D7 - Birkbeck Mews, E8 2LE

Ward: Dalston

Ownership: London Borough of Hackney
Area: 0.21ha
Existing Use: Storage/Office, Public toilet for Ridley Road market

Planning Considerations:
- Dalston Town Centre (secondary shopping area)
- PTAL 6a
- Adjacent to Dalston and St Marks Conservation Areas
- Adjacent to Colvestone Primary School - Grade II Listed

How was the site identified? Dalston Area Action Plan (2013)

Timescale: Short Term

Allocation: Retail, Community, Cultural uses, Storage, Commercial or Residential

Development Principles:

Birkbeck Mews is a council-owned site currently used to store market waste, stalls, the market manager’s office and a public toilet associated with Ridley Road Market. The site is underdeveloped with the potential for intensification.

There are opportunities for new commercial or residential use, including provision of genuinely affordable new homes, with ground floor uses retained to provide public toilets and support Ridley Road market. Further guidance to be set out in a Supplementary Planning Document.

Planning Status: Jan 2018 - Pre app discussions for the demolition of existing buildings and the erection of mixed use buildings comprising B1 studio units, Retail (A1), Cafe (A3), Gym (D2) and reprovision of existing market storage and office facilities.

Proposed Submission Local Plan 2033 November 2018
D8 - 2-16 Ashwin Street, 11-15 Dalston Lane

Ward: Dalston

Ownership: London Borough of Hackney

Area: 0.18ha

Existing Use: Mix of buildings with commercial and residential, community garden, storage and temporary uses

Planning Considerations:

- Dalston Town Centre
- Special Policy Area (Licensing)
- Local Open Space
- Dalston Lane (West) Conservation Area
- Locally Listed buildings - 16 Ashwin Street and 11 Dalston Lane
- PTAL 6a

How was the site identified? Dalston Area Action Plan (2013)

Timescale: Medium Term

Allocation: Open space and mixed use development including residential

Development Principles:

The designated open space should be protected and retained in this area which is deficient in access to public open space. There are opportunities for mixed use development including residential, incorporating maximising the provision of genuinely affordable new homes. Further guidance to be set out in a Supplementary Planning Document.

Planning Status: No recent planning activity.
D9 - Stamford Works

Ward: Dalston

Ownership: Private

Area: 0.1ha

Existing Use: Part car park, part mix of commercial - restaurant and workspaces.

Planning Considerations:

- Special Policy Area (Licensing)
- Dalston Town Centre (Secondary Shopping Area)
- Dalston Conservation Area
- PTAL 6a

How was the site identified? Dalston Area Action Plan (2013)

Timescale: Medium Term

Allocation: Retail, Cultural/Creative, Community and third sector uses alongside residential or commercial at upper levels.

Development Principles:

There is opportunity for a mixed-use development incorporating employment, retail, cultural, creative and community uses with active frontage facing onto Gillett Square. Further guidance to be set out in a Supplementary Planning Document.

Planning Status: No recent planning activity.
D10 - Former CLR James Library, 16-22 Dalston Lane, 62 Beechwood Road

Ward: Dalston

Ownership: London Borough of Hackney
Area: 0.19ha
Existing Use: D1 (former Library) with retail frontage

Planning Considerations:
- Dalston Town Centre (Secondary Shopping Area)
- Dalston Lane (West) Conservation Area
- Locally Listed Building (16 -22 Dalston Lane)

How was the site identified? Dalston Area Action Plan (2013)

Timescale: Short Term

Allocation: Mixed use - retail, cultural / creative, third sector and / or community uses with employment and/or residential above.

Development Principles:
A community use should be retained at ground floor level and the retail frontage should be retained along Dalston Lane. There is opportunity to incorporate cultural/creative/third sector uses on the site and potential for employment or residential above, including the maximising the provision of genuinely affordable homes. Further guidance to be set out in a Supplementary Planning Document.

Planning Status: No recent planning activity
CL1 - Tram Depot, 38-40 Upper Clapton Road E5 8BQ

**Ward:** Leabridge

**Ownership:** Private

**Area in Hectares:** 2.9ha

**Existing Use:** Retail, workshops and storage yard

**Planning Considerations:**
- Prout Street Priority Industrial Area
- Locally Listed buildings on the site
- Clapton and Leabridge roundabout place policy area
- PTAL 6a

**How was the site identified?** Site Allocation Local Plan (July 2016)

**Timescale:** Short to Medium Term

**Allocation:** Employment or employment-led mixed-use including residential use.

**Development Principles and Issues:**

This allocation makes up the entire Prout Street Priority Industrial Area; as a result any redevelopment must re-provide the existing quantum of employment floorspace. New industrial uses are encouraged on the site.

38 - 40 Upper Clapton Road, also known as the Tram Depot, covers much of the site and is locally listed so should be retained and its setting enhanced.

The introduction of residential uses will only be acceptable if the existing industrial and employment floorspace is re-provided and the provision of genuinely affordable homes is maximised. The southern portion of the site, facing residential uses on Prout Road, may provide the best opportunity on the site for residential development.

The garages to the north of the site could provide an opportunity to extend a terrace and provide a new access route between Casimir Road and Cleveleys Road.
Indicative Capacity: 25 residential units and retention of the existing quantum of employment floorspace.

Planning Status: No recent planning permission
SH1 - 71-73 Lordship Road (St Mary’s Lodge)

Ward: Clissold

Ownership: Private

Area: 0.14ha

Existing Use: Previously a community use, currently vacant and in a state of disrepair.

Planning Considerations:
- Locally listed building
- Lordship Park Conservation Area
- PTAL 2
- Brownswood & Manor House Controlled Parking Zone (CPZ).
- Critical Drainage Area
- St Mary’s Lodge Planning Brief has been adopted: https://www.hackney.gov.uk/spd

How was the site identified? Site Allocation Local Plan (2016).

Timescale: Medium term

Allocation: Community/education and residential use

Development Principles:
The priority is to restore St Mary’s Lodge and bring the building back into viable use. A comprehensive redevelopment scheme for a mixed use community (educational) and residential scheme, including genuinely affordable new homes, is encouraged. Any proposal would be considered in line with the adopted St Mary’s Lodge Supplementary Planning Document (SPD).

Any residential development on the site should prioritise family-sized accommodation as there is demand for large family-sized homes in this location. Any residential development should be developed concurrently with the community use.
Proposals on this site will need to adopt a conservation sensitive approach that is driven by the setting issues to St Mary’s Lodge and its context in the conservation area. There are two main scenarios for development on the site:

- Scenario 1: Development of St Mary’s Lodge, 73 Lordship Road (land parcel A); or
- Scenario 2: Comprehensive redevelopment of the three plots 69-73 Lordship Road (land parcels A and B).
- There is also a possible Scenario 2a for the development of the two plots of land at 71 and 73 Lordship Road, i.e. St Mary’s Lodge and the adjacent car park but excluding the synagogue. This option would be very similar in building footprint and height to Scenario 2, but with different boundary conditions/treatments and access arrangements.

High level viability discussions indicate that it should be viable for a developer to include a proportion of affordable housing as part of a comprehensive mixed use redevelopment scheme in accordance with Hackney’s affordable housing policy. Any departure from the uses put forward in the Site Allocations and Planning Brief or a non-compliant affordable housing offer would be subject to a full viability review.

**Indicative Capacity:** 10 family sized homes and 1,000sqm of community use

**Planning Status:**

Pre-app discussions ongoing.

2016/1003 - Erection of part two-storey, part three-storey rear extension with hipped roof form above; erection of part two-storey, part three-storey side extension with hipped roof form above; including excavation to establish additional floorspace at partial basement level below (all floorspace for synagogue and ancillary purposes falling within Use Class D1); alterations to configuration of on-site car parking in front portion of site. Decision: Granted
SHX1 - Former Rose Lipman Library, Downham Road N1 5TH

Ward: De Beauvoir

Ownership: London Borough of Hackney

Area: 0.68ha

Existing Use: Archive Library, community, retail, residential and commercial uses.

Planning Considerations:
- PTAL 3/4
- De Beauvior Conservation Area (Adjacent)

How was the site identified? Site Allocation Local Plan (2016)

Timescale: Short to Medium Term

Allocation: Mixed use including residential, and supporting retail, and community facilities

Development Principles:

The former Rose Lipman Library is part of a housing estate and previously housed the Archive Library before it was relocated to the new Dalston Library. The re-provision of community facilities for the local area is required on this site, which may be achieved through the retention and refurbishment of the former Rose Lipman Library as part of a wider redevelopment scheme incorporating residential uses including the maximising the provision of genuinely affordable new homes.

Development on this site should help to re-establish a block layout with clear fronts facing the street and private courtyards / gardens for residents at the rear. Development should aim to repair and clarify the street network through the site and should re-establish a consistent scale of built frontage and enclosure to the street.

An indicative appropriate building height for the site is in the range of 4 to 6 storeys. The Downham Road frontage will need to have respect to the low scale of existing buildings opposite. The site is flanked on three sides by three 18 storey tower blocks. Additional
tower developments will not be justified on the basis that there are already tall buildings nearby and there is no strategic reason to mark the site with additional tall buildings.

**Indicative Capacity**: 200 Residential units and 1,650sqm of community use

**Planning Status**: No recent planning activities
SHX2 - St Leonard's Hospital, Hoxton Street, Shoreditch, London

Ward: Hoxton East and Shoreditch

Ownership: Public
Area: 2.03ha
Existing Use: Hospital/Health facility

Planning Considerations:
- Kingsland Conservation Area
- Statutory and Local Listed buildings - Adjacent Church is Grade I listed and St Leonards Hospital is Grade II listed
- PTAL 4/5

How was the site identified? Strategic Land Availability Assessment (2017)

Timescale: Long Term
Allocation: Mixed-use community and residential

Development Principles:
This site occupies a block between Hoxton High Street and Kingsland Road. It has the potential to accommodate a more intensive mixed-use development to support Hoxton High Street as a commercial and employment destination. The site potentially has the capacity to accommodate significant community infrastructure, (which could include health and education uses), space for a range of businesses and a mix of housing types and tenures, including genuinely affordable new homes.

Publicly accessible open space should be provided on the site for use by new and existing residents and to support local biodiversity. Development should have a clear and legible, street-based layout and buildings should have clear fronts and backs. Connections should be made across and through the site to improve links between Hoxton Street and Kingsland Road.
Historic hospital buildings should be re-used and reconfigured and development should enhance the setting of Christ Apostolic Church. Development should respond to the predominant scale, materiality and character of the local area.

**Indicative Capacity:** Site capacities will be obtained through detailed masterplanning and an associated development brief for the site

**Planning Status:** No recent planning applications
SHX3 - 48 Eagle Wharf Road, Hackney, London, N1 7ED

Ward: Hoxton West

Ownership: Private
Area: 0.52ha
Existing Use: B8 storage

Planning Considerations:
- Priority Office Area - Wenlock
- Regents Canal Conservation Area
- City Fringe OAPF
- Crossrail 2 Safeguarding Area
- Green Links (Regents Canal)
- SINC (Regents Canal)
- PTAL 2

How was the site identified? As part of the Crossrail 2 consultation process the site has been identified as an option for a ventilation shaft

Timescale: Long term

Allocation: Commercial led development with adjoining Museum of London Archaeology (MOLA) site to accommodate Crossrail 2 ventilation shaft

Development Principles: The site currently contains a double-height single storey B8 storage warehouse. There is potential for intensification of the site, along with the adjoining MOLA storage site, to accommodate an employment led development with replacement B8 uses, Crossrail 2 ventilation shaft and associated enabling development. A net loss of B8 floorspace may be necessary to support the delivery of the Crossrail 2 ventilation shaft and will only acceptable in these circumstances. The site is suitable for employment development (including ventilation shaft) or employment-led mixed-use development (incorporating a ventilation shaft) with residential and maximising the delivery of genuinely affordable new homes. A public route through to (and along) Regents Canal should be provided.
Indicative Capacity:

**Option 1 – Employment only scheme**
20,000 sqm of Employment floorspace and ventilation shaft

**Option 2 – Employment led mix use scheme**
110 Residential units and 12,100sqm of commercial floorspace and ventilation shaft

**Planning Status:** 2018/3517 - Redevelopment of existing self-storage site (B8 use) to provide a mixed-use scheme comprising blocks of 2-9 storeys and accommodating a self-storage facility (B8 use) at lower basement, basement and ground floor level, office accommodation (B1 use) at basement, ground and first floor level, 141 residential units (C3 use) at second to eighth floor and cafe (A3 use) at ground and first floor level, along with landscaping, pedestrian link to Regents Canal and other associated works – Undetermined
## Appendix 4: Replacement Site Allocations

The table below shows the sites allocated in the Site Allocations Local Plan (2016) and where applicable how they have been replaced by this Local Plan 2033.

<table>
<thead>
<tr>
<th>Ward</th>
<th>SALP ref</th>
<th>Site Name SALP (2016)</th>
<th>Replacement Site Allocation in LP33</th>
<th>LP33 ref</th>
</tr>
</thead>
<tbody>
<tr>
<td>Woodberry Down</td>
<td>286</td>
<td>Woodberry Down Est, Seven Sisters Road N4 1DH</td>
<td>To be replaced by site allocation MH1 in LP33</td>
<td>MH1</td>
</tr>
<tr>
<td>Brownswood</td>
<td>7</td>
<td>Kings Crescent, Green Lanes N4 2XG</td>
<td>N/A - Site has planning permission and is at an advance stage of construction</td>
<td>-</td>
</tr>
<tr>
<td>Cazenove</td>
<td>273</td>
<td>92-94, Stamford Hill, N16 6XS</td>
<td>N/A - Development completed</td>
<td>-</td>
</tr>
<tr>
<td>Homerton</td>
<td>190</td>
<td>Arches 189 – 222 Morning Lane E9 6JU</td>
<td>N/A - Development completed</td>
<td>-</td>
</tr>
<tr>
<td>Homerton</td>
<td>10</td>
<td>Bridge House, Homerton High Street E9 6JL</td>
<td>N/A - Site has planning permission and has commenced</td>
<td>-</td>
</tr>
<tr>
<td>Homerton</td>
<td>9</td>
<td>Marian Court, Homerton High Street E9 6BT</td>
<td>N/A - Site has planning permission</td>
<td>-</td>
</tr>
<tr>
<td>Homerton</td>
<td>134</td>
<td>Former Hackney Police Station, 2 Lower Clapton Road E5</td>
<td>N/A - Site has planning permission</td>
<td>-</td>
</tr>
<tr>
<td>Clissold</td>
<td>136</td>
<td>Anvil House, 8-32 Matthias Road N16 8NU</td>
<td>N/A - Building appropriate for conversion and extension rather than demolition and redevelopment</td>
<td>-</td>
</tr>
<tr>
<td>De Beauvoir</td>
<td>84</td>
<td>337 Kingsland Road Adjacent Car Park E8 4DA</td>
<td>N/A - Planning application submitted decision pending</td>
<td>-</td>
</tr>
<tr>
<td>Hoxton East and</td>
<td>268</td>
<td>Britannia Leisure, Hyde Road N1 5JU</td>
<td>N/A - Site at an advance planning application stage</td>
<td>-</td>
</tr>
<tr>
<td>Ward and Shoreditch</td>
<td>SALP ref</td>
<td>Site Name SALP (2016)</td>
<td>Replacement Site Allocation in LP33</td>
<td>LP33 ref</td>
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</tr>
<tr>
<td>De Beauvoir</td>
<td>270</td>
<td>Rose Lipman Library, Downham Road N1 5TH</td>
<td>To be replaced by site allocation SHO1 in LP33</td>
<td>SH01</td>
</tr>
<tr>
<td>Hoxton East and Shoreditch</td>
<td>6</td>
<td>Colville Estate, Hyde Road N1 5PT</td>
<td>N/A - Site has planning permission and is under construction</td>
<td>-</td>
</tr>
<tr>
<td>Hackney Downs</td>
<td>283</td>
<td>Nightingale Estate, Downs Road E5 8LB</td>
<td>N/A - Site has been completed</td>
<td>-</td>
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<tr>
<td>Hoxton East and Shoreditch</td>
<td>103</td>
<td>35 – 45 Great Eastern Street EC2A 3ER</td>
<td>To be replaced by Future Shoreditch AAP</td>
<td>-</td>
</tr>
<tr>
<td>Hoxton East and Shoreditch</td>
<td>128</td>
<td>Land bounded by Curtain Road EC2A 3LP</td>
<td>N/A - Site has planning permission and has commenced</td>
<td>-</td>
</tr>
<tr>
<td>Hoxton East and Shoreditch</td>
<td>125</td>
<td>Street block bounded Curtain Road, EC2A 2BF</td>
<td>To be replaced by Future Shoreditch AAP</td>
<td>-</td>
</tr>
<tr>
<td>Hoxton East and Shoreditch</td>
<td>121</td>
<td>Telephone House, 110 Tabernacle Street, EC2A 4LE</td>
<td>To be replaced by Future Shoreditch AAP</td>
<td>-</td>
</tr>
<tr>
<td>Hoxton East and Shoreditch</td>
<td>115</td>
<td>EDF Energy, 10 Appold Street EC2N 2BN</td>
<td>To be replaced by Future Shoreditch AAP</td>
<td>-</td>
</tr>
<tr>
<td>Hoxton East and Shoreditch</td>
<td>95</td>
<td>12 – 20 Paul Street EC2A 4JH</td>
<td>N/A - Development completed</td>
<td>-</td>
</tr>
<tr>
<td>Hoxton East and Shoreditch</td>
<td>107</td>
<td>Telephone Exchange, Shoreditch High Street E2 7DJ</td>
<td>To be replaced by Future Shoreditch AAP</td>
<td>-</td>
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<tr>
<td>Hoxton East and Shoreditch</td>
<td>101</td>
<td>Holywell Lane at Junction of King John’s Ct EC2A 3NT</td>
<td>To be replaced by Future Shoreditch AAP</td>
<td>-</td>
</tr>
<tr>
<td>Hoxton East</td>
<td>100</td>
<td>64 - 80 Clifton Street, 4 - 8</td>
<td>To be replaced by Future</td>
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<tr>
<td>Ward</td>
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<td>Site Name SALP (2016)</td>
<td>Replacement Site Allocation in LP33</td>
<td>LP33 ref</td>
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<tr>
<td>and Shoreditch</td>
<td></td>
<td>Holywell Row EC2A 4HB</td>
<td>Shoreditch AAP</td>
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<td>Hoxton East and Shoreditch</td>
<td>99</td>
<td>110 Clifton Street EC2A 4HT</td>
<td>To be replaced by Future Shoreditch AAP</td>
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<tr>
<td>Haggerston</td>
<td>233</td>
<td>113-137 Hackney Road E2 8ET</td>
<td>N/A - Site has planning permission and development commenced</td>
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<td>Hoxton East and Shoreditch</td>
<td>29</td>
<td>London College of 100-102 Curtain Road EC2A 3AE</td>
<td>To be replaced by Future Shoreditch AAP</td>
<td>-</td>
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<tr>
<td>Haggerston</td>
<td>244</td>
<td>1-13 Long Street E2 8HN</td>
<td>N/A – Site has planning permission, development commenced</td>
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<tr>
<td>Hoxton East and Shoreditch</td>
<td>108</td>
<td>Bishopsgate Goodyard, Shoreditch High Street E1 6JU</td>
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<td>Hoxton East and Shoreditch</td>
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<td>Site at Junction of Shoreditch High St E1 6PG</td>
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<tr>
<td>Hoxton East and Shoreditch</td>
<td>137</td>
<td>84-90 Great Eastern Street EC2A 3DA</td>
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<tr>
<td>Hoxton East and Shoreditch</td>
<td>138</td>
<td>Site bounded by Tabernacle Street EC2A 4EA</td>
<td>To be replaced by Future Shoreditch AAP</td>
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<tr>
<td>Hoxton East and Shoreditch</td>
<td>139</td>
<td>Land bounded by Shoreditch High Street; Holywell Lane and King John Court London E1 6HU</td>
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<tr>
<td>Hoxton East and Shoreditch</td>
<td>204</td>
<td>10-50 Willow Street EC2A 4BH</td>
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<tr>
<td>Ward</td>
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<td>Site Name SALP (2016)</td>
<td>Replacement Site Allocation in LP33</td>
<td>LP33 ref</td>
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<tr>
<td>Hoxton East and Shoreditch</td>
<td>124</td>
<td>Land Bounded by Sun Street, Crown Place EC2A 2AL</td>
<td>N/A - Site has planning permission, development commenced</td>
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<tr>
<td>Hoxton West</td>
<td>206</td>
<td>Wakefield House, Chart Street, N1 6DD</td>
<td>To be replaced by Future Shoreditch AAP</td>
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<tr>
<td>Hoxton West</td>
<td>127</td>
<td>Crown House, 145 City Road and 37 East Rd EC1V</td>
<td>N/A - Completed</td>
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<tr>
<td>Hoxton West</td>
<td>27</td>
<td>213-215 New North Road N1 6SU</td>
<td>N/A - Completed</td>
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<tr>
<td>Hoxton West</td>
<td>16</td>
<td>St Leonard's Court, New North Road N1 6JA</td>
<td>N/A - Site has planning permission, development commenced</td>
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<tr>
<td>Hoxton West</td>
<td>126</td>
<td>225 City Road EC1V 1LP</td>
<td>To be replaced by Future Shoreditch AAP</td>
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<tr>
<td>Leabridge</td>
<td>256</td>
<td>Tram Depot, 38-40 Upper Clapton Road E5 8BQ</td>
<td>To be replaced by site allocation CL1 in LP33</td>
<td>CL1</td>
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<tr>
<td>Clissold</td>
<td>279</td>
<td>71-73 Lordship Road N16 0QX</td>
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<tr>
<td>Stamford Hill West</td>
<td>272</td>
<td>41-45 Stamford Hill N16 5SR</td>
<td>To be replaced by Stamford Hill AAP</td>
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<tr>
<td>Springfield</td>
<td>285</td>
<td>151 Stamford Hill N16 5LG</td>
<td>To be replaced by Stamford Hill AAP</td>
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<tr>
<td>London Fields</td>
<td>225</td>
<td>Works Andrews Road E8 4RL</td>
<td>To be replaced by site allocation HC10 in LP33. Potential to merge with the Ash Grove Bus Depot site</td>
<td>HC10</td>
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<tr>
<td>London Fields</td>
<td>143</td>
<td>Ash Grove Bus Andrew Road E8 4RH</td>
<td>To be replaced by site allocation HC10 in LP33. Potential to merge with the Works on Andrew Road site</td>
<td>HC10</td>
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<tr>
<td>Ward</td>
<td>SALP ref</td>
<td>Site Name SALP (2016)</td>
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<tr>
<td>London Fields</td>
<td>166</td>
<td>Land bounded by Warburton Rd E8 3RH</td>
<td>N/A - Development substantially completed</td>
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<td>Springfield</td>
<td>12</td>
<td>Tower Court Clapton Common E5 9AJ</td>
<td>N/A - Site has planning permission</td>
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<tr>
<td>Springfield</td>
<td>51</td>
<td>ARRIVA / Stamford Rookwood Road N16 6SS</td>
<td>To be replaced by Stamford Hill AAP</td>
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<tr>
<td>Springfield</td>
<td>281</td>
<td>Telephone Exchange, Upper Clapton Road E5 9JZ</td>
<td>To be replaced by Stamford Hill AAP</td>
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<tr>
<td>Stoke Newington</td>
<td>135</td>
<td>Wilmer Place, Stoke Newington N16 0LH</td>
<td>N/A - Development substantially completed</td>
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<tr>
<td>Victoria</td>
<td>15</td>
<td>King Edwards’ Road E9 7SL</td>
<td>N/A - Development completed</td>
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<tr>
<td>Victoria</td>
<td>133</td>
<td>London College of Fashion, 182 Mare Street E8 3RF</td>
<td>To be replaced by site allocation HC7 in LP33</td>
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<tr>
<td>Victoria</td>
<td>271</td>
<td>164-170 Mare Street E8 3RH</td>
<td>To be replaced by site allocation HC14 in LP33</td>
<td>HC14</td>
</tr>
<tr>
<td>Victoria</td>
<td>223</td>
<td>27-37 Well Street London E9 7QX</td>
<td>To be replaced by site allocation HC8 in LP33</td>
<td>HC8</td>
</tr>
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Glossary

Accessibility - the ability of people to move around an area and to reach places and facilities, including pensioners and disabled people, those with young children and those encumbered with luggage or shopping.

Active design - involves urban planners, architects, transportation engineers, public health professionals, community leaders and other professionals in building places that encourage physical activity as an integral part of life.

Adoption - the formal decision by the Council to approve the final version of a document, at the end of all the preparation stages, bringing it into effect.

Affordable Homes Programme - The Mayor of London’s way of funding housing providers to build new affordable homes until 2021.

Affordable Housing - housing provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing. Social rented housing includes housing rented from the Council and or registered social landlords (RSL). The rents on these properties are significantly lower than market housing rents. Genuinely affordable housing is housing affordable to people on low and medium incomes, with social and intermediate tenure housing that meets the needs of Hackney residents.

Affordable Workspace - New-build employment floorspace, providing affordable space for small businesses, predominantly within the B1 use class, to occupy, often operated and managed by a workspace provider.

Air Quality Management Area (AQMA) - an area declared by a local authority where it has predicted that national air quality objectives will not be met. Most of Inner London has AQMA status, designated by the various authorities.

Amenity - a general term used to describe the tangible and intangible benefits or features associated with a property or location that contributes to its character, comfort, convenience or attractiveness.

Area Action Plan (AAP) - a particular type of Development Plan Document/Local Plan which provides a planning framework for any area where significant change and/or conservation is needed.

Areas for Regeneration - identified in the London Plan and are located in the wards in greatest socioeconomic need, defined on the basis of the 20 per cent most deprived wards in the London Index.
Article 4 Directions - Article 4 directions remove some or all permitted development rights, for example within a conservation area or curtilage of a listed building. Article 4 directions are issued by the local planning authority.

Authority Monitoring Report (AMR) - a document produced by the Local Planning Authority to report on the progress of producing development plan documents (DPDs) and the implementation of policies. Formerly known as the Annual Monitoring Report.

Biodiversity - all species of life on earth including plants and animals and the ecosystem of which we are all part.

Blue Ribbon Network - A spatial policy covering London's waterways and water spaces and the land alongside them.

Brownfield Land - Brownfield land or previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed-surface infrastructure and is not currently fully in use, although it may be partially occupied or utilised. It may also be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation value or amenity use and cannot be regarded as requiring development. The definition covers the curtilage of the development.

Business Improvement Districts (BIDs) - Partnership between a local authority and the local business community within a designated town centre or other defined geographical areas where businesses agree to pay additional business rates to fund improvements to the general environment. The Local Government Act 2003 provides framing legislation for the formation of BIDs.

Car Clubs - Clubs where a number of people share a pool car(s) for rent or otherwise for personal use.

Car-capped developments - limited amount of on-site car parking, but no access to on-street parking permits in order to avoid any impact on on-street parking.

Car-free development - no parking provision will be allowed on-site and the occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people.

Central Activities Zone (CAZ) - An area in central and east London where planning policy promotes finance, specialist retail, tourist and cultural uses and activities.

Channel Tunnel Rail Link - The Channel Tunnel Rail Link is a high speed rail link for international and domestic trains, from the second international passenger terminal at St Pancras, through twin tunnels beneath Hackney, along the North London Line corridor.
City Fringe (OAPF) - The City Fringe is the area to the north and east of the City of London located on the boundary between the Central and Eastern London Sub Region. Four local authorities straddle the eastern City Fringe Area: The Corporation of London, and the London Boroughs of Islington, Hackney and Tower Hamlets. This area includes two London Plan Opportunity Areas: Bishopsgate/Shoreditch and Whitechapel/Aldgate.

Communal Open Space - Open space that is for shared use by the occupants of a number of dwellings and/or business. The term is used to distinguish such space from private open space i.e. gardens or balconies attached to an individual dwelling or business premises, and ‘public’ open space i.e. parks, public squares where there is a degree of freedom about who can use the space and for what purposes.

Community Facilities (also see social infrastructure) - Community facilities can be broadly defined as including children’s play and recreation facilities, services for young people, older people and disabled people, as well as health facilities, education facilities, libraries, community halls, meeting rooms, places of worship and public toilets. Adequate provision for these facilities is particularly important in major areas of new development and regeneration. The definition also includes statutory undertakers, emergency services, indoor recreation serving local catchments (especially dual use) and welfare or meeting halls.

Community Strategy - Under the Local Government Act 2000 all local authorities are required to prepare a Community Strategy. These are practical tools for promoting or improving the economic, social and environmental wellbeing of the area of jurisdiction of a local authority. Through the Community Strategy, authorities are expected to co-ordinate the actions of local public, private, voluntary and community sectors. Responsibility for producing Community Strategies may be passed to Local Strategic Partnerships, which include local authority representatives.

Commuted Sums - For all housing developments of more than 10 homes, a legal agreement is normally placed on a developer to provide an affordable housing contribution in return for the Council granting planning consent. These contributions must normally be in the form of funding towards the construction of new affordable housing on-site. In exceptional circumstances, the contributions can be in the form of money – commuted sums – to contribute towards building new affordable homes on another site within the borough.

Conservation Area - A formally designated area of special historic or architectural interest whose character must be preserved or enhanced.
Core Strategy - The Core strategy is a Development Plan Document setting out the long-term spatial vision for the local planning authority area and the spatial objectives and strategic policies to deliver that vision.

Crossrail 2 - Crossrail 2 is a proposed new railway that links National Rail networks in Surrey and Hertfordshire via an underground railway tunnel through London including new station at Dalston. A detailed business case has been submitted to the Secretary of State for Transport and the project is awaiting Government approval

Design out Crime Principles - The planning and design of street layouts, open space, and buildings so as to reduce the actual likelihood or fear of crime, for example by creating natural surveillance.

Designated centre - Applies to major centres, district centres and local centres

Designated open space - Applies to all open space shown on the Proposals map, including designated waterways, Metropolitan Open Land and playing pitches.

Development Plan - this includes adopted Local Plans, Neighbourhood Plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Development Plan Documents - Spatial planning documents that are subject to independent examination, and together with the relevant Regional Spatial Strategy, form the development plan for a local authority. Development Plan Documents include the Core Strategy (and the associated proposals map), Site Allocations of Land and Area Action Plans.

Development - This refers to development in its widest sense, including buildings, and in streets, spaces and places. It also refers to both redevelopment, including refurbishment, as well as new development.

Disabled people - A disabled person is someone who has an impairment, experiences externally imposed barriers and self-identifies as a disabled person.

District Centre - District centres are smaller than Major centres and generally comprise groups of shops and services for local communities including at least one supermarket or superstore, fewer clothes shops compared to Major centres, as well as a range of non-retail services, such as banks, building societies and restaurants, as well as community facilities such as libraries.

Emergency Services - the land holding emergency services in Hackney including the Mayor’s Office for Police and Crime (MOPAC), the City and Hackney CCG and London Fire Brigade.
Employment generating use/floor space - Employment generating floor space is defined as development for business (Class B1), industrial (Class B2) and storage/distribution (Class B8) purposes.

Environmental Impact Assessment (EIA) - In these assessments, information about the environmental effects of a project is collected, assessed and taken into account in reaching a decision on whether the project should go ahead or not. Applicants for certain types of development, usually more significant schemes, are required to submit an "environmental statement" accompanying a planning application. This evaluates the likely environmental impacts of the development, together with an assessment of how the severity of the impacts could be reduced.

Estate Regeneration Programme - This Council programme is replacing existing, poor-quality homes across the Borough that are uneconomical to repair, one on five of which are bedsits, with new homes for social renting, shared ownership and private sale.

Examination - a form of independent public inquiry into the soundness of a submitted LP, which is chaired by an Inspector appointed by the Secretary of State. After the examination has ended the Inspector produces a report with recommendations which are binding on the Council.

Family housing - Generally defined as having three or more bedrooms.

Family Units - Family Units consist of accommodation suitable for households including children, consisting of three or more bedrooms and normally including private garden space.

Floorspace - For all developments, the site area is that directly involved in some aspect of the development. Floor space is defined as the sum of the floor area within the building measured externally to the external wall faces at each level. Basement car parks, rooftop plant rooms, caretakers’ flats etc. should be included in the floor space figure.

Major development - For dwellings: where 10 or more are to be constructed (or if area is not given, area is more than 0.5 hectares).

For all other uses: where the floorspace will be 1000 sq metres or more (or the site area is 1 hectare or more). The site area is that directly involved in some aspect of the development.

Greater London Authority (GLA) - The GLA is made up of a directly elected Mayor and a separately elected London Assembly. The organisation assists the Mayor of London fulfil his statutory responsibilities which includes strategic planning in London. In this regard, the main responsibilities of the Mayor are to: produce a spatial development strategy – the London Plan - which covers the type of development and land use that the Mayor wants to see in London; ensure that, as they are revised, London boroughs' UDPs
conform generally with The London Plan; be consulted on planning applications of strategic importance, with the power to refuse planning permission on strategic grounds; and monitor and collect information on the implementation of The London Plan.

**Green/brown roofs** - Intensive ornamental roof gardens and extensive roofs with more naturalistic plantings or self-established vegetation, climbing plants and other natural features of greening on, or adjacent to buildings. On brown roofs the intention is to allow ruderal vegetation (vegetation associated with disturbed sites) to colonise low fertility substrates like those found in the rubble of demolished buildings. Can create or improve biodiversity, contribute minimising flood risk, improve thermal efficiency and improve the microclimate. Examples are reducing air conditioning costs by providing summer shade, reducing wind-chill, and incorporating insulating layers to improve insulation.

**Green Space (or Open Space)** - Urban green space within Hackney includes: public parks, provision for children and teenagers; amenity green space; outdoor sports facilities/playing fields; allotments/community gardens/urban farms; cemeteries and churchyards; natural or semi-natural urban green spaces; civic spaces/pedestrianised areas; and green spaces within grounds of institution.

**Gypsy and Travellers’ sites** - These are sites either for settled occupation, temporary stopping places, or transit sites for people of nomadic habit of life, such as travellers and gypsies.

**Habitable Room** - A Habitable Room is a room within a residential dwelling considered appropriate for occupation. Habitable rooms exclude bathrooms, and kitchens under 13 sqm. (140 sq. ft).

**Hackney Living Rent** - A housing product with rent levels set at one third of average local household earnings. This differs to London Living Rent as the homes should remain at the specified rent levels in perpetuity, i.e. tenants are not expected to purchase their homes on shared ownership terms within 10 years. Further detail will be provided in the Housing SPD.

**Hackney Strategic Housing Market Assessment** - An assessment of housing need and demand in Hackney’s housing market area which informs the local plan.

**Heritage Assets** - a building, monument, site or landscape of historic, archaeological, architectural or artistic interest whether designated or not designated. Heritage assets in Hackney include statutorily listed Buildings, Conservation Areas, London Squares, Historic Parks and Gardens, Scheduled Ancient Monuments, Archaeological Remains, Archaeological Priority Areas, Locally Listed Buildings, Local Landmarks, Buildings of Townscape Merit and Area of Townscape Interest.
Historic Significance - the value of a heritage asset, because of its heritage interest which may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

Houses in Multiple Occupation (C4 Use Class) - Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

Houses in Multiple Occupation (SG Use Class) - Shared houses occupied by more than six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

Implementation Policy - Necessary actions by the Council, its partners and key stakeholders required to promote and enable the achievement of the Spatial and Development Control Policies of the Core Strategy and the objectives of The Council.

Intermediate Housing - Housing that is affordable to households on middle incomes, which includes a wide range of housing for rent, ownership, or part-buy, part-rent. It may include shared ownership, London Living Rent and other sub-market housing for rent or purchase. The household income thresholds for intermediate housing are set by the GLA and are £90k per annum for shared ownership and £60k per annum for London Living Rent.

Key Diagram - Diagram that illustrates broad locations of future development in the borough.

Key worker - The Government’s definition of key workers only includes those groups eligible for the Housing Corporation funded Key Worker Living programme and others employed within the public sector (i.e. outside of this programme) identified by the Regional Housing Board for assistance.

Lee Valley Regional Park Authority - The Park Authority and boundary of the regional park were established under the Lee Valley Regional Park Act 1966. The broad remit of the Authority is to manage, innovate, lead and enable the Park to be a place for leisure, recreation and nature conservation. Hackney’s section of the Park includes Hackney Marshes, the River Lea and Lee Navigation. The Park Authority has a statutory duty to produce a plan(s) of proposals for the future and development of the Park. Its adopted Park Development Framework sets out the vision, aims, objectives and six thematic proposals. It also has a series of Area Proposals including Area 2 which covers The Three Marshes: Walthamstow, Leyton and Hackney. The plans and proposals can be viewed at: http://www.leevalleypark.org.uk.

Listed Building - a building or structure designated by the Secretary of State under the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural
or historic interest, and therefore included in a 'list' of such buildings and structures. Statutory listed buildings are buildings of special architectural or historic interest, they are graded as I, II* or II with grade I being the highest. Statutory listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. walls within its curtilage). English Heritage is responsible for designating buildings for the statutory listing in England.

**Locally Listed Buildings** - Locally listed buildings are those that satisfy one or more of the following local criteria: historic interest, architectural interest or environmental significance.

**Living roofs** (also known as green/brown roofs) - living roofs can create or improve biodiversity, contribute to minimising flood risk, improve flood risks, improve thermal efficiency and improve microclimate. The substrate depth of living roofs should vary between 80mm and 150mm with peaks and trough, but should average at least 130mm unless it can be demonstrated that this is not reasonably possible. Extensive living roofs should be planted with 16 plugs per m2.

**Local Centre** - Local centres include a range of small shops of a local nature, providing services for local communities (a small catchment) and are of cumulative strategic significance. Typically, local centres include a small supermarket, a newsagent, a sub-post office and a pharmacy.

**Local Development Document (LDD)** - a set of documents specified in United Kingdom planning law which a Local Planning Authority creates to describe their strategy for development and use of land in their area of authority.

**Local Development Scheme (LDS)** - a document which sets out the Local Planning Authority's intentions and timetable for the preparation of new LDDs (including LPs, SPDs and the SCI).

**Local Green Space** - The National Planning Policy Framework (NPPF) introduced a new concept of a Local Green Space designation. This is a discretionary designation to be made by inclusion within a local development plan or neighbourhood development plan. The designation should only be used where the land is not extensive, is local in character and reasonably close to the community; and, where it is demonstrably special, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife. Policies within the local development plan or neighbourhood development plan for managing development within a Local Green Space should be consistent with the policies protecting green belts within the NPPF.

**Local Plan (LP)** - the plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the
development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Local Planning Authority (LPA)** - the local authority which has duties and powers under the Planning and Compulsory Purchase Act.

**Locally Significant Industrial Sites** - Locally Significant Industrial Sites are particularly important for industrial uses. They are the preferred locations for B1c, B2 and B8 uses.

**London Affordable Rent** - A new housing tenure introduced by the Mayor of London as an alternative London specific tenure to Affordable Rent, with rent levels set by the GLA and to be substantially less than 80% below market rent.

**London Living Rent** - A new housing product introduced by the Mayor of London, with rent levels set at one third of average local household earnings. Existing private or social renters with incomes of up to £60,000 will be able to apply. For homes that are built using funding from the Mayor of London, tenants will be expected to purchase their homes on shared ownership terms with 10 years.

**London Plan (Regional Spatial Strategy)** - The London Plan is the name given to the Mayor's spatial development strategy for London. Together with Development Plan Documents it forms the Development Plan for the borough.

**London Strategic Housing Market Assessment** - An assessment of housing need and demand which informs the London Plan and borough local development documents.

**Low cost employment floorspace** - Employment floorspace which may be secondary or tertiary in nature, of a lower quality or specification, with cheaper rents or leases, often providing space for start-ups, creative or light industrial occupiers such as artists or makers spaces.

**Main Town Centre Uses** - retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurant, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**Major Centre** - As categorised by the London Plan, Major Centres normally serve the whole of the borough and beyond. They generally contain over 50,000sqm of retail, leisure and service floor space with a high amount of shops for items such as clothes compared to food shopping. They may also have significant employment, leisure, service and civic functions.

Proposed Submission Local Plan 2033 November 2018
**Major Development** - for residential development, where the scheme provides for more than ten dwellings or where the site area is more than 1,000 square metres. For other developments, where the floor space will be more than 1,000 square metres or the site areas is more than 1 hectare.

**Major Development** - Major development is development which does not fall under Paragraph (2) applications of the General Permitted Development Order (1995) and which involves the following:

(a) The winning and working of minerals or the uses of the land for mineral working deposits;
(b) Waste development, i.e. development involving the treating, storing, processing or disposing of refuse or waste materials;
(c) The provision of dwelling houses where the number of houses is ten or more, or where the site has an area of 0.5 hectares or more and the number of houses is not known;
(d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
(e) Development carried out on a site having an area of one hectare or more.

[para 2, art 8, GDPO, 1995]

**Mayor of London’s Housing Strategy** - The Mayor’s statutory strategy, which sets out the Mayor’s objectives and policies for housing in London.

**Metropolitan Open Land** - Metropolitan Open Land is strategic open land within the urban area that contributes to the structure of London.

**Mitigation measures** - actions necessary to restrict or remedy the negative impacts of a particular development.

**Movement Hierarchy** - A hierarchy of roads, streets and other routes including pedestrian, cycleway, and bus corridors.

**National Planning Policy Framework (NPPF)** - a national planning policy document which sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

**Natura 2000 Site** - a site of international importance for nature conservation established under the EC Birds and Habitats Directives, comprising (in the UK) designated Special Protection Areas and Special Areas of Conservation.
**Neighbourhoods and Communities** - Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

**Night time economy uses (also see Visitor economy)** - Alcohol and non-alcohol related evening and late night economy entertainment activities. Such activities can be broadly defined to include cultural facilities such as galleries, cafés, restaurants, pubs and bars. The night time economy can form a key component of the visitor economy.

**North London Waste Authority (NLWA)** - NLWA, established in 1986, is a statutory waste disposal authority with the prime function for arranging the disposal of waste collected by its seven constituent boroughs: the London Boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington, and Waltham Forest.

**Olympic Legacy** - The 2012 Olympic and Paralympic Games Legacy comprises a raft of benefits such as the regeneration of east London, cross-city transport improvements in London, more training and job opportunities for the UK and, opportunities for a vast array of businesses, which are expected to be achieved following the Games.

**Open Space and Recreational Land** - areas of undeveloped or largely undeveloped land for leisure purposes - including village greens, allotments, children’s playgrounds, sports pitches and municipal parks. Opportunities to protect and develop sporting and recreational use and activity within the area, in particular water based activity and opportunities for a canoe trail down the Lee Navigation;

**Opportunity Area Planning Framework (OAPF)** - Opportunity Area Planning Frameworks provides strategic planning guidance for development within Opportunity Areas. OAPF’s are non-statutory documents which are intended to assist boroughs implement the London Plan policies. It is up to boroughs to decide how to reflect OAPF guidance within local development plans.

**Opportunity Areas** - Opportunity Areas, identified in the London Plan, are the areas containing London’s few opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs and/or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility.

**Other Shared Accommodation** - Other forms of purpose-built long-term accommodation with shared facilities occupied by a large number of unrelated individuals, usually modelled in student accommodation. This type of accommodation would not be built for any particular group, as student or specialist housing is. “Co-living” developments are an
example of shared accommodation that would fall under this category. “Co-living” rooms are more self-contained in nature, offering a kitchenette and bathroom for each occupant with more emphasis on sharing of living spaces.

**Permeability** - The ability to move freely through a site, area or region via a choice of routes.

**Planning and Compulsory Purchase Act 2004** - This Act updates elements of the 1990 Town & Country Planning Act and introduces: a statutory system for regional planning; a new system for local planning; reforms to the development control and compulsory purchase and compensation systems; and removal of crown immunity from planning controls.

**Planning Contributions (s.106)** - Planning contributions, also known as section 106 agreements, are legally binding agreements typically negotiated between local authorities and developers in the context of planning applications. They are a mechanism by which measures are secured to make acceptable, development which would otherwise be unacceptable in planning terms.

**Planning Inspectorate** - The Planning Inspectorate is an executive agency of the Department for Communities and Local Government (DCLG). It is the government body responsible for: the processing of planning and enforcement appeals; holding inquiries into local development plans; listed building consent appeals; advertisement appeals; reporting on planning applications called in for decision by DCLG; examinations of development plan documents and statements of community involvement; various compulsory purchase orders, rights of way cases; and cases arising from the Environmental Protection and Water Acts and the Transport and Works Act and other highways legislation are also dealt with.

**Planning Inspectorate (PINS)** - an agency of the Department for Communities and Local Government (DCLG) which provides independent adjudication on planning issues, typically through an Inspector with responsibility for "examination".

**Planning Policy Guidance Note** - Issued by central government setting out its national land use policies for England on different areas of planning. These are gradually being replaced by Planning Policy Statements.

**Policies Map** - a map on an Ordnance Survey base map which shows where policies in LPs apply. For an interim period it will also show where saved policies from Local Plans apply. It needs to be revised as each different LP is adopted.

**Pollution** - The main types of pollution include -
- Air Pollution (Indoor air quality and Ambient air quality) - Noxious gases in the air causing any harmful effects to human health or to buildings or to environment known as air pollution.

- Land pollution - Contamination of land usually occurs from harmful industrial or development activities that penetrate into soil and further cause damage to human health or ecosystem or water sources.

- Noise pollution - Any unwanted sound coming from different kind of sources such as transportation, any industrial activity, construction work, neighbourhood activities that irritates one’s ear refers to noise pollution.

- Water pollution (including river water quality and ground water quality) - Any intrusion of unwanted substance that changes the chemical, physical or biological characteristics of water to such extent which leads to a failure of meeting any good standards of water quality and therefore reducing the usefulness of it for any human or other natural activity.

**Priority Growth Areas** - In developing the Framework for Regional Employment and Skills Action (FRESA), a number of priority sectors are highlighted as being critical to improving and maintaining the capital's competitive position within the UK, EU and global economy. The priority sectors are Biotechnology and Life Sciences; Construction, Cultural and Creative Industries; Finance and Business Services; Green Economy; Information Communications Technology; Manufacturing; Public Services, including Government, Education, Health and Social Care; Retail; Tourism and Allied Industries; Transport and Logistics; and Voluntary and Community.

**Priority Industrial Areas** - Priority Industrial Areas are suitable for industrial mixed-used development. These areas are important for the retention and intensification of industrial land/floorspace (B1c B2 B8 and sui generis of an industrial nature).

**Priority Office Areas** - Areas designated because of their particular importance for office employment floorspace. They are areas of high accessibility that can provide significant capacity for employment floorspace, particularly office.

**Private rented sector** - All non-owner occupied self-contained dwellings that are being rented out as housing (not including forms of affordable housing).

**Proposals Map** - The adopted proposals map is an Ordinance Survey based map illustrating all the policies contained in Development Plan Documents, together with any saved policies. It must be revised as each new Development Plan Document is adopted, and it should always reflect the up-to-date planning strategy for the area.
Protection and enhancement of ecological value of the area and improvements to access to nature particularly at Springfield Park, Middlesex Filter Beds, Hackney Marshes and alongside the waterways; and

Provision of new and enhanced visitor facilities at Springhill, Springfield Park, and Hackney Marshes available to general Park visitors as part of the visitor infrastructure within the wider area;

**Public Realm** - This is the space between and within buildings that are publicly accessible, including streets, squares, forecourts, parks and open spaces.

**Public Transport Accessibility Level (PTAL)** - Public Transport Accessibility Levels are a measure of the extent and ease of access to the public transport network. They range from 6 (excellent) through to 1 (very poor).

**Ramsar Site** - a wetland site of international importance especially as waterfowl habitat, listed under the provisions of the Ramsar Convention on Wetlands of International Importance (Ramsar Convention, 1971).

**Reasoned Justification** - The supporting text in a Development Plan or Local Development Document explaining and justifying the approach set out in the policies contained in the document.

**Regeneration** - The economic, social and environmental renewal and improvement of rural and urban areas.

**Regionally Important Geological/Geomorphological Sites (RIGS)** - RIGs are important designated places for geology and geomorphology outside statutorily protected land such as SSSIs. In London RIGs are considered to be worthy for protection for their geodiversity importance at the London-wide level. They are important as an educational, historical and recreational resource. In Hackney the GLA’s Green Infrastructure and Open Environment: London’s Foundries: Protecting the Geodiversity of the Capital London Foundation SPG (March 2012) identifies Springfield Park (ref GLA 43) as a site Recommended or Potential Regionally Important Geological/Geomorphological Sites. It is described as “only London Geological Nature Reserve, designated for spring lines associated with junctions of Pleistocene Langley Silt (brickearth) on top of Hackney Gravel overlaying Eocene London Clay Formation. Villas on site built from the brickearth.

**Registered Social Landlords (RSLs)** - Not-for-profit housing providers approved and regulated by Government through the Housing Corporation.

**Retail** - Includes both comparison goods (or consumer durables), which are retail goods such as clothes, shoes, homeware, jewellery, sportswear, games/toys, books, music, electricals and furniture, and convenience goods such as food, drink, tobacco and non-durable household goods commonly used to clean and maintain the home.
Scheduled Monument - a nationally important archaeological site that has been designated by the Secretary of State under the Ancient Monuments and Archaeological Areas Act 1979, and therefore included in a 'schedule' of such monuments.

Shared Ownership - Intermediate housing available from the Council or housing associations for part-buy, part-rent. Applicants must normally purchase between 25-75% of the value of the homes, and pay rent on the remainder.

Sites of Nature Conservation - Locally important sites of nature conservation adopted by the Council authorities that include Metropolitan; Borough Grade I; Borough Grade II; and Local.

Small and Medium Enterprise - An independent business managed by its owner or part owners and having a small market share either by number of employees or turnover.

Special Planning Area (outlined on the proposals map).

Social Infrastructure (also see Community Facilities) - Social infrastructure can be broadly defined as comprising: the voluntary organisations and community groups that operate in communities; the communities of interest, place and culture that exist in and across localities; networks of people and organisations that provide contacts, links and association with one another; social interaction between people, neighbours and communities; the recruitment, development and support of community leaders; opportunities for social inclusion, lifelong learning and community development.

Social infrastructure - Covers facilities such as health provision, early years provision, schools, colleges and universities, community, cultural, recreation and sports facilities, places of worship, policing and other criminal justice or community safety facilities, children and young people’s play and informal recreation facilities. This list is not intended to be exhaustive and other facilities can be included as social infrastructure.

Spatial Policy - Spatial representations of Hackney’s Community Strategy and the strategic policies for delivering the spatial vision and objectives of The Council and its partners. These guide the broad patterns of development within Hackney and reflect the Regional Spatial Strategy (the London Plan).

Special Policy Area - where a high concentration of licensed premises has been identified as causing a negative impact on the licensing objectives in an area. The Council may consider the refusal of any application and/or additional measures to address any such concerns. There are two Special Policy Areas in Hackney: Shoreditch and Dalston. See Hackney’s Statement of Licensing Policy for further information.

Starter Homes - A Government-sponsored housing product, where homes are offered for sale at 80% of local market values, up to a maximum value of £450,000 in London.
**Statement of Community Involvement (SCI)** - one of the types of LDD; it sets out the council's approach to how and when it will consult with the community in the preparation of planning documents, and making decisions on planning applications.

**Statement of Community Involvement (SCI)** - The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. The statement of community Involvement is not a development plan document but is subject to independent examination.

**Statutory Development Plan** - the overall term for a number of documents which, together, have a particular status under the planning legislation in decision-making. The Development Plan includes all adopted LPs for the area. For an interim period it may include all or part of certain structure plans and Local Plans.

**Strategic Cultural Areas** - These are areas within internationally important cultural institutions, which are also major tourist attractions, and include West End, South Bank/Bankside/London Bridge, Barbican, Wembley, the South Kensington museum complex/Royal Albert Hall, London’s Arcadia, Olympic Park and Lee Valley Regional Park.

**Strategic Housing Land Availability Assessment** - An assessment of land availability for housing which informs the London Plan and borough housing targets.

**Submission Stage** - the stage at which a LP or SCI is sent to the Secretary of State as a prelude to its examination, having previously been published for public inspection and formal representations.

**Sub-Regional Development Framework** - Sub-Regional Development Frameworks, produced by the Mayor of London and currently in draft form will provide guidance on Opportunity, Intensification and Regeneration Areas, town centres, suburbs and Strategic Employment Locations. The frameworks will be consistent with, and provide further guidance on, the policies in this plan. Sub-Regional Development Frameworks will be non-statutory documents.

**Supplementary Planning Document (SPD)** - Supplementary Planning Documents provide supplementary information to support the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

**Supplementary Planning Guidance (SPG)** - Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan.

Support for events and community use of the open parkland.
**Sustainability Appraisal (SA)** - a formal, systematic process to assess the environmental, economic and social effects of strategies and policies from the start of preparation onwards. The process includes the production of reports to explain the outcomes of the appraisal.

**Sustainable Community Strategy** - a document which plans for the future of Hackney across a wide range of topics, and sets out a vision and a series of aspirations. The local strategic partnership (Team Hackney) has responsibility for producing the document which sets out four main priorities that all partners work towards. It is part of the evidence base for the Local Plan, but not part of the Local Plan itself.

**Sustainable Construction Techniques** - Key themes for action to achieve sustainable construction include: design for minimum waste; lean construction & minimise waste; minimise energy in construction and use; do not pollute; preserve & enhance biodiversity; conserve water resources; respect people & local environment; monitor & report, (i.e. use benchmarks).

**Sustainable Development** - usually referred to as “development which meets the needs of the present without compromising the ability of future generations to meet their own needs” (Brundtland, 1987).

**Sustainable Drainage Systems (SuDS)** - an overall term for systems of surface water drainage management that take into account the quantity and quality of runoff, and the amenity value of surface water in the urban environment. The main focus is on source control and the mimicking of natural processes to enable infiltration and gradual discharge into watercourses.

**Tall Building** - Buildings or structures that are significantly taller than surrounding development. This definition allows for the fact that areas of different character within the borough have different sensitivities and that a five story building in a two storey context is equally as prominent as a much taller building in a more built up context.

**Temporary Accommodation** - A place where homeless people are placed while waiting to be allocated permanent housing. Council can provide temporary accommodation in a range of different types of housing, such as a bedsit, a flat, a house, a place in a hostel or in a bed and breakfast.

**Tenure** - The conditions under which land or buildings are held or occupied. In terms of housing, for example, homes may be social, private-rented or owner-occupied.

**The Act** - the Planning and Compulsory Purchase Act 2004, which put in place the statutory framework for preparing the LDF (now the Local Plan).

**The Regulations** - the Town and Country Planning (Local Development) (England) Regulations 2004, as amended by the Town and Country Planning (Local Development)

**Town Centre** - Town centres will usually be the second level of centres after city centres and, in many cases, they will be the principal centre or centres in a local authority’s area. In London the ‘major’ and many of the ‘district’ centres identified in the Mayor’s Spatial Development Strategy typically perform the role of town centres.

**Town Centre Management** - Activities associated with town centre management are generally operational and result in improvements to the appearance of town centres. In some instances such activities include works such as installation of lighting, CCTV, minimising fly tipping, enforcement activities and public realm/highways improvements.

**Transport Assessment** - A process that sets out transport issues relating to development proposals.

**Travel Plan** - A long-term management strategy that encourages active, efficient and sustainable travel for new and existing developments. It sets out transport impacts, establishes targets and identifies the package of measures needed for improvement.

**Transport Statement/Local Level Transport Threshold** - A transport statement for a smaller development, Threshold details are contained in the Hackney Transport Strategy.

**Tree Preservation Order** - A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

**Unitary Development Plan** - An old-style statutory development plan prepared by a metropolitan district and some unitary local authorities, which contains policies equivalent to those in both a structure plan and local plan. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.

**Urban Greening Factor** - A planning tool to identify the appropriate amount of urban greening required in new major developments.

**Use Classes** - The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

**Use Classes Order** - a piece of national secondary legislation which groups types of use of premises into classes, so that no development is involved if a building is changed from one use to another within the same class. The Use Classes Order can be viewed at the Planning Portal website:
**Vertical gardens** - Vertical gardens encompass balconies, roofs and walls planted with greenery, which mitigate against climate change by reducing air pollution and soaking up excess rain water. They improve energy efficiency within buildings by limiting wind impact and heat loss, while providing green biodiversity links across the urban space.

**Visitor Economy (also see Night Time Economy)** - The visitor economy involves those activities of persons travelling to and staying in places outside their usual environment over the short term for leisure, business or other purposes.

**Vision Zero** - The Mayor of London has published a Vision Zero Action Plan for London. The actions in the plan will reduce road danger for everyone and create streets safe for walking and cycling. The Mayor’s aim is for no one to be killed in or by a London bus by 2030, and for all deaths and serious injuries from road collisions to be eliminated from London’s streets by 2041.