Hackney Council Local Plan 2033
Statement of Common Ground between Hackney Council
and Gideon Corby

May 2019

This Statement of Common Ground (SoCG) has been prepared by Hackney Council (the Council) and Gideon Corby to assist the Inspector during the examination of Hackney Council’s Local Plan (LP33).

1.0 Background

1.1 The Council is the Local Planning Authority responsible for the production of the Local Plan for the borough of Hackney. Gideon Corby, a Hackney resident, is representing the Hackney Green Party, Tree Musketeers, Millfields User Group, East West Bank Nature Reserve, Stoke Newington Common User Group, London Fields User Group and the Wildlife Gardeners Of Haggerston. This SoCG focuses on the matters which are relevant to the two parties and is provided without prejudice to other matters of detail that the parties may wish to raise during the examination.

1.2 Gideon Corby made comments on the Proposed Submission Local Plan 2033 in a representation submitted to the Council during the Regulation 19 consultation period. The comments relate solely to Chapter 11: Hackney’s Green and Open Spaces with the intention of policies more robust in protecting and enhancing biodiversity. The following sets out the areas of agreement:

2. Areas of Common Ground

2.1 The following areas of common ground are agreed:

a. The Chapter Objective: To protect and enhance existing open spaces and biodiversity, develop and improve green links between these spaces and support the creation of new and open spaces and vertical gardens (as shown page 8 of the Proposed Submission Local Plan)

b. Both parties support the policy approach to protect biodiversity and enhance biodiversity resulting in a net gain including requirements for high quality living roofs for schemes with roof places over 100sqm. Changes have been agreed to policies to provide further clarity.
c. The following proposed modifications to LP33 have been agreed by Hackney Council and Gideon Corby (these are also set out in Response to Examination Matters 8 Questions 100-106):

i) For consistency, the chapter objective on p133 will be updated as follows:

To protect and enhance existing open spaces and biodiversity, develop and improve green links between these spaces and support the creation of new and open spaces and vertical gardens (as shown page 8 of the Proposed Submission Local Plan).

ii) LP46 Protection and Enhancement of Green Infrastructure

E. Living roofs and Vertical Forests
i. Living roofs are required on major development schemes that include roof plates of over 100sqm.
ii. Living roofs and vertical forests are encouraged on all development proposals, including minor schemes, renovations, extensions and conversions.
iii. Living Roofs must be high quality and genuinely biodiverse in accordance with the specifications set out in the Biodiversity Action Plan.

iii) GLOSSARY

Designated open space - ‘Applies to all open space shown on the Prepease Policies map, including designated waterways, Metropolitan Open Land and playing pitches It includes areas defined as Metropolitan Open Land and Local Open Space.

Local Open Space - This includes the parks and gardens, natural and semi-natural urban green spaces, linear open space/green corridors, waterways, allotments and community gardens, cemeteries and churchyards, playing fields and the civic spaces/pedestrianised areas of Hackney as shown on the Policies Map.

Other Open Space - This includes all other open space not designated on the Policies Map. It is made up of incidental open spaces providing opportunities for informal activities close to home or work. They provide a less formal green space experience than parks and gardens, and generally provide fewer habitats.
iv) LP47: Supporting text 11.8:

'There are 24 designated Sites of Importance for Nature Conservation (SINC) in Hackney, 5 are of Metropolitan Importance, 4 of Borough Grade 1, 4 of Borough Grade 2 and 11 and of Local Importance.'

v) Paragraph 11.9

Hackney is seeking to achieve a net gain in biodiversity; this means that development should leave biodiversity in a better state than before. **Net gain should be demonstrated through a standarised metric such as the BREEAM ecology methodology and should be agreed by the Council at the pre-application stage.** All development proposals should...

vi) LP47 D 'All development schemes involving buildings with an eaves height or roof commencement height of 5 metres'.

vii) Paragraph 11.11,

**Development proposals must follow the mitigation hierarchy set out in the draft London Plan. This requires that 1) the significant ecological features of the site are not damaged 2) the spatial impact is minimised, and the rest of the site improved or better managed 3) biodiversity compensation off-site is provided...** Where it is demonstrated that

viii)LP52 - part A -

**New development adjacent to waterways and within their riparian areas must protect and enhance the natural habitats and the setting of the waterway.**

Natalie Broughton - Hackney Council

Gideon Corby

Date: 31st May 2019