

**PLANNING CONTRIBUTIONS SUPPLEMENTARY
PLANNING DOCUMENT**

SUSTAINABILITY APPRAISAL

November 2006

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Introduction

The Hackney Local Development Scheme identifies the development of a Supplementary Planning Document (SPD) for Planning Contributions as a priority for completion in early 2006. This document presents a Sustainability Appraisal (SA) of the draft SPD as required by the Planning and Compulsory Purchase Act 2004. It is considered to be a key component in ensuring the SPD contributes to the achievement of social, environmental and economic objectives. Consultation on the draft SPD and associated SA, including the SA scope, will be undertaken in early 2006.

SA is a requirement of the Planning and Compulsory Purchase Act 2005. The purpose of the SA is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of the Planning Contributions SPD. The SA will be an iterative process that identifies the extent to which the implementation of the SPD will contribute to the achievement of social, economic and environmental sustainability objectives.

The SA incorporates the requirements for an Environmental Report of the Environmental Assessment of Plans and Programmes Regulations 2004 No. 1633 which implements the requirements of the European Directive 2001/42/EC (the SEA Directive).

Appraisal Methodology

The Planning Contributions SPD and associated SA have been undertaken by the London Borough of Hackney Planning Service. This document has been produced in advance of the Hackney Core Strategy Preferred Options and associated SA and the development of a comprehensive Local Development Framework monitoring framework as part of the Hackney Annual Monitoring Report. In addition, the Council is producing a State of the Hackney Environment Report which will further inform the baseline which supports this SA.

This SA draws on the SA of the London Plan, which has Development Plan status, as suggested by ODPM guidance.

Methodology and Programme

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope (October - November 2005)

- Develop and agree appraisal methodology and programme.
- Ensure stakeholder involvement in the appraisal process has been included in the SCI.
- Identify and review other relevant plans and programmes, and sustainable development objectives that will affect or influence the SPD.
- Collect relevant social, environmental and economic baseline information.
- Identify key sustainability issues for the SA to address.
- Develop the SA framework, consisting of the sustainability objectives, indicators and targets.

<ul style="list-style-type: none"> • Test the SPD objectives against the sustainability objectives and whether the SPD objectives are consistent with one another. • Consult relevant authorities and key stakeholders on the scope of the appraisal.
Stage B: Appraising the effects of the draft SPD (October – November 2005)
<ul style="list-style-type: none"> • Predict the effects and carry out detailed assessment of the effects of the draft SPD. • Propose measures to maximise beneficial effects and mitigate adverse effects. • Develop proposals for monitoring. • Prepare the final SA Report of the draft SPD.
Stage C: Consultation on the SA Report and draft SPD (January – February 2006)
<ul style="list-style-type: none"> • Consult on the final SA Report along with the draft SPD. • Carry out, where necessary, appraisal of any significant changes made as a result of representations. .
Stage D: Adoption and monitoring implementation of the SPD (November 2006 - ongoing)
<ul style="list-style-type: none"> • Inform consultees that SPD has been adopted. • Issue statement summarising information on how the SA results and consultees' opinions were taken into account, reasons for choice of options, and proposals for monitoring, including in relation to any recommended changes. • Make SPD and SA Report available for public viewing. • Monitor significant effects of the SPD to identify at an early stage any unforeseen adverse effects. • Undertake appropriate remedial action where necessary. • Undertake SA monitoring as part of the Annual Monitoring Report.

Consultation

Consultation on the scope of the SA and the initial SA was undertaken over a 6 week period between January and February 2006 with consultation bodies identified in the SEA Regulations: Countryside Agency; English Heritage; English Nature; and Environment Agency; in addition to general and specific consultation bodies identified in the Town and Country Planning (Local Development) (England) Regulations 2004 and general stakeholders. Submissions received will be used to inform the final SPD and associated SA. A summary of submissions has been prepared and is available on Hackney's website. All consultation has been undertaken consistent with the Hackney Statement of Community Involvement.

The Council chose to seek feedback from relevant authorities and key stakeholders on the scope of the appraisal in conjunction with consultation on the SA of the draft SPD. The scope of the SA is consistent with the scope of previous SA documents consulted on. This approach is considered to reduce duplication while still ensuring that environmental considerations are taken into account. The scope of the SA involves the review of relevant plans and programmes; baseline information requirements and the SA framework - sustainability objectives, indicators and targets.

When the plan or programme is adopted, the public and any countries consulted under Article 7 of the SEA Directive will be informed and the following made available to those so informed: the plan or programme as adopted; a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and the measures decided concerning monitoring (Article 9).

Purpose of the Sustainability Appraisal

A SA of Local Development Documents is a requirement of the Planning and Compulsory Purchase Act 2004. A SA must incorporate the requirements for an Environmental Report of the Environmental Assessment of Plans and Programmes Regulations 2004 No. 1633 which implements the requirements of the European Directive 2001/42/EC. The Planning and Compulsory Purchase Act 2004 requires planning bodies, in preparing plans, to contribute to the achievement of sustainable development. Sustainable Development is definition by the World Commission on Environment and Development (1987) as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the SA is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of the South Shoreditch SPD.

Baseline and key issues

Social, environmental and economic baseline information has been collected to assist in the assessment of the impact that the SPD will have on achieving sustainability objectives within Hackney. The SEA Directive requires information to be gathered on “the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” and “the environmental characteristics of the areas likely to be most significantly effected”. Furthermore, national guidance recognises that baseline information provides the basis for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them.

Baseline data draws on plans and policies reviewed (refer to Appendix 1), National statistics information and information from the Evidence Studies commissioned by Hackney Planning Service. Data is currently collected for monitoring purposes associated with the Annual Monitoring Report and Community Strategy in addition to the Office of National Statistics. The themes contained within the table are taken directly from the Hackney Community Strategy ‘Mind the Gap’. This will be further informed by the emerging Hackney State of the Environment Report.

A Sustainable Borough	
Development and locational policy	Evolution of the form of built development in the Borough - town centres containing core and secondary retail areas, and lesser centres with main road frontages of local retail and varied mixed uses. Much of the historic fabric of the Borough is subject to pressures for

	<p>change, including pressure; to find new for additional housing to serve the strategic needs of London as a whole; uses for buildings and areas; for development as a result of infrastructure investment in Stratford and the East London Line Extension and in the city fringe areas for development of the night time economy and live/work uses.</p> <p>There are issues relating to the Hackney's former canal and riverside industry and wharfage.</p> <p>Issues relating to the inheritance of social housing estates from past comprehensive housing development programmes.</p> <p>The Borough is rich in historic heritage providing opportunities for enhancement of the built environment.</p> <p>There is evidence of a demographic gap in Hackney. In-migration, high rates of fertility and household formation have led in Hackney to a fast growing, dynamic and young population.</p> <p>Latest forecasts show a 1% growth per year over the plan period.</p> <p>The ODPM ranks Hackney as the most deprived Borough in London.</p> <p>Demographic trends towards smaller household sizes.</p> <p>A need for the provision of services (for example schools, transport, shops, amenities and open space in areas of new population - notably Shoreditch)</p> <p>The need for high levels of planning intervention is indicated in the evidence base studies, including actions to assemble development land</p>
<p>Promoting the best in development and design</p>	<p>Many of Hackney's parks and old churches form important landmarks in the borough.</p> <p>While Hackney is well provided with open space in the Borough, the distribution is very uneven.</p> <p>Town centres tend to be the areas of highest accessibility by public transport.</p> <p>Town centres require improvements to the public realm, both in order to improve their character and appearance.</p> <p>Both Shoreditch and Stoke Newington have been identified as areas with unique and special characters that should be preserved and enhanced through the development of the night-time economy.</p>
<p>Regeneration and transport</p>	<p>Hackney has the highest level of public transport, walking and cycle use in London.</p> <p>Increases in the population and in the economic base of the Borough will lead to an increase in the demand for transport services and facilities - including pressure on roads, public transport and infrastructure.</p> <p>Provision is necessary for site and depot cycle storage and parking, as well as workplace cycle facilities.</p> <p>Planning intervention is required to assemble, remediate and bring forward sites for intensified mixed use that will accommodate employment and economic activities and residential uses more efficiently compared with run down employment and warehousing uses.</p>
<p>Resource management</p>	<p>Many existing social housing estates are deficient in community facilities and services.</p> <p>The evidence base and policy recommendations relating to waste and recycling will emerge from a strategy to be commissioned by the seven North London Waste Disposal Authority boroughs.</p>

<p>Development opportunities</p>
<p>Hackney has an unbalanced housing stock. The population had risen by 12% between 1991 and 2001. The mean age of the population is low 32, compared with the national average of 38 The existing public transport network has both strengths and weaknesses Planned improvements to the public transport network offer opportunities both to improve accessibility and for new, accessible developments In terms of retail hierarchy, the London Plan regards Dalston as a major centre and both Hackney Mare Street and Stoke Newington as district centres.</p>
<p>Neighbourhoods and communities</p>
<p>The Community Strategy recognises a diverse community, promotes voluntary activity to build stronger communities, and promotes development of strong, sustainable neighbourhoods, town centres and communities. Hackney's ethnic profile is extremely diverse, and that this has been the subject of continuing substantial change since the 1950s. The 2001 Census recorded that Hackney's largest religious groups were Christians (46.6%), Muslim (13.8%) and Jewish (5.3%). There is a low demand for increasing provision of retail space in the borough. Most existing retail space in Hackney provides convenience goods, while people head outside the borough to shop for comparison goods. There is a good distribution of local centres which provide convenience goods. Re-zoning of town centres is required to reflect contemporary government policy. The London Plan has identifies the whole borough as a priority for regeneration. Many of the large social housing estates in the borough date from the 1960s and 70s. Their physical fabric is in urgent need of renewal or replacement, and the current levels of community facilities and services are inadequate. There are currently 98 schools in the borough, 54 of them primary schools, with rolls totalling approximately 32,000 (18,000 primary). At present there is one new Academy in the borough, and a further two are planned to open by 2007.</p>
<p>A Dynamic and Creative Economy</p>
<p>In 2002 there were a high number of VAT registrations in retail (235) and real estate (375). However, the high volume of de-registrations reflects the volatile nature of the market for local businesses. Hackney has been the focus of substantial employment growth over the last decade. Between 1996 and 2002 the number of jobs provided in the Borough increased by 20,000. The expansion of Hackney's business base between 1991 and 2002 took place at a rate twice that of employment growth. Total business growth in Hackney averaged around 5.8% per annum between 1991 and 2002 compared to 2.4% growth per annum in total employment. Hackney is strongly influenced by the large scale, long established central London office market, primarily the City of London and the eastern city fringe. The current provision of B1 premises represents a mismatch between supply and demand. Hackney's economy is dominated by employment in four key broad sectors of industrial classification, namely: banking, finance and insurance (37%); the public sector (22.3%); distribution, hotels and restaurants (including retail) (13.9%); and transport and communications (12%). Following the trend in Greater London, employment in the manufacturing sector has</p>

contracted by 40% in the period between 1991 and 2002.

Warehousing-related employment has increased significantly over the last 10 years and is now larger than the manufacturing sector. The warehousing sector provided nearly 6,000 jobs in Hackney in 2002.

The ODPM ranks Hackney as the most deprived Borough in London

Hackney has a high level of local residents with no qualifications and economic activity rates are low.

Sectors in which local residents are more greatly represented compared to the local job market include other services and distribution, hotels and restaurants (including retail). A significant proportion of this employment is relatively low paid and often has minimal skill requirements.

Rising pressure for development of employment sites for residential uses and increasing land values which result in commercial rents to be unaffordable for many local SMEs.

In 2003, the cultural sector in Hackney employed 9,510 people in 1,520 enterprises with a turnover in excess of half a billion pounds (£580m). This accounts for roughly 10% of employment in the Borough and almost 13% of businesses. There are two domains across the sector which accounts for the majority of employment, turnover and numbers of businesses: Audio-visual, which employs 3,330 people in 720 enterprises with a turnover of over £201m; and Books and Press, which employs 3,180 people across 240 enterprises, with a turnover of £262m.

Micro and small businesses dominate the industrial structure of Hackney's cultural sector accounting for 86% of all enterprises, including 370 sole traders.

Clear concentration of cultural sector businesses around Shoreditch

Strong case for the retention of former employment land, as well as existing land in employment use, in order to accommodate the identified demand for business and employment growth in the borough.

Expansion of the late night economy brings disbenefits as well as benefits.

Better Homes

Hackney has an unbalanced housing stock.

The population had risen by 12% between 1991 and 2001.

The mean age of the population is low, 32 younger than the national average of 38

All new housing must meet lifetime homes standard – improves sustainability in the long term.

The most affordable homes are to be found in Lower Clapton, Hackney Wick and Homerton.

The proportion of annual requirement for each type of affordable housing is 55.1% intermediate; 44.9% social rented with the greater requirement in terms of dwelling size being for properties of 3 bedrooms or more.

Demand for housing highest in the part of the borough bordering Islington and the City of London, the next area is Finsbury Park and Stoke Newington.

Estimated 15,752 households in Hackney with one or more special need members – this represents 18.1% of all households in the borough.

There is already a substantial social housing sector in Hackney, at approximately 46,500 Hackney is a predominantly low income borough with high housing costs. Consequently, there is great polarisation in the housing market in the borough between private housing and the social rented sector, with an increasing affordability gap in between.

There are at present only about 2,000 intermediate homes in the borough

At present there are approximately 850 key worker dwellings in the borough, mostly in the form of bed sits.

A Safer, Cleaner Place to Live

Safety and security are important issues for visitors and residents throughout Hackney during the evening and night-time.

Around 30% of open spaces were identified as being below the Hackney average in terms of quality and value, 74 spaces within the Borough (29.7%) were identified as representing open spaces of high quality and of high value to the community.

To meet the needs of the Borough up to 2016 in terms of the quantity of pitch provision it is recommended that that a minimum standard of 0.65 ha of pitch space per 1,000 population will be required

65% of the children’s play areas identified do not meet all of the criteria set by NPFA for a LEAP (Local Equipped Areas for Play) or NEAP (Neighbourhood Equipped Areas for Play). 29 open spaces have play areas which fully meet the criteria associated with a LEAP and only 3 spaces fully meet the NEAP criteria.

Overall within the Borough there is an average of 2.30ha of open space and 1.49ha of public park provision per 1,000 population (para 5.8). The provision of public parks equates to 64.48% of the total area of open space in the Borough. However, the distribution of public park provision varies significantly between wards

Most wards fall below the average of 1.49ha of public park area per 1,000 population for the Borough.

Deficiency areas within wards with a high proportion of dwellings that are terraced flats or apartments are likely to be more significant than other deficiency areas as residents are less likely to have access to private gardens (para 5.30).

At present there are some 0.873ha of actively managed allotment land in Hackney (para 8.19).

Links to other strategies, plans and programmes

A review of relevant plans and programmes on a National, Regional and Local level has been completed and presented in Appendix 1. The plans and programmes reviewed set the policy context in which the SPD exists and provides baseline data and sustainability objectives to undertake an assessment of the impact of the SPD on sustainability. The aims and objectives of these plans and programmes are considered to be consistent with the SPD guidance. This review is important in identifying the implications of relevant plans and programmes for the SPD.

The SA Framework

A SA framework has been developed and consists of objectives, indicators and targets will assist in monitoring and assessing the likely impact that the SPD will have on sustainability within Hackney. The objectives have been selected to reflect the circumstances of the borough and the function of the planning system. The objectives are presented in the table below and are a combination of sustainable development objectives stated in central government guidance, specifically Planning Policy Statement 1 – Creating Sustainable Communities, the London Plan, February 2004, the Council’s priorities identified in the Hackney Community Strategy – Mind the Gap, 2004 and sustainability objectives identified in the London Plan SA.

Themes	Objectives	Indicators	Targets
A good place to grow up			
1 Social Cohesion	Maintain and enhance the	<ul style="list-style-type: none"> Number of people 	<ul style="list-style-type: none"> Increase the number of people

Themes	Objectives	Indicators	Targets
	distinctive culture and character of communities and the built environment in order to foster citizenship and inclusiveness	participating in volunteer work	participating in volunteer work
2	Encourage wider participation in culture, leisure, sporting and physical activity	<ul style="list-style-type: none"> Number of planning applications granted for culture and leisure uses Library usage in the area Number of museum visits per year 	<ul style="list-style-type: none"> Increase Number of planning applications granted for culture and leisure uses Increase library usage in the area Increase the number of museum visits per year
3	Health	Improve the overall health and access to health facilities for all residents	<ul style="list-style-type: none"> GP to resident ratio Ensure the population has adequate asses to a GP
A dynamic and creative economy			
4	Economic Health and Employment	Maintain and enhance the capacity of the workforce and support local businesses.	<ul style="list-style-type: none"> Number of local labour clauses included within agreements for planning obligations Increase the number of local labour clauses included within agreements for planning obligations
5	Ensure access to opportunities for employment through encouraging mixed use development and improvements to and greater integration between transport systems	<ul style="list-style-type: none"> Number of new jobs created Total new employment (B1-B8) floorspace (net) granted planning permission (source: London Plan SA) Number of VAT registrations per year Number of VAT deregistrations per year (source BV indicator) 	<ul style="list-style-type: none"> LB Hackney targets set in the London Plan targets for new jobs by 2016 200,000 to 300,000 sqm net employment space. Ensure VAT registrations and deregistrations are in line with the London average
Better Homes			
6	Ensure the provision of better quality housing	<ul style="list-style-type: none"> Level of homelessness (rough sleepers) Number of 	<ul style="list-style-type: none"> Decrease the level of homelessness in the area LB Hackney targets set in the

Themes	Objectives	Indicators	Targets
		additional homes provided through new build, conversions (source: London Plan SA) <ul style="list-style-type: none"> • Number of bedrooms per home (source: London Plan SA) • Number of affordable homes (include percentage of intermediate and socially rented housing) (source: London Plan SA) • Proportion of new housing built to 'Lifetime Homes' standard (source: London Plan SA) 	London Plan for new homes by 2016 <ul style="list-style-type: none"> • Achieve the following mix: one third family of 3 or more bedrooms suitable for 4 people; one third 4 bedroom units suitable for 6 people, (Hackney UDP, 1995) • 50% affordable housing for 10 or more units (70% social rented housing / 30% intermediate housing) • 100% of new housing built to 'Lifetime Homes' standards
A Safer, Cleaner Place to Live			
7	Reduce crime and the fear of crime	<ul style="list-style-type: none"> • Recorded crime rates per 100,000 population: robberies, vehicle crime; domestic crime, violent crime. (source: London Plan SA) • Fear of crime 	<ul style="list-style-type: none"> • Reduce the rate of recorded crime per 100,000 population: robberies, vehicle crime; domestic crime, violent crime • Reduce fear of crime
8	Increase road safety	<ul style="list-style-type: none"> • % of people killed or seriously injured in road accidents (source: LB Hackney Transport Strategy 2005) 	<ul style="list-style-type: none"> • Contribute to the following borough-wide targets: • 40% reduction in the number of people killed or seriously injured in road accidents by 2010 compared to 1994-98 (source: LB Hackney Transport Strategy 2005)

	Themes	Objectives	Indicators	Targets
A Sustainable Borough				
9	Poverty and personal wealth	Increase access to opportunities which increase personal wealth and overcome the deprivation which arise from the lack of income, knowledge and skills	<ul style="list-style-type: none"> Index of Multiple Deprivation 	<ul style="list-style-type: none"> Inline with London figure
Effective protection of the environment				
10	Biodiversity	Protect and enhance the quality, quantity and diversity of existing biodiversity and natural habitats and where possible, native species	<ul style="list-style-type: none"> Sites of Importance for Nature Conservation (Total area (hectares) and number of sites) (source: London Plan SA) (indicator to be refined on finalising the Hackney State of the Environment Report) 	<ul style="list-style-type: none">
11	Noise	Reduce ambient noise	<ul style="list-style-type: none"> Number of complaints received regarding noise pollution Number of enforcement cases progressed regarding noise pollution 	<ul style="list-style-type: none"> Decrease the number of complaints received regarding noise pollution Decrease the number of enforcement cases progressed regarding noise pollution

	Themes	Objectives	Indicators	Targets
12	Landscape character and open space	Maintain and enhance the quantity, quality and accessibility of landscape and open space for recreation and amenity uses in urban areas	<ul style="list-style-type: none"> Level of park deficiency Percentage of land designated for particular quality or amenity value, including publicly accessible land and greenways (% land classified as Metropolitan Open Land) Proportion of population with access to parks and open space 	<ul style="list-style-type: none"> Reduce the level of park deficiency in the area Increase the proportion of population with access to parks and open space
Prudent use of resources				
13	Regeneration and the Built environment	Maintain or enhance the quality and distinctiveness of the built environment	<ul style="list-style-type: none"> Proportion of land in Conservation Areas Proportion of buildings at risk as a percentage of the total number of listed buildings (source: London Plan SA) Local Street and Environmental Cleanliness 	<ul style="list-style-type: none"> Review Conservation Area boundaries as appropriate Reduce the proportion of buildings at risk as a percentage of the total number of listed buildings Improve local Street and Environmental Cleanliness
14		Encourage development on/in derelict, vacant and previously development land and buildings	<ul style="list-style-type: none"> Proportion of new homes developed on previously developed land and building (source: London Plan SA) Proportion of applications approved for development on vacant land and buildings 	<ul style="list-style-type: none"> Contribute to the national target that by 2008, 60% of additional housing should be provided on previously-developed land and through conversions of existing buildings (source: PPG3) Increase the proportion of applications approved for development on vacant land buildings
15	Efficiency	Ensure the efficient use of natural	<ul style="list-style-type: none"> Number of applications 	<ul style="list-style-type: none"> Increase the number of

Themes	Objectives	Indicators	Targets
	resources	<p>approved with an Ecohome rating of or above a 'good' standard (source: London Plan SA)</p> <ul style="list-style-type: none"> • Number of applications approved for new buildings with BRE EAM rating of or above a 'good' standard (source: London Plan SA) • Number of applications approved which incorporate energy efficiency and renewable energy considerations 	<p>applications approved with an Ecohome rating of or above a 'good' standard (source: London Plan SA)</p> <ul style="list-style-type: none"> • Increase the number of applications approved for new buildings with BRE EAM rating of or above a 'good' standard (source: London Plan SA) • Number of applications approved which incorporate energy efficiency and renewable energy considerations
16 Waste Recycling	Minimise waste and maximise waste reused recycling, composting and recovery	<ul style="list-style-type: none"> • Percentage of industrial and commercial waste land filled (source: LB Hackney Recycling Strategy) • Percentage of biodegradable municipal waste (source: LB Hackney Recycling Strategy) • Percentage of household waste recycled or composted (source: London Plan SA) 	<ul style="list-style-type: none"> • Percentage of industrial and commercial waste land filled (source: LB Hackney Recycling Strategy) • Percentage of biodegradable municipal waste (source: LB Hackney Recycling Strategy) • Percentage of household waste recycled or composted (source: London Plan SA)

The SPD provides additional guidance to supplement the following DPD policies:

London Plan Policy 6A.4 Priorities in planning obligations

“The Mayor will, and borough’s should, reflect the policies of this plan and include appropriate strategic as well as local needs in their policies for planning obligations

(contributions). The Mayor wishes to develop with boroughs a voluntary system of pooling for the provision of facilities related to proposed developments. Affordable housing and public transport improvements should generally be given the highest importance with priority also given to learning and skills and health facilities and services and childcare provisions.

The Mayor when considering planning applications of potential strategic importance will take into account, among other issues, the content and existence of planning obligations.”

London Plan Policy 6A.5 Planning Obligations

“Boroughs should set out a clear framework for negotiations on planning obligations (contributions) in UDPs having regard to central government policy and guidance and local and strategic considerations to the effect that:

- It will be a material consideration whether a development makes appropriate provision for, or contribution towards requirements that are made necessary by and are related to, the proposed development.*
- Negotiations should seek a contribution towards the full cost of all such provision that is fairly and reasonably related in scale and in kind to the proposed development and its impact on the wider area.*
- Boroughs should refer to planning obligations that will be sought in the relevant parts of the UDP (such as transport and housing policies).”*

The Hackney UDP Policy ST3

“The Council will, where appropriate, seek planning obligations (i.e. contributions) to secure relevant planning benefits from new developments. Planning Obligations will be judged appropriate where they are necessary to the granting of permission; relevant to planning and to the development to be permitted; where the need for the benefits arises directly from the development concerned; and where the benefits sought are reasonably related in scale and kind to the proposed development.”

Planning Contributions SPD

The SPD will provide further guidance on Hackney’s approach, policies and procedures for the negotiation and management of planning contributions. This will assist in delivering greater transparency, certainty and speed for all stakeholders, in line with Government intentions for improving the planning system.

In general, SPDs support policies in the LDF (Core Strategy and other Development Plan Documents - DPDs) by giving additional information and general guidance on how the Council’s policies should be interpreted. The SPD is in general conformity with the Mayor of London’s Spatial Development Strategy ‘The London Plan and provides specific guidance on the interpretation of ‘saved’ policy ST3 (Planning Obligations) of the Hackney Unitary Development Plan.

The framework for the current system of planning contributions is set out in Section 106 (s106) of the Town and Country Planning Act 1990 (as amended) and the Government’s Circular 05/2005 - Planning Contributions. The SPD has been developed within this context and other relevant national and regional policy. In addition, the SPD expresses the land use and spatial development priorities of the

Community Strategy as required by the Planning and Compulsory Purchase Act 2004 and supporting Government policy statements

The SPD outlines a number of planning contribution categories as follows:

Tier A: Borough Wide Planning Contributions:

- Affordable Housing
- Transport Impacts Associated with All Development
- Education Facilities and Life Long Learning
- Providing for Employment and Removing Barriers to Work
- Sustainable Design and Development

Tier B: Additional Planning Contributions:

- Strategic Transport Impacts Associated with Major Development
- Other Community Facilities
- Health Facilities
- Open Space, Child and Recreation Facilities
- Live-work Units to Residential (not included within the 'Planning Contributions Priorities' Table)

The planning contribution categories relevant to a particular development are primarily determined on the basis on 2 parameters:

- The location of the development; and
- The size and type of development.

The 'Planning Contribution Priorities' Table (see Table 2 in SPD), which is contained within the SPD is based on a two tier approach:

- Tier A – Planning Contributions applicable to all 'Qualifying Development'. These are based on achieving the Council's core priorities as envisaged in the Community Strategy, Corporate Plan and emerging Local Development Framework.
- Tier B – Additional Planning Contributions applicable to certain development are primarily located within 'Special Planning Areas' (see Figure 2 in SPD). The 'Special Planning Areas' comprise –
 - Hackney Central Area Action Plan area
 - Dalston Area Action Plan area
 - Area Action Plans approved at a future date
 - South Shoreditch SPD area
 - Woodberry Down AAP Supplementary Planning Guidance area
 - Lower Lea Valley Opportunity Area Framework
 - Open Space, Child and Recreation Facilities area

In order to determine the relevant planning contributions for a given development, reference first needs to be made to the Planning Contribution Priorities Table (see Table 2 in SPD) to identify what planning contribution categories may be sought by the Council. It should be noted that additional planning contributions are not solely based on the location of development.

Importantly, it should be noted that additional planning contributions are not solely based on the location of development. Contributions may be required outside of the Special Planning Areas if deemed appropriate by the Council if assessment of development schemes at pre-application or application stage indicate that certain contributions are necessary to mitigate the impact of development.

Secondly, the planning contributions that have been identified from the table should be assessed against the Qualifying Development of each contribution category (measured in terms of the size and type of development – see Table 1 in SPD) to determine the planning contributions triggered by development.

Depending on what planning contribution categories are triggered, works in kind or a monetary contribution (using a predetermined formula) will be required. Where a monetary contribution is collected, a management fee may also be may be included as part of the overall negotiated sum and on top of the monitoring fee (to cover any additional costs the Council may incur in procuring and overseeing the completion of works) depending upon the nature and size of the scheme.

SA Results

The sustainability appraisal of the above policy and guidance is set out below and base on the following:

Sustainability Appraisal	
✓ ✓	Significant Positive Contribution
✓	Positive contribution
0	Neutral contribution
X	Negative Contribution
XX	Significant Negative Contribution
?	Unknown Contribution
N/A	Objective not relevant to the AAP

	Objectives	SPD policy guidance	Appraisal of SPD	Appraisal no SPD	Likely impact of SPD
1	Maintain and enhance the distinctive culture and character of communities and the built environment in order to foster citizenship and inclusiveness	<ul style="list-style-type: none"> • Education Facilities and Life Long Learning • Providing for Employment and Removing Barriers to Work • Transport Impacts Associated with all Development • Strategic Transport Impacts Associated with Major Development • Open Space, Children's Plan Areas and Recreation Facilities • Sustainable Design and Development 	✓ ✓	✓	<p>The relevant sections of the SPD promote planning contributions to improve the skill base and prosperity of local people as well as improve the built environment in accordance with emerging policies under the Local Development Framework.</p> <p>The SPD is necessary as it will support emerging policies under the Local Development Framework.</p>
2	Encourage wider participation in culture, leisure, sporting and physical activity	<ul style="list-style-type: none"> • Other Community Facilities • Transport Impacts Associated with all Development • Strategic Transport Impacts Associated with Major Development • Open Space, Children's Plan Areas and Recreation Facilities 	✓ ✓	✓	The relevant sections of the SPD look to secure community facilities where appropriate improve public spaces and facilities for the benefits of residents, visitors and local business as well as increase and improve public parks, child play areas and recreational facilities.
3	Improve the overall health and access to health facilities for all residents	<ul style="list-style-type: none"> • Health Facilities 	✓ ✓	0	Planning contributions for health facilities will be sought in relation to development located within areas in need of

	Objectives	SPD policy guidance	Appraisal of SPD	Appraisal no SPD	Likely impact of SPD
					improved health facilities. This will help ensure the capacity of health facilities keeps pace with demand.
4	Maintain and enhance the capacity of the workforce and support local businesses.	<ul style="list-style-type: none"> Providing for Employment and Removing Barriers to Work 	✓ ✓	0	Planning contributions for training and employment schemes is a key priority of the SPD. The aim is to improve the local skill base to facilitate improved access to employment opportunities.
5	Ensure access to opportunities for employment through encouraging mixed use development and improvements to and greater integration between transport systems	<ul style="list-style-type: none"> Providing for Employment and Removing Barriers to Work Sustainable Design and Development 	✓ ✓	0	Supporting sustainable design and development is a key priority of the London Plan, emerging Local Development Framework policies and the SPD. In particular the SPD will look to support policies regarding maximising the use of land, promoting mixed uses in appropriate locations and concentrating development in areas of high public transport accessibility.
6	Ensure the provision of better quality housing	<ul style="list-style-type: none"> Sustainable Design and Development 	✓ ✓	✓	Emerging LDF policies will incorporate sustainable design and development principles in accordance with PPS1. The SPD will look to supports these principles through s106 agreement as well as secure monetary contributions for strategic initiatives focusing on sustainability.
7	Reduce crime and the fear of crime	<ul style="list-style-type: none"> Transport Impacts Associated with all Development Strategic Transport Impacts Associated with Major Development 	✓ ✓	✓	The relevant sections of the SPD look to ensure development does not impact upon the public highway (i.e. public realm). Major development in certain locations will also be required to contribute to strategic initiatives for improving the public realm, which includes crime and safety initiatives.
8	Increase road safety	<ul style="list-style-type: none"> Transport Impacts Associated with all Development Strategic Transport Impacts Associated with Major 	✓ ✓	✓	The relevant sections of the SPD look to support the key objectives of Hackney's Transport Strategy, which includes increasing road safety.

	Objectives	SPD policy guidance	Appraisal of SPD	Appraisal no SPD	Likely impact of SPD
		Development			
9	Increase access to opportunities which increase personal wealth and overcome the deprivation which arise from the lack of income, knowledge and skills	<ul style="list-style-type: none"> • Other Community Facilities • Providing for Employment and Removing Barriers to Work • Sustainable Design and Development 	✓ ✓	0	The relevant sections of the SPD promote community facilities as part of certain development in appropriate locations. Planning contributions to help improve the local skill base is also included.
10	Protect and enhance the quality, quantity and diversity of existing biodiversity and natural habitats and where possible, native species	<ul style="list-style-type: none"> • Open Space, Children's Plan Areas and Recreation Facilities • Sustainable Design and Development 	✓ ✓	0	The relevant sections of the SPD will support emerging policies under the Local Development Framework.
11	Reduce ambient noise	<ul style="list-style-type: none"> • Sustainable Design and Development 	✓ ✓	0	The relevant sections of the SPD will support emerging policies under the Local Development Framework regarding reducing environmental nuisance.
12	Maintain and enhance the quantity, quality and accessibility of landscape and open space for recreation and amenity uses in urban areas	<ul style="list-style-type: none"> • Open Space, Children's Plan Areas and Recreation Facilities 	✓ ✓	✓	The relevant sections of the SPD looks to increase and improve public parks, child play areas and recreational facilities in areas of deficiency in accordance with increasing demand.
13	Maintain or enhance the quality and distinctiveness of the built environment	<ul style="list-style-type: none"> • Transport Impacts Associated with all Development • Strategic Transport Impacts Associated with Major Development 	✓ ✓	✓	The relevant sections of the SPD look to improve the built environment in accordance with emerging policies under the Local Development Framework.
14	Encourage development on/in derelict, vacant and previously development land and buildings	<ul style="list-style-type: none"> • Sustainable Design and Development 	✓	0	Supporting sustainable design and development is a key priority of the London Plan, emerging Local Development Framework policies and the SPD. In particular the SPD will

	Objectives	SPD policy guidance	Appraisal of SPD	Appraisal no SPD	Likely impact of SPD
					look to support policies regarding maximising the use of land, promoting mixed uses in appropriate locations and concentrating development in areas of high public transport accessibility.
15	Ensure the efficient use of natural resources	<ul style="list-style-type: none"> • Sustainable Design and Development 	✓ ✓	✓	The relevant sections of the SPD supports regional / national guidance and emerging Local Development Framework policies in terms of: <ul style="list-style-type: none"> • Land use, sustainable design / construction and density principles; • Protecting and enhancing conservation areas and historic buildings; • Sustainable Transport policies to support the Hackney Transport Strategy; • Requirements for energy targets, use of renewable energy and the need for a Energy Assessment in relation to development; • Waste management and recycling in relation to development; • Air Quality Management and when air quality assessment is required in relation to development; • Flood mitigation measures and rain water runoff; • Infrastructure requirements in relation to development; and • Noise attenuation measures.
16	Minimise waste and maximise waste reused recycling, composting and recovery	As above			

The SA of the London Plan concludes the following in relation to London Plan Policy 6A.4:

'Priorities in planning obligations would benefit from the inclusion of reference to community strategies and public consultation as a ways of ensuring that local needs are defined. The danger of prioritising areas that will be covered by planning obligations is that it leaves out others that may be important locally, e.g. open space is not identified.'

The advantages of having an SPD versus no SPD (as appraised above) is that it takes account of the local context (in this case Hackney) as mentioned in Policy 6A.4 of the London Plan. The SPD identified a clear set of planning contribution categories and when they are to be applied based on the characteristics of development (i.e. location, scale and type). The specific application of certain planning contributions is also linked to local objectives and wider strategic initiatives outlined in regional and national guidance.

Hackney's local policy objectives are being developed as part of the emerging Core Strategy, which is an integral Development Plan Document within the Local Development Framework. The SPD will assist in achieving the policies within the Core Strategy and other Local Development Framework policies in two ways:

- Providing clear formula for calculating a monetary contribution where this is acceptable in lieu of provision within or near a development site; and
- Ensuring emerging Local Development Framework policies and conditions of development are complied with (i.e. car clubs, right of ways and the like).

Clearly linking planning contributions to development based on local factors such as location, type and scale of proposed development is consistent with Circular 05/2005 in terms of ensuring planning contributions are:

- Relevant to planning;
- Necessary to make the proposed development acceptable in planning terms;
- Directly related to the proposed development;
- Fairly and reasonably related in scale and kind to the proposed development; and
- Reasonable in all other respects.

The SPD also enables a greater consideration be given to cumulative and interactive effects of policy guidance in Hackney. This presents a significant challenge and technical work may be required as part of the Core Strategy SA process.

Implementation and Monitoring

The SPD will be subject to a SA on an ongoing basis as part of the Annual Monitoring Report prepared to assess the implementation of the Local Development Scheme. The SA will monitor the significant effects on the achievement of sustainability objectives through the implementation of the SPD. The SA is an iterative process and will continue to be improved inline with emerging best practice and as experience grows in completing the Annual Monitoring Report and the emerging State of the Hackney Environment Report.

Appendix 1: Summary of Plans and Programmes

National	Summary of Guidance – relevant objectives, targets and baseline	Implications for the SPD/SA
<p>UK Sustainable Development Strategy, Securing the Future, 2005.</p>	<p>The overarching document for sustainability in the UK which sets the national sustainable development framework. Five principles for achieving sustainable development in the United Kingdom: Living Within Environmental Limits; Ensuring a Strong, Healthy and Just Society; Achieving a Sustainable Economy; Using Sound Science Responsibly; and Promoting Good Governance. Targets: Within 10-20 years no-one should be seriously disadvantaged because of where they live. Halve the number of children in relative low income households between 1998/99 and 2010/11, on the way to eradicating child poverty by 2020. Reduce the proportion of households with an average annual of less than £10,000. Deliver cleaner, safer, greener public spaces and to improve the quality of the built environment in deprived areas and across the country with measurable improvement by 2008. Reduce the amount of industrial and commercial waste land filled to 85% of 1998 levels. 10% of all new cars sold would be defined as low carbon by 2012. Raise the average energy efficiency of domestic homes by a fifth by 2010 compared to 2000. All social homes have effective insulation and heating by 2010</p> <p>Includes a range of baseline information and indicators related to the principles.</p>	<p>The Core Strategy and SPD to reflect the national strategic priorities and principles.</p> <p>Compare the relevant SPD targets with the national targets.</p> <p>Ensure the key policy requirements/objectives, targets and baseline information are reflected in the SA framework.</p>
<p>Department for Transport 10 Year Transport Plan, 2000</p>	<p>Sets out a ten-year vision for transport in the UK; provides detailed analysis of historic and predicted use statistics and sets out spending priorities and investment plans for UK transport over the next 10 years. The overarching strategy for transport is to tackle congestion and pollution by improving all types of transport – rail and road; public and private - in ways that increase choice. Sustainability issues raised by the ten-year vision are:</p> <ul style="list-style-type: none"> ● Improved public transport choice so more people will use public transport. ● Integrated light rail systems and bus services. ● Park and ride schemes so people do not drive into town centres. ● Access to jobs and services through improved transport links especially in regeneration areas. ● The role of integrated public transport information; booking and ticketing systems; with a single ticket or card covering the whole journey. ● Ensure transport system makes less environmental impact. <p>Targets: 10% increase in bus passenger journeys; Extensive bus prioritisation schemes; Urban Bus Challenge Fund to improve links to deprived urban areas; Safer cycling and walking routes; more 20mph areas and Home Zones for safer roads; particularly around schools; 40% reduction in number of people killed or seriously injured in road accidents.</p>	<p>The Core Strategy and SPD to reflect the national strategic priorities and objectives. The SPD should consider the role of transport management within South Shoreditch.</p> <p>Compare the relevant SPD targets with the national targets.</p> <p>Ensure the key policy requirements, objectives and targets are reflected in the SA framework.</p>
<p>National Air Quality Strategy for England, Wales, Scotland and Northern Ireland, 2000</p>	<p>Sets the future of ambient air quality policy in the UK in the medium term. The Strategy:</p> <ul style="list-style-type: none"> ● Aims to provide the best practicable protection to human health by setting health-based objectives for eight main air pollutants. ● Contributes to the protection of the natural environment by setting objectives for two pollutants (NO2 and SO2) for the protection of vegetation and ecosystems. ● Describes the current and likely future levels of air pollution in the UK. It provides a framework to help everyone identify what they can do to improve air quality. 	<p>Air quality targets should be reflected in the Core Strategy.</p> <p>Compare the relevant SPD targets with the national targets.</p>

National	Summary of Guidance – relevant objectives, targets and baseline	Implications for the SPD/SA
	<ul style="list-style-type: none"> Stresses that land use planning and transport plans and strategies will have a direct effect on improving air quality – particularly given the contribution traffic related pollution makes to current UK air pollution. Includes targets for air quality.	
By design. Urban design in the planning system: towards better practice. DETR and CUBE, 2000	The aim is to promote higher standards in urban design and focuses on the following principles: Character - A place with its own identity; Continuity and enclosure; Quality of the public realm; Ease of movement; Legibility; Adaptability; and Diversity.	The SPD should be informed by the principles of design stated in this guide.
A New Commitment to Neighbourhood Renewal: National Strategy Action Plan, 2000	This is the Government's action plan for neighbourhood renewal and provides information on empowering local communities. Target - to ensure that within 10 to 20 years no one will be disadvantaged by where they live. The Action Plan emphasises the need to address fundamental issues such as community facilities and services; unemployment; and crime; in addition to housing and the physical environment. To achieve this it calls for greater partnership between service providers in tackling the complex challenges faced by the most deprived neighbourhoods in England. It requires new policies; funding and targets and improved support at the national and regional level.	The SPD should be informed by the aims and principles outlined in this plan.
Communities Plan (Sustainable Communities: Building for the Future), 2003	The Communities Plan establishes a long-term programme of action for delivering sustainable communities in England. It aims to tackle housing supply issues in the South East; low demand in other parts of the country; and the quality of public spaces. The main elements are: Sustainable communities; Step change in housing supply; New growth areas; Decent homes; including the need to bring council homes up to a decent standard; and Improvements to the local environment; particularly the public realm.	The SPD should be informed by the aims and principles outlined in this plan
Guidance on Tall Buildings. CUBE and English Heritage, 2003	The document provides advice and guidance on good practice in relation to tall buildings in the planning process. Criteria for evaluation of tall buildings: The relationship to context – topography; scale; height; urban grain; streetscape; effect on skyline and built form; Effect on existing environment; including open spaces; conservation / heritage areas and sites; monuments and listed buildings and views; prospects and panoramas; Relationship to transport infrastructure; Architectural quality; Contribution to public spaces and facilities; mix of uses; Effect on local environment; Contribution to permeability; Fitness for purpose; and General sustainability.	Use this plan as a basis for consideration of tall buildings in the development of the Core Strategy and SPD.
PPS1: Creating Sustainable Communities	Sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system and provides guidance on the following principles: mixed-use development – seeks to create vitality and diversity whilst reducing the need to travel; sustainable patterns of development through integrated land use and transport policy; design of new buildings and their curtilages to produce a high standard; providing a more accessible environment for everyone; encourage Economic Development and provide for locational requirements of businesses.	Statutory guidance which provides the overarching policy principles for the Core Strategy and SPD
PPG3: Housing	Policy guidance to meet housing requirements of the country through mixed use development. The guidance seeks to create vitality and diversity whilst reducing the need to travel; achieve sustainable patterns of development through integrated land use and transport policy; make the best use of land through use of housing densities; maximise the reuse of previously developed land; identify vacant urban land for industrial and commercial development; greening the residential environment through incorporating landscaping and planting; provide a sufficient amount and range of housing to meet the needs of the community in the right place at the right time; create a balanced and mixed community; and deliver affordable housing in the urban areas. The national target is that by 2008, 60% of additional housing should be provided on previously-developed land and through conversions of existing buildings.	Ensure the key policy requirements/objectives are reflected in the SA framework. The Core Strategy and SPD to reflect the objectives in relevant sections.
PPG4: Industrial and Commercial Development and Small Firms	Provides guidance on a range of issues relating to industrial and commercial development and small firms. It seeks to put increased emphasis on the need for development plans to take account of both the locational demands of business and wider environmental objectives. Development plan policies must take account of these needs and at the same time seek to achieve wider objectives.	Compare the SPD targets with national targets.

National	Summary of Guidance – relevant objectives, targets and baseline	Implications for the SPD/SA
PPS6: Planning for Town Centres	Objectives include: to sustain and enhance the vitality and viability of town centres; To sustain and enhance the vitality and viability of town centres; To focus development, especially retail development, in locations where the proximity of businesses facilitates; competition from which all consumers are able to benefit and maximises the opportunity to use means of transport other than the car; To maintain an efficient, competitive and innovative retail sector; To ensure the availability of a wide range of shops, employment, services and facilities to which people have easy access by a choice of means of transport.	
PPS9: Biodiversity and Geological Conservation	PPS9 sets the Government's objectives for nature conservation; and the framework for safeguarding our natural heritage under domestic and international law; The guidance describes the key role of local planning authorities and advises on the treatment of nature conservation issues in development plans. This draft PPS sets out the Government's broad policy objectives in relation to biodiversity and geological conservation in England, and its proposed planning policies that will help deliver these objectives. These policies are firmly based on the principles set out in "Working with the grain of nature - biodiversity strategy for England" (Defra 2002). The broad aim of the England strategy is that planning, construction, development and regeneration should have minimal impacts on biodiversity and enhance it wherever possible.	
PPG10: Planning and Waste Management	The land-use planning system has an important role to play in achieving sustainable waste management. It should meet the following objectives: to provide a planning framework which enables adequate provision to be made for waste management facilities to meet the needs of society for the re-use, recovery and disposal of waste, taking account of the potential for waste minimisation and the particular needs in respect of special waste; to help meet the needs of business and encourage competitiveness; to encourage sensitive waste management practices in order to preserve or enhance the overall quality of the environment and avoid risks to human health; to have regard to the need to protect areas of designated landscape and nature conservation value from inappropriate development; to minimise adverse environmental impacts resulting from the handling, processing, transport and disposal of waste; to consider what new facilities may be needed, in the light of wastes forecast to arise; and to ensure that opportunities for incorporating re-use/recycling facilities in new developments are properly considered.	
PPS12: Local Development Frameworks	Guidance on preparing LDF documents and aims to ensure documents are: Flexible; Strengthen community and stakeholder involvement; involve local communities and all stakeholders from the outset and throughout the preparation of local development documents; apply the principle of Front loading. The guidance also covers: sustainability appraisals to ensure that local development documents are prepared with the objective of contributing to the achievement of sustainable development; Programme management and soundness.	
PPG13: Transport	Key objectives are to integrate planning and transport at the national; regional; strategic and local level to: Promote more sustainable transport choices for both people and for moving freight; Promote accessibility to jobs; shopping; leisure facilities and services by public transport; walking and cycling; and reduce the need to travel; especially by car. Achieve sustainable patterns of development through integrated land use and transport policy.	
PPG15: Planning and the Historic Environment	Provides a full statement of Government policies for the identification and protection of historic buildings; conservation areas; and other elements of the historic environment. It explains the role played by the planning system in their protection. Protection of the historic environment; whether individual listed buildings; conservation areas; parks and gardens; battlefields will need to be taken fully into account both in the formulation of authorities' planning policies and in development control.	
PPG16: Archaeology and Planning	Sets out national policy on archaeological remains on land; and how they should be preserved or recorded both in an urban setting and in the countryside. It gives advice on the handling of archaeological remains and discoveries under the development plan.	
PPG17: Planning for Open Space, Sport and Recreation	Protect wildlife to sustain and enhance biodiversity; Identification of wildlife corridors; Use of derelict land as wildlife sites; Ensuring local networks of high quality and well managed and maintained open spaces, sports and recreational facilities; Set	

National	Summary of Guidance – relevant objectives, targets and baseline	Implications for the SPD/SA
	local open space and recreational standards that reflect the needs of the community.	
PPS22 Renewable Energy	Outlines detailed policies for developing renewable energy sources or specify sites suitable for the various types of installation. Targets: reduce carbon dioxide emissions by some 60% by 2050, with real progress by 2020, and to maintain reliable and competitive energy supplies. The Government has also set a target to generate 10% of UK electricity from renewable energy sources by 2010 and the Energy White Paper set out the aspiration to double that figure to 20% by 2020 February 2005	
PPG23: Planning and Pollution Control	Includes policy guidance for development on and remediation of existing contaminated and derelict land. Particularly relevant to industrial development and waste treatment and disposal sites posing a potential for pollution; and the redevelopment of contaminated land. Material considerations' likely in planning / pollution control: Location; Impact on amenity; The risk and impact of potential pollution from the development; Prevention of nuisance; Impact on the road and other transport networks and on the surrounding environment.; Need; where relevant; and feasibility of restoring the land to standards sufficient for an appropriate after use.	
PPG24: Planning and Noise	Outlines guidance for local authorities in England on how to use their planning powers to minimize the adverse impact of noise. Outlines the considerations to be taken into account in determining planning applications for noise sensitive developments and for those activities; which generate noise; and advises on the use of conditions to minimize the impact of noise.	
PPG25: Development and Flood-risk	Reduce risks of flooding to people and the developed and natural environment precautionary approach in areas at risk from flooding the use of sustainable drainage systems	
English Heritage, Transport and the Historic Environment and Streets for All.	This policy statement sets out the broad principles of English Heritage's vision for long-term national transport policy where Government, its agencies, and local authorities : Encourage a switch to less damaging forms of transport and promote planning policies that help to reduce the need to travel; Seek imaginative solutions to transport problems; Ensure that transport appraisal properly assesses the impacts on the historic environment to an appropriate level of detail; Take account of the wider historic environment; Continue to promote good design and push hard for proposals that recognise local and regional distinctiveness; Encourage innovative transport management strategies; Minimise the impact of air travel on the historic environment.	The Core Strategy and SPD to reflect the objectives in transport and movement section. Ensure the key policy requirements/objectives information are reflected in the SA framework
ODPM, Safer Places, the Planning System and Crime Prevention, February 2004.	This guide identifies the following seven attributes of sustainable communities that are particularly relevant to crime prevention: Access and movement; Structure; Surveillance; Ownership; Physical protection; Activity; Management and maintenance.	Include in urban design section of SPD.
Circular 5/94 Planning Out Crime	Provides advice on planning considerations relating to crime prevention. Establishes design principles for all new development which seek to reduce crime and the risk of crime and provide people with a safer and more secure environment and outlines guidance for: active frontages; gated developments; overlooking; public and private space; maximising surveillance; gardens and landscaping; road layout and accessibility; public transport facilities; lighting; mixed use development night time economy.	The Core Strategy and SPD to reflect the objectives and guidance relevant sections.
Planning and Employment Land Reviews (ODPM 2004)	Promotes strong stable productive and competitive economy and provides a review of all non-housing allocations and consider whether some should be used for housing or mixed use development. Identifies a methodology for Employment Land Reviews.	The Core Strategy and SPD to reflect the objectives guidance in relevant sections.
Regional / London		
The London Plan: Spatial Development Strategy for Greater	The London Plan sets out strategic planning policies for London for the next 10-15 years and identifies the need for a number of sub regional development frameworks and opportunity area frameworks. South Shoreditch lies within the	The Core Strategy and SPD to reflect the objectives in relevant

National	Summary of Guidance – relevant objectives, targets and baseline	Implications for the SPD/SA
<p>London; 2004</p>	<p>Bishopsgate/Shoreditch Opportunity Area where the Plan sets a minimum target of 800 additional 'homes' in the plan period (1997-2016) with and an additional 1600 jobs. It is expected that the London Plan will be reviewed in 2006. The review will be informed by the draft Sub Regional Development Framework for East London and the City Fringe Opportunity Area framework.</p> <p><u>East London</u> Priority area for regeneration Promote contribution to London-wide role Identify capacity for new job and housing opportunities and appropriate mixed use development (especially in Opportunity Areas) Exceed housing development targets in plan and achieve mixed and balanced communities Improve variety, quality and access to available employment sites, especially within Strategic Employment Locations, to meet identifiable demands for employment land, including future provision Retain, expand and enhance social and community infrastructure Sustainable, safe, secure and well-designed new development Identify areas suitable for tall buildings Develop SRDFs Context multiple deprivation (East London minimum target of 104,000 new homes and 249,000 jobs to 2016)</p> <p><u>Bishopsgate/South Shoreditch Opportunity Area</u> Table 5C.1 defines East London Opportunity Areas Planning frameworks for these areas: maximise residential and non-residential densities and contain mixed uses Scale of development may give substantial planning obligations Para 5.64, Eastern City Fringe defined as arc from Shoreditch around eastern fringes of City to Wapping. This contains two Opportunity Areas (Bishopsgate/South Shoreditch and Whitechapel/Aldgate. "Because of its proximity to the City, the area provides particular scope to support London's critical mass of financial and business services in ways that can contribute to the Mayor's sustainability objectives and underpin clustering of economic activity, such as creative industries. The Eastern City Fringe contains some of London's most deprived inner city communities as well as affluent new quarters and London's largest Bangladeshi neighbourhood. Interspersed with these are affordable business premises some serving the local communities, others meeting the needs of national and international business and others which have developed into strategically important commercial and cultural attractions in their own right Area of 35ha, new jobs target = 16,000, new homes 800.</p> <p><u>Housing</u> Provision of new homes in London 1997 – 2016 – 17,350 (870/annum) (Target being reviewed – 2005) Strategic target of 50% affordable housing from all sources. Affordable housing tenure split – 70% social housing, 30% intermediate. 10% of new housing to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. Meeting housing target. Meeting affordable housing target. Tenure mix. Definition of affordable housing.</p>	<p>sections. Compare the SPD target for housing with the national target. Ensure the key policy requirements/objectives, targets and baseline information are reflected in the SA framework.</p>

National	Summary of Guidance – relevant objectives, targets and baseline	Implications for the SPD/SA
	<p>Prevent the loss of housing and affordable housing without its planned replacement at existing or higher densities. Review employment land for suitability as housing. Town centres & good public transport areas to be a focus for new housing. Bring unused housing back into use. Provision of a range of housing choices (e.g. size, mix). Provision of special needs and specialist housing. New housing to be built to 'lifetime home' standards / wheelchair accessible housing. Major housing development to be located in areas of high public transport accessibility.</p> <p><u>Retail</u> As PPG 6 require appropriate health, education, public and community services to locate in TC. Support TC management & BIDs Maintain/enhance/manage local centres Have regard to hierarchy of centres</p> <p><u>Economy</u> Support and develop London as a world economy. Seek a range of premises of different types, sizes and costs to meet needs of different sectors of the economy and firms of different types and sizes. Spatial application of policies to meet needs of different sectors Support office market with an increment in stock and a variety of types of sizes Opportunity areas should include a mix of uses Management and identification of Strategic Employment Locations with regard to accessibility, fitness for purpose, quality and release of surplus land Support for innovation, tourism and creative industries Improving skills</p> <p><u>Urban design</u> Good design Sustainable design and construction Maximise intensity of use compatible with local context – local context studies Identification of locations for high buildings Good design of high buildings Identify areas of character that may be affected by high buildings</p> <p><u>Transport</u> Increase capacity of public transport in London by up to 50% over the Plan period. From 2001-2011, zero growth across the rest of inner London. Reduce the need to travel (particularly by car). Location of high trip development generators. Parking standards.</p>	

National	Summary of Guidance – relevant objectives, targets and baseline	Implications for the SPD/SA
	<p>Reduction in parking standards. Provision of adequate cycle facilities. Support improvement projects and walking routes identified in the Plan. East London Line extension. Site allocation for East London line extension. Criteria for new roading projects.</p> <p><u>Health, community and education</u> Availability of and Accessibility to a range of quality community services, particularly education and health. Social inclusion. Protection and enhancement of social infrastructure and community facilities.</p>	
<p>Draft Sub Regional Development Framework for East London, May 2005</p>	<p>Identifies policy areas for consideration in local LDF processes and within the first review of the London Plan and includes new figures/data and seeks to provide further definition of Opportunity Area boundaries and potential.</p> <p><u>Opportunity Areas</u> Framework for City Fringe and its two opportunity Areas centred on Bishopsgate and Aldgate/Whitechapel must take account of need to coordinate office provision with other uses (housing, leisure, culture and tourism, and local communities some of which have been excluded historically from benefits of economic growth (para 137); Strategic leisure and visitor related services will be important in Shoreditch (para 138)</p> <p><u>Bishopsgate/South Shoreditch Opportunity Area</u> Annex 2, page A40 provides additional detail on O.A. Approximate site area of 35 ha (LBTH, City, LB Islington and LBH) Job and housing figures to be tested through SRDF process Eastern City Fringe Framework to provide a coordinated strategy in relation to specific proposals for the Opp Areas Eastward expansion of CAZ towards and including Bishopsgate, increasing public transport accessibility, potential development capacity uplifts Ensure development benefits local communities as well as meeting strategic needs and changing social requirements, drawing on Eastern City Fringe Framework Training agreements important Review and make realistic provision for established and changing economic specialisation (e.g. textiles and leisure) Explore potential energy between leisure and cultural areas centred on Shoreditch Potential South Shoreditch EMZ proposal Bishopsgate goods yard redevelopment likely to include significant office provision and housing including affordable family housing. Interpretation of London Plan SRQ matrix must take into account need for affordable family housing accommodation as well as capacity and density uplift through good public transport Appropriate responses to varied environmental quality (mix of heritage, degradation, mediocre) Take account of strategic high buildings and views policy Development should be matched to transport capacity Maximum contributions sought with respect to transport improvements (Borough and TfL) Contributions (via s106) to ensure that current service levels are supported and meet demand growth</p>	<p>The Core Strategy and SPD to reflect the objectives in relevant sections once finalised.</p>

National	Summary of Guidance – relevant objectives, targets and baseline	Implications for the SPD/SA
	<p>Safeguard land for transport functions Emphasis on pedestrian permeability - North-South links from Liverpool Street to Shoreditch High Street (Exchange Place and Bishopsgate Goods yard) Provision for area based pooling and project banking (bus and station improvements) Safe and social implementation of evening economy Principles of green grid</p> <p><u>East London Office Locations</u> Table 2C.1 (Annex 4) states that South Shoreditch/Bishopsgate is a key strategic reserve for CAZ office market area, extends strategic business cluster, potential good public transport access, good potential office viability, supports local regeneration Suggests maintaining as a viable short/medium term reservoir for CAZ office market activities. Also maintain or increase housing or ancillary uses components.</p>	
<p>Draft City Fringe Opportunity Area framework, June 2005</p>	<p>Document currently under development and will be consistent with and provide further guidance to content of London Plan and SRDFs. Provide guiding principles based on LP Policy 4B.1 Design Principles. Mixed use policy – large offices development should include a mix of uses unless they conflict with other policies (i.e. 3B.1, 3B.2, 3B.3) supporting London's office role. Emphasis on strategic route from Broadgate to Bishopsgate Goods yard; Finsbury Square to Spitalfields; Old Street to Bishopsgate: Mix of uses recommended:: Office led south of worship Street, residential off-site (not Sun Street); Some mixed use, and office development north of Liverpool Street (Opportunity Area); Other uses identified for Shoreditch High Street and parts of Great Eastern Street; Residential led (Tabernacle Street); Tall buildings recommended stretching north from north boundary of Broad gate to Bishopsgate, and at Old Street roundabout; Provides potential s106 arrangements (including pooling arrangements).</p>	<p>The Core Strategy and SPD to reflect the objectives in relevant sections once finalised.</p>
<p>Draft Industrial Capacity SPG , 2003</p>	<p>Insure there is an adequate stock of industrial employment capacity; Plan, monitor and manage the release of surplus industrial land so that it can better contribute to strategic and local planning objectives (housing, town centre renewal- offices, leisure and retailing; Based on site characteristics and industrial demand factors.</p>	
<p>Draft London View Management Framework, draft SPG, GLA</p>	<p>Expands on Mayor's London View Protection Framework; Within designated views, strategically important landmarks will be identified and provides an orientation point; Boroughs should designate and manage local views; Plans should seek to enhance the view and reflect its benefits, promoting an appreciation of London.</p>	
<p>Mayor of London, Growth and Regeneration in the Thames Gateway: Interregional Planning Statement by the Thames Gateway Regional Planning Bodies, 2004</p>	<p>Non-statutory, interregional approach to the Thames Gateway agreed by partners. Provides an assessment of the potential development capacity for the area.</p>	<p>The Core Strategy and relevant SPDs to reflect the strategy principles.</p>
<p>Mayor of London, Thames Gateway Development and Investment Framework, 2004</p>	<p>Builds upon the London Plan and Sustainable Communities Action Plan and sets a vision for the revitalisation of the Thames Gateway.</p>	<p>As above.</p>
<p>A Sustainable Development Framework for London. London Sustainable Development Commission, June 2003</p>	<p>An overarching framework for sustainable development for the city. Framework consists of a vision; overall objective and framework objectives. These are under four themes: Taking responsibility; developing respect; getting results and managing resources. The 'World Class' London of the future is a place where all Londoners and visitors feel the greatest possible sense of physical; emotional; intellectual and spiritual well-being. Overall objective: "We will achieve environmental; social and economic development simultaneously; the improvement of one will not be to the detriment of another. Where trade-offs</p>	<p>The Core Strategy and SPD and associated SA to reflect the objectives for sustainable development.</p>

National	Summary of Guidance – relevant objectives, targets and baseline	Implications for the SPD/SA
Connecting with London's Nature. The Mayor's Biodiversity Action Plan, 2002	<p>between competing objectives are unavoidable; these will be transparent and minimised."</p> <p>The Biodiversity Strategy provides a strategic framework within which the London Biodiversity Action Plans sit. The Strategy aims to protect and enhance the natural habitats of London together with their variety of species. It sets out the Mayor's vision for the future; identifying the key issues and providing innovative solutions to implementation through partnership. Objectives for biodiversity include:</p> <p>Biodiversity for people – to ensure all Londoners have access to wildlife and natural green spaces; Nature for its own sake – to conserve London's plants and animals and their habitats; Economic benefits – to ensure the economic benefits of natural green space and greening are fully realised; Functional benefits – to ensure the city enjoys the functional benefits biodiversity can bring; and Sustainable development – biodiversity conservation as an essential element of sustainable development.</p>	The Core Strategy and SPD and associated SA to reflect the objectives for sustainable development.
Design for Biodiversity, 2003. London Development Agency with English Nature, GLA and the London Biodiversity Partnership	Provides general guidance for developers on biodiversity. Describes drivers and processes and contains case studies of how nature conservation priorities have been achieved in development.	The Core Strategy and SPD and associated SA to reflect the objectives for sustainable development.
Sounder City: the Mayor's Ambient Noise Strategy, 2004	Outlines proposals / strategy to tackle the 'forgotten pollutant' – Noise – and seeks to view it on a similar footing as townscape and landscape. Seeks to lead the way in developing new ways of dealing with city noise; at a time when international pressure is growing to take more action.	The Core Strategy and SPD and associated SA to reflect the objectives for sustainable development.
Cleaning London's Air, The Mayor's Air Quality Strategy, 2002	The aim is to improve London's air quality to the point where pollution no longer poses a significant risk to human health. The Strategy sets out policies and proposals to move towards this. Includes targets for air quality in line with national targets.	The Core Strategy and SPD and associated SA to reflect the objectives for sustainable development.
Green Light to Clean Power. The Mayor's Energy Strategy, 2004	<p>Road traffic is main source of air pollution in London. Measures to reduce pollution from traffic: • Reducing the amount of traffic; Reducing emissions from individual vehicles – including low emission zones; incentives to use / purchase cleaner vehicles; clean fleets of public transport etc.; expanding access to alternative fuels; promoting advantages of cleaner vehicles / fuels.</p> <p>Energy efficient new buildings; Energy efficiency improved in existing buildings (such as efficient boilers); Fuel efficiency; Renewable energy technologies – such as solar.</p>	The Core Strategy and SPD and associated SA to reflect the objectives for sustainable development.
London Office Policy Review (2004)	<ul style="list-style-type: none"> ● Provision for up to 463,000 office jobs 2001-16, implying need for up to 8.1 million sqm in London Plan (2004) ● LOPR intended to inform SRDFs ● 4 types of office market, one of which applies to study area: ● Very large scale, long established central London markets primarily the City of London and eastern City Fringe ● Hackney as a whole has an estimated floorspace demand of 1.79million sq. ft. to 2016 ● Pattern of office starts in London 2003 highlights that mixed-use developments formed an important element in half of all starts (residential, live-work or retail) ● In terms of office market development, the report (table 2.3) notes that speculative office development in South Shoreditch is 'possible' in the short-term (2004-2006) and 'likely' in the mid-term (2007-2011). In terms of policy implications, the table recommends the promotion of offices on efficient sites, otherwise the promotion of residential or non-office commercial led mixed use 	

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Mayor of London, Transport Strategy, July 2001.	This Strategy outlines the Mayor’s vision for London as an exemplary sustainable world city. It requires will make London: a prosperous city : in which all share in the benefits of wealth created in London’s dynamic economy; a city for people : a liveable city of safe, attractive streets, where goods and services are within easy reach and where everyone feels safe and secure; an accessible city : with fast, efficient and comfortable means of transport, and access to affordable homes, education and training, health, leisure and recreation; a fair city : showing tolerance and abolishing all forms of discrimination, where neighbourhoods and communities have a say in their futures; a green city : making efficient use of natural resources and energy, respecting the natural world and wildlife, using to the full the varied patterns of open space, eco-friendly design and construction methods, recycling waste and creating new ‘green industries’.	The Core Strategy and SPD and associated SA to reflect the objectives for sustainable development.
Sustaining Success: The Mayor’s new Economic Development Strategy, 2004 (draft)	Identifies major investment themes for action up to 2016. Its central aim is to ensure cross cutting sustainable development themes including health and equality of opportunity are built into economic analyses and proposals. Key themes include: Investment in infrastructure and places; Investment in people; Investment in knowledge and enterprise; Investment in marketing and promotion.	The Core Strategy and SPD to reflect the objectives in relevant sections once finalised.
Rethinking Rubbish in London. The Mayor’s Waste Management Strategy, 2003	This Strategy sets out the Mayor’s proposed policy framework to achieve the following vision: “By 2020; municipal waste should no longer compromise London’s future as a sustainable city.” The Strategy aim to: change lifestyles – reducing waste; manage waste better – reducing impact on the environment and communities – led by reduction; reuse and Recycling.	
London: Cultural Capital - Realising the potential of a world class city. The Mayor’s Culture Strategy, 2004	The Mayor’s Culture Strategy has four key objectives; supported by a number of detailed policies: Excellence – to enhance London as a world-class city of culture; Creativity – to promote creativity as central to the success of London; Access – to ensure that all Londoners have access to culture in the city; and Value – to ensure that all London gets the best value out of its cultural resources.	The Core Strategy and SPD and associated SA to reflect the objectives for sustainable development.
Mayor of London, Green Capital: The Mayor’s Statement of the Environmental Report for London, 2003	This report provides a snapshot of London’s environmental quality. The Mayor’s environmental strategies contain a host of initiatives to improve London’s environment. The Green Capital report will be used as a baseline for future monitoring, and the basis for assessing our success in future years.	The Core Strategy and SPD and associated SA to reflect the objectives/baseline data.
Accessible London: Achieving an Inclusive Environment. SPG April 2004	This SPG provides detailed guidance on the policies contained in the London Plan regarding the promotion of an inclusive and accessible environment. It provides LPAs with advice on how to implement these policies; explains principles of inclusive design and how to apply them; gives ideas to designers on technical advice and guidance; gives disabled people and understanding of what to expect from planning in London; identifies national legislation and policy guidance relevant to an inclusive and accessible environment.	The Core Strategy and SPD and associated SA to reflect the relevant objectives/principles.
Supplementary Planning Guidance on Affordable Housing, July 2004	This SPG will provide guidance on the application and implementation of policies on affordable housing in the London Plan. The Hackney Affordable Housing SPD is in conformity with the SPG.	See comments on Hackney’s Affordable Housing SPD.
London Cycle Network Steering Group, The London Cycle Network Design Manual (LCDM), prepared for the Countryside Agency, 1998	<ul style="list-style-type: none"> ● Map shows extent of (i) London Cycle Network (LCN+), (ii) Local cycle network and (iii) National Cycle Network ● Study area (LCN+ and Local network) 	
City Fringe Growth Strategy	<ul style="list-style-type: none"> ● City Fringe is “an area of significant concentrated economic activity, with a proliferation of new starts, sole traders, micro business, small and medium sized enterprises(SMEs) and businesses owned by black and ethnic minority communities *BME-owned businesses). It plays a crucial role within the Central London Economy, with a thriving enterprise culture and great potential as a generator of growth” ● Defines a sector and cluster approach 	

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	<ul style="list-style-type: none"> ● Intervention through sector led customised training for existing and emerging clusters (Pathways to Work programme, Cluster action groups (private business, business support and regeneration agencies, higher education institutions, local authorities and other key players), Pilot Work ● Premises. Supply of appropriate and affordable workspace is currently inadequate to meet demand. ● 105 businesses interviewed. 73% occupy less than 2,000 sq ft and employ less than 10 people. 29% would move in next five years due to high rents and lack of space. ● Enquiries for smaller spaces increasing. In 2000, 85% enquiries for less than 2,500 sq ft. ● Generous supply of space at more expensive end of market and mainly for office premises (91%), but only 4% identified for industrial space. ● Mismatch in supply and demand, exacerbated by misuse of live/work accommodation, steeply rising property costs and pressure of Central London market. ● Labour force – complex barriers to employment: <ul style="list-style-type: none"> ○ lack of appropriate skills to access area’s employment opportunities; ○ lack of basis skills and English for Speakers of Other Languages; ○ Lack of confidence and motivation; ○ Lack of presentational skills; ○ Issues associated with ex-offenders, and drug and alcohol dependencies; ○ Lack of childcare provision for lone parents and women returners ○ Benefit dependency, and the low paid, part-time and temporary nature of available employment; ○ Legal barriers to work and the non-accreditation of foreign qualifications; ○ Reluctance to travel/inadequate transport; and ○ Discrimination in the labour market. 	
<p>Understanding the development drivers in the City Fringe, Corporation of London</p>	<ul style="list-style-type: none"> ● Report on behalf of Corporation of London assessing contribution of City Fringe area to City financial cluster ● Potential to accommodate City-type activities in financial and business service and related sectors ● CFSA has seen around 6.75m sq ft of development completions over past 20 years compared to 35m sq ft in City Core ● Development is cyclical peaks in 1989-91 and 2000-04 ● CFSA is highly pro-cyclical in terms of leasing as a result of its role as overspill to City (undermined by Docklands w.r.t. to large occupiers) ● Northern segment between Worship Street and Finsbury Circus has proved attractive to banking and finance companies ● Cluster based on ICT sector, in the northern part of the area near Old Street which is attractive to firms looking for cheaper space but within reasonable access to the City Core 	

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	<ul style="list-style-type: none"> ● Analysis of areas and individual sites based on key factors which drive locational decisions of FBS and related-sector companies: <ul style="list-style-type: none"> ○ intrinsic locational appeal (proximity to transport, amenities and related commercial activity); and ○ planning/property issues (cost/timing, procurement preferences and confidence in the deliverability of appropriate premises. ● 43 sites identified (above 50,000 sq ft); ● Preponderance of sites towards City Corporation area ● Main clusters include south Shoreditch between City Road/Finsbury Square and Broadgate, and the north east corner of the City Fringe area, including sites north of Liverpool Street Station and Spitalfields ● 13 sites in LBH 	
Local		
<p>London Borough of Hackney, Community Strategy: Mind the Gap, 2004.</p>	<p>The vision for Hackney is: ‘Over the next 10 years, Hackney will build on the strength of its communities to become a borough renowned for diversity, tolerance, inclusivity and vibrancy. By 2014, the quality of life in the borough will increase as public and voluntary agencies and local business provide higher quality, accessible and responsive services and facilities. Levels of poor health, poor housing and unemployment will be reduced and environmental management improved.’ The strategy is underpinned by six core themes: a good place to grow up; a dynamic, creative economy; thriving, healthy communities; better homes; a safer, cleaner place to live; and a sustainable borough.</p>	<p>Sets the overall context for the SPD. The Core Strategy and SPD and associated SA to reflect the objectives for sustainable development.</p>
<p>London Borough of Hackney, Unitary Development Plan, 1995.</p>	<p>The adoption of the Unitary Development Plan on 5 June 1995 was with the objective of preparing a development plan to guide physical change in Hackney over the next five to ten years. Policies cover Planning for Black and Ethnic Minorities; Environmental Quality; Housing; Employment; South Shoreditch; Transport; Retailing and Town; Open Spaces and Nature Conservation; Community Services; Arts, Culture and Entertainment; Planning Standards.</p> <p>Additional policies are identified for South Shoreditch are as follows: SSH1 Appold Street Defined Employment Area; SSH2 Industrial Development in the South Shoreditch Defined Employment Area; SSH3 Office and Business Development in the South Shoreditch Defined Employment Area; SSH4 Wenlock Basin and Hackney Road/Kingsland Road Defined Employment Areas — Retention of General Industrial and Storage or Distribution Uses; SSH5 Wenlock Basin and Hackney Road/Kingsland Road Defined Employment Areas — Provision of General Industrial and Storage or Distribution Uses; SSH6 Provision of New Retail and Other Service Uses; SSH7 Retention or Replacement of Retail and Other Service Uses; SSH8 Changes of use to Retail and Other Service Uses.</p> <p>UDP proposals map: Significant proportions of Shoreditch area are designated Defined Employment Areas; Several ‘New Development’ designations under the ‘Employment bracket; Conservation Areas (3); Pedestrian and/or cycle facility; Strategic view (background conservation area); East London Line Extension and station; Road development; Architectural Priority List; Proposals: 137, 148, 136, 282, 133, 142, 13, 129, 130, 149, 268, 138, 141, 171, 13A, 140, 170, 144, 24, 138, 139, 168, 13C, 25</p>	<p>Core Strategy to incrementally replace to UDP.</p> <p>Sets the overall policy context for the SPD. Link relevant sections of the SPD to the saved policies of the UDP.</p>
<p>Local Development Scheme 2005-2008 (LDS)</p>	<p>Sets out LBH approach to preparation of LDF. South Shoreditch is identified as an area where a SPD will be prepared. Main purpose is to ensure that future development is of an appropriate scale, quality and mix in response to considerable development pressures for office and evening economy in the area. Includes Planning guidance and standards for</p>	

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	<p>development in South Shoreditch which will supplement the saved 1995 UDP and London Plan and subsequent advice from the London Mayor to provide 'development framework' guidance for planning decisions pending the adoption of the core strategy. Document to be reviewed, potentially in the form of an AAP once the Core Strategy is adopted. SPD review on an annual basis.</p>	
<p>London Borough of Hackney, Hackney Waste and Recycling Strategy, 2004 – 2007</p>	<p>Three year Action Plan, which sets out how the Council will build on the considerable improvements achieved over the past two years to take our Waste, Street Cleaning and Recycling Services forward into the future. The strategy complements the North London Joint Waste Strategy which has been developed by the NLWA and the seven partner authorities and sets the strategic objectives for collection, recycling and disposal of wastes. and aims to deliver more sustainable waste management for North London through to 2020 in line with the EC Waste (Framework) Directive, the Government's Waste Strategy 2000 for England and Wales and the Mayor of London's Municipal Waste Strategy.</p> <p>Targets: By August 2005 to have a cost effective and efficient waste service. By March 2006 meet the Government target of 18% recycling for household waste.</p>	<p>The Core Strategy and SPD and associated SA to reflect the objectives for sustainable development.</p>
<p>London Borough of Hackney, Transport Strategy: Consultation, May 2005.</p>	<p>Sets out the Council's proposed transport schemes and investment until 2011. Key objectives include: improving safety and security for all travellers; improving transport sustainability and choice of travel for all; managing demand on the network; reducing the harmful environmental impacts of transport; reducing the need for car dependency; and supporting physical and economic regeneration of the Borough.</p> <p>Includes a range of targets and indicators related to the sustainability of the transport system.</p>	<p>The Core Strategy and SPD to reflect the objectives in relevant sections.</p> <p>Compare the SPD targets with the local target.</p> <p>Ensure the key policy requirements/objectives, targets and baseline information is reflected in the SA framework.</p>
<p>Housing Capacity, Entec UK Ltd</p>	<p>Study designed to inform preparation of DF and respond to advancements in policy context. Set in context of hierarchy of national policy statements/guidance, London Plan policy. The study draws on the findings of the LOPR and GLA Mixed Use study (2003):</p> <ul style="list-style-type: none"> ○ Residential values exceed offices in allocations in Hackney ○ The East London line extension should boost the office market in South Shoreditch; ○ Office space is being provided in residential-led mixed-use schemes in Old Street ○ Planning policy boosts development of office floorspace which is required as part of residential-led mixed use permissions on allocated employment land <ul style="list-style-type: none"> ● Reference to UDP and specific employment allocations (in Shoreditch chapter) <p>Recommendations</p> <ul style="list-style-type: none"> ● Policy recommendations consider existing UDP policy, London Plan, PPS1, PPG3, Draft Industrial Capacity SPG and Sustaining Success and evidence base. ● Locational emphasis 	

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	<ul style="list-style-type: none"> ● Review of local and strategic economic priorities to support the employment policies in the plan; ● Define a clear typology of employment sites and premises which reflect the current and future roles of Hackney as well as regeneration and economic development priorities ● Establish a robust set of criteria for defining and justifying the employment allocations ● Include an allocation type which promotes employment-led mixed use development; ● Make provision for affordable workspace ● Identify mechanisms for implementation ● Directly complement the Council's own economic development and regeneration strategies (including Community Strategy and Cultural Strategy) ● Define criteria for non-employment uses on employment sites. <p>Requirements and site implications</p> <ul style="list-style-type: none"> ● Demand-supply balance indicates need for 200,000 to 300,000 sqm net B1 (73%), B2 (15%), B8 (12%) floorspace ● Spatial disaggregation of floorspace requirements (table 6.3) suggests that South Shoreditch and City Fringe have following requirements: 'large' (10%) and 'small and medium sized' (25%) B1a/B1b premises; 'large' (25%) and 'small and medium sized' (20%) b1c premises; and 'small and medium sized' B8 uses (20%). <p>Key issues</p> <ul style="list-style-type: none"> ● Transfer of industrial sites should be carefully managed and strongly restricted to sites which are inherently unsuitable or unviable for industrial, warehousing or business use; ● Current provision of B1 premises represents a mismatch between supply and demand ● Need for a proactive approach in facilitating the qualitative improvement in supply of employment land and premises in the Borough (redevelopment/refurbishment, allocation of new land/floorspace, and promotion of employment led mix of uses ● Transfer is likely to be limited given the industrial restructuring which has already occurred in Hackney over past decade (vacancy rate is also lower than the efficient friction rate) <p>B1 supply (6.29)</p> <ul style="list-style-type: none"> ● Need for premises and potential demand arising from existing and future small business base. This arises from: <ul style="list-style-type: none"> ○ supply of large, prime office locations being unsuitable for small enterprises and key sector activities (including creative and cultural industries) in terms of size, cost, flexibility and location; ○ provision of office use as ancillary to residential-led mixed use schemes often being in appropriate in terms of type and cost; ○ differentials in land value between large office developments and those of small offices and light industrial units 	

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<p>Employment Growth Options Study, Final Report, Atkins, March 2006.</p>	<p style="text-align: center;">○ Creative and cultural industries account for 23% of all businesses in borough and 15% of employment</p> <ul style="list-style-type: none"> ● Study designed to inform preparation of DF and respond to advancements in policy context ● Set in context of hierarchy of national policy statements/guidance, London Plan policy ● The study draws on the findings of the LOPR and GLA Mixed Use study (2003): <ul style="list-style-type: none"> ○ Residential values exceed offices in allocations in Hackney ○ The East London line extension should boost the office market in South Shoreditch; ○ Office space is being provided in residential-led mixed-use schemes in Old Street ○ Planning policy boosts development of office floorspace which is required as part of residential-led mixed use permissions on allocated employment land ● Reference to UDP and specific employment allocations (in Shoreditch chapter) <p>Recommendations</p> <ul style="list-style-type: none"> ● Policy recommendations consider existing UDP policy, London Plan, PPS1, PPG3, Draft Industrial Capacity SPG and Sustaining Success and evidence base. ● Locational emphasis ● Review of local and strategic economic priorities to support the employment policies in the plan; ● Define a clear typology of employment sites and premises which reflect the current and future roles of Hackney as well as regeneration and economic development priorities ● Establish a robust set of criteria for defining and justifying the employment allocations ● Include an allocation type which promotes employment-led mixed use development; ● Make provision for affordable workspace ● Identify mechanisms for implementation ● Directly complement the Council's own economic development and regeneration strategies (including Community Strategy and Cultural Strategy) ● Define criteria for non-employment uses on employment sites. <p>Requirements and site implications</p> <ul style="list-style-type: none"> ● Demand-supply balance indicates need for 200,000 to 300,000 sqm net B1 (73%), B2 (15%), B8 (12%) floorspace ● Spatial disaggregation of floorspace requirements (table 6.3) suggests that South Shoreditch and City Fringe have following requirements: 'large' (10%) and 'small and medium sized' (25%) B1a/B1b premises; 'large' (25%) and 'small and medium sized' (20%) b1c premises; and 'small and medium sized' B8 uses (20%). <p>Key issues</p> <ul style="list-style-type: none"> ● Transfer of industrial sites should be carefully managed and strongly restricted to sites which are inherently unsuitable 	

National	Summary of Guidance – relevant objectives, targets and baseline	Implications for the SPD/SA
	<p>or unviable for industrial, warehousing or business use;</p> <ul style="list-style-type: none"> • Current provision of B1 premises represents a mismatch between supply and demand • Need for a proactive approach in facilitating the qualitative improvement in supply of employment land and premises in the Borough (redevelopment/refurbishment, allocation of new land/floorspace, and promotion of employment led mix of uses • Transfer is likely to be limited given the industrial restructuring which has already occurred in Hackney over past decade (vacancy rate is also lower than the efficient friction rate) <p>B1 supply (6.29)</p> <ul style="list-style-type: none"> • Need for premises and potential demand arising from existing and future small business base. This arises from: <ul style="list-style-type: none"> ○ supply of large, prime office locations being unsuitable for small enterprises and key sector activities (including creative and cultural industries) in terms of size, cost, flexibility and location; ○ provision of office use as ancillary to residential-led mixed use schemes often being in appropriate in terms of type and cost; ○ differentials in land value between large office developments and those of small offices and light industrial units ○ Creative and cultural industries account for 23% of all businesses in borough and 15% of employment 	
<p>Open Space and Sports Assessment, Final Report, Atkins, December 2004. Retail and Leisure Capacity Study, Draft Final Report, Roger Tym and Partners, October 2004.</p>	<p>Table 5.2 – Open Space by Ward:</p> <ul style="list-style-type: none"> • Haggerston 8.57 ha public parks, 23.23 total open space, pop 10366, Public Park area per 1,000 pop = 0.83, Open Space per 1,000 pop = 2.24 • Hoxton 8.49 ha public parks, 14.12 total open space, pop 10697, Public Park area per 1,000 pop = 0.79, Open Space per 1,000 pop = 1.32 • Hackney average public park area per 1,000 pop = 1.49; average open space area per 1,000 population = 2.30 • Skewed by Kings Park Ward <p>Park deficiency:</p> <ul style="list-style-type: none"> • Haggerston 1.65 Ha and Hoxton 0.33 <p>Few opportunities to address opportunities in Shoreditch. Developer contributions for allotments?</p>	<p>Ensure the key policy recommendations, targets and baseline information are considered in the formulation of the Core strategy and the SPD and associated SA framework.</p>
<p>Tall Buildings, Gillespies, Donaldsons, ARUP, December 2004.</p>	<p>Defines tall buildings as mid-rise 6-9 stories), tall buildings (10-15 stories) and very tall buildings ((16+ stories)</p> <ul style="list-style-type: none"> • Strategy and guidance recommends two step approach: <ul style="list-style-type: none"> ○ Is the proposed building significantly taller than surrounding development? If yes, should take account of strategy plan (location) and design guidance (quality). If no go to step (ii); ○ Is the proposed building over 18m (6 storeys) high? If yes, proposals must take account of design guidance (quality). If no, plan not required and guidance encouraged. <p>Definition of tall building, "Buildings or structures that are significantly taller than surrounding development". To judge whether a building is significantly taller requires assessment of mean building heights 100m from site in all directions. Proposals that are 20% taller than the mean would be significantly taller. Issues to be considered include design quality, visual impact,</p>	

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	sustainability and environment, Conservation, Transport accessibility, Public infrastructure, Open space, Access, Land use and density, response to urban setting, materials and maintenance. Proposals must demonstrate that they contribute to the preservation and enhancement of conservation settings. Shoreditch is identified as having some potential for tall buildings (not necessarily across the whole area).	
Hackney Retail and Leisure Capacity Study	<ul style="list-style-type: none"> • LB Hackney commissioned a Borough-wide Retail and Leisure Capacity Study to provide background information to inform the preparation of the LDF • Large town centre (Dalston), Small Town Centres (Stoke Newington and Mare Street) 	
Live/Work , London Residential Research, April 2005.	Key findings: Market uncertainty and illegitimate implementation of planning policy; Live/work development is the provision of an integrated living and working accommodation within a single self-contained unit; Policy recommendation that change of use from live-work to residential is possible via a payment of a commuted sum.	
Supplementary Planning Document, Affordable Housing, 2005	This document provides advice in securing provision of affordable housing in residential developments as part of the planning process. A 10 unit threshold for which 50% of all new residential units should be affordable with a tenure mix of 70% social rented housing and 30% intermediate housing. This requirement will be subject to site characteristics and the viability of such schemes. Where it deems appropriate the Council will use the GLA's Affordable Housing Development Control Toolkit to make this assessment. (See technical report and paragraph 3.41 of the London Plan)	<p>Compare the SPD targets with the local target.</p> <p>Ensure the key policy requirements/objectives, targets and baseline information is reflected in the SA framework.</p>
Supplementary Planning Guidance	The following guidance supplements the UDP and explains in more details the Council's planning policies and related standards and requirements for: New Residential Development, February 1998 SPG: Sound insulation (to be read in conjunction with SPG 2), No Date; SPG Note 3: Industry and Warehousing; SPG Note 4: Advertisements, May 1987; SPG Note 5: Children's Play, May 1987; SPG Note 10: Food and drink premises, Feb 1988; SPG Note 11: Access for people with disabilities, Feb 1988; SPG Note 12: Conservation, Feb 1988; SPG 13, Listed Building; SPG Note 14: Shop fronts and shop signs, May 1987; SPG Note 16: Trees, Feb 1988; Un-numbered SPG: Satellite dishes and telecommunications, July 1999; Un-numbered SPG: Planning Obligations (under review), Nov 2000.	Consider the relevant of the guidance as part of the Core Strategy preparation and update policies as required.
Consultation Draft Air Quality action Plan, February 2004 and associated air quality reviews and assessments	<p>Identifies appropriate measures that can be taken to improve air quality relating to the following overall themes: reduced emissions from transport; encouraging modal shifts in public behaviour; traffic reduction; non-traffic measures; and raising awareness. The borough has been declared as an Air Quality Management Area (AQMA). Two general categories of pollution occur within the borough: static industrial sources and road traffic. Policies relating to land use planning state that the Council will: continue to require the provision of new pedestrian and cycles links through development sites and open space and encourage these links to integrate into existing routes; continue to oppose development that places an emphasis on private vehicles use over public transport; require detailed air quality assessments of proposed development where a proposed development is show to exceed the threshold criteria of the ALG Technical Guidance dated 20 March 2001 and any revisions thereof. In addition Policy AP8 states that the Council will seek the provision of Liquid Petroleum Gas pumps at new filling stations through the planning process and encourage the provision of fuel alternatives at existing filling stations through partnership working with suppliers; the Council is committed to establishing travel plans with large (greater than 500 employees) new employers within the borough on a case by case basis.</p> <p>Target – 25% traffic reduction on 1997 traffic levels by 2010.</p> <p>Monitoring programme for air pollutants are reported in Stage 1 and Stage 3 reports of the Review and Assessment of Air Quality in Hackney.</p>	As above

National	Summary of Guidance – relevant objectives, targets and baseline	Implications for the SPD/SA
Hackney Public Realm Design Guide, November 2004 (draft)	Funded by the neighbourhood Renewal Fund, through the Hackney Strategic Partnership, and provides a design framework that will encourage a good quality, well managed public realm, able to accommodate future change, and to contribute to the regeneration of the borough.	Consider the relevant of the guidance as part of the Core Strategy and relevant sections of the SPD preparation and update policies as required.
Statement of Licensing Policy, 2005	Outlines the councils approach to achieving the objectives stated in the Licensing Act 2003: prevention of crime and disorder; public safety; prevention of public nuisance; and protection of children from harm. Includes key policy requirements for planning and suggests the designation of a special policy area for Shoreditch.	Core Strategy to reflect planning implications of the licensing policy. Ensure the SPD night time economy section is consistent with the licensing policy for South Shoreditch.