school places is a statutory requirement. The location of schools is the responsibility of The Learning Trust.	NA	This question does not link to any PPO and relates to a statutory requirement, delivered by The Learning Trust.
Neighbourhoods & Communities	21. Opportunities for community support and special provision	21.3 Should centres for people in need be located in town centres or residential areas, or in other areas?	PPO 23 - New and improved community facilities will be concentrated in areas accessible by public transport, cycling and walking.	Supporting Neighbourhoods and Communities	Consultation noted the need for adequate provision of sport and leisure facilities and a general lack of children/teenage centres in Hackney. PPO23 directly links the need for new and improved provision in a location which is accessible to the residents who need/wish to access them.
Neighbourhoods & Communities	21. Opportunities for community support and special provision	21.4 Where do you think community health centres and facilities should be located?	PPO 23 - New and improved community facilities will be concentrated in areas accessible by public transport, cycling and walking.	Supporting Neighbourhoods and Communities	
Neighbourhoods & Communities	22		No policy question number 22 - this is a formatting error as oppose to missing information		
Neighbourhoods & Communities	23		No policy question number 23 - this is a formatting error as oppose to missing information		
Dynamic & Creative Economy	24. Promotion of mixed use activities	24.1 It is important for jobs and homes to be provided in close proximity to each other to reduce the need to travel to work? What would be the other benefits?	PPO 09 - Provision will be made for employment within a hierarchy of designated locations.	Strategic Spatial Implications	Consultation questioned, the need to protect all employment space. It was suggested that mixed-use guidance should be applied on an area basis not a site by site basis. PPO9 registers the need to respond to employment provision in accordance with a hierarchy of designated locations, although does not directly link to the option question posed.
Dynamic & Creative Economy	24. Promotion of mixed use activities	24.2 Do you have an expectation to both live and work in the Borough? It is reasonable for people to expect to live and work in the same local area?	PPO 04 - The spatial vision for Hackney which promotes the co-existence of a diverse mix of uses and activities and promotes a balanced approach.	Spatial Vision for Hackney	Consultation supports a mixed use and sustainable borough, PPO4 therefore broadly reflects this aspiration.
Dynamic & Creative Economy	24. Promotion of mixed use activities	24.3 How much value do you place on having access and choice to a range of facilities within walking distance of your home or place of work?	PPO 11 - Development in Hackney will be required to take account of sustainability principles e required to take account of sustainability principles by relating new development to transport link. Also PPO ?? which outlines the need for efficient spatial arrangement.	Strategic Spatial Implications and Promoting Sustainable Transport	As above, consultation supports a mixed use and sustainable borough, PPO11 and ?? therefore broadly reflects this aspiration.
Dynamic & Creative Economy	25. Opportunities for strategic employment locations; designated employment areas	25.1 Given the higher market value for residential uses that employment, do you think it is appropriate for Hackney to protect land for employment development?	PPO 24 - Hierarchy of employment priorities within designated areas.	Dynamic & Creative Economy	Consultation questioned the need to protect all employment space, PPO24 therefore directly relates to the question posed and the subsequent policy option.
Dynamic & Creative Economy	25. Opportunities for strategic employment locations; designated employment areas	25.2 Should land within Hackney be provided for industrial and warehousing land to support the wider London economy? If so, where?	PPO 24 - Hierarchy of employment priorities within designated areas.	Dynamic & Creative Economy	Consultation questioned the need to protect all employment space, PPO24 therefore directly relates to the question posed and the subsequent policy option.

## DEVELOPMENT OF HACKNEY'S CORE STRATEGY: ISSUES AND OPTIONS INITIAL CONSULTATION LINKED TO PREFERRED POLICY OPTIONS

This schedule outlines the initial questions posed at the Issues and Options stage of consultation and how they link to version three of the Preferred Policy stage. The colour scheme relates to the extent which Issues and Options questions have influenced and/or the Preferred Policy O. Green reflects a direct influence/link, Amber denotes some influence and linkage, and Red - indicated little or no influence or linkage. In addition to the 14 Policy Options a series of questions were consulted on in the initial stage of Issues and Options identification. (CDM ref 102297)

ISSUES & OPTIONS - Approved by Cabinet 24/10/05 for			MARCH 08 (V3) - PREFERRED POLICY OPTIONS		NARRATIVE
Chapter Heading	Issues	Options framed as a question to prompt policy choice	Preferred Policy Options	Preferred Policy Options: Chapter Headings	Linking the consultation to Preferred Policy Options
Dynamic & Creative Economy	<b>25. Opportunities for strategic employment locations; designated employment areas</b>	25.3 Would you support major officer development (2,500 sq. m or more) in any of the following areas; City Fringe/South Shoreditch; Hackney Wick, Dalston; Hackney Central; anywhere else?	PPO 24 - Hierarchy of employment priorities within designated areas.	Dynamic & Creative Economy	Consultation questioned the need to protect all employment space. PPO24 therefore directly relates to the question posed and the subsequent policy option.
Dynamic & Creative Economy	<b>25. Opportunities for strategic employment locations; designated employment areas</b>	25.4 How important is it to protect and encourage employment uses (office, workshops and light industry) in town centres and local centres?	PPO 25 - The Council will not permit the net loss of employment space within the hierarchy.	Dynamic & Creative Economy	Consultation questioned the need to protect all employment space, but advocated mixed-use guidance should be applied on an area basis not a site by site basis. PPO25 therefore reflects the framed question and consultation responses.
Dynamic & Creative Economy	<b>26. Availability of support to new sectors including SMEs</b>	26.1 How far should planning policy go in encouraging the establishment of affordable space for growing businesses? How should this be done?	PPO 10 - All new employment floor space should be provided in accordance with local specified standards.	Strategic Spatial Implications	Consultation did provide a general view on how far should planning policy go in encouraging the establishment of affordable space for growing businesses. Indirectly the support for missed used development reflects PPO10.
Dynamic & Creative Economy	<b>26. Availability of support to new sectors including SMEs</b>	26.2 What role should the Council have in increasing skill levels in Hackney? How can efforts be directed to increasing the skills of local residents, or assisting access to jobs outside the Borough?	PPO 10 - All new employment floor space should be provided in accordance with local specified standards.	Strategic Spatial Implications	Similarly to above consultation did not provide comments on the Council's role in increasing skills levels. However, indirectly the support for mixed used development reflects PPO10.
Dynamic & Creative Economy	<b>26. Availability of support to new sectors including SMEs</b>	26.3 How important do you consider it is to protect and provide affordable business space?	PPO 10 - All new employment floor space should be provided in accordance with local specified standards.	Strategic Spatial Implications	Similarly to above consultation did not provide comments on the importance of protecting affordable workspace. However, indirectly the support for mixed used development reflects PPO10.
Dynamic & Creative Economy	<b>27. Provision for creative industries quarter; clusters and growth sectors</b>	27.1 What employment sectors do you think are particularly important to the Hackney economy?	PPO 27 and 28 - Street markets and night time economy.	Dynamic & Creative Economy	Consultation did not specifically identify any key sectors in the Hackney economy, although street markets and NTE are locally distinctive to the borough and are therefore reflected in policies 27 and 28.
Dynamic & Creative Economy	<b>27. Provision for creative industries quarter; clusters and growth sectors</b>	27.2 How important to Hackney's future is the promotion and protection of cultural and creative industries in the Borough?	PPO 27 and 28 - Street markets and night time economy.	Dynamic & Creative Economy	Consultation did not specifically identify aspects of promotion and protection of cultural and creative industries in the Borough, although street markets and NTE are locally distinctive to the borough and are therefore reflected in policies 27 and 28.
Dynamic & Creative Economy	<b>27. Provision for creative industries quarter; clusters and growth sectors</b>	27.3 Are there any other existing clusters of business or uses which should be identified and protected? Should planning policy seek to promote tourism and cultural activities and uses in the Borough?	PPO 27 and 28 - Street markets and night time economy.	Dynamic & Creative Economy	Consultation did not specifically identify other clusters of business or uses which should be identified or protected, although street markets and NTE are locally distinctive to the borough and are therefore reflected in policies 27 and 28.
Dynamic & Creative Economy	<b>28. Management of the night-time economy</b>	28.1 Do you think the Council should allow additional licensed and similar premises in South Shoreditch?	PPO 28 - Street markets and night time economy.	Dynamic & Creative Economy	Consultation stated that night-time economy uses should be carefully managed and targeted to key areas, PPO28 reflects this question and the subsequent policy option.
Dynamic & Creative Economy	<b>28. Management of the night-time economy</b>	28.2 How important is it that the 'night time economy' provides a diverse range of activities, including non-alcohol based uses?	PPO 28 - Night time economy.	Dynamic & Creative Economy	The need to carefully manage the NTE was noted in consultation, PPO 28 therefore reflects this feedback although makes no qualitative stance on the importance of a range of NTE activities.
Dynamic & Creative Economy	<b>28. Management of the night-time economy</b>	28.3 Do you think planning policy should be resist the concentration of licensed venues in residential areas? Should there be a 'pub policy' which seeks to protect local licensed premises?	PPO 28 - Night time economy.	Dynamic & Creative Economy	The need to carefully manage the NTE was noted in consultation, PPO therefore reflects this feedback.
Dynamic & Creative Economy	<b>28. Management of the night-time economy</b>	28.4 Should planning policy permit more entertainment and leisure uses in Stoke Newington High Street, Hackney Central, Dalston, other areas?	PPO 28 - Night time economy.	Dynamic & Creative Economy	The need to carefully manage the NTE was noted in consultation, PPO therefore reflects this feedback.
Better Homes	<b>29. Major residential development opportunities are planned at Woodberry Down, Homerton and Haggerston</b>	29.1 How should planning policy promote and achieve major new housing development and redevelopments? What is the most effective way of improving housing quality?	PPO 17 - New residential development will meet the needs of Hackney residents and deliver the regional housing target. Also PPO 20 - Residential development should be built to Level 4 of the Code of Sustainable Homes.	Better Homes	The outcome of community consultation has directly influenced and/or supported the development of this preferred policy.
Better Homes	<b>29. Major residential development opportunities are planned at Woodberry Down, Homerton and Haggerston</b>	29.2 Should planning policy seek higher density housing to redevelop existing poor quality lower density accommodation?	PPO 8 - Residential development should accommodate Hackney's increasing population and provide for families and larger households with a wide range of incomes.	Strategic Spatial Implications	Consultation advocated more affordable housing of a higher quality, PPO8 reflects this, a although does not address density directly.
Better Homes	<b>30. Requirements for affordable and family housing</b>	30.1 Should affordable housing have the same appearance and design as housing for sale?	PPO 20 - Residential development should be built to Level 4 of the Code of Sustainable Homes.	Better Homes	Consultation particularly noted the need to improve the quality of housing in the borough, this is directly reflected in PPO20.
Better Homes	<b>30. Requirements for affordable and family housing</b>	30.2 How forceful should the Council be in insisting on 50% affordable housing for major schemes?	PPO 18 - New housing should seek to affordable housing stock across the borough.	Better Homes	The need to provide 50% affordable housing is specified within the London Plan. PPO18 reinforces the requirement for the borough to comply.
Better Homes	<b>30. Requirements for affordable and family housing</b>	30.3 How important do you think it is to provide for larger families in all parts of the Borough?	PPO 19 - New housing should seek to provide the necessary mix of family sized accommodation.	Better Homes	The need for family size housing in the borough was raised at consultation and is therefore reflected in PPO19 as a key priority.
Better Homes	<b>30. Requirements for affordable and family housing</b>	30.4 Should the Council insist on larger family housing with access to private amenity space such as gardens, terraces and balconies?	PPO 19 - New housing should seek to provide the necessary mix of family sized accommodation.	Better Homes	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. This is reflected in PPO19.
Better Homes	<b>30. Requirements for affordable and family housing</b>	30.5 Should planning policy facilitate the provision of more shared ownership and similar arrangements? How should this be done?	PPO 45 - Redevelopment of the Woodberry Down Estate.	Woodberry Down	The emphasis on intermediate housing was a key feature of consultation representations. Whilst not directly address the role of the Woodberry Down growth area in delivery affordable, including intermediate, housing reflects consultation.
Better Homes	<b>31. Contribution of mixed use development</b>	31.1 Is it acceptable to build housing above commercial uses such as shops, offices and warehouses?	Broadly reflects PPO 2 and 4 - mixed and balanced communities. Also PPO 8 - mixed housing development.	Spatial Vision for Hackney and Strategic Spatial Implications	Consultation supported general mixed use and sustainable space. The PPOs noted reflect these principles although do not directly address the question posed.
Better Homes	<b>32. Standards for residential accommodation</b>	32.1 Should there be detailed standards for size, number and type of rooms in new development?	PPO 21 - New residential development will seek to take account of Hackney's special housing needs.	Better Homes	The detail suggested in this questions is too detailed to be in the core strategy but may exist within an SPD. PPO21 does reflect the need to accommodate Hackney's housing needs.
Better Homes	<b>32. Standards for residential accommodation</b>	32.2 Do you consider it is important to retain the traditional street pattern and frontage in new developments, provide through ventilation, balconies and minimum separation distances between dwellings?	PPO 6 - Spatial vision for Hackney.	Spatial Vision for Hackney	High quality design was noted to be particularly important from consultation. The spatial vision for Hackney therefore directly reflects these representations.

## DEVELOPMENT OF HACKNEY'S CORE STRATEGY: ISSUES AND OPTIONS INITIAL CONSULTATION LINKED TO PREFERRED POLICY OPTIONS

This schedule outlines the initial questions posed at the Issues and Options stage of consultation and how they link to version three of the Preferred Policy stage. The colour scheme relates to the extent which Issues and Options questions have influenced and/or the Preferred Policy Option. Green reflects a direct influence/link, Amber denotes some influence and linkage, and Red - indicated little or no influence or linkage. In addition to the 14 Policy Options a series of questions were consulted on in the initial stage of Issues and Options identification. (CDM ref 102297)

ISSUES & OPTIONS - Approved by Cabinet 24/10/05 for			MARCH 08 (V3) - PREFERRED POLICY OPTIONS		NARRATIVE
Chapter Heading	Issues	Options framed as a question to prompt policy choice	Preferred Policy Options	Preferred Policy Options: Chapter Headings	Linking the consultation to Preferred Policy Options
Better Homes	<b>32. Standards for residential accommodation</b>	32.3 Do you agree that there should be no net loss of housing when development takes place?	PPO 17 - New residential development will meet the needs of Hackney residents and deliver the regional housing target.	Better Homes	Consultation highlighted the desire for more housing in the borough, PPO17 was therefore directly influenced by such representations.
Safer & Cleaner	<b>33. Role and scope of legal agreements with developers to improve local conditions</b>	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 improvement)	PPO 36 - Development in Hackney will be subject to planning obligations under Section 106 of the Town and Country Planning Act 1990.	Planning Obligations & Area Policies	The compelling 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. PPO36 directly reflects these representations.
Safer & Cleaner	<b>34. Amount and location of public open space</b>	34.1 How firmly should the Council defend open space in the face of development pressures?	PPO 36 - Development in Hackney will be subject to planning obligations under Section 106 of the Town and Country Planning Act 1990.	Planning Obligations & Area Policies	The provision of additional open space and safer parks were supported. This has been noted in PPO36 although does not directly reflect the question posed or the representations feedback.
Safer & Cleaner	<b>35. Significance of environmental guidelines</b>	35.1 How can planning policy protect and encourage nature and wildlife in the Borough?	PPO 33 - Hackney's open space and natural environment will be protected and enhanced.	Making a Safer and Cleaner Place	The question posed is subjective in nature, however some common representations advocated the provision of additional open space but not directly in relation to the protection of wildlife. In response PPO33 picks up on this issue in a broader sense.
Safer & Cleaner	<b>35. Significance of environmental guidelines</b>	35.2 Should the Council seek to control and reduce the amount of street clutter and installations?	PPO 14 - Development should protect and enhance the special character of Hackney's 25 Conservation Areas.	Promoting Quality	Reference to the general quality of the environment and cleanliness of Hackney's public areas was made. PPO14 was therefore influenced by these representations although does not make an explicit commitment to reduce street clutter.
Safer & Cleaner	<b>36. Priority areas for enforcement</b>	36.1 How important is the enforcement of planning policy. What are the most important areas or topics for enforcement action?	Does not link to a PPO.	NA	The importance of planning enforcement was commonly asserted throughout consultation - although the subjective nature of this question makes it difficult to link to a PPO. In addition there is not a PPO related to enforcement in the PPO.
Safer & Cleaner	<b>37. Opportunities for defensible spaces</b>	37.1 Do you think deterring crime by increasing defensible spaces by overlooking is more important than protecting privacy?	PPO 32 - High quality design should seek to prevent crime and the perception of crime.	Making a Safer and Cleaner Place	Throughout consultation the importance of adhering to the principles of 'designing out crime' was noted. PPO32 directly reflects these representations.
Safer & Cleaner	<b>37. Opportunities for defensible spaces</b>	37.2 What other measures would you suggest to deter crime in new development?	PPO 32 - High quality design should seek to prevent crime and the perception of crime.	Making a Safer and Cleaner Place	Throughout consultation the importance of adhering to the principles of 'designing out crime' was noted. PPO32 directly reflects these representations.
Safer & Cleaner	<b>38. Provision for young people, sport and recreation</b>	38.1 Should planning policy reserve space and facilities for young people's activities? What are the priorities for this provision?	PPO 36 - Development in Hackney will be subject to planning obligations under Section 106 of the Town and Country Planning Act 1990.	Planning Obligations & Area Policies	The compelling demands on developer contributions to local areas were noted as a challenge needing to be addressed. Youth facilities was not a feature commonly noted as a priority, PPO36 reflects this.
Olympics	<b>39. Significance of the Olympic legacy</b>	39.1 How do you think Hackney Wick area should benefit from the Olympic Games?	PPO 42 - The regeneration of Hackney Wick (Lower Lea Valley) should seek to maximise the benefits to local communities from the London 2012 Olympic and Paralympic Games.	Hackney Wick	The opportunities associated with the Olympics and Paralympics in terms of regeneration benefits were noted, PPO42 directly reflects these representations.
Olympics	<b>39. Significance of the Olympic legacy</b>	39.2 What other impacts do you anticipate for the rest of the Borough?	PPO 7: Maximum possible advantage will be gained from the 2012 Olympic and Paralympic Games and Legacy to regenerate Hackney Wick (Lower Lea Valley).	Spatial Vision for Hackney	The opportunities associated with the Olympics and Paralympics in terms of regeneration benefits were noted, PPO42 directly reflects these representations.
			PPO 16 - Development located within flood prone land should be sited and designed to mitigate the risk of flooding. Areas of potential flood risk are identified on the Proposals Map as Flood Prone Land (Flood Zone 2 and 3).	Promoting Quality	This policy is a new addition to reinforce the local distinctiveness of the Core Strategy. Please refer to Core Strategy Development tab for further details.
			PPO 43 - Development should seek to improve connectivity in Hackney Wick by the provision of the local and strategic transport linkages to the North London Line (Overground Network) viaduct, River Lea and A12 trunk road, and by harnessing the benefit of the area's waterways, creating linkages with the River Lea and promoting high quality waterfront development.	Hackney Wick	This policy is a new addition to reinforce the local distinctiveness of the Core Strategy. Please refer to Core Strategy Development tab for further details.

This schedule outlines how Hackney's Core Strategy has evolved since 2005. Working from left (submission version) to right (initial issues and options version) each cabinet approved version noted outlines the structure, over arching content and policies within the each strategy. Comments placed between the relevant versions outline the nature and reason for changes, where they occur.

VERSION 4: APPROVED AT CABINET 22/06/09 SUBMISSION VERSION		Evidence and justification for Core Strategy development from Version 3 to Submission document	VERSION 3: APPROVED AT CABINET 25/02/08		Evidence and justification for Core Strategy development from Version 2 to Version 3	VERSION 2: APPROVED AT CABINET 26/03/07		Evidence and justification for Core Strategy development from Version 1 to Version 2	VERSION 1: APPROVED AT CABINET 18/09/06			
V4 : Document structure	V4: Proposed Submission Draft Core Strategy		V3 : Document structure	V3: Preferred Options		V2 : Document structure	V2: Preferred Options		V1: Document structure	V1: Preferred Options		
<b>INTRODUCTION (CHAPTER 1)</b> London Borough of Hackney Core Strategy Development Plan Document Introduction to Hackney's Local Development Framework The Core Strategy Sustainability Appraisal and Strategic Environmental Assessment Habitats Directive Assessment Sustainable Communities Strategy 2008-2018 Relationships with other plans and strategies Consultation Delivery Structure of the Development Plan Document What happens next?		For comprehensive justifications for the development of the Core Strategy from the Preferred Policy Options Stage to the Submission document please refer to: i) The Issues Log, ii) the Sustainability Appraisal and iii) The Consultation Report.	<b>INTRODUCTION (CHAPTER 1)</b> Why a Preferred Policy Options report? What is a Local Development Framework? What is the Preferred Policy Options Document? How did we get to this stage? Evidence Studies Stakeholder Involvement and Consultation What Sustainability Appraisals and Equality Impact Assessment has been carried out so far? What the Sustainability Appraisal said Consultation undertaken on the SA What Equal assessments has Hackney carried out? What were the findings? Selection of Preferred Policy Options What happens now?		Following comments made by GOL, advice from the Planning Inspectorate and internal discussions it was felt that the accessibility and information about the strategy, its development and progression should be clearly outlined. Hence, the introductory chapter is expanded in the current version to include new explanatory sections. More emphasis is given to the SA to reflect the importance of that process.	<b>INTRODUCTION (CHAPTER 1)</b> What this Document is and How to Use It The Unitary Development Plan and the Local Development Framework Future Amendments to this Document		NA	<b>INTRODUCTION (CHAPTER 1)</b> What this Document is and How to Use It The Unitary Development Plan and the Local Development Framework Future Amendments to this Document			
<b>SPATIAL PORTRAIT AND CONTEXT (CHAPTER 2)</b> No specific headings.			<b>A PORTRAIT OF HACKNEY (CHAPTER 2)</b> No specific headings.			The broad content of this chapter remains very similar to previous versions. However, following advice from GOL to ensure the strategy is comprehensive, some information has been summarised.	<b>A PORTRAIT OF HACKNEY (CHAPTER 2)</b> Key Characteristics Demography Levels of Deprivation Summary of the changes since 1995		NA	<b>A PORTRAIT OF HACKNEY (CHAPTER 2)</b> Key Characteristics Demography Levels of Deprivation Summary of the changes since 1995		
<b>VISION AND OBJECTIVES (CHAPTER 3)</b> Sustainable Community Strategy Our Spatial Vision for 2026 Our Strategic Objectives			<b>THE PLANNING POLICY CONTEXT (CHAPTER 3)</b> No specific headings. D1: Future development and regeneration in Hackney will: - seek to implement the Government's Sustainable Communities aspirations as outlined in Planning Policy Statement 1; - contribute fully to London's overall planning needs as identified in the London Plan; and - contribute to the visions and policy objectives of the Thames Gateway and London Stansted Cambridge growth corridors.				The broad content of this chapter remains very similar to previous versions. However, following advice from GOL to ensure the strategy is comprehensive, some information has been summarised, which is the case here. This chapter also sees the Introduction of Preferred Policy Option 1 as an over-arching strategic policy.			<b>EVOLUTION OF THE CORE STRATEGY (CHAPTER 3)</b> National & Regional Planning Guidance Relationship with Hackney's Community Strategy Evidence Based Studies Issues and Options Consultation		Overall there is limited change of this chapter. In the second version some clarification of the Issues and Options consultation have been moved and now exists in the following chapter.

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VERSION 4: APPROVED AT CABINET 22/06/09 SUBMISSION VERSION	
V4 : Document structure	V4: Proposed Submission Draft Core Strategy

Evidence and justification for Core Strategy development from Version 3 to Submission document

VERSION 3: APPROVED AT CABINET 25/02/08	
V3 : Document structure	V3: Preferred Options

Evidence and justification for Core Strategy development from Version 2 to Version 3

VERSION 2: APPROVED AT CABINET 26/03/07	
V2 : Document structure	V2: Preferred Options

Evidence and justification for Core Strategy development from Version 1 to Version 2

VERSION 1: APPROVED AT CABINET 18/09/06	
V1: Document structure	V1: Preferred Options

THE SPATIAL VISION FOR HACKNEY (CHAPTER 4)	
No specific headings	<p>02: Development and investment will be directed towards the creation of balanced and mixed communities, re-establishing and strengthening the borough's existing neighbourhoods and communities at Dalston, Hackney Central, Stoke Newington, Shoreditch and Hoxton, and providing support for the creation of new services and facilities in Stamford Hill and Hackney Wick (Lower Lea Valley).</p> <p>03: Development and investment will seek to re-establish neighbourhoods which will develop a sense of place, taking account of each area's character, identity and distinctiveness and integrating with the existing urban fabric. Neighbourhoods will contain a range of uses and activities, taking advantage of the diversity of the borough's population and businesses and providing a wide range of opportunities for regeneration and the improvement of living and working conditions.</p> <p>04: 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 centres, employment areas and the City Fringe, which creates an acceptable quality of life for residents while enabling non-residential uses to flourish.</p> <p>05: The spatial vision for Hackney is of a well connected borough which encourages high density mixed use development related to the East London Line (Overground Network) extension to Dalston, the North London Line (Overground Network) improvements and the dense bus network, and promotes regeneration related to this public transport infrastructure.</p> <p>06: The spatial vision for Hackney is of a borough which requires the highest possible quality of development, whilst recognising the advantages of its rich Georgian and Victorian heritage of buildings, traditional street patterns, open spaces and a cultural atmosphere which encourages the best modern architecture and planning, and the highest levels of environmental sustainability in future regeneration.</p> <p>07: Maximum possible advantage will be gained from the 2012 Olympic and Paralympic Games and Legacy to regenerate Hackney Wick (Lower Lea Valley) and provide significant employment opportunities, open space and sports services and facilities for the borough, and benefits throughout the borough for redevelopment encouraged by the Games.</p>

Some sections of this chapter have been summarised to create a more succinct strategy. In particular the Sustainable Community Strategy themes, which were previously outlined, are bulleted. The current version also note the key areas for increased intervention as per the forthcoming Regeneration Delivery Framework. The spatial strategic objectives that existed in the previous two versions have been replaced with Policy Options 2-7.

As per the requirements of the Planning Inspectorate, it is necessary to support all policy options with a justification for selection, including consideration of other possible policy choices. In versions 1 and 2, these justifications are provided within the strategy, in the current version the justifications are provided within the supporting text.

Between March 2007 and February 2008 led to the expansion of the Strategic Spatial Context - in the form of Chapter 5. This was justified given the need to reinforce the local focus of the strategy.

In the current version the spatial strategic objectives, which appeared in the first two versions, have been replaced with policies 2-7. As the strategy has progressed the spatial strategic objectives were considered to be an unnecessary repetition of national and regional policy. It was also considered that these policies better support the Hackney vision.

INTRODUCING THE CORE STRATEGY (CHAPTER 4)	
The Spatial Vision & Strategic Objectives - 'Creating a Sustainable Borough'	NA
Core Policies	NA
Strategic Spatial Context for the Core Strategy	
Proposals Map	

In the V2 the 9 Strategic objectives across the SCS themes and summaries of each SCS theme are explicitly outlined to better integrate with the SCS and aid the clarity and understanding of the document for the reader.

In V2 the core policies are considered by SCS theme. Under each theme alternative policies are considered and the preferred policy option is selected.

As part of the strategic spatial context the alternative strategic spatial options are considered. The preferred option is justified.

Proposals map is a spatial expression of the core strategies and is added in the second version.

INTRODUCING THE CORE STRATEGY (CHAPTER 4)	
The Spatial Vision & Strategic Objectives - 'Creating a Sustainable Borough'	NA
Core Policies	

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<b>DELIVERING GROWTH (CHAPTER 4)</b>		<b>STRATEGIC SPATIAL IMPLICATIONS (CHAPTER 5)</b>		<p>The introduction of this chapter seeks to address comments made by GOL to ensure the local distinctiveness of policies and local vision is paramount. Internal discussion between March 2007 and February 2008 resulted in the creation of this chapter to address this objective.</p>							
Introduction	Overarching principles for policies in this chapter.		08: Residential development should accommodate Hackney's increasing population and provide for families and larger households with a wide range of incomes by: <ul style="list-style-type: none"> <li>• Regenerating existing housing estates through the coordinated programmes of the Hackney Estate Renewal Programme and other major residential projects;</li> <li>• Enabling one of the largest housing regeneration projects in the United Kingdom at Woodberry Down; and</li> <li>• Promoting high quality mixed tenure private sector housing projects.</li> </ul>								
Our Places for Growth	Core Strategy Policy 1 Growth locations The Council will direct significant investment, economic and housing growth to the following key locations where existing and programmed infrastructure can best support development: Town centres Dalston with a retail and commercial emphasis; and Hackney Central as the civic and cultural area. Improved railway corridors The East London Line from Shoreditch High Street to Dalston; and The North London Line from Hackney Wick to Dalston. The City Fringe Shoreditch as Hackney's part of London's Central Activities Zone New Communities Woodberry Down as a new community within a regenerated housing estate and Manor House with improved facilities for the new population; and Hackney Wick as a neighbourhood of employment led mixed development that maximises Olympic Legacy opportunities	No specific headings	09: Provision will be made for employment within a hierarchy of designated locations where opportunities are available for increased floorspace through development. It is intended that employment will remain the most significant use in these locations.								
Improved Railway Corridors	Core Strategy Policy 2 Improved Railway Corridors The Council will encourage Intensification of land use around Shoreditch High Street, Hoxton and Haggerston stations, and along Kingland Road. The Council is preparing Area Action Plans for Dalston, Hackney Central and Hackney Wick to take account of accessibility to these areas.		10: All new employment floor-space should be provided in accordance with local specified standards which require high quality flexible and sustainable provision to tackle Hackney's significant worklessness.								
City Fringe: Shoreditch	Core Strategy Policy 3 City Fringe: 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 of 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.		11: Development in Hackney will be required to take account of sustainability principles by relating new development to transport links; specifically the East London Line (Overground Network) and North London Line (Overground Network) and local centres well served by bus links.								
New Communities	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 estate. 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 Harringey.		12: Development will be guided to a hierarchy of centres which will accommodate commercial, retail, mixed use, cultural and leisure development within the following areas: <ul style="list-style-type: none"> <li>• Dalston Major Town Centre;</li> <li>• Hackney Central potential major town centre;</li> <li>• District centres in Stoke Newington, Stamford Hill and Woodberry Down Manor House;</li> <li>• City Fringe: district of South Shoreditch; and</li> <li>• Hackney Wick (Lower Lea Valley).</li> </ul>								
Transport	Core Strategy Policy 6 Transport The Council will encourage patterns and forms of development that reduce the need particularly for car based travel and will ensure that walking and cycling routes and links through development are maintained and improved wherever possible. Good design for new development will improve the quality of an area and the way it functions in transport terms, by: Meeting access standards, and in turn the mobility requirements of all users, including people with sensory or mobility difficulties; Maximising accessibility for pedestrians, cyclists and public transport users; Mitigating any potentially negative impacts of the development on the transport network.										
Infrastructure	Core Strategy Policy 7 Locating Infrastructure The Council will require infrastructure proposals to demonstrate: spatial arrangement to provide efficient economic service delivery, sequential consideration of growth area, town centre and edge of centre locations ahead of out of town centre options, that opportunities to coordinate service delivery with utility providers and with LAA partners and other stakeholders have been taken into account, excellent design having regard to sustainable principles of accessibility, environmental performance and social inclusion, contribution towards place shaping through promoting local identity and										

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PROMOTING QUALITY (CHAPTER 6)	
No specific headings	<p>13: All development should seek to transform positively Hackney's built environment and create a sense of place and local distinctiveness. This will be achieved through:</p> <ul style="list-style-type: none"> <li>well designed and integrated mixed-use development of appropriate density particularly in areas of development pressure such as Dalston, Hackney Central, South Shoreditch and Primary Employment Areas;</li> <li>redevelopment of brownfield sites, underutilised urban infill sites, and the reuse of existing buildings;</li> <li>adopting a rigorous design and impact approach to assessing the siting of tall buildings within the identified Tall Building Opportunity Areas as outlined on the Proposals Map and Key Diagram 2; and</li> <li>a masterplan led programme of housing renewal and infill development with the aim of creating new neighbourhoods of high quality, good design, and mixed tenure housing within an attractive environment, integrated into the existing urban fabric.</li> </ul> <p>14: Development should protect and enhance the special character of Hackney's 25 Conservation Areas (as outlined on the Proposals Map and Key Diagram 2) and any new Conservation Areas designated by the Council, as well as protecting statutorily listed buildings.</p> <p>15: Development and regeneration in Hackney will seek to address climate change at a local level through the mitigation and adaptation of development, specifically by:</p> <ul style="list-style-type: none"> <li>the prudent and most efficient use of land, energy, water and other resources</li> <li>initiatives relating to on site renewable energy including the establishment of energy centres at appropriate locations such as Dalston, Hackney Central and Woodberry Down</li> <li>climate proofing new and existing development.</li> </ul> <p>16: Development located within flood prone land should be sited and designed to mitigate the risk of flooding. Areas of potential flood risk are identified on the Proposals Map as Flood Prone Land (Flood Zone 2 and 3).</p>

The introduction of this chapter seeks to address comments made by GOL to ensure the local distinctiveness of policies and local vision is paramount to the strategy. Internal discussion between March 2007 and February 2008 resulted in the creation of this chapter to address this objective as well as recognising that as the strategy progressed, quality became a prominent theme across various headings. Subsequently the creation of the Promoting Quality chapter was introduced, and cross cutting PPOs relating to quality were transferred to this chapter, either in whole or in a combined/condensed versions.

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SUPPORTING NEIGHBOURHOODS AND COMMUNITIES (CHAPTER 5)		SUPPORTING HACKNEY'S NEIGHBOURHOODS AND COMMUNITIES (CHAPTER 8)		BUILDING NEIGHBOURHOODS AND COMMUNITIES (CHAPTER 5)		BUILDING NEIGHBOURHOODS AND COMMUNITIES (CHAPTER 5)				
Introduction	Overarching principles for policies in this chapter.	No specific headings.	22: Hackney's neighbourhoods and communities will be strengthened by regeneration and development which: • protects existing community facilities; • 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; and • works in partnership with health, education and community institutions to achieve their programmes.	Having been removed from the second version of the strategy, the reintroduction of preferred policy 22 seeks to ensure neighbourhoods and communities are positively strengthened by regeneration and development.						
Focusing Social Investment	Core Strategy Policy 8 Focusing Social Investment The Council will work with key social infrastructure providers, such as the Learning Trust, City and Hackney PCT, the Metropolitan Police, Hackney Homes, Job Centre Plus and other key public and voluntary and community sector partners to align investment programmes and planning contributions for delivering new or enhanced social infrastructure in Hackney's in areas where the evidence demonstrates are most in need and growth areas including: Hackney Central Dalston East London Line Extension Corridor South Shoreditch Woodberry Down/Manor House Hackney Wick Estate Renewal Areas			Specific policy relating to place making was removed from the current version as it was considered to be reflected in the strengthened Hackney vision. PPO 2 captures this repositioning of the place making objective.	Place Making for Sustainable Communities Policy CNC1. Development will contribute to the creation of cohesive, balanced and sustainable communities through place making that - a achieves sustained regional and local renewal; b considers the diverse needs of communities; c breaks down unnecessary barriers and social exclusion; d fosters high quality inclusive design creating local distinctiveness; and e contributes to sustainable economic development.		Place making for Sustainable Communities is a new policy in V2. Provides an improved link the Aspirations in the community strategy and reinforces local distinctiveness.	Regeneration and Intensification Policy NC1: Development must contribute to regeneration by the intensification of uses and activities. The following 'Special Planning Areas' are a priority for intensification and regeneration: A. Dalston, B. Hackney Central, C. South Shoreditch, D. Woodberry Down, E. Lower Lea Valley and F. Areas of Estate Renewal.		
Investing in Education	Core Strategy Policy 9 Investing in Education The Council will work with the Learning Trust to meet the needs of Hackney's growing population of children and young people so that children and young people in Hackney, including those with special educational needs, have access to a high quality education and learning environment through: A) Favourably considering proposals for new educational facilities especially in areas in Hackney, where the evidence demonstrates, are in the greatest need including Hackney's growth areas B) Safeguarding appropriate sites for new or expansion of existing educational infrastructure in Hackney C) Seeking reasonable financial or other contributions from new housing development for education infrastructure to ensure that future pressures on educational infrastructure is proactively addressed. D) Working with the Learning Trust to align educational investment programmes with areas experiencing the highest levels of housing growth and increases in the pupil-aged population below.			Following advice from GOL, a reduction in the size of the Core Strategy and the number of policies was recommended. Consequently, and where appropriate, some policies were merged and/or condensed. This policy exemplifies the a more compacted policy. Internal review also led to a rewording to improved the clarity and succinctness of the policy.	Community Facilities Policy CNC2. Neighbourhoods and communities will be strengthened through regeneration and development that - a protects existing community facilities; and b provides an appropriate mix of uses (including multi purpose community facilities where practical) that respond to local need and which are designed to create identity and distinction for the neighbourhood within which they are located.		Policy developed - focus on communities as well as neighbourhoods. The concept of local distinction expanded - does this reflect comments/lessons learnt? Also greater focus on responding to local needs.	Community Facilities Policy NC2: Neighbourhoods which are strengthened through regen and development that: A. protects existing community facilities and B. provides appropriate mix use based on the characteristics of an area.		
Lifelong Learning	Core Strategy Policy 10 Lifelong Learning The Council will work with the Learning Trust, Hackney Homes, Job Centre Plus and other stakeholders to bring informal learning facilities closer to the most vulnerable residents, especially workless families, in Hackney through: A) Seeking a range of planning contributions from major physical regeneration initiatives and the Estates Renewal Programme, to place for lifelong facilities in Hackney's estate renewal areas and other growth areas B) Working with the Learning Trust to encourage Children's Centres and Primary Schools, especially those developed through the Primary Capital Programme, to become hubs at the heart of neighbourhood life that provide a greater range of services to the community including family learning and support services.		23: New and improved community facilities will be concentrated in areas accessible by public transport, cycling and walking, including: • Dalston Major town centre and Hackney Central potential town centre; • the district town centres of Stoke Newington, Stamford Hill; • South Shoreditch; • areas of estate renewal and regeneration; • emerging Health Care Priority Areas; and • other designated areas identified in partnership with Council service areas and stakeholders.		Policy CNC3. New and improved community facilities will be focused in areas accessible by public transport, cycling and walking and/or areas of demonstrated need, as follows: a Designated town centres where they are consistent in urban form and use with other town centre development; or b Neighbourhoods where there is existing demonstrable need or projected future need arising from new development and/or estate renewal.		In V2 this policy is developed and expanded.	Community Facilities Policy NC3: New and improved community facilities focused in areas accessible by public transport, cycling and walking, or A. designated town centres and B. neighbourhoods with demonstrable need to protect now or in the future.		
Health Investment and Infrastructure	Core Strategy Policy 11 Health Investment and Infrastructure The council will work with City and Hackney Primary Care Trust and Homerton University Hospital Foundation Trust to raise the quality of healthcare and the health of Hackney's residents through: A) Favourably considering proposals for new healthcare facilities in Hackney's growth areas and areas, where the evidence demonstrates, are in the greatest need B) Seeking reasonable financial or other contributions from housing or commercial development for addressing pressures on Hackney's health infrastructure C) Safeguarding appropriate sites for new health infrastructure especially within Hackney's growth areas through the Site Specific Allocations DPD, Area Action Plans DPDs and other appropriate DPDs. D) Working with the primary care trust to encourage the provision and design of flexible community facilities that can accommodate community-based health services E) Facilitating the role of Homerton as a strategic hospital for Hackney and London along with supporting its key role during the 2012 Olympic Games							Urban Design and a Sense of Place Policy NC4: All developments will demonstrate high quality design. This will be achieved through: A. Well designed and integrated high quality development, B. Development of Brownfield sites, C. Tall buildings opportunity areas, D. design led housing renewal, E. creation of successful network routes, F. designing crime out and improving environmental performance, G. adhering to Urban Development Framework.		
Health and the Environment	Core Strategy Policy 12 Health and the Environment The council will develop detailed planning policies and favourably consider development proposals that help develop an urban and natural environment that enables all Hackney residents regardless of ages, family types and abilities to lead a more healthy and active lifestyles and in particular help tackle childhood obesity in Hackney.			Following a internal discussions between March 2007 and February 2008, it was noted that the Blue and Green Ribbon network was seen to be a repetition of the London Plan and consequently the individual policy option has been removed but incorporated into locally relevant policies. This also complements comments from GOL about length and structure of strategy.	Waterfront Development Policy CNC4. The 'Waterfront Development Area' extends 150m either side from the centre line of Hackney's canals and the River Lea and 150m from the edge of the reservoirs in Woodberry Downs. This is not a definitive limit and development outside this area that impacts on the waterways will also have regard to this policy. Policy CNC5. 'Waterfront Development Areas', as designated on the Proposals Map, have been established to maximise the opportunities and regeneration potential of Hackney's Blue Ribbon Network (i.e. canals, reservoirs and rivers) and to ensure that development - a seamlessly and positively integrates the waterfront with the surrounding areas including adjoining Boroughs; b is designed and sited in a manner that respects the character of Hackney's Blue Ribbon Network; c is of a type which promotes access to and use of Hackney's Blue Ribbon Network; and d promotes new innovative uses along Hackney's Blue Ribbon Network that seeks to introduce increased activity and provide active frontages designed to contribute to a safe and attractive environment.		Policy developed - reservoirs also included and expanded to include areas that will impact waterways more generally. Justification? In V2 this policy is developed, with the addition of 'Waterfront Development Areas' outlined on proposal map and more holistic statement on each of the four elements.	Waterfront Development Policy NC5: 'Waterfront Development Area' extends 150m either side of the canals and river. Policy NC6: 'Waterfront Development Areas' to maximise the regen potential of Blue Ribbon Network, so that it: A. positively integrates the waterfront, B. designed in a way that it respects the character of the Blue Ribbon Network, C. promotes access to the Blue Ribbon Network, D. promotes innovative new uses.		
					Conservation Areas Policy CNC6. All development is to protect and enhance Hackney's designated conservation areas as outlined on the Proposals Map and any new conservation areas designated by the Council.		Policy developed in V2 to include future conservation areas identified by the council.	Conservation Areas Policy NC7: All development is to protect and enhance Hackney's designated conservation areas as outlined on the map.		
				As the strategy progressed, quality of development became a prominent theme across various headings. For	Listed Buildings Policy CNC7. All development is to protect and enhance Hackney's Statutory Listed Buildings and assets. Where possible development is to protect and enhance Hackney's Locally Listed Buildings and assets, particularly where located within a designated Conservation Area.		Policy developed to include statutory listed buildings. Emphasis added to designated conservation areas. Justification?	Listed Buildings Policy NC8: All development is to protect and enhance Hackney's historic assets.		

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				<p>This reason the creation of the Promoting Quality chapter was introduced, and cross cutting PPOs relating to quality were transferred to this chapter, either in whole or in a combined/condensed version. These three are examples of this shift.</p>		<p>Alterations and Extensions</p> <p>Policy CNC8. All development involving alterations and extensions located within the borough are –                      a To protect and enhance Conservation Areas and Listed Buildings;                      b To be sited and designed to protect residential amenity particularly to minimise overlooking and overshadowing;                      c Be of a scale and form that does not dominate or detract from the original building, group of buildings or the street scene; and                      d Of a high quality design that improves local amenity and built form and preserve the character of individual neighbourhoods and the wider community.</p>		<p>Alterations and Extensions</p> <p>Policy developed in V2 to add element regarding 'overlooking and overshadowing', note on the scale and form of new development and expanded point D to include the wider community.</p>		<p>Alterations and Extensions</p> <p>Policy NC9: All development involving alteration and extensions should; A. protect and enhance Conservation Areas and Listed Buildings, B. protect residential amenity, C. does not dominate or detract from the original building, and D. be of high quality design and improves local amenity and preserves character of neighbourhoods.</p>

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PROVIDING BETTER HOMES (CHAPTER 7)			PROVIDING BETTER HOMES (CHAPTER 7)			PROVIDING BETTER HOMES (CHAPTER 6)			PROVIDING BETTER HOMES (CHAPTER 6)	
Introduction	Overarching principles for policies in this chapter.		17. New residential development will meet the needs of Hackney residents and deliver the regional housing target (10,850 net additional dwellings between 2007 and 2017) in accordance with the requirements of Planning Policy Statement 3 (Housing) (PPS3), by: 1. resisting the loss of housing; 2. delivering the following amount of housing over a 15 year period: • (6000) net new dwellings between 2007 and 2012 (as outlined on the Proposals Map); • (4500) net new dwellings between 2013 and 2017 (as outlined on the Proposals Map); • approximately (2500) net new dwellings between 2018 and 2023 (as outlined on the Key Diagram 3); 3. accommodating new housing within areas of intensification set out in the Area Action Plans, estate renewal areas, and in the Site Allocations Development Plan Document; and 4. ensuring the efficient development of brownfield land with high accessibility to public transport and essential services and infrastructure within the Area Action Plan areas, estate renewal areas and South Shoreditch.			Policy CBH1. The Council will resist the net loss of residential and protect and promote a mix of housing development to meet identified Borough and London sub regional needs for market, low cost and affordable housing subject to the other policies in this plan, notably protection of local employment.		Policy altered considerably in V2. Shift of focus from purely capacity terms of units provided to wider context of capacity incorporating mixed use and local employment protection.		Policy BH1. The Council will seek to meet local and sub regional housing needs through the release of developable land and through buildings suitable for conversion to allow for an additional 10,850 dwellings between 2007 and 2017 as set out in the draft Alterations to the London Plan (October 2005).
Housing Growth	Core Strategy Policy 19 Housing Growth Hackney will seek to ensure that proposals for new residential development (and residential conversions including changes of use) incorporate a mix of dwelling types and sizes that reflect and respond to Hackney's current and future housing needs, positively contributing to the creation of mixed, balanced communities and neighbourhoods. The council's approach will be informed by up to date assessments of local housing need and demand. Hackney will seek to resist the loss of family accommodation and promote the provision of new family accommodation as well as seeking to provide a mix of housing to meet the identified needs of different types of households within the borough. Planning permission will not be granted for any development which results in a net loss of residential units, unless acceptable plans are in place for replacement development at an equivalent or higher density.		18: New housing should seek to meet a borough wide target of 50% of all units (in developments of 10 units or more) and safely identified housing need and provide an increase in high quality affordable housing stock across the borough. On individual sites the council will expect a minimum provision of 35% affordable housing in mixed use schemes and 40% in single use schemes.			Policy CBH2. New housing in Hackney will be accommodated within the following areas – a) Dalston and Hackney Central Area Action Plan areas and within designated town centres, primarily within mixed use development; b) Areas where housing capacity is identified within Supplementary Planning Documents including the South Shoreditch Supplementary Planning Document; c) Areas of estate renewal; d) Specific sites identified as suitable for housing within the 'Site Specific Allocations' Development Plan Document (to be produced by the Council); and e) Other sources of capacity deemed appropriate by the Council and that achieve relevant policies identified within this Core Strategy.		Policy broadly the same, although the removal of one specified area, namely Town Centres as a focus for new housing development, reason for change?		Policy BH2. New housing in Hackney will be accommodated within the following areas – a) Dalston and Hackney Central Area Action Plan areas; b) Areas within Supplementary Planning Documents where housing capacity is identified, including the South Shoreditch Supplementary Planning Document; c) Designated town centres, primarily within mixed use development; d) Areas of estate renewal; e) Specific sites identified as suitable for housing within the 'Site Specific Allocations' Development Plan Document (to be produced by the Council); and f) Other sources of capacity deemed appropriate by the Council and that achieve relevant policies identified within this Core Strategy.
Affordable Housing	Core Strategy Policy 20 Affordable Housing Affordable Housing will be sought from residential-only developments and mixed use developments. On site provision (serviced land or completed units) of affordable housing will always be sought in the first instance. Where there are exceptional reasons, the provision of alternative or 'surrogate' serviced land or completed units or commuted sums that will enable the provision of a commensurate number and mix of affordable units, will be considered. In the case of commuted sums the Council will direct the funding to a partnering RSL. Affordable housing will be sought on all residential development of 10 units or more. New housing should seek to meet a borough-wide affordable housing target of 50% of all units (whichever is greater by units or habitable rooms) subject to site characteristics, location and overall scheme viability. Across the borough the required tenure split for affordable housing in terms of delivery will be set in line with the London Mayor's target unless local circumstances dictate the need for an alternative breakdown. On individual development sites, the exact tenure split will be guided by up to date assessments of local housing need and site/neighbourhood characteristics. For affordable homes funded through the current National Affordable Housing Programme (NAHP), homes must be built to meet or exceed the Housing & Communities Agency's (HCA) new Design and Quality Standards (DQS) April 2007 (subject to revisions). These include Housing Quality indicator targets, CABE Building for life criteria and the Code for Sustainable Homes (level 4). These indicators will be updated if the HCA publishes any revisions and in line with the Government's objective of achieving carbon neutral affordable housing by 2016. The preferred affordable housing mix (in terms of unit size and type of dwellings) or					Policy CBH3. Development densities must respect site characteristics and demonstrate the following: a) efficient use of available land, (including Brownfield land); b) have regard to Public Transport Accessibility Levels (PTALs) and the level of access to community facilities and local amenities; c) be consistent with surrounding building heights and land use pattern (outside of tall building area designations); and d) sustainable housing design and construction practices.		Policy developed in V2. Point D significantly reduced from generally child play areas to sustainable design and construction		Policy BH3. Development densities must respect site characteristics and - a) demonstrate efficient use of available land, including Brownfield land; b) be based on Public Transport Accessibility Levels (PTALs) and access to community facilities and local amenities; c) be consistent with surrounding building heights and land use pattern; and d) provide and integrate sufficient external amenity space for residents within the development, including the provision of children's play areas to meet the needs of families. Requirements for external amenity space are in addition to green space requirements.
Supported Housing Requirements	Core Strategy Policy 22 Supported Housing Requirements Within the overall provision of housing, Hackney will seek adequate provision and supply of supported housing to meet the needs of older people and other vulnerable groups.					Policy CBH4. The Council will require high quality mixed use development in town centres and in appropriate locations (such as surplus D1 sites and employment generating sites that are deemed appropriate for release) where a mix of uses is sensitive to the surrounding uses and maintains residential amenity.		Policy slightly updated to exemplify appropriate areas.		Policy BH4. The Council will seek to promote high quality mixed use development in town centres and in appropriate locations where a mix of uses is sensitive to the surrounding uses and maintains residential amenity.
Housing Density	Core Strategy Policy 24 Housing Density Higher residential density in the borough will be promoted in sustainable locations that offer distinct opportunities for neighbourhood and community cohesion such as the main Town Centres (Dalston and Hackney Central), alongside major transport infrastructure, on renewed estates, as part of the 2012 Olympic legacy site and around the City Fringe. All proposals for development should take account of the density matrix and PTAL scores, as set out in the London Plan. Development will only be permitted at higher densities where there are firm proposals to improve public transport in the locality, increasing the PTAL rating and allowing for high levels of sustainable movement, unless the area already scores higher than level 5 under PTAL. Proposals must meet identified housing needs and should not add to infrastructure pressure, or increase any identified deficiencies. Within the areas of the borough identified for high density residential development a lower percentage of family homes may be acceptable. Equally in lower density areas a higher percentage of family homes could be appropriate. These should maximise residential amenity and private open space.		20: Residential development should be built to Level 4 of the Code of Sustainable Homes across the borough, regardless of tenure, and make provision for the appropriate level of social infrastructure to contribute positively to neighbourhood identity. New development will be required to conform with development standards and provide external amenity space wherever possible.			Policy CBH5. The Council will support new housing development across the Borough that provides a safe, high quality and well designed living environments which utilises sustainable building practices responsive to climate change and flood mitigation needs and contributes to neighbourhood identity.		Additional policy to include Residential Extensions SPD & Sustainable Design and Construction SPD - explanation would be useful here?		Policy BH5. The Council will support new housing development across the Borough that provides a safe, high quality and well designed living environment which utilises sustainable building practices responsive to climate change and flood mitigation needs and contributes to neighbourhood identity.
Provision for Gypsies and Travellers	Core Strategy Policy 24 Provision for Gypsies and Travellers Hackney will seek to plan and bring forward suitable sites to meet the local need for additional Gypsy and Traveller caravan pitches with regard to the requirements set out in the London Plan's need assessment, Government Circular 01/2006 and the borough's housing targets. Sites should provide easy access to the public highway, be within reasonable travelling distance of social infrastructure such as local shops, healthcare and school facilities; be served by adequate mains water and sewerage connections; should be compatible with neighbouring land uses and not have unacceptable adverse impacts on neighbouring properties, land uses or the visual quality of the area. The sites and their proposed use must not conflict with any other material planning consideration such as flood risk, protection of the built or natural environment, or landscape character. Permission will only be granted if each of the above criteria are satisfied					Policy CBH6. The Council will expect all new housing to have regard to the policy guidance outlined in Hackney's forthcoming Residential Extensions SPD and Sustainable Design and Construction SPD.				Policy BH6. The Council will seek to increase the stock of high quality affordable housing across the Borough that meets the needs of residents and contributes to mixed and sustainable communities.
			21: New residential development will seek to take account of Hackney's identified special housing needs for the borough's higher than average proportion of children and young people, gypsy and travellers, and people with mental and physical disabilities.			Policy CBH7. The Council will require an increase in high quality affordable housing stock across the Borough that meets the needs of residents and contributes to mixed and sustainable communities.				Policy BH7. The Council will seek to ensure that (where appropriate) new development across the Borough satisfies the requirements for special needs housing, provides for the needs of Hackney's diverse population and contributes to a socially inclusive living environment.
			19: New housing should seek to provide the necessary mix of family sized accommodation to address the shortage of appropriate accommodation in the borough. The loss of existing family sized accommodation will be resisted.			Policy CBH8. The Council will seek to ensure that (where appropriate) new development across the Borough - a) satisfies the requirements for special needs housing; b) provides for the identified needs of Hackney's diverse population by contributing to a socially inclusive living environment; and c) protecting existing special needs housing.		Policy developed in V2. Point C added to include protection of the existing special needs housing.		Policy BH8. The Council will seek to ensure that (where appropriate) new development across the Borough satisfies the requirements for special needs housing, provides for the needs of Hackney's diverse population and contributes to a socially inclusive living environment.
						Policy CBH9. The Council will require all new housing across the Borough to provide an appropriate mix of dwellings which are designed to meet the identified needs of Hackney's diverse population.		Policy developed from ensuring housing mix to requiring housing mix. Expanded to meet broader range of needs.		Policy BH9. The Council will seek to ensure that all new housing developments across the Borough provide an appropriate mix of dwellings (by tenure) designed to meet the needs of single and couple households and in particular the needs of families.
						Policy CBH10. The Council will resist the loss of family accommodation and ensure that new development makes provision for external amenity space, including children's play facilities.				1.7.6 Policy BH9. The Council will resist the loss of family accommodation and ensure that new development makes provision for external amenity space, including children's play facilities.



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Retention and up-lift of Employment Land		<p>Core Strategy Policy 19 Promoting Viable Employment Land When considering proposals for the development of sites in Priority Employment Areas (PEAs) and Industrial areas currently or last used for employment generating uses, the following sequential approach will apply: 1. Development of sites which include space for employment generating uses should provide the same amount of net employment space as part of the development of the site, or an uplift of employment space where intensification of land use is proposed. 2. If such requirement makes the development of the site economically unviable, the Council will accept the maximum amount of employment space that can be provided in light of evidence clearly demonstrating that a no net loss approach was fully considered but made the development unviable. When considering proposals for the development of sites currently or last used for employment generating uses outside PEAs or Industrial areas, the following sequential approach will apply: 1. The Council will seek to secure no net loss of employment generating space as part of the proposed development, unless evidence can be provided clearly demonstrating that the no net loss approach was fully considered but made the development of the site economically unviable. 2. If provision of the same net amount of employment space makes the development unviable, the Council will accept the maximum amount of employment space that can be provided in the proposed development while ensuring the economic viability of the redevelopment of the site. Any employment space provided should contribute to the Delivery Growth chapter.</p>								

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CREATING A DYNAMIC AND CREATIVE ECONOMY (RETAIL) (CHAPTER 8)										
		<p>26: New retail, commercial, leisure and related uses will be located within the following town centres hierarchy, as designated on the Proposals Map:</p> <ol style="list-style-type: none"> <li>1. Dalston Major Town Centre</li> <li>2. Hackney Central as a potential major town centre</li> <li>3. Stoke Newington High Street and Stamford Hill District Town Centres</li> <li>4. Local Centres as identified on the Key Diagram:                             <ul style="list-style-type: none"> <li>• Shoreditch High Street</li> <li>• Hoxton Street</li> <li>• Broadway Market</li> <li>• Kingfield Road</li> <li>• South Hackney</li> <li>• Lauriston Road</li> <li>• Well Street</li> <li>• Chatsworth Road</li> <li>• Lower Clapton Road (South)</li> <li>• Lower Clapton Road (North)</li> <li>• Shacklewell Lane</li> <li>• Stoke Newington Church Street</li> <li>• Finsbury Park</li> <li>• Manor House</li> <li>• Upper Clapton Road</li> <li>• Hackney Wick</li> </ul> </li> </ol> <p>Following guidance by GOL about making Core Strategy shorter in length, and following the example set by other local authority, the retail and employment headings were merged. It was seen justifiable to do this because both heads sought to protect employment land and employment opportunities. Both chapters also included a hierarchy of space combined with the overall similarity in policy direction.</p> <p>Following internal discussions between March 2007 and February 2008, these policies were considered to be either a repetition of regional/national policy guidance and hence removed. Or, where appropriate policies have been combined with PPO24 and PPO25 to create a more comprehensive strategy as per GOL's comments.</p>								
Town Centre Hierarchy			<p>Policy CDC7. Vibrant and diverse town centres are essential to creating a sustainable borough. This will be achieved spatially by focusing retail, leisure and other related uses within the following town centre hierarchy, as outlined on the Proposals Map -</p> <ol style="list-style-type: none"> <li>a Classifying Dalston and Hackney Central as Major Town Centres;</li> <li>b Classifying Stoke Newington High Street and Stamford Hill as District Town Centres; and</li> <li>c Classifying a number of Local Town Centres throughout the borough.</li> </ol>		<p>Policy DC53. Vibrant and diverse town centres are essential to creating a sustainable borough. This will be achieved spatially by focusing retail, leisure and other related uses within the following town centre hierarchy, as outlined on the Proposals Map -</p> <ol style="list-style-type: none"> <li>a Classifying Dalston and Hackney Central as Major Town Centres;</li> <li>b Classifying Stoke Newington High Street and Stamford Hill as District Town Centres; and</li> <li>c Classifying a number of Local Town Centres throughout the borough.</li> </ol>					
Major Town Centres			<p>Policy CDC8. Development is expected to be consistent with the hierarchy of town centres through -</p> <ol style="list-style-type: none"> <li>a Strengthening the role of town centres by providing a mix of uses such as leisure, community, cultural, religious, office, education, health, visitor economy and tourism uses in areas of high public transport accessibility;</li> <li>b Maximising opportunities for creating attractive and vibrant retail environments characterised by a diverse range of uses that are economically compatible and are well integrated; and</li> <li>c Facilitating a greater choice of goods and services that serve different sized catchments</li> </ol> <p>Policy CDC9. Within the town centre hierarchy development will be expected to accord with policy outlined for Primary and Secondary retail frontages designated to strengthen core retail provision whilst providing the flexibility necessary to achieve a range of town centres uses (see Policy DDC37 to DDC40 below).</p> <p>Policy CDC10. Hackney's two major town centres are located within Dalston and Hackney Central, both of which are included within Area Action Plans. Each centre exhibits high PTALs by nature of good bus access and rail service and are located on higher order roads within Hackney's movement hierarchy (see Chapter 8). Development will be expected to improve the vitality and diversity of the centres by redevelopment of key opportunity sites that are appropriate to the nature of the road.</p> <p>Policy CDC11. Hackney Central has been re-designated as a Major Centre as recommended by Hackney's Retail and Leisure Study.</p>		<p>Policy DC54. Development is expected to be consistent with the hierarchy of town centres through -</p> <ol style="list-style-type: none"> <li>a Strengthening the role of town centres by providing a mix of uses such as leisure, community, cultural, religious, office, education, health, visitor economy and tourism uses in areas of high public transport accessibility;</li> <li>b Maximising opportunities for creating attractive and vibrant retail environments characterised by a diverse range of uses that are economically compatible and are well integrated; and</li> <li>c Facilitating a greater choice of goods and services that serve different sized catchments (consistent with the type of town centre located within) without the need to travel large distances</li> </ol> <p>Policy DC55. Within the town centre hierarchy development will be expected to accord with policy outlined for Primary and Secondary retail frontages designated to strengthen core retail provision whilst providing the flexibility necessary to achieve a range of town centres uses (see Policy DC78 to DC86 below).</p> <p>Policy DC56. Hackney's two major town centres are located within Dalston and Hackney Central, both of which are included within Area Action Plans. Each centre exhibits high PTALs by nature of good bus access and rail service and are located on higher order roads within Hackney's movement hierarchy (see Chapter 8). Development will be expected to improve the vitality and diversity of the centres by redevelopment of key opportunity sites that incorporate a range of uses that meet community needs.</p> <p>Policy DC60. Hackney Central has been re-designated as a Major Centre as recommended by Hackney's Retail and Leisure Study.</p>					
District Town Centres			<p>Policy CDC12. Both Stoke Newington and Stamford Hill are designated as district town centres. Development within Stoke Newington High Street will be expected to strengthen the provision of a range of day to day shopping and retail uses. Development in Stamford Hill will be expected to provide a range of day to day shopping needs anchored by an existing major retailer.</p>		<p>Policy DC68. The spatial distinction between Hackney's District and Major Town Centres is that District Town Centres have fewer key opportunity sites for redevelopment.</p> <p>Policy DC69. Both Stoke Newington and Stamford Hill are designated as district town centres. Development within Stoke Newington High Street will be expected to strengthen the provision of a range of day to day shopping and retail uses. Development in Stamford Hill will be expected provide a range of day to day shopping needs anchored by an existing major retailer.</p>					
Local Town Centres			<p>Policy CDC13. While Local Town Centres generally experience lower PTALs than Hackney's higher order centres they provide valuable access to convenience shopping within walking and cycling distance of their catchments. This reduces the need to travel greater distance to higher order centres for more basic shopping needs. Development that contribute to the vibrancy and vitality of local centres and improves walking and cycling accessibility will be encouraged.</p> <p>Policy CDC14. The following centres are designated as new Local Town Centres as shown on the Proposals Map. These are -</p> <ol style="list-style-type: none"> <li>a Shacklewell Lane;</li> <li>b South Lower Clapton Road;</li> <li>c Shoreditch High Street;</li> <li>d Manor House; and</li> <li>e Hackney Wick</li> </ol> <p>NB: this Hackney Wick town centre is not designated on the Proposals Map. The exact location will be determined as part of future masterplanning work.</p>		<p>Policy DC73. While Local Town Centres generally experience lower PTALs than Hackney's higher order centres they provide valuable access to convenience shopping within walking and cycling distance of their catchments. This reduces the need to travel greater distance to higher order centres for more basic shopping needs. Development that contribute to the vibrancy and vitality of local centres and improves walking and cycling accessibility will be encouraged.</p> <p>Policy DC74. The following centres are designated as new Local Town Centres as shown on the Proposals Map. These are -</p> <ol style="list-style-type: none"> <li>a Shacklewell Lane;</li> <li>b South Lower Clapton Road;</li> <li>c Shoreditch High Street; and</li> <li>d Manor House.</li> </ol>					
Development within Primary and Secondary Retail Frontage			<p>Policy CDC15. Within Major and District Town Centre locations two Retail Frontage designations, as outlined on the proposals map, have been developed. These are -</p> <ol style="list-style-type: none"> <li>a Primary Retailing Frontage; and</li> <li>b Secondary Retailing Frontage.</li> </ol> <p>Policy CDC16. While Local Centres do not have designated frontages development will be assessed in line with the policies for Secondary Retail Frontages in addition to Policy DC73 to DC77 above.</p>		<p>Policy DC78. Within Major and District Town Centre locations two Retail Frontage designations, as outlined on the proposals map, have been developed. These are -</p> <ol style="list-style-type: none"> <li>a Primary Retailing Frontage; and</li> <li>b Secondary Retailing Frontage.</li> </ol> <p>Policy DC79. While Local Centres do not have designated frontages development will be assessed in line with the policies for Secondary Retail Frontages in addition to Policy DC73 to DC77 above.</p>					
Development outside of a Designated Town Centre			<p>Policy CDC17. Development will be expected to facilitate a greater choice of goods and services, especially within designated town centres which are easily accessible by localised catchments.</p>		<p>Policy DC87. Development will be expected to facilitate a greater choice of goods and services, especially within designated town centres which are easily accessible by localised catchments.</p>					
Markets and Street Trading			<p>Policy CDC18. The Council will support the continued success of the borough's existing markets throughout the borough and consider the designation of new markets at locations where residential amenity and retail competition are not compromised.</p>		<p>Policy DC90. The Council will support the continued success of the borough's existing markets throughout the borough and consider the designation of new markets at locations where residential amenity and retail competition are not compromised.</p>					
Visitor and Night-time Economy			<p>Policy CDC19. The Council will promote the managed expansion of the visitor economy in areas of high public transport accessibility and where they will not impact negatively on nearby sensitive uses and surrounding amenity.</p>		<p>Policy DC94. The Council will promote the managed expansion of the visitor economy in areas of high public transport accessibility and where they will not impact negatively on nearby sensitive uses and surrounding amenity.</p>					
Hotel Policy			<p>Policy CDC20. Hotels and other visitor accommodation to serve tourist and business markets may be permitted in areas with high public transport accessibility, including within Priority Employment Areas subject to meeting the tests set out in the employment chapter.</p>		<p>Policy DC100. Hotels and other visitor accommodation to serve tourist and business markets will be permitted in areas with high public transport accessibility, including within Priority Employment Locations (in preference to B Class development).</p>					

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				<p>Policy DC21. Hotels and visitor accommodation will not be permitted where they would result in a loss of existing residential accommodation, or an over dominance of visitor accommodation in the locality.</p>					<p>Policy DC102. Hotels and visitor accommodation will not be permitted where they would result in a loss of existing residential accommodation, or an over dominance of visitor accommodation in the locality.</p> <p>Policy DC101. Smaller hotels and visitor accommodation will normally be permitted in areas with good access to public transport, where the scale of the proposal is appropriate to the context and</p>	

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CLIMATE CHANGE AND ENVIRONMENTAL SUSTAINABILITY (CHAPTER 9)		PROMOTING SUSTAINABLE TRANSPORT (CHAPTER 10)		PROMOTING SUSTAINABLE TRANSPORT (CHAPTER 9)		PROMOTING SUSTAINABLE TRANSPORT (CHAPTER 9)		PROMOTING SUSTAINABLE TRANSPORT (CHAPTER 9)		
Introduction	Overarching principles for the chapter	29. Strategic transport networks as identified in the London supported as follows: 1. Transport for London Road Network (TLRN); 2. The Strategic Road Network (SRN); 3. London Distributor Roads; 4. Local Distributor Roads; 5. Local Access Roads; 6. Blue Ribbon Network (canals and rivers); 7. Local cycle network consisting of: • London strategic cycle network (LCN+); • Local cycle routes; • National Cycle Network; and • Controlled Parking Zones (CPZs).				Policy CST1: A Movement Hierarchy that offers choice and promotes public transport, cycling and walking is an important component of a sustainable borough. To achieve this Hackney's Transport Strategy establishes the following movement hierarchy, as designated on Key Diagram 4, comprising of – a Transport for London Road Network (TLRN); b The Strategic Road Network; c London Distributor Roads; d Local Distributor Roads; e Local Access Roads; f Blue Ribbon Network (canals and rivers); and g Local cycle network consisting of – i London strategic cycle network (LCN+); ii Local cycle routes; iii National Cycle Network; and iv Controlled Parking Zones (CPZs).			Policy ST1: A Movement Hierarchy that offers choice and promotes public transport, cycling and walking is an important component of a sustainable borough. To achieve this Hackney's Transport Strategy establishes the following movement hierarchy, as designated on Key Diagram 4, comprising of – a Transport for London Road Network (TLRN); b The Strategic Road Network; c London Distributor Roads; d Local Distributor Roads; e Local Access Roads; f Blue Ribbon Network (canals and rivers); and g Local cycle network consisting of – i London strategic cycle network (LCN+); ii Local cycle routes; iii National Cycle Network; and iv Controlled Parking Zones (CPZs).	
Resource Efficiency and Decentralising the Energy Supply	Core Strategy Policy 30 Resource Efficiency Hackney will address climate change at a local level through the inclusion of mitigation and adaptation techniques to reduce CO2 emissions from buildings. This will be achieved by: Ensuring that building design is to a high standard, adhering to the principles of sustainable design and construction; The inclusion of measures to reduce resource consumption in all residential development, in line with the Energy Hierarchy; Achieve compliance with the Government's proposed timeline for achieving zero carbon development through the Code for Sustainable Homes*, achieving minimum ratings of Level 3 from 2010, Level 4 from 2013 and Level 6 from 2016; Non-residential development (where the floorspace created is 1,000 sq m or above) should incorporate resource efficiency measures capable of achieving a minimum BREEMAM* rating of 'Very Good' with high scores in the energy and water categories. Smaller units should achieve a minimum rating of 'Good'. A general presumption in favour of the retrofitting of sustainability equipment to existing residential or commercial premises where planning applications are necessary, subject to satisfying any other applicable policy criteria to be set out by Development Control Policies. *Or an equivalent rating under any other system which might be introduced over the Core Strategy Policy 31 Low Carbon Energy, Renewable Technologies and District Heating (PPO15) As part of a move to a low-carbon Hackney and to tackle climate change, opportunities to generate energy from non-fossil fuel sources will be encouraged throughout the borough. District heating networks will be sought in the two main town centres of Hackney Central and Dalston and as part of large estate renewal projects, such as Woodberry Down. Existing and proposed decentralised network routes will be safeguarded and protected to provide future connection opportunities from refurbished developments. Development proposals involving the provision of technology to generate energy from renewable or low-carbon sources in other areas of the borough (including ancillary buildings and/or additional infrastructure) will be supported and encouraged, except where the adverse effects of development will outweigh any wider economic, social or other benefits. Applications for new street appliances (such as bus stops) to incorporate off-grid solar power or to offset CO2 by other means will be supported.	30. The need to travel will be reduced through the efficient spatial arrangement of activities and land uses throughout the borough. Specifically, significant development will be located close to major transport nodes in Dalston, Hackney Central, Shoreditch and heavy traffic generators will be located close to the higher level road network to minimise noise and disturbance.				Policy CST2: Development located within the above Movement Hierarchy must contribute to the safe movement of people and goods in accordance with the following priority of road users – a Pedestrians; b Cyclists; c Public transport; d Freight; e Private vehicles (multiple occupancy); f Private vehicles (local); and g Private vehicles (non-local).			Policy ST2: Development located within the above Movement Hierarchy must contribute to the safe movement of people and goods in accordance with the following priority of road users – a Pedestrians; b Cyclists; c Public transport; d Freight; e Private vehicles (multiple occupancy); f Private vehicles (local); and g Private vehicles (non-local).	
Flood Risk	Core Strategy Policy 32 Flood Risk The stability of land for development and the granting or refusal of any planning permission on all sites will be informed by the North London Strategic Flood Risk Assessment, and the Sequential and Exception tests as laid out in PPS25. All development proposals must contribute to the long-term flood management targets of the Environment Agency and demonstrate an overall reduction in flood risk, including the use of Sustainable Urban Drainage Systems (SUDs). Development that does not support the aims of PPS25 will not be encouraged. To ensure that flood risk to other properties does not increase due to higher levels of surface water run off, Flood Risk Assessments (FRA) will be required for all developments within Flood Zones 2 and 3 in order to assess the risk of flooding to the development and identify options to mitigate the flood risk to the development, site users and surroundings. Potential opportunities to move existing development from within the floodplain to areas with a lower risk of flooding should be maximised. This should include consideration of the vulnerability of existing developments and whether there is potential for land swaps with lower vulnerability uses and identifying, allocating and safeguarding open space for storage. In Flood Zone 1, site specific FRAs will be required for proposals covering residential sites greater than 0.5Ha or more than 10 dwellings; and for commercial sites with a floor area of more than 1000sq m or greater than 1Ha.	31. Sustainable modes of transport will be promoted over other forms of transport by: 1. protecting designated Strategic Transport Infrastructure (as outlined on the Proposals Map); • East London Line (Overground Network); • North London Line (Overground Network); • Cross Rail 2 Safeguarding (updated 2007); • Dalston Eastern Curve; 2. raising further the profile of cycling through the provision of new on-street and off-street cycle routes, including increased cycle parking; and 3. increasing provision for pedestrians including the provision of attractive, safe streets and joining up open spaces, places of interest and activities such as town centres and transport interchanges, and aiding permeability in housing areas.				Policy CST4: Provision for safe cycling and walking conditions is important in fostering a healthy living environment that is pleasant to move through for all age groups. Walking and cycling is encouraged as part of Hackney's movement hierarchy by – a providing new on-street and off-street cycle routes and taking the needs of cyclists into account in all development proposals including increased cycle parking; b improving the environmental quality and safety of existing pedestrian and cycle routes; c increasing pedestrian and cycling permeability through major development sites, green space and along the blue ribbon network; d better linking of local cycle and pedestrian routes with – i the strategic walking (i.e. Capital Ring) and cycle networks (i.e. National and London Cycle Networks); and ii designated town centres, schools, community facilities, public transport interchanges, green space and other points of interest; and e providing attractive pedestrian routes and public spaces that are not only well linked but are attractive and promote social interaction.			Policy ST10: Provision for safe cycling and walking conditions is important in fostering a healthy living environment that is pleasant to move through for all age groups. Walking and cycling is encouraged as part of Hackney's movement hierarchy by – a providing new on-street and off-street cycle routes and taking the needs of cyclists into account in all development proposals including increased cycle parking; b improving the environmental quality and safety of existing pedestrian and cycle routes; c increasing pedestrian and cycling permeability through major development sites, green space and along the blue ribbon network; d better linking of local cycle and pedestrian routes with – i the strategic walking (i.e. Capital Ring) and cycle networks (i.e. National and London Cycle Networks); and ii designated town centres, schools, community facilities, public transport interchanges, green space and other points of interest; and e providing attractive pedestrian routes and public spaces that are not only well linked but are attractive and promote social interaction.	
Waste	Core Strategy Policy 33 Waste New development in Hackney must support the objectives of sustainable waste management. This includes: Minimising waste during design and construction of development, including production of site waste plans to arrange for efficient materials and waste handling. The incorporation of integrated and well designed recycling, composting and residual waste storage facilities in all new developments, and reuse storage where appropriate. Working with partners in the North London Waste Authority to produce the North London Waste Plan which will identify locations suitable for new waste management facilities; Seeking to maximise self-sufficiency in waste management capacity in-line with the London Plan; Seeking to minimise waste creation and to exceed the London Plan recycling targets for Hackney; Safeguarding existing waste sites unless compensatory provision is made; Facilitating the maximum use of existing waste sites; Monitoring changes in waste management facilities, waste arisings, and the amount of waste recovered for disposal. Promoting waste and increasing recycling in the community in line with the emerging North London Waste and Recycling Strategy.					Policy CST5: Public transport is considered pivotal to the success of Hackney's Movement Hierarchy and will be – a prioritised along all public transport corridors; b integrated with land use planning so that mixed use development, higher density development and other high trip generating activity is located in areas of high public transport accessibility; c encouraged over the provision of other modes of motorised transport in planning applications and development contributions (i.e. s106); d protected and enhanced through designating key sites for strategic transport infrastructure, as defined on the Proposals Map, as being – i Train stations; ii The East London Line extension; iii Crossrail 2 (Chelsea-Hackney Line); iv Ash Grove Bus Depot; v Clapton Bus Garage; vi Channel Tunnel Rail Link; and vii Stamford Hill Bus Garage.			Policy ST19: Public transport is considered pivotal to the success of Hackney's Movement Hierarchy and will be – a prioritised along all public transport corridors; b integrated with land use planning so that mixed use development, higher density development and other high trip generating activity is located in areas of high public transport accessibility; and development contributions (i.e. s106); c encouraged over the provision of other modes of motorised transport in planning applications and development contributions (i.e. s106); d protected and enhanced through designating key sites for strategic transport infrastructure, as defined on the Proposals Map, as being – i Train stations; ii The East London Line extension; iii Crossrail 2 (Chelsea-Hackney Line); iv Ash Grove Bus Depot; v Clapton Bus Garage; vi Channel Tunnel Rail Link; and vii Stamford Hill Bus Garage.	
Promoting Sustainable Transport	Core Strategy Policy 34 Promoting Sustainable Transport (PPO 29, 30, 31) The Council is committed to prioritising sustainable transport, walking and cycling over private car use, and providing safe and convenient access to travel. The need to travel will be reduced through the efficient spatial arrangement of activities and land use throughout the borough. Significant trip generating development should be located in areas with high PTAL scores, such as Town Centres and Growth Areas. Travel plans will be required for major development. To minimise noise and disturbance, operations that require heavy movement of goods should be located close to the higher level road network. Use of sustainable modes of transport will be promoted over other forms of transport by protecting designated strategic transport infrastructure (outlined on the proposals map) and promoting greater pedestrian and cycle priority for movement within the borough and beyond; including the provision of new on and off-street cycle routes, cycle parking, joining up of open spaces and general improvements to the public realm. Car Parking will be controlled in line with national and regional policy and priority given to reduce vehicle use of residential streets.					Policy CST6: Access to development from Hackney's Road Hierarchy should – a be designed in response to the type of road providing access to the site (refer to Key Diagram 4), its target speed, visibility levels and carrying capacity; b contribute to the safe and efficient movement of public transport, pedestrians and cyclists within the public highway; c not introduce a significant amount of local traffic into residential areas served by local streets; and d permit service vehicle and heavy vehicle access where required as long as road and access conditions are suitable.			Policy ST26: Access to development from Hackney's Road Hierarchy should – a be designed in response to the type of road providing access to the site (refer to Key Diagram 4), its target speed, visibility levels and carrying capacity; b contribute to the safe and efficient movement of public transport, pedestrians and cyclists within the public highway; c not introduce a significant amount of local traffic into residential areas served by local streets; and d permit service vehicle and heavy vehicle access where required as long as road and access conditions are suitable.	
						Policy CST7: On-site car parking should be restricted in areas of high PTALs other than parking/loading/unloading requirements in relation to service vehicles and car parking for disabled persons.			Policy ST27: On-site car parking should be restricted in areas of high PTALs other than parking/loading/unloading requirements in relation to service vehicles and car parking for disabled persons.	
									Policy ST43: People with disabilities have a right of access to all goods, facilities, services and premises. All new development (where needed) is to include suitable disability access, particularly in the following areas of priority – a All public spaces including major footpaths, squares, green space and public amenities; b Access to and internal circulation with public buildings and community facilities; and c Public transport infrastructure including interchanges, bus stops and train stations.	

This policy was significantly revised from safe movement to efficient spatial arrangement. The policy also introduces a more locally specific policy by addressing key transport nodes as opposed to road uses. This modification was intended to address movement within and across the borough in the context of increased local distinctiveness.

Following advice from GOL, a reduction in the size of the Core Strategy and the number of policies was recommended. Consequently, land where appropriate, some policies were merged and/or condensed. This policy exemplifies the a more compacted policy.

This policy was considered to be a repetition of national and policy guidance and does not adequately address local distinctiveness. Access land parking have also been referenced within the broader sustainable transport approach. For this reason specific policies relating to parking and access have been removed.

The policy relating to Disability Access is withdrawn from V2 as it was noted that was a repetition of national policy and therefore was not required within the Core Strategy.



This schedule outlines how Hackney's Core Strategy has evolved since 2005. Working from left (submission version) to right (initial issues and options version) each cabinet approved version noted outlines the structure, over arching content and policies within the each strategy. Comments placed between the relevant versions outline the nature and reason for changes, where they occur.

VERSION 4: APPROVED AT CABINET 22/06/09 SUBMISSION VERSION		Evidence and justification for Core Strategy development from Version 3 to Submission document	VERSION 3: APPROVED AT CABINET 25/02/08		Evidence and justification for Core Strategy development from Version 2 to Version 3	VERSION 2: APPROVED AT CABINET 26/03/07		Evidence and justification for Core Strategy development from Version 1 to Version 2	VERSION 1: APPROVED AT CABINET 18/09/06	
V4 : Document structure	V4: Proposed Submission Draft Core Strategy		V3 : Document structure	V3: Preferred Options		V2 : Document structure	V2: Preferred Options		V1: Document structure	V1: Preferred Options
			<p>Hackney's emerging State of the Environment Report and to the designations outlined on the Proposals Map and Key Diagram 7 including:</p> <ul style="list-style-type: none"> <li>Habitat Protection and Nature Conservation Areas (including Sites of Metropolitan Importance for Nature Conservation as defined in the London Plan);</li> <li>Areas of Archaeological Priority;</li> <li>Green Corridors;</li> <li>Waterfront Developments area.</li> </ul>		<p>As a result just one policy remains at the Preferred Policy stage. During the latter stages, the State of the Historic Environment report (2007), Mayor's Open Spaces Strategy SPG (2008) and the revised London Plan with consolidated changes were published and supported the development of more detail policies for these uses. The submission version therefore further outlines Hackney's approach to planning for biodiversity in a separate policy (Policy 27), as well as referencing biodiversity in Policy 24: Design. Sites of Archaeological Importance are addressed within Policy 24.</p>	<p>Conservation and Archaeological Importance</p>		Habitat Protection, Nature Conservation and Archaeological Importance		
					<p>Following internal discussions between March 2007 and February 2008, it was recognised that this policy repeated national and regional guidance.</p>	<p>Policy CSP9. Development must not adversely impact on biodiversity and archeologically values in the Borough and must protect and enhance Hackney's biodiversity with particular regard to Hackney's Biodiversity Action Plan (to be completed in due course).</p>				
						<p>Policy CSP10. People with disabilities have a right of access to all goods, facilities, services and premises. All new development (where needed) is to include suitable access, particularly in the following areas of priority:</p> <ul style="list-style-type: none"> <li>a All public spaces including major footpaths, squares; green space and public amenities;</li> <li>b Access to and internal circulation with public buildings and community facilities; and</li> <li>c Public transport infrastructure including interchanges, bus stops and train stations.</li> </ul>	<p>This policy was moved from Sustainable Transport Chapter to here as a more appropriate location with broader cover of access issues.</p>			
			<p>34: New development will be required to incorporate sustainable construction methods such as rain water harvesting, green and brown roofs and green walls, particularly within 150 metres of a Green or Blue Corridor where practicable.</p>		<p>This policy has been modified to reflect a broader sustainability approach to green roofs and walls. The policy maintains the innovative approach to sustainable issues in the borough.</p>	<p>Policy CSP11. The Council will expect the majority of new development to incorporate Green Roofs and Green Walls. The provision of Green Roofs and Walls will help to mitigate against the effects of climate change by reducing the 'heat island' effect and providing sustainable drainage and increased energy efficiency.</p>	<p>This policy was added to V2 as the importance of the effects of climate change and the need to promote biodiversity became increasingly important. A number of relevant reports about green roofs are referenced in the Preferred Options V2 document, p151 and p152.</p>			

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V4 : Document structure	V4: Proposed Submission Draft Core Strategy		V3 : Document structure	V3: Preferred Options		V2 : Document structure	V2: Preferred Options		V1: Document structure	V1: Preferred Options
IMPLEMENTING AND MONITORING (CHAPTER 10)			PLANNING OBLIGATIONS & AREA POLICY (CHAPTER 12)							
			<p>36: Development in Hackney will be subject to planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended) under, but not limited to, the following headings:</p> <ul style="list-style-type: none"> <li>Affordable housing;</li> <li>Transport impacts associated with developments;</li> <li>Education facilities and life-long learning;</li> <li>Providing for employment and removing barriers to work;</li> <li>Sustainable design and development;</li> <li>Strategic transport associated to major development;</li> <li>Health facilities;</li> <li>Other community facilities;</li> <li>Open space, child and recreation facilities; and</li> <li>Live-work units to residential.</li> </ul>							
			DALSTON (CHAPTER 13)							
			<p>37: The regeneration of Dalston should seek to create an attractive and vibrant town centre and high quality residential environments, through the intensification of land uses and activities, taking advantage of the extension to the East London Line (Overground Network), safeguarding the Eastern Curve and future investment in other public transport infrastructure. Public realm improvements will increase accessibility and permeability for pedestrians, cyclists and public transport users.</p> <p>38: Development should maximise the development potential of brownfield/F20 land in Dalston and encourage the reuse and regeneration of vacant and derelict buildings and focus tall buildings in areas identified as appropriate for intensification of use.</p>							
			HACKNEY CENTRAL (CHAPTER 14)							
			<p>39: The regeneration of Hackney Central should seek to create a high quality urban quarter which is focused on civic and cultural functions which provides a range of shopping and services for local communities. Development should take advantage of the unique character of Hackney Central provided by the historic heritage of the Town Hall square, St John's church and church-yard, and Sutton Place precinct and surrounding residential areas.</p> <p>40: The regeneration of Hackney Central should seek to tackle problems caused by poor connectivity, traffic congestion and the low quality of the local environment. Investment should be directed to providing safe and attractive pedestrian routes within the town centre including to Homerton Hospital, the new City of London Academy on Homerton High Street, and the surrounding estates.</p> <p>41: Regeneration should seek to provide a wide range of development opportunities to transform the town centre in line with the Hackney Central Action Plan.</p>							
			HACKNEY WICK - LOWER LEA VALLEY (CHAPTER 15)							
			<p>42: The regeneration of Hackney Wick/Lower Lea Valley should seek to maximise the benefits to local communities from the London 2012 Olympic and Paralympic Games and Legacy as identified in the Hackney Wick Masterplan. Development should seek to be focussed on Hackney Wick station to act as a strong and distinctive neighbourhood hub providing mixed, active and higher density uses. The Council will seek employment led development with a sporting focus.</p> <p>43: Development should seek to improve connectivity in Hackney Wick by the provision of the local and strategic transport linkages to the North London Line (Overground Network) viaduct, River Lea and A12 trunk road, and by harnessing the benefit of the area's waterways, creating linkages with the River Lea and promoting high quality waterfront development.</p>							
			SOUTH SHOREDITCH (CHAPTER 16)							
			<p>44: Development in South Shoreditch should strengthen its position as a major destination characterised by its historic heritage and identity, good transport links and role within the local economy by:</p> <ul style="list-style-type: none"> <li>a managed approach to the northward expansion of the City of London and supporting London's financial and business sectors and those activities which directly serve these sectors in the City Fringe;</li> <li>ensuring the conservation and enhancement of the historic environment;</li> <li>supporting development opportunities to realise South Shoreditch's contribution to London Plan targets for new jobs and homes;</li> <li>applying the highest urban design standards to all new development, including maintaining the designated Strategic View Corridors; and</li> <li>enhancing the unique character of South Shoreditch through the encouragement of development into locations which maintain the vitality of growing economic sectors including cultural, leisure and creative activities. Mixed uses and activities appropriate to the sustainable development and regeneration</li> </ul>							
			WOODBERRY DOWN (CHAPTER 17)							
			<p>45: Redevelopment of the Woodberry own Estate as Hackney's principal residentially led regeneration project should seek to achieve a higher density sustainable community which demonstrates the highest possible standards in design, service provision and resource management through the following masterplan principles:</p> <ul style="list-style-type: none"> <li>a sustainable urban community;</li> <li>a diverse and balanced population;</li> <li>appropriate provision of larger homes;</li> <li>better public spaces and play facilities;</li> </ul>							

Planning Obligations have been identified by Government as one delivery mechanism for the LDF and the Sustainable Communities Strategy. This policy has been introduced to establish this within the spatial planning framework in future years.

Following the strengthening of the Hackney Vision and discussions with GGL, the introduction of Chapters 13-17 demonstrate a need to set out a more locally distinctive spatial strategy.

The 2012 Olympic and Paralympic Games offer a unique opportunity for the borough. As part of the Olympic Park, Core strategy policies for Hackney Wick and Lower Lea Valley seek to ensure long term benefits are maximised.

The location of South Shoreditch on the City Fringe has fostered a creative economy in an area of historic importance. The Core Strategy seeks to ensure the continuity of growth whilst maintaining its uniqueness.

Woodberry Down is one of Europe's largest housing regeneration programmes. Hackney's Core Strategy seeks to enable this area of major development to contribute to its wider vision and achieve the objectives set out in the Master Plan for the area.